



CHALLAN
MTR Form Number-6



GRN	MH010586175202627E	BARCODE			Date	22/09/2026-09:51:32	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty and Registration Fee together Registration Fee				TAX ID / TAN (If Any)			
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR				PAN No.(If Applicable)	AFHXXXXXXR		
Location	NAGPUR				Full Name	SHRI HARISH HEMANDAS GHANWANI		
Year	2026-2027 One Time				Flat/Block No.	FLAT NO 106 RACHNA HEIGHTS		
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		483000.00		Road/Street	CTS NO 493 SHEET NO 622/115 MOUZA NAARA			
0030063301 Registration Fee		30000.00		Area/Locality	NAGPUR			
				Town/City/District				
				PIN	4 4 0 0 1 4			
				Remarks (If Any)	PAN2=AEUFS8624J-SecondPartyName=M S SHAKUNTALA INFRA-			
				Amount In	Five Lakh Thirteen Thousand Rupees Only			
Total			513,000.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042026092209596 007171180		
Cheque-DD Details				Bank Date	RBI Date	22/09/2026-09:53:21 Not Verified with RBI		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : XXXXXX00

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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AGREEMENT TO SALE

Valued At Rs. 69.00.000/-

(Rs Sixty Nine Lakhs Only)

(Market Value Rs. 50.13,800 /-)

(Rs Fifty Lakhs Thirteen Thousand Eight Hundred Only)

Stamp Duty Rs 4,83,000/- and Registration Fees Rs. 30,000 /-

(1.209% undivided share and interest in the total land along with RCC Superstructure bearing Flat/Apartment no 106 on First Floor in the scheme named and styled as "Rachna Heights" to be constructed on the said piece of land and having and Built-Up area 90.918 Sq. Mtrs. Net Built up area 99.556 Sq Mtrs and Super built up area 1843.769 Sq. Ft.)

This Agreement to sale is made and executed on this 21st day of September 2026 At Nagpur.

BETWEEN

M/S SHAKUNTALA INFRA (PAN No. AEUFS8624J) and having its office at Shop no 43, Second Floor Ginger Mall, Near Jaripatka Bus Stand, Jaripatka Nagpur 440014 Tahsil and District - NAGPUR. And a PARTNERSHIP FIRM acting THROUGH IT'S Partners

1. SHRI RAHUL S/O SUDHAKARRAO ZADE

Aged about 46 years, Occupation: - Business,

(Pan No AAFPZ7991N Aadhar No. 9733 1973 9710, Mobile no- 9422146406)

2. SHRI HARISH S/O RAMCHANDRA KEWALRAMANI

Aged about 48 years, Occupation: - Business,

(Pan No - ACVPK8026D Aadhar No.7288 2340 3804, Mobile no- 9823861477)

acting through Power of Attorney Holder(for Admission) Shri Satyajit Sarwate.

(Hereinafter called the "VENDOR/BUILDER/DEVELOPER" which expression shall unless repugnant to the context or meaning thereof always mean include the said "VENDOR/BUILDER/DEVELOPER" which expression shall unless repugnant to the context or meaning thereof always mean include the said "VENDOR/BUILDER/DEVELOPER" as well as his heirs, legal representatives, successors, executors, administrators and assigns of the FIRST PART.

AND

SHRI HARISH HEMANDAS GHANWANI

Aged about - 47 year, Occupation : - Business

(Pan No. AFHPG7879R, Aadhar No. 6184-0019-1288, Mobile No. 98600 93299)

R/o. Duplex No D 201, MB Town 3, Godhani Road, Zingabai Takli, Nagpur - 440 030.

(Hereinafter Called The "PURCHASER(S)" which expression shall unless repugnant to the context or meaning thereof always mean include the said "PURCHASER(S)" as well as their heirs, legal representatives, successors, executors, administrators and assigns of the SECOND PART.

[Signature]
M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

[Signature]
M/S SHAKUNTALA INFRA THRU HARISH S KEWALRAMANI

[Signature]
SHRI HARISH HEMANDAS GHANWANI

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The "VENDOR/BUILDER/DEVELOPER" and the Flat /Apartment Purchaser(s) hereinafter collectively referred to us Parties and individually as Party

