

210/5185

Monday, June 29, 2026

5:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M



गावाचे नाव: पेठ अमरावती

दस्तऐवजाचा अनुक्रमांक: अरन1-5185-2026

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: रश्मी गगन कुटे

पावती क्र.: 6896

दिनांक: 29/06/2026

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 65

एकूण:

रु. 32600.00

मुळ दस्तऐवज परत दिला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:49 PM ह्या वेळेस मिळेल.

सह दु.नि.अमरावती 1

बाजार मूल्य: रु.3161235 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

(सुनिल वाडेवाले)
सह दुय्यम निबंधक
अमरावती-१

1) देयकाचा प्रकार: DHC रक्कम: रु.2600/-

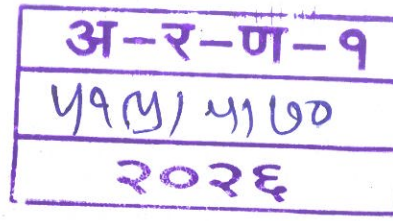
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0626291216290 दिनांक: 29/06/2026

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005366130202627E दिनांक: 29/06/2026

वँकेचे नाव व पत्ता:



SALE - DEED

MOUZA – PETH AMRAVATI
WITHIN THE JURISDICTION OF SUB REGISTRAR AMRAVATI

Survey No. 57/3/9/10

As per the Ready Reckoner (Annual Statement Rates) for Year 2025-26
Item No. 8.251, Rate of Apartment/Flat is Rs. 25,300/- Per Sq. Mtrs.

Market Value - Rs. 30,09,950/-
Sale Consideration - Rs. 40,00,000/-

Stamp Duty of **Rs. 2,40,000/-** & Registration Fee of **Rs. 30,000/-** is paid

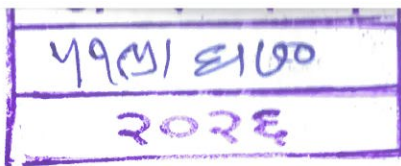
This Sale Deed {"**Deed**"} is made & executed at **Amravati** on this **29th day of June**
2026,

BY & BETWEEN

M/S. LIFESTYLE HOME SPACES, A Registered Partnership Firm having its Registered / Head Office at Shop No. 12/13/14/15, Balkrishnalalji Mandir Trust, Rallies Plot, Amravati, Tahsil & District Amravati - 444601 {Registration No. NG000009340, Permanent Account No. AALFL1174F & Email: lifestylehomespaces@gmail.com) acting through and represented by its Authorized Partners **1) MR. RAJESH S/O. KAMALAPRASAD MISHRA**, Aged 49 years, Occupation – Business, Resident of Balkrishnalalji Mandir Trust, Goverdhan Dham Mandir, Rallies Plot, Amravati, Tahsil & District Amravati – 444601 {Permanent Account No. AFTPM6195C, Aadhaar No. 8598 5041 3959, Mobile No. 9158111140 / 7058344085 & Email: kamakshienterprises.mishra42@gmail.com} and **2) MR. AMIT S/O. ASHOKKUMAR TALDA**, Aged about 34 Years, Occupation – Business, Resident of Plot No. 8, House No. 8, Shubham Colony, Shankar Nagar Road, Near Chintamani Coaching Classes, Amravati, Tahsil and District. Amravati – 444606 {Permanent Account No. AGFPT0429H, Aadhaar No. 2044 5256 7535, Mobile No. 9730768962 & Email: amittalada@gmail.com} presented by their Constituted Attorney **MR. GAURAV S/O. PRAMODRAO PETHE**, Aged about 32 Years, Occupation: Service, Resident of Galli No. 3, Near Hanuman Mandir, New Saturnaa Nagar, Sai Nagar, Amravati – 444607 {Aadhaar No. 9508 0749 7235} (Hereinafter referred to as the "**VENDOR**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said Partnership Firm as well as its Partners and their respective legal heirs, representatives, executors, administrators, successors and assigns) of the **ONE PART**;

AND

1) RASHMI GAGAN KUTE W/O GAGAN KUTE, Aged about 34 Years, Occupation – Job, Present Resident of Dhoman Pura, Yeoda Bk, PO: Yeoda, Dist Amravati, Maharashtra



444706 {Permanent Account No. DHTPK7006M, Aadhaar No. 392402590725, Mobile No. 9022955943} and

2) MR. GAGAN UDDHAV KUTE, Aged about 35 Years, Occupation – Job, Present Resident of Dhoman Pura, Yeoda Bk, PO: Yeoda, Dist Amravati, Maharashtra 444706 {Permanent Account No. IOXPK0540A, Aadhaar No. 410723140544, Mobile No. 9096739506}

(Hereinafter individually referred to as the Purchaser with their respective number and collectively referred to as the **PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchasers as well as their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

{The Vendor and the Purchasers shall be collectively referred to as the **PARTIES** and where the context so requires, words and expressions referring to the parties jointly or individually also include the plural and vice versa. Any Reference to the Masculine gender shall, wherever required, include the feminine gender and vice versa.}

WHEREAS the Assistant Director, Town Planning of Municipal Corporation Amravati has approved & recommended the layout on the Land admeasuring about 6.00 Acres being the Part of the entire land bearing Survey No. 57/3 admeasuring about 13.08 Acres of Mouje: Peth Amravati, Pragane – Badnera, Tahsil and District: Amravati vide its Letter bearing No. 161/1995 dated 21/03/1995 {Hereinafter after referred to as the **LAYOUT**}; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate, Resident of Baseshwar Chowk, Amravati, owned and possessed the Plot No. 9 admeasuring about 410 Sq. Mtrs. (4411 Sq. Ft.) and Plot No. 10 admeasuring about 556.60 Sq. Mtrs. (5989 Sq. Ft.) in the said layout {Hereinafter referred to as **PLOT NO. 9** and **PLOT NO. 10** respectively}; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate had transferred, conveyed and assigned the Land admeasuring about 270.6 Sq. Mtrs. being the Eastern Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr. Atul S/o. Devrao Thorat, Resident of Amravati, by executing Sale Deed dated 01/12/1995, duly registered in the office of Sub Registrar Amravati City No. 1 at Serial No. 1287 on even date; AND

