



CHALLAN  
MTR Form Number-6



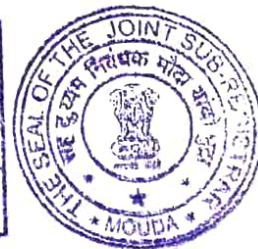
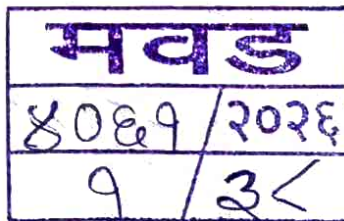
|                             |                                                              |                                                          |                                                  |                                 |                       |         |      |   |   |
|-----------------------------|--------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|---------------------------------|-----------------------|---------|------|---|---|
| GRN                         | MH011240877202627E                                           | BARCODE                                                  | Date                                             |                                 | 01/10/2026-15:37:08   | Form ID | 25.1 |   |   |
| Department                  | Inspector General Of Registration                            |                                                          | Payer Details                                    |                                 |                       |         |      |   |   |
| Type of Payment             | Stamp Duty and Registration Fee together<br>Registration Fee |                                                          | TAX ID / TAN (If Any)                            |                                 |                       |         |      |   |   |
|                             |                                                              |                                                          | PAN No.(If Applicable)                           | ASHXXXXXR                       |                       |         |      |   |   |
| Office Name                 | MWD_MAUNDA SUB REGISTRAR                                     |                                                          | Full Name                                        | PARAKH RAMESHPRASAD LAL AND ONE |                       |         |      |   |   |
| Location                    | NAGPUR                                                       |                                                          |                                                  |                                 |                       |         |      |   |   |
| Year                        | 2026-2027 One Time                                           |                                                          | Flat/Block No.                                   | APARTMENT/FLAT NO 602           |                       |         |      |   |   |
| Account Head Details        | Amount In Rs.                                                | Premises/Building                                        |                                                  |                                 |                       |         |      |   |   |
| 0030046401 Stamp Duty       | 275600.00                                                    | Road/Street                                              | MOUZA-MANEWADA                                   |                                 |                       |         |      |   |   |
| 0030063301 Registration Fee | 30000.00                                                     | Area/Locality                                            | NAGPUR                                           |                                 |                       |         |      |   |   |
|                             |                                                              | Town/City/District                                       |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              | PIN                                                      |                                                  | 4                               | 4                     | 0       | 0    | 2 | 4 |
|                             |                                                              | Remarks (If Any)                                         |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              | SecondPartyName=GOUSIYA LABOUR CO OP HOUSING SOCIETY LTD |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              | NGP THROUGH SECRE SURESH H GAIKWAD-                      |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              |                                                          |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              |                                                          |                                                  |                                 |                       |         |      |   |   |
|                             |                                                              | Amount In                                                | Three Lakh Five Thousand Six Hundred Rupees Only |                                 |                       |         |      |   |   |
| Total                       | 305,600.00                                                   | Words                                                    |                                                  |                                 |                       |         |      |   |   |
| Payment Details             | STATE BANK OF INDIA                                          |                                                          | FOR USE IN RECEIVING BANK                        |                                 |                       |         |      |   |   |
| Cheque-DD Details           | Bank CIN                                                     | Ref. No.                                                 | 00040572026100104238                             |                                 | CK00SNKZY6            |         |      |   |   |
| Cheque/DD No.               | Bank Date                                                    | RBI Date                                                 | 01/10/2026-15:24:37                              |                                 | Not Verified with RBI |         |      |   |   |
| Name of Bank                | Bank-Branch                                                  |                                                          | STATE BANK OF INDIA                              |                                 |                       |         |      |   |   |
| 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.