A. HISTORY OF THE LAND

1. **WHEREAS** "VENDOR/BUILDER/DEVELOPER" a partnership Firm herein above named is an exclusive, absolute and full Owner in possession of or well and sufficiently entitled to the property comprising All That piece and parcel of land situate at Mouza -NARA ie. all that piece and Parcel of land bearing khasra no. 194/1 of Mouza Nara P.H. No-11, amalgamated Plot no 1,2 and 3 having total admeasuring area about Plot no 1 - 961.1250 Sq. Mtrs. i.e. 10345.54 Sq. Ft., Plot no 2 - 1057.37 Sq. Mtrs. i.e. 11381.53 Sq. Ft. and Plot no. 3- 1145.79 Sq. Mtrs. i.e. 12333.28 Sq. Ft. and accordingly after amalgamation of all three plot no1,2, and 3 total admeasuring are about 3164.285 Sq. Mtrs. (As per sale deed 3250.995 Sq. Mtrs. having CTS no 493, and Sheet no 622/115, Bearing Nagpur Municipal Corporation House no 3323/A/1, 3313/A/2 and 3323/A/3 with in the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District Nagpur presently owned and possessed by M/S SHAKUNTALA INFRA a Partnership Firm Acting Through it partners Shri Rahul S Zade and Shri Harish R Kewalramani. **AND;**
2. **WHEREAS** all that piece and Parcel of land bearing Khasra no. 194/1 of Mouza Nara, P.H. No. 11, Plot no 1 - 961.1250 Sq. Mtrs. i.e. 10345.54 Sq. Ft. ,Plot no 2 - 1057.37 Sq. Mtrs. i.e. 11381.53 Sq. Ft. and Plot no 3- 1145.79 Sq. Mtrs. i.e. 12333.28 Sq. Ft. and accordingly after amalgamation of all three plot no1,2, and 3 total admeasuring are about 3164.285 Sq. Mtrs. was originally and basically owned and possessed by, originally All That piece and parcel of entire Land being the portion of entire land bearing Khasra No. 194/1 of Mouza - Nara, P.H. No. 11, bearing City Survey No. 493, Sheet No. 622/115, admeasuring 11528.00 Sq. Mtrs. situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, in Tahsil & District Nagpur was owned and possessed by (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Shri Shakuntala W/o. Ramchandra Kewalramani, (iii) Shri Harish S/o. Ramchandra Kewalramani, (iv) Shri Hemant S/o. Ramchandra Kewalramani, (v) Miss. Aarti D/o. Ramchandra Kewalramani, (vi) Mrs. Devibai W/o. Gokuldas Bajaj, (vii) Mrs. Kamlabai W/o. Karamchand Ahuja, (viii) Mrs. Shantidevi W/o. Kalachand Andani being their ancestral property acquired by them by virtue of succession in heritance and entry to that effect is duly reflected in the records of rights i.e. 7/12 Extract as well as in the records of City Survey Office Nagpur as a Joint Co-owners thereupon.**AND;**
3. **WHEREAS** the said property was owned and possessed by Shri Gulab Lokhande 2. Shri Shreedhar Lokhande 3. Shri Madhukar Lokhande 4. Smt Ranabai Wd/o Raghu Lokhande 5. Smt Narmada Bai Lokhande 6. Ku Sangita Uttam Lokhande 7. Ku Saghmitra U Lokhande 8. Ku Sumitra U Lokhnde and 9. Shri Yashwant M Lokhande has sold the entire KH no 194 /1 to Shri Ramchandra Kewalaramani 2. Shri Omprakash Bajaj 3. Shri Mohan Kewalaramani 4. Shri Manoj Bajaj by way of Sale Deed and th said Sale Deed was duly registered vide sr. no. 1580 of dated 24/04/1987. **AND;**
4. **WHEREAS** 1 Shri Omprakash Bajaj 2. Shri Mohan Kewalaramani 3. Shri Manoj Bajaj relinquished their right in the property in favour of Shri Ramchadra Kewalramani and the said Relinqueshmnet deed was duly registered in book no 1 at page no 172 to 178 volume no 1441 vide sr. no. 10805 (Cha) on dated 11/09/1989. **AND;**

M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

SHRI HARISH HEMANDAS GHANWANI

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5. **WHEREAS** on Dated 05/02/1993 a Memorandum of Family Settlement was drafted and executed in respect of All That piece and parcel of entire Land being the portion of entire land bearing Khasra No. 194/1 of Mouza - Nara, P.H. No.11, bearing City Survey No. 493, Sheet No. 622/115, admeasuring 11528.00 Sq. Mtrs. situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, by and in between (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Shri Shakuntala W/o. Ramchandra Kewalramani, (iii) Shri Harish S/o. Ramchandra Kewalramani, (iv) Shri Hemant S/o. Ramchandra Kewalramani, (v) Miss. Aarti D/o. Ramchandra Kewalramani, (vi) Mrs. Devibai W/o. Gokuldas Bajaj, (vii) Mrs. Kamlabai W/o. Karamchand Ahuja, (viii) Mrs. Shantidevi W/o. Kalachand Andani and being the legal co-owners of the schedule land and thereby it was mutually decided to partitioned the aforesaid land by way of laying eight (8) Plots upon the entire piece of land and same should be distributed allotted in between the owners in individual capacity to entrust the absolute ownership and rights over their exclusive share over the respective plots laid upon the aforesaid land. The said Deed of Partition / Deed of Family Settlement was duly impounded by The Collector of Stamps, Nagpur City Nagpur on 17/03/2009 and Deficit and Insufficient Stamp Duty of Rs. 81,060/- under Article 46 (b), 5 (h) and 34 of Bombay Stamps Act, 1958 together with Penalty of Rs. 1,62,200/- was duly recovered upon the said instrument and upon receipt of the Challan Amount the said instrument was duly regularized by the Collector of Stamps, Nagpur City Nagpur on 26/03/2009.**AND;**
6. **WHEREAS** on Dated on 28/06/1994 a Deed of Partition was affected and a Memorandum of Family Settlement dated 05/02/1993 acted upon in respect of All That piece and parcel of entire Land being the portion of entire land bearing Khasra No. 194/1 of Mouza Nara, P.H. No.11, bearing City Survey No. 493, Sheet No. 622/115, admeasuring 11528.00 Sq. Mtrs. situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, by and in between (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Shri Shakuntala W/o. Ramchandra Kewalramani, (iii) Shri Harish S/o. Ramchandra Kewalramani, (iv) Shri Hemant S/o. Ramchandra Kewalramani, (v) Miss. Aarti D/o. Ramchandra Kewalramani, (vi) Mrs. Devibai W/o. Gokuldas Bajaj, (vii) Mrs. Kamlabai W/o. Karamchand Ahuja, (viii) Mrs. Shantidevi W/o. Kalachand Andani and being the legal co-owners of the schedule land and thereby it was mutually decided to partitioned the aforesaid land by way of laying eight (8) Plots upon the entire piece of land and same should be distributed allotted in between the owners in individual capacity to entrust the absolute ownership and rights over their exclusive share over the respective plots laid upon the aforesaid land.**AND;**
7. **WHEREAS** in pursuance of the aforesaid Partition Deed All that piece and parcel of land bearing Plot All that piece and parcel of Non Agricultural residential land bearing Plot No. 1 admeasuring 1021.87 Sq. Mtrs. (i.e. 10990.00 Sq. Fts.), being the portion of entire land bearing Khasra No. 194/1 of Mouza Nara, P.H. No.11, bearing City Survey No. 493, Sheet No. 622/115 was falls under the specific share ownership and interest of Shri Ramchandra S/o. Budharmal Kewalramani. **AND;**
8. **WHEREAS** in pursuance of the Partition Deed All that piece and parcel of Non Agricultural residential land bearing Plot No. 2 admeasuring 1087.37 Sq. Mtrs. (i.e. 11704.45 Sq. Fts.) (being the portion of entire land bearing Khasra No. 194/1 of Mouza Nara, P.H. No.11, bearing City Survey No. 493, Sheet No. 622/115 situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, in Tahsil & District Nagpur and was falls under the specific share ownership and interest of Mrs. Shakuntala W/o. Ramchandra Kewalramani.**AND;**

