



05.2026

पावती

Original/Duplicate

नोदणी क्र.: 39म

Regn.: 39M



orm ID 25.1

(त.सा.क्र.74)

नगनाचा अनुक्रमांक: नगन4-11316-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: अखिल अविनाश कुंभलकर

नोदणी फी

रु. 14600.00
रु. 1280.00दस्त हाताळणी फी
पृष्ठांची संख्या: 32

एकूण:

रु. 15880.00

DELIVEREDआपणास मूळ दस्त, भुवनेल प्रिंट, सूची-२ अंदाजे
11:38 AM ह्या वेळेस मिळेल.
मह. दुय्यम निबधक
नगपूर क्र. ४

बाजार मूल्य: रु. 439425 /-

मोबदला रु. 1459862/-

भरलेले मुद्रांक शुल्क: रु. 73000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826242223087 दिनांक: 05/10/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 14600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008893787202627E दिनांक: 05/10/2026

बँकेचे नाव व पत्ता:

! Rupees Only

NK

5280186693

Not Verified with RBI

11

JK

Name of Branch	Scroll No. , Date	Not Verified with Scroll

Mobile No.: XXXXXX2604

Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलान केवल दुय्यम निबधक कार्यालयात नोदणी कराययाच्या दस्तासाठी लागू आहे. नोदणी न कराययाच्या दस्तासाठी सदर चलान लागू नाही.

नगन-४
९९३९६/२०२६
९/३२





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

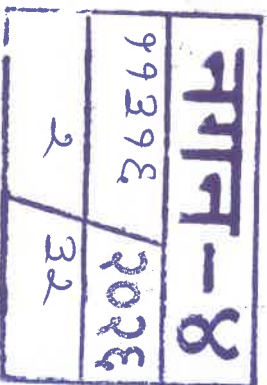
PRN :	0826242223087	Payment Date :	24/08/2026
-------	---------------	----------------	------------

Received from AKHIL A KUMBHALKAR, Mobile number 8087572604, an amount of Rs.1280/- towards Document Handling Charges for the ISARITA 1.9 in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	24/08/2026
Bank CIN :	10029762026082421924	REF No. :	0090977410837

This is computer generated receipt, hence no signature is required.



SALE-DEED

(PLOT NO. 22)

(AYODHYA NAGR-I-II)

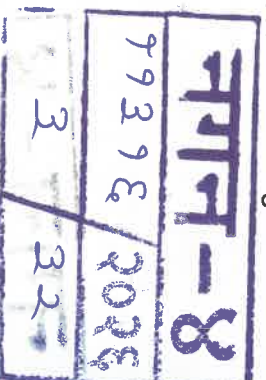
VALUED AT Rs. 14,59,862/-**(Rupees Fourteen Lakh Fifty Nine Thousand Eight Hundred Sixty Two Only)****Valuation as per Statement of Rates Rs. 4,39,425/-****Only****MOUZA MOHGAON-NAGPUR-(RURAL), Vibhag 5, @Rs.4050/- P/SQ.MTR**

THIS DEED OF SALE is made at Nagpur on this 27th day of August
2026 BETWEEN:

M/s. SHRADDHA INFRA, (PAN: AFJFS3488N), (Date of Incorporation: 29/07/2024), A Partnership Firm, having its registered office Address at 3rd Floor NKY Tower Ajani Square, Wardha Road, Nagpur-440015, represented through its Partner **SHRI. SHAILENDRA PRAKASHRAO DAULATKAR** Aged 52 Years, Occupation Business PAN-AAXPPD6899H, AADHAR – 4901 1046 5773, Mobile No. 9372266289, R/o. House No. 97, Arni Road, Behind Sharda Ashram, Shinde Plot, Yavatmal-445001, hereinafter called the VENDORS/OWNERS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR/OWNER**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns etc. of the **FIRST PART**.

AND

MR. AKHIL AVINASH KUMBHALKAR Aged 30 years (Date of Birth : 25/01/1996), Occupation : SERVICE, PAN : DXWPK2333G, AADHAR No. 2388 1901 1478, Mobile No. 8087572604, e-mail: akhil.47kumbhalkar@gmail.com, R/o. Plot No.08, Rameshwari Ring Road , Near Renuka Mata Mandir, Renuka Vihar Colony, Rameshwari, Parvati Nagar, Nagpur-440027, hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as his/her/their heirs, legal representatives, executors, administrators, successors & assignees of the **SECOND PART**.