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

Mobile No. : XXXXXX2030



# SALE DEED

TOTAL CONSIDERATION OF Rs. 39,37,000/-

MARKET VALUE OF Rs. 39,37,000/-

(Rs. Thirty-Nine Lacs Thirty-Seven Thousand Only)

HIRAI TOWERS, PLOT NO. 32 , MOUZA: MANEWADA, P.H.  
No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist.  
Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New  
Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid  
Layout therein PLOT NO. 32, of which Length North-South 60  
Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq.  
Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs.  
having its Corporation House No. 6042/A/32, thereon the  
multistoried residential building having Apartment/Flat/Unit  
No. 602, Admeasuring 79.452 Sq. Meter.

THIS SALE DEED IS MADE AT NAGPUR ON THIS 1<sup>ST</sup>  
DAY OF OCTOBER-2026, Between

1. **PARAKH RAMESHPRASAD LAL**

Aged: 29 Years, Occu: Private,

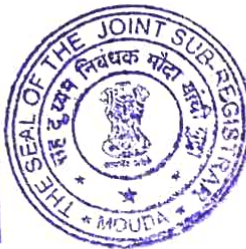
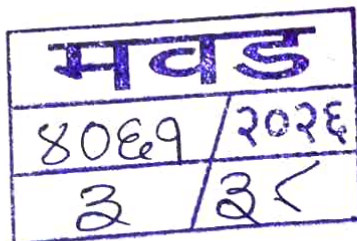
R/o. Krishnakunj 2, Flat No. 201, Plot No. 70,

Green Colony Planet, Omkar Nagar, Nagpur

PAN No.:- ASHPL0958R

Adhar No.:- 6417 7695 8021

Mobile No. 7887732030



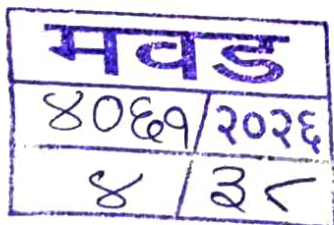
2. **RAMESHPRASAD DEOCHARAN LAL**  
 Aged: 61 Years, Occu: Private,  
 R/o. Krishnakunj 2, Flat No. 201, Plot No. 70,  
 Green Colony Planet, Omkar Nagar, Nagpur  
**PAN No.:- APLPL2860B**  
**Adhar No.:- 4482 0433 3045**  
**Mobile No. 7887732030**

Hereinafter referred to as a **FIRST PART / VENDEES / PURCHASERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **FIRST PART / VENDEES / PURCHASERS** as well as their legal heir/s, successor/s, executor/s, administrator/s and assigned as a **FIRST PART / VENDEES / PURCHASERS**.

**AND**

**GOUSIYA LABOUR CO-OPERATIVE HOUSING SOCIETY LTD.**  
**NAGPUR**, Regi. No. N.G.P./H.S.G/236/1966, Through its  
**Secretary SHRI SURESH HIRAMANJI GAIKWAD**, Aged: 59 Year,  
 Occu. : Business, R/o. Plot No. 48, 49, Hirai Vihar, Lavkush Nagar,  
 Manewada Ring Road, Nagpur-440034  
**PAN NO. AAEAG1598A**  
**ADHAR NO. 5177 7697 8825**  
**Mob. No.: 9373133671**

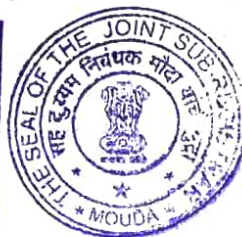
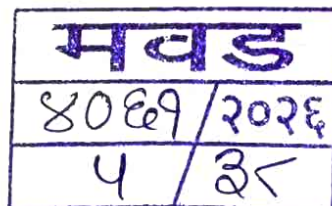
Hereinafter referred to as **SECOND PART / VENDOR /SELLER** which expression shall unless repugnant to the context or



meaning thereof always mean and include the said **SECOND PART / VENDOR / SELLER**, as well as its legal representative, successor/s, executor/s, administrator/s and assigned as a **SECOND PART / VENDOR / SELLER**.