[Signature]
M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

[Signature]
M/S SHAKUNTALA INFRA THRU SHRI HARISH R KEWALRAMANI

[Signature]
SHRI HARISH HEMANDAS GHANWANI

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9. **WHEREAS** in pursuance of the Partition Deed All that piece and parcel of Agricultural residential land bearing Plot No. 3 admeasuring 1295.00 Sq. Mtrs. (i.e. 13939.38 Sq. Fts.) being the portion of entire land bearing Khasra No. 194/1 of Mouza - Nara, P.H. No.11, bearing City Survey No. 493, Sheet No. 622/115 situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur, in Tahsil & District Nagpur and was falls under the specific share ownership and interest of Shri Harish S/o. Ramchandra Kewalramani.**AND;**

10. **WHEREAS** the said Deed of Partition was duly impounded by The Collector of Stamps, Nagpur City Nagpur on 08/08/2010 and Deficit and Insufficient Stamp Duty of Rs. 27,795/- under Article 34 of Bombay Stamps Act, 1958 together with Penalty of Rs. 55,590/- was duly recovered upon the said instrument and upon receipt of the Challan Amount the said instrument was duly regularized by the Collector of Stamps, Nagpur City Nagpur on 13/10/2010.**AND;**

11. **WHEREAS** (i) Smt. Shantidevi W/o. Kalachand Andani, (ii) Shri Harish S/o. Ramchandra Kewalramani, (iii) Shri Hemant S/o. Ramchandra Kewalramani, (iv) Mrs. Shakuntala W/o. Ramchandra Kewalramani, (v) Ku. Aarti D/o. Ramchandra Kewalramani, (vi) Smt. Devibai W/o. Gokuldas Bajaj, (vii) Smt. Kamla W/o. Karamchand Ahuja have jointly executed a Deed of Confirmation in respect of Plot No. 1 of Mouza-Nara in favour of Shri Ramchandra S/o. Budharmal Kewalramani, registered in the office of Sub-Registrar Nagpur No. 8, in Book No. 1, at Serial No. 5275/2011 dated 13/09/2011.**AND;**

12. **WHEREAS** (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Shri Harish S/o. Ramchandra Kewalramani, (iii) Shri Hemant S/o. Ramchandra Kewalramani, (iv) Ku. Aarti D/o. Ramchandra Kewalramani, (v) Smt. Devibai W/o. Gokuldas Bajaj, (vi) Smt. Kamla W/o. Karamchand Ahuja, (vii) Smt. Shantidevi W/o. Kalachand Andani, have jointly executed a Deed of Confirmation in respect of Plot No.2 of Mouza- Nara in favour of Smt. Shakuntala W/o. Ramchandra Kewalramani, which is duly registered in the office of Sub-Registrar Nagpur No. 8, in Book No. 1, at Serial No. 5269/2011 dated 13/09/2011.**AND;**

13. **WHEREAS** (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Smt. Shakuntala W/o. Ramchandra Kewalramani, (iii) Shri Hemant S/o. Ramchandra Kewalramani, (iv) Ku. Aarti D/o. Ramchandra Kewalramani, (v) Smt. Devibai W/o. Gokuldas Bajaj, (vi) Smt. Kamla W/o. Karamchand Ahuja, (vii) Smt. Shantidevi W/o. Kalachand Andani, have jointly executed a Deed of Confirmation in respect of Plot No. 3 of Mouza- Nara in favour of Shri Harish S/o. Ramchandra Kewalramani, which is duly registered in the office of Sub-Registrar Nagpur No. 8, in Book No. 1, at Serial No. 5276/2011 dated 13/09/2011. **AND;**

14. **WHEREAS**, the said Plot No. 1 falls under the purview of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001. Accordingly the present owner Shri Ramchandra S/o. Budharmal Kewalramani had paid the necessary development charges in the office of Building Engineer (N) Nagpur Improvement Trust accordingly upon receipt of necessary development charges Building Engineer (N) Nagpur Improvement Trust Nagpur had regularized the said Plot No. 1, to the extent of Adm. 961.1250 Sq. Mtrs. (i.e.10345.54 Sq. Ft.) vide issuing Regularization Letter bearing Permit No. B.E. (N)/07, Dated 25/06/2014, bearing Case No.20080814630 and also issued layout plan to that effect. **AND;**

15. **WHEREAS** Plot No. 2 falls under the purview of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001. Accordingly the

M/S SHAKUNTALA INFRA THRU RAHUL SZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