WHEREAS, the Vendor is the absolute owner of Kh. No. 15/2 admeasuring 1.15 HR at Mouza Mohgaon, Tah Nagpur (Rural), Dist Nagpur, having purchased the same from its previous owner Shri Sudhakar Jairam Wankhede, vide Registered Sale Deed dtd. 09.08.2024, before the Joint Sub Registrar, Nagpur 1, at Sr.No.10021-2024.

WHEREAS the previous owner were the absolute owners of All That piece and parcel of Agricultural land situate at Mouza-Mohgaon, bearing Patwari Halka No. 74, Kh. No. 15/2 admeasuring 1.15 HR (2.85 Acres) Bhogwatdar Class-1, within the limits of Tahsil Nagpur Gramin, District Nagpur, property was the ancestral property.

WHEREAS the aforesaid previous owner were the absolute owner of **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 15/2**, Mouza-Mohgaon, admeasuring about area **1.15 H.R.** (2.85 Acres) Jama Rs. **4.74**, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same as per the below mentioned schedule.

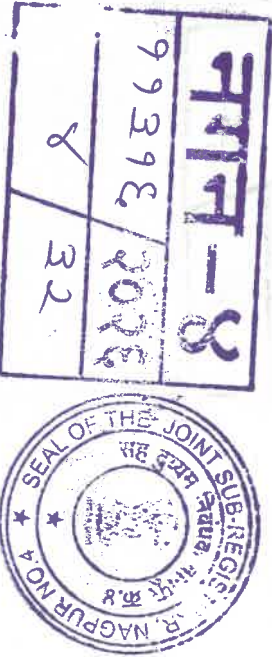
KH NO	AREA	JAMA	CLASS
15/2	1.15 HR	Rs.4.74/-	I

➤ **History of Kh.No.15/2**

WHEREAS, the above said Shri Sudhakar Jairam Wankhede, was the absolute owner of All that piece and parcel of agricultural field bearing khasra no. 15/2, admeasuring area 1.15 Hector R, Class -1, Land Revenue 4.74, P.H. No. 74, Khate No. 141, Mouza - Mohgaon, Tah. Nagpur Gramin, Dist. Nagpur, and more described in the schedule hereinafter and name of the vendor is duly recorded in the government named here in above as recorded owner thereof.

AND WHEREAS, the aforesaid property was the ancestral property of the previous owner namely Shri Sudhakar Jairam Wankhede and he was absolute owner of the aforesaid agricultural field.

WHEREAS, the aforesaid Vendor herein with the intention of carving a residential layout on the aforesaid property has converted the land bearing Khasra No. 15/2 into Non agricultural Use for residential purposes by The Tahsildar, Nagpur Gramin dated 14/08/2025 vide RCS No. 05/N.A.P.-34/2025-26, Patwari Halka No.74, Mouza Mohgaon, Tehsil Nagpur Gramin District Nagpur; AND



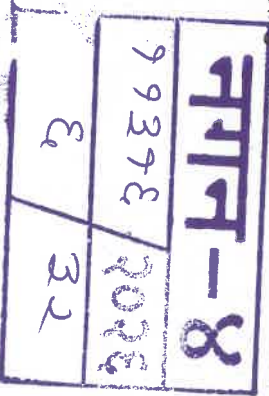
WHEREAS Purchaser being interested to purchase a Plot approached the Vendor and after going through all the title documents and sanctioned layout papers has selected **Plot No. 22** for a total consideration of **Rs. 14,59,862/- (Rupees Fourteen Lakh Fifty Nine Thousand Eight Hundred Sixty Two Only)** and the same is paid in the below mentioned manner.