WHEREAS, the PLOT No. 32 situated at MOUZA: Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32 within the limits of Nagpur Municipal Corporation, Nagpur is recorded in the name of **SECOND PART / VENDOR / SELLER**. That the Second Part / Vendor / Seller represents, assures and undertakes that they are absolute owner of the Scheduled Property as mentioned hereinbelow and they having full right of ownership, legal title, legal authority and legal sanctity to transact for sale in favour of any person(s) at their absolute discretion.

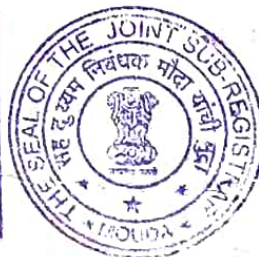
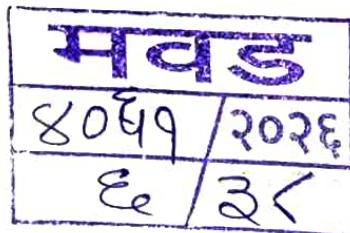
WHEREAS, the said Plot No. 32 purchased by the Second Part / Vendor / Seller vide its Registered Sale Deed dated 07-04-2018 bearing its Registration No. 1319/2018. After purchasing the said Plot No. 32, the name of Second Part/Vendor/Seller also came to be mutated as owner and possessor of the said plot in the City Survey Record viz. Aakhiv Patrika. Thereafter the Second Part / Vendor / Seller got sanctioned the multistoried dwelling unit over the



said Plot No. 32 vide its Building Permit No. B.E.(S)/C.NO./BUL-G-002500289/Tr.No.20220/0776/ Dated 05-09-2023 from the office of Nagpur Improvement Trust, Nagpur. That after obtaining the Building Permit and Building Commencement Certificate from the Authority, the Second Part/Vendor/Seller has made construction up to 6<sup>th</sup> Floor over the said Plot No. 32 as per Sanctioned Map.

**WHEREAS**, Second Part / Vendor / Seller have executed and registered Deed of Declaration on 06-05-2024 bearing its Registration No. 5552/2024 registered in the office of Sub-Registrar Office No. 1, Nagpur and the same has been corrected vide its Correction to Deed of Declaration on 26-03-2025 bearing its Registration No. 3709/2025. That the multistoried construction over the said Plot No. 32 is in the named and styled as **"HIRAI TOWERS"** is the postal address of the said Building.

**WHEREAS**, the First Part/Vendee/Purchaser is ready to purchase the Apartment/Flat/Unit bearing its No. 602 well described in the Scheduled of Property mentioned hereinbelow. That the First Part/Vendees/Purchasers are ready to purchase the said Apartment/Flat/Unit No. 602 for total consideration of Rs. 39,37,000/- (Rs. Thirty-Nine Lacs Thirty-Seven Thousand Only). That the First Part/Vendees/Purchasers have paid entire total consideration of Rs. 39,37,000/- (Rs. Thirty-Nine Lacs Thirty-Seven Thousand Only) as per the following mode of payment –

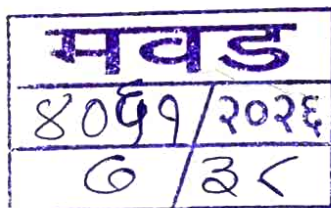


## MODE OF PAYMENT

| Sr. No. | Amount                                                                    | Particulars                                                                                                                                |
|---------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| i.      | Rs. 27,00,000/-                                                           | Paid by way of Demand Draft bearing its No. 949126, dated 19-09-2026 from ICICI Bank Branch at Free Press House, 215 Nariman Point, Mumbai |
| ii.     | Rs. 6,00,000/-                                                            | Paid by way of Cheque bearing its No. 000608, dated 01-10-2026 from ICICI Bank, Branch at Dharampeth, Nagpur                               |
| iii.    | Rs. 6,37,000/-                                                            | Paid