SHRI HARISH HEMANDAS GHANWANI

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owner Mrs. Shakuntala W/o. Shri Ramchandra Kewalramani had paid the necessary development charges in the office of Building Engineer (N) Nagpur Improvement Trust accordingly upon receipt of necessary development charges Building Engineer (N) Nagpur Improvement Trust Nagpur had regularized the said Plot No. 2, to the extent of Adm. 1057.37 Sq. Mtrs. (i.e. 11381.53 Sq. Ft.) vide issuing Regularization Letter bearing Permit No. B.E. (N)/09, Dated 25/06/2014, bearing Case No.20080814645 and also issued layout plan to that effect.**AND;**

16. **WHEREAS** the said Plot No. 3 falls under the purview of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001. Accordingly the present owner Shri Harish S/o. Shri Ramchandra Kewalramani had paid the necessary development charges in the office of Building Engineer (N) Nagpur Improvement Trust accordingly upon receipt of necessary development charges Building Engineer (N) Nagpur Improvement Trust Nagpur had regularized the said Plot No. 3, to the extent of Adm. 1145.79 Sq. Mtrs. (i.e. 12333.28 Sq. Ft.) vide issuing Regularization Letter bearing Permit No. B.E.(N)/06, Dated 25/06/2014, bearing Case No.201404161 and also issued layout plan to that effect.**AND;**
17. **WHEREAS** thereafter Shri Ramchandra S/o. Budharmal Kewalramani had applied for conversion of use of the said land bearing Plot No. 1 into Non Agricultural residential use, accordingly Upper Tahsildar N. A. Court 5 Nagpur vide its Revenue Case No. 1828/N.A.P.-34/2014-15, dated 14/01/2015 permitted the use of the said land into Non Agricultural residential use in the name of Shri Ramchandra S/o. Budharmal Kewalramani.**AND;**
18. **WHEREAS** thereafter Mrs. Shakuntala W/o. Ramchandra Kewalramani had applied for conversion of use of the said land bearing Plot No. 2 into Non Agricultural residential use, accordingly Upper Tahsildar N. A. Court 5 Nagpur vide its Revenue Case No. 1829/N.A.P.-34/2014-15, dated 14/01/2015 permitted the use of the said land into Non Agricultural residential use in the name of Mrs. Shakuntala W/o. Ramchandra Kewalramani.**AND;**
19. **WHEREAS** thereafter Shri Harish S/o. Ramchandra Kewalramani had applied for conversion of use of the said land bearing Plot No. 3 into Non Agricultural residential use, accordingly Upper Tahsildar N. A. Court 5 Nagpur vide its Revenue Case No. 1830/N.A.P.-34/2014-15, dated 14/01/2015 permitted the use of the said land into Non Agricultural residential use in the name of Shri Harish S/o. Ramchandra Kewalramani.
20. **THAT** thereafter Mrs. Shakuntala W/o. Ramchandra Kewalramani, left for heavenly abode on dated 20/07/2020, leaving behind her, her legal heirs namely i.e. (i) Shri Ramchandra S/o. Budharmal Kewalramani, (ii) Shri Harish S/o. Ramchandra Kewalramani, (iii) Shri Hemant S/o. Ramchandra Kewalramani and (iv) Mrs. Bhavika W/o. Maheshkumar Rughwani (Maiden Name Aarti D/o. Ramchandra Kewalramani), became the joint co-owners of undivided share and interest above property bearing Plot No. 2 by way of intestate succession and their names are duly mutated in the records City Survey Office, Nagpur.**AND;**
21. **WHEREAS** (i) Shri Harish S/o. Ramchandra Kewalramani, (ii) Shri Hemant S/o. Ramchandra Kewalramani and (iii) Mrs. Bhavika W/o. Maheshkumar Rughwani (Maiden Name Aarti D/o. Ramchandra Kewalramani), have jointly executed a Relinquishment Deed (without consideration) release their undivided share and interest of Plot No. 2 to Shri Ramchandra S/o. Budharmal Kewalramani, by executing the registered Relinquishment Deed and the same was duly registered in the office of

[Signature]
M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

[Signature]
M/S SHAKUNTALA INFRA THRU RAMCHANDRA KEWALRAMANI

[Signature]
SHRI HARISH HEMANDAS GHANWANI

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Sub-Registrar Nagpur No.1, in Book No.1, at Serial No. 9630/2022 dated 14/11/2022.
By virtue of Relinquishment Deed Shri Ramchandra S/o. Budharmal Kewalramani,
became the absolute and full owner of Plot No.2 with heritable and transferable rights
therein.AND;

22. WHEREAS Shri Ramchandra S/o. Budharmal Kewalramani, became the absolute
and full owner of Plot no 1 as per the Deed of Partition and for Plot no 2 as per the
Deed of Relinquishment with all the heritable and transferable rights in the said plot
of land ie 1 and 2.AND;

23. WHEREAS Shri Harish R Kewalramani became the absolute and full owner of Plot
no 3 as per the Deed of Partition and deed of conformation with all the heritable and
transferable rights in the said plot of land 3. AND;

24. WHEREAS Shri Ramchandra B Kewalramani and Shri Harish R Kewalramani
wants to developed all the three plots ie Plot no 1 and Plot no2 and Plot no 3 and
therefore applied for the Amalgamation of all three plots ie Plot no 1 and Plot no2 and
Plot no 3 in the Nagpur Improvement Trust and accordingly the Building Engineer
Nagpur Improvement Trust on dated amalgamated all three Plot no's 1,2and 3 as per
the Gunthewari Act on dated 25/11/2022 in letter no Building Engineer (North) /834
and as per the Amalgamation Certificate the total Plot area is 3164.285 Sq. Mtrs. for
the Residential Uses.AND;

25. WHEREAS Shri Ramchandra B Kewalramani and Shri Harish R Kewalramani
has purchased the TDR from Shri Pahilraj J Sachani to the tune of 803 Sq. Mtrs. FSI
from Mouza NARI from TDR certificate no 01/A of dated 26/047/2018 and the said
Transfer deed was duly registered and executed vide sr. no. 10082 of dated
25/11/2022.AND;