MANNER OF PAYMENT

Amount in Rs.	Payment Details
Rs. 50,000=00	(Rs. Fifty Thousand only) paid by the purchaser to the Vendor by way of Cheque No 302162 Dt. 28/01/2026 from UNION BANK OF INDIA.
Rs. 1,00,000=00	(Rs. One Lakh only) paid by the purchaser to the Vendor by way of Cheque No 302163 Dt. 02/02/2026 from UNION BANK OF INDIA
Rs. 70,000=00	(Rs. Seventy Thousand only) paid by the purchaser to the Vendor by way of Cheque No 302164 Dt. 12/02/2026 from UNION BANK OF INDIA.
Rs. 60,000=00	(Rs. Sixty Thousand only) paid by the purchaser to the Vendor by way of Cheque No 290001 Dt. 13/03/2026 from CANARA BANK.
Rs. 1,12,862=00	(Rs. One Lakh Twelve Thousand Eight Hundred Sixty Two only) paid by the purchaser to the Vendor by way of Cheque No 290006 Dt. 17/08/2026 from CANARA BANK.
Rs. 10,67,000=00	(Rs. Ten Lakh Sixty Seven Thousand only) paid by the purchaser to the Vendor by DD No.308908 DTD. 21-09-2026 from PUNJAB NATIONAL BANK (PNB Housing Finance Ltd.) at the time Registration of this Sale Deed the receipt whereof is hereby acknowledged by the vendors.
Rs. 14,59,862=00	(Rupees Fourteen Lakh Fifty Nine Thousand Eight Hundred Sixty Two Only) paid towards full and final Sale Consideration.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. THAT in pursuance of the agreement and in consideration of a total sum **Rs. 14,59,862/- (Rupees Fourteen Lakh Fifty Nine Thousand Eight Hundred Sixty Two Only)** paid by the Purchaser/s to the Vendor in the manner appearing hereinabove, the receipt whereof the Vendor do hereby acknowledge and the Vendor being the absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser **ALL THAT** piece and parcel of land bearing **Plot No. 22,** having dimensions **7.00 x 15.50 Mtrs. = 108.50 Sq.Mtrs (i.e. 1167.89 Sq.ft)** in the



the Vendor hereby agree to indemnify and compensate to the purchaser for all losses, damages and the costs that the purchaser might matter.

16. THAT the above said plot / property shall be taken to be correctly described in the schedule hereunder, written and if any mis-statement, error or omission shall be discovered, the same shall not annul the sale, nor shall any compensation be allowed in respect thereof, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

17. THAT in case the purchaser/s is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor/s or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor will pay the purchaser by way of damages the whole amount of sale price or such part of it as is bear the same proportion, as the case may be.

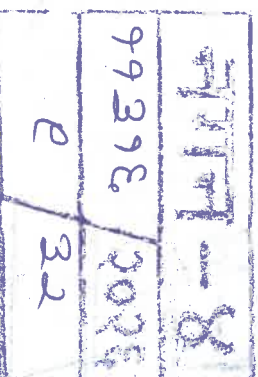
18. THAT the aforesaid project is registered with Maharashtra Real Estate Regulatory Authority (RERA) vide Registration No. **PP1190002502939** dated **18/03/2026** with the name **AYODHYA NAGRI-II**.

19. THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty & Registration Fees payable thereon will be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing **Plot No. 22**, having dimensions **7.00 x 15.50 Mtrs. = 108.50 Sq.Mtrs (i.e. 1167.89 Sq.ft)** in the layout known and styled as "**AYODHYA NAGRI-II**" out of the sanctioned non agricultural layout being the portion of the entire land at **Kh. No. 15/2** admeasuring about 1.15 H.R (Out of 1.15 HR i.e 11500 Sq.Mtrs, land admeasuring about 1.113656 HR i.e 11136.56 Sq. Mtrs) Jama Rs. **4.74**, Mouza-Mohgaon, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur. together with all trees, shrubs, passage, right of way, pathways, water courses and all easementary rights appurtenant and belonging thereto and the said plot is bounded as under:

On the East -	Plot No. 13
On the West -	9 Mtr. Road
On the North -	Plot No. 23
On the South -	Plot No. 21



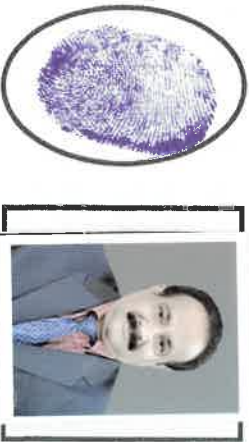
IN WITNESS WHEREOF the said Vendor/s & Purchaser/s hereinabove named have hereto set their respective hands and signed this **SALE DEED** in the presence of attesting witnesses signing as such on the day, first above written.
Drafted by: Adv. Reena Nitin Naukarkar

Mouza-Mohgaon, Kh. No.15/2 in respect of Plot No. 22 only.

Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			M/S. SHRADDHA INFRA A PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNER  SHRI. SHAILENDRA PRAKASHRAO DAULATKAR VENDOR
02			MIR. AKHIL AVINASH KUMBHALKAR PURCHASER 

WITNESSES :

1) Avinash Kumbhalke

2) Mahesh V. Tiode




नगन-४	
१९३९६	२०२६
१०	३२