WHEREAS Mr. Shankar S/o. Punsu Shirbhate had transferred, conveyed and assigned the Land admeasuring about 286.00 Sq. Mtrs. being the Western Part of the Plot No. 10 admeasuring about 556.60 Sq. Mtrs. by way of sale to Mr. Atul S/o. Devrao Thorat,

the same shall be subject to appropriate corrections by the parties hereto. The Vendor hereby agrees and undertakes to assist & extend all its help and support for the same.

27. **THAT** the Parties covenant that they and all persons claiming through or under them shall and will undertake to do and execute all such lawful acts, deeds and things from time to time and at all times necessary in pursuance to this deed and for the beneficial use and enjoyment of the said Apartment/Flat by the Purchasers or persons claiming through or under them or for true and perfectly conveying the said Apartment/Flat to the Purchasers or prospective transferee(s).

28. **THAT** the expenses of preparation, execution and registration of this deed and other deeds/documents, including the cost of stamp duty, registration fees, documentation charges, typing charges, printing charges, legal expenses and all out-of-pocket and incidental expenses are paid by the Purchasers. The Purchasers agree to pay any incidental stamp duty or fees, with any fine, interest, and penalty, etc., including impounding charges if any, payable thereon.

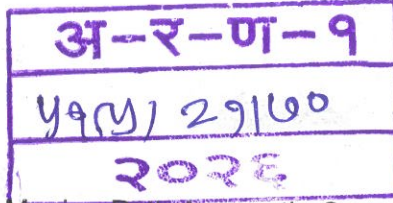
29. **THAT** the Vendor shall have no further obligations or liabilities towards the Purchasers in respect of the Apartment/Flat, Scheme, or the Land after the execution and registration of this Sale Deed, except those obligations specifically stated herein or under applicable laws.

30. **THAT** the rights and obligations of the parties under or arising out of this deed shall be construed and enforced in accordance with the laws of India for the time being in force. The Amravati courts will have jurisdiction for this deed. No other court shall have any jurisdiction in respect of any dispute between the parties arising under or incidental to this deed.

31. The Apartment/Flat sold under this deed in favour of the Purchasers is of the following description:

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the property consisting of R.C.C. Superstructure bearing **Apartment/Flat No. 1** admeasuring about **82.78 Sq. Mtrs.** Carpet Area / **119.0 Sq. Mtrs.** Built-Up Area on the **Sixth Floor** of the building known and styled as "**LIFESTYLE HOMES**" constructed on the Freehold (Malik Makbuja) Land bearing Plot No. 9, 10 and Survey No. 57/3/9/10 admeasuring about 945.07 Sq. Mtrs. (10169 Sq. Ft.) {As per title deeds & revenue records 966.60 Sq. Mtrs. (10400 Sq. Ft.) comprising of Amalgamated Plot No. 9 admeasuring about 410 Sq. Mtrs. (4411 Sq. Ft.) bearing Survey No. 57/3/9/28 and Plot No. 10 admeasuring about 556.60 Sq. Mtrs. (5989 Sq. Ft.) bearing Survey No. 57/3/10/29} in the sanctioned layout developed on Non-Agriculture Land admeasuring about 6.00 Acres being the part of the entire Non-Agriculture Land bearing Khasra No 57/3 admeasuring



about 13.08 Acres of Mouje : Peth Amravati, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights), Pragane - Badnera situated at Peth Amravati within the limits of Amravati Municipal Corporation Ward No. 54, Zone No. 7 in Tahsil and District : Amravati and within the Jurisdiction of Sub Registrar Office Amravati City inclusive of 1785 Sq. Mtrs. FSI/TDR out of T.D.R. bearing Folio No. AMC/ADTP/TDR/188/23 & Certificate No. 188 dated 06/06/2023 loaded thereon together with **2.79%** undivided share and interest in the said piece of land and all other easementary rights appurtenant and belonging thereto, and also including the proportionate share in the common areas and facilities provided to the said Scheme and Land is bounded as under:

	APARTMENT/FLAT	LAND
TOWARDS EAST	15 MTR. WIDE ROAD	15 MTR. WIDE ROAD
TOWARDS WEST	STAIRCASE	PLOT NO. 8
TOWARDS NORTH	PLOT NOS. 12-A, 12-B, 13-A, 13-B, 14-A & 14-B	PLOT NOS. 12-A, 12-B, 13-A, 13-B, 14-A & 14-B
TOWARDS SOUTH	24 MTR. WIDE ROAD	24 MTR. WIDE ROAD

IN WITNESS WHEREOF the Parties herein above named have fully examined and read over this deed & explained in vernacular before execution and the same is drafted as per their instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at Place and on the day first above written.

Photo	Left Hand Thumb Impression	Signature
		For M/s. Lifestyle Home Spaces Rajesh Kamalaprasad Mishra Authorized Partner
		 Amit Ashokkumar Talda Authorized Partner VENDOR

अ-र-ण-९

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RASHMI GAGAN KUTE
PURCHASER NO. 1



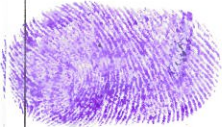


GAGAN UDDHAV KUTE
PURCHASER NO. 2





WITNESS NO. 1





WITNESS NO. 2