26. WHEREAS after obtaining the amalgamation certificate from the competent
authority of the NIT Shri Ramchandra B Kewalramani and Shri Harish R
Kewalramani applied for the Building permit and commencement certificate on
dated 29/11/2022 vide application no 225662 to developed the said land in to a
Multi-Storied Building and accordingly Building Engineer North has approved the
Sanction Map and Also Issue a Building Permit and Commencement Certificate vide
Permit no BE(NORTH) /CASE NO 225662 TRACKING NO 202211953/279 ON
DATED 30/05/2023. AND;

27. WHEREAS Shri Harish R Kewalramani for good and cognate reason has sold the
Plot No 3 to M/S SHAKUNTALA INFRA a Partnership Firm Acting Through it partners
Shri Rahul S Zade and Shri Harish R Kewalramani by way of Sale Deed and the said
sale deed was duly registered and executed before the sub registrar Nagpur 8 vide
sale deed no 2675 on dated 30/04/2024. AND;

28. WHEREAS Shri Ramchandra S/o. Budharmal Kewalramani for good and cognate
reason has sold the Plot No 1 and Plot No 2 to M/S SHAKUNTALA INFRA a Partnership
Firm Acting Through it partners Shri Rahul S Zade and Shri Harish R Kewalramani by
way of Sale Deed and the said sale deed was duly registered and executed before the
sub registrar Nagpur 8 vide sale deed no 2676 on dated 30/04/2024.AND;

B. PROJECT SANCTION AND BUILDING PERMIT

THAT the Multi-Storied Building and accordingly Building Engineer North has
approved the Sanction Map and Also Issue a Building Permit and Commencement

M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

SHRI HARISH HEMANDAS GHANWANI

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Certificate vide Permit no BE(NORTH) /CASE NO 225662 TRACKING NO 202211953/279 ON DATED 30/05/2023.

C. REAL ESTATE PROJECT NAME

The said Real Estate Project shall be known and styled as "RACHNA HEIGHTS" (Hereinafter referred to as the 'Project')

ADDRESS: The Postal Address of the Building is as follows

"RACHNA HEIGHTS"
KH. NO 194/1, Mouza -NARA
TAH AND DISTRICT NAGPUR

D. INSPECTION OF ALL DOCUMENTS BY FLAT/ APARTMENT PURCHASER(S)

That on demand from the Flat /Apartment Purchaser(s), "VENDOR/BUILDER/DEVELOPER" has given inspection to the Flat /Apartment Purchaser(s) of all documents of title relation to the project land all sanction plan, building plans and all documents relating to sanction of projec from NIT& ALL concern authority, all building plans, building designs, structural drawings and plans and specifications prepared by the project Architect and all other such documents as specified under The Real Estate (Regulation & Development) Act and Rules & Regulation made there under. Which is hereby acknowledged and confirmed by the Flat/ Apartment Purchaser(s). The Flat /Apartment Purchaser(s) is/are duly satisfied with the contents thereof. The Flat /Apartment Purchaser(s) has, prior to the execution hereof perused the Title Certificate to the said Property and the other documents and papers disclosed by the "VENDOR/BUILDER /DEVELOPER" and satisfied himself/themselves itself about the title of the "VENDOR/BUILDER /DEVELOPER" to the said Property and/or right of the "VENDOR/BUILDER /DEVELOPER"to construct on the said Property and sell premises therein on ownership basis on its own account and has agreed not to raise any requisitions on or objection of any manner whatsoever to the same. The Flat /Apartment Purchaser(s) hereby confirms that the "VENDOR/BUILDER /DEVELOPER" has produced for inspection to the Flat /Apartment Purchaser(s), all information and documents including site plans along with the building permit approved by the local authority and Specifications provided by the "VENDOR/BUILDER /DEVELOPER" and has made full and true disclosure as demanded by the Flat /Apartment Purchaser(s) and the Flat /Apartment Purchaser(s) satisfied with the same and has no further or other information nor disclosure to be required from the "VENDOR/BUILDER /DEVELOPER".

E. INTEREST SHOWN BY THE FLAT/ APARTMENT PURCHASER(S)

Flat /Apartment Purchaser(s) was in search of Residential Flat/Apartment in vicinity of Mouza Nara and that is when Flat /Apartment Purchaser(s) came to know about the said project of the "VENDOR/BUILDER/DEVELOPER". Flat /Apartment Purchaser(s) contact to "VENDOR/BUILDER/DEVELOPER" and on the request of Flat /Apartment Purchaser(s) , "VENDOR/BUILDER/DEVELOPER" has disclosed entire information along with all sanctioned documents building plans to the complete satisfaction of the Flat /Apartment Purchaser(s) , the Flat /Apartment Purchaser(s) has himself/herself inspected all original legal documents, all original sanctioned plans, building plans, building designs, structural drawings and plans of the said project and thereafter Flat /Apartment Purchaser(s) has conveyed his/her readiness and willingness to purchase the Flat /Apartment no 1204 out of the project known as "RACHNA HEIGHTS" which is more particularly described in the Schedule A and Schedule B and location of the which is shown on authenticated copy sanctioned layout/project plan and annexed herewith as Annexure "B"

a) Development of Project

M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

SHRI HARISH HEMANDAS GHANWANI

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The said Real Estate Project is integrated project consist of Group Housing on Kh.no. 194/1 shall be known and styled as "RACHNA HEIGHTS". That "VENDOR/BUILDER/DEVELOPER" accordingly to the norms, rules, and as per the permission developed the said project and as per the sanction plan the "VENDOR/BUILDER/DEVELOPER" carried out construction of multistoried residential project s and other infrastructure amenities services and allied facilities thereon. The "VENDOR/BUILDER/DEVELOPER" shall as a part of the development of the said Project called "RACHNA HEIGHTS" on the said Property construct and complete the construction of a multistoried building and having other infrastructure services, amenities and facilities in accordance with the project plans, designs and specifications presently approved and sanctioned by the Competent Authority and other concerned public bodies/authorities and which have been inspected and approved by the Flat /Apartment Purchaser(s) with such variations, modifications and alterations as the "VENDOR/BUILDER/DEVELOPER" or the Architects may consider necessary or expedient and/or as may be required by the concerned local authorities or the Government to be made in them or any of them from time to time.

b) Offer and Acceptance

In accordance with terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the "VENDOR/BUILDER/DEVELOPER" hereby agrees to sell and the Flat /Apartment Purchaser(s) hereby agrees to purchase the said Flat /Apartment.

c) Willingness to enter into Agreement

The Recitals, Annexure and Schedule in and to this Agreement form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of the said Property, this Agreement shall be read and construed in its entirety. That the Flat /Apartment Purchaser(s) herein after complete verification about the said project and its specifications, amenities and facilities, floor plan, Building plan, payment plan(i.e. payment schedule) of the Flat /Apartment no and after satisfaction regarding each and everything by the Flat /Apartment Purchaser(s); now the Flat /Apartment Purchaser(s) herein faithfully abide by all the terms, conditions and stipulation contained in these agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

d) Registration of Agreement

As per section 13 of the Real Estate Regulation Act the "VENDOR/BUILDER/DEVELOPER" are required to execute a written agreement with the Flat /Apartment Purchaser(s) for the sale in respect of the said Flat /Apartment and therefore. "VENDOR/ BUILDER/DEVELOPER" and the Flat /Apartment Purchaser(s) are executing present Agreement as compliance thereof and they shall also register the said Agreement under Registration Act, 1908, with the concerned Sub Registrar Office, within a time limit prescribed under the Registration Act.

e) Entire Agreement

That the said property is believed and shall be taken correctly describe in the schedule hereunder written and if any misstatement error or omission shall be discovered the same shall not annul this agreement nor shall any compensation be allowed in respect thereof to the Flat /Apartment Purchaser(s) but all the same such misstatements, error or omission will always be subject to correction by the parties hereto. This agreement along with its schedule and annexure

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M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

BHRI HARISH HEMANDAS GHANWANI

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- ix) Any delay/default by the Flat /apartment Purchaser(s) in paying amounts when due and payable under this Agreement.

H. COMMON AMENITIES AND FACILITIES

It is clearly made known to the Flat /Apartment Purchaser(s) that the Common Amenities and Open space shall be available in the project. The said open space shall be separately developed as per the terms and conditions laid down by the planning authority /Nagpur Improvement Trust shall always be subject to such terms and conditions imposed by the planning authority/ Nagpur Improvement Trust.

I. FORMATION OF LEGAL ENTITY

The "VENDOR/BUILDER/DEVELOPER" hereby assures that it will form Co-operative society for the flat/apartment owners of said Project. However any delay towards affixing signature of Flat /Apartment Purchaser(s) on such society formation documents/Memorandum of association and procedural delays on account of Memorandum of association or any government department will not be to the account of the "VENDOR/BUILDER/DEVELOPER"/ Flat /Apartment Purchaser(s)

J. OBLIGATION OF THE FLAT /APARTMENT PURCHASER(S)

1. Specific consent (along with this agreement)

In accordance with Sub Rule (4) of Real Estate Regulations Rules, 2017 the Flat /Apartment Purchaser(s) hereby gives specific consent to the local authorities and also to the "VENDOR/BUILDER/DEVELOPER" and Flat /Apartment Purchaser(s) has no objection against the "VENDOR/BUILDER /DEVELOPER" for the following:

1. Change in layout plans, building plans due to instructions received by local authority.
2. Amalgamation of adjoining land and preparation of new layout (if needed), amalgamation of amenity space and open space with adjoining land or layout.
3. Change of plans of amenity plot/open space of the layout
4. All major and minor changes additions, alteration, in layout plans and building plans.
5. That it is understood by the Flat /Apartment Purchaser(s) that the proposed construction is heterogeneous in nature comprising RCC brick work. It is understood by the Flat /Apartment Purchaser(s) shortcoming inherent to the heterogeneous nature of the construction like those due to unequaled construction and expansion or unequal settlement of footing are likely to occurred and will not be treated as defect further it is agreed by the Flat /Apartment Purchaser(s) that on account of practical constraints there may be a allowance of plus and minus variations in dimension shown in the sanction plan or mention in this agreement and no compensation shall be given to the Flat /Apartment Purchaser(s) for such variations. That the vendor shall not be liable to pay any compensation or make good any defect in the proprietary items used in the construction of the said apartment and proper claim regarding this shall directly by made by the Flat /Apartment Purchaser(s) to the manufacture of the such items keeping "VENDOR/BUILDER/DEVELOPER" indemnified against the same. However the "VENDOR/BUILDER /DEVELOPER" shall install only standard proprietary items in the said apartment and it shall also see that installed items are working at the time of installation.

2. PAYMENT SCHEDULE

[Signature]
M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

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[Signature]
M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

[Signature]
SHRI HARISH HEMANDAS GHANWANI

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The Flat /Apartment Purchaser(s) hereby agrees and accepts to pay the consideration amount to the "VENDOR/BUILDER/DEVELOPER". That Flat /Apartment Purchaser(s) has to pay a sum of **Rs. 70,00,000/- (Rs Seventy Lakh Only)** towards the Total Price/ Consideration of the Flat /Apartment. That the said Price / Consideration amount of the Flat /Apartment accepts to pay within the time and in the manner specified therein more particularly described in below table and annexed herewith as Annexure "C"

Rs. 50,000/-

(Rs. Fifty Thousand Only) paid by the PURCHASER to the "VENDOR/BUILDER/DEVELOPER" Transfer ID IFT/10166485742, IDFC First Bank Ltd, dt 20/07/2026 as Booking Amount.

Rs. 50,000/-

(Rs. Fifty Thousand Only) paid by the PURCHASER to the "VENDOR/BUILDER/DEVELOPER" by way of online / Cheque - Transaction ID 13508024, IDFC First Bank Ltd, Nagpur dt 19/09/2026 at the time as part consideration.

Rs. 54,40,000/-

(Rs. Fifty Four Lakh Forty Thousand Only) paid by the PURCHASER to the "VENDOR/BUILDER/DEVELOPER" by way of online / Cheque /Demand Draft No. - 911556, of ICICI Bank, Nagpur dt 15/09/2026 at the time as part consideration

Rs. 13,60,000/-

(Rs. Thirteen Lakh Sixty Thousand Only) will be pay by the PURCHASER/S to "VENDOR/BUILDER/ DEVELOPER" time to time as and when demand made by the "VENDOR/BUILDER/ DEVELOPER" with-in 7 days from the demand made by the "VENDOR/BUILDER/ DEVELOPER"

Rs. 69,00,000/- (Rs. Sixty Nine Lakh Only)

NOTE: If the Purchaser fails or neglect to pay the balance sale price as mentioned the payment schedule mentioned herein and with the stipulated time then in such event the vendor shall be entitled to claim interest and receive interest at the rate of 12% p.a. on the unpaid balance sale price from the date of default till the actual payment thereof from the Purchaser, however such grace period shall not exceed 10 (Ten)Days.

3. Taxes & Duties

1. The Flat /Apartment Purchaser(s) hereby agrees and accepts that the consideration amount excluded expenses for stamp duty, registration fees & GST or any other taxes applicable and in force today or those that may become enforceable and payable at any time in future. This shall be paid by Flat /Apartment Purchaser(s) separately. That the Flat /Apartment Purchaser(s) shall individually pay all corporation taxes or Gram Panchayat taxes, and cesses etc.; as may be levied on the Flat /Apartment chosen by Flat /Apartment Purchaser(s) with effect from the date of registration of the Sale Deed or from the date of taking over actual possession thereof which ever may be earlier. That all expenses on account of preparation of all kind of documents, cost of stamp duty, registration fees, GST & all other charges including lawyer fees payable in respect thereof have been agreed to be borne and paid by the Flat /Apartment Purchaser(s). The Flat /Apartment Purchaser(s) agree/s that if due to any notifications, ordinances, enactments, or amendments in the existing laws, any additional taxes, levies, service tax, sales tax, VAT, etc., or any other amounts pertaining or relating to the sale of the said Flat/ Apartment is levied and/or payable, the same shall be paid by the Flat /Apartment Purchaser(s) on

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demand made by the "VENDOR/ BUILDER/ DEVELOPER", and the Flat /Apartment Purchaser(s) shall indemnify and keep indemnified the "VENDOR/ BUILDER/ DEVELOPER" from and against the same.

2. The Flat /Apartment Purchaser(s) is/are fully aware and has/have satisfied himself/herself/themselves/itself and has/have understood and agreed that the Purchase Price(Consideration Amount) in respect of the said Flat /Apartment agreed to be purchased by the Flat /Apartment Purchaser(s) does not include any element of recovery of payments towards land, construction, running and operation of common areas, amenities & facilities, club house or any other conveniences as well as recovery of payment towards maintenance charges of any kind from the "VENDOR/ BUILDER/ DEVELOPER" in any manner whatsoever.

4. Maintenance of the Project

The said project will be maintained by the Association/Society of Flat /Apartment Purchaser(s) maintenance charges of said Project and the amount collected will be deposited before the execution of the final sale deed. In no circumstances the "VENDOR/BUILDER/DEVELOPER" will be liable for maintenance of said project.

5. Sub-let transfer of Rights

The Flat /Apartment Purchaser(s) shall not let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat /Apartment before the sale deed and until all the dues payable by the Flat /Apartment Purchaser(s) to the "VENDOR/BUILDER/DEVELOPER" under this agreement are fully paid up.

6. Provisions of this Agreement applicable to Flat /Apartment Purchaser(s) / Subsequent Flat /Apartment Purchaser(s).

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent PURCHASER of the Flat/ Apartment in case of a transfer, as the said obligations go along with the Flat/ Apartment for all intents and purposes.

7. Abiding by society by laws or regulations

The Flat /Apartment Purchaser(s) shall observe and perform all the rules and regulations which the co-operative society/ Member of Association may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said project and for observance and performance of the Rules, Regulation and Byelaws for the time being of the concerned local authority and of government and public bodies.

K. GENERAL MISCELLANEOUS STIPULATIONS

1) Time Extension

The Vendor/Promoters shall be entitled to get reasonable extension of time for giving possession of the Flat /Apartment beyond date as mentioned above, if the completion of works in the project is delayed on account of -

- War, Civil commotion or act of God.
- Any notice, order, rule, notification /any amendments, charges made by of the government and/or public or competent authority /court.
- Delay in issuance of Release Letter /NOC due to any reason/s not attributable to the non compliance of the Vendor/Promoter. etc

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shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the "VENDOR/ BUILDER/ DEVELOPER"/ Organization of Flat Purchaser regarding use of all common areas, amenities and facilities in the said Building and the Flat /Apartment Purchaser (s) shall pay and contribute regularly and punctually towards all the rates, rents, taxes, cesses, assessments, levies, expenses and all other outgoings payable in accordance with the terms and conditions of this Agreement;

(1) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the said Flat in the said Building, without the prior written permission of the "VENDOR/ BUILDER/ DEVELOPER"/ Organization of Flat /Apartment Purchaser (s)/concerned authorities;

32. THAT M/S SHAKUNTALA INFRA a Partnership Firm Acting Through it partners Shri Rahul S Zade and Shri Harish R Kewalramani being as a grantor/s executed and registered a Deed of Declaration vide sr. no. 6839 of dated 08/07/2024 at Sro. 4.

33. THAT M/S SHAKUNTALA INFRA a Partnership Firm Acting Through it partners Shri Rahul S Zade and Shri Harish R Kewalramani executed and registered a Power of Attorney for admission and presentation in favour of Shri Satyajit Sarwate and Shri Aniket Sallelwar and the said POA is duly registered vide sr. no. 6842 on dated 08/04/2024 at SRO-4, Nagpur.

SCHEDULE "A" OF THE PROPERTY REFERRED ABOVE ALONG WITH THE DETAILS OF ALLOTMENT OF FLAT /APARTMENT

(DESCRIPTION OF FLAT /APARTMENT AGREED TO BE SOLD TO THE PURCHASER(S))

ALL THAT PIECE AND PARCEL of land situate at Mouza -NARA i.e. all that piece and Parcel of land bearing Khasra no. 194/1 of Mouza Nara, P.H. No-11, amalgamated Plot no. 1,2 and 3 having total admeasuring area about Plot no. 1 - 961.1250 Sq. Mtrs. i.e. 10345.54 Sq. Ft., Plot no. 2 - 1057.37 Sq. Mtrs. i.e. 11381.53 Sq. Ft. and Plot no. 3- 1145.79 Sq. Mtrs. i.e. 12333.28 Sq. Ft. and accordingly after amalgamation of all three plot no. 1,2, and 3 total admeasuring are about 3164.285 Sq. Mtrs. (As per sale deed 3250.995 Sq. Mtrs. having CTS no. 493, and Sheet no. 622/115, Bearing Nagpur Municipal Corporation House no 3323/A/1, 3313/A/2 and 3323/A/3 with in the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District Nagpur bounded as under:

On towards East	-	Plot no. 4 and Nallah
On towards West	-	Road
On towards North	-	Road
On towards South	-	Nallah

SCHEDULE "B" OF THE PROPERTY

ALL THAT 1.209% undivided share and interest in the total land fully described in the Schedule of Property A herein above, along with RCC Superstructure bearing Flat /Apartment no. 106 on First Floor in the scheme named and styled as "Rachna

M/S SHAKUNTALA INFRA THRU RAHUL S ZADE

M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI

SHRI HARISH HEMANDAS GHANWANI

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Heights" to be constructed on the said piece of land and having Built-Up area 90.918 Sq. Mtrs. Net Built up area 99.556 Sq Mtrs and Super built up area 1843.769 Sq. Ft Along with all easementary rights appurtenant there to having undivided and proportionate share and in common area.

IN WITNESS WHERE OF "VENDOR/BUILDER/ DEVELOPER" AND THEPURCHASER herein above name has here to set their respective hands and signed this AGREEMENT TO SALE at NAGPUR in presence of the attesting witness signing as such on that day first above written.

I, Ms. Meenakshi M. Maheshwari (Advocate) do hereby states that the Agreement to Sale has been drafted by me as per the information and Documents furnished by the Party No.1 / Party No.2.

Adv. Signature *Meenakshi M. Maheshwari* Dated 22/ 09 /2026

PHOTO	SIGNATURE	THUMB
	"VENDOR/BUILDER/ DEVELOPER" <i>[Signature]</i> (SHRI RAHUL S ZADE) Partner Shakuntala Infra	
	"VENDOR/BUILDER/ DEVELOPER" <i>[Signature]</i> (SHRI HARISH R KEWALRAMANI) Partner Shakuntala Infra (PURCHASER)	
	<i>[Signature]</i> (SHRI HARISH H. GHANWANI) (Witness 1)	
	<i>[Signature]</i> (SHRI KAMLESH H GHANWANI)	

[Signatures of Shri Rahul S Zade, Shri Harish R Kewalramani, and Shri Harish H. Ghanwani]

M/S SHAKUNTALA INFRA THRU RAHUL S ZADE M/S SHAKUNTALA INFRA THRU HARISH R KEWALRAMANI SHRI HARISH HEMANDAS GHANWANI

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SEAL OF THE JOINT SUBREGISTRAR, NAGPUR NO. 10



(SHRI YASH H. GHANWANI)
WITNESS No. 2



Annexure "C"

Rs. 50,000/-

(Rs. Fifty Thousand Only) paid by the PURCHASER to the "VENDOR/BUILDER/DEVELOPER" Transfer ID IFT/10166485742, IDFC First Bank Ltd, dt 20/07/2026 as Booking Amount

Rs. 50,000/-

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Rs. 54,40,000/-

(Rs. Fifty Four Lakh Forty Thousand Only) paid by the PURCHASER to the "VENDOR/BUILDER/DEVELOPER" by way of online / Cheque / Demand Draft No. - 911556, of ICICI Bank, Nagpur dt 15/09/2026 at the time as part consideration

Rs. 13,60,000/-

(Rs. Thirteen Lakh Sixty Thousand Only) will be pay by the PURCHASER/S to "VENDOR/BUILDER/ DEVELOPER" time to time as and when demand made by the "VENDOR/BUILDER/ DEVELOPER" with-in 7 days from the demand made by the "VENDOR/BUILDER/ DEVELOPER"

Rs. 69,00,000/-

(Rs. Sixty Nine Lakh Only)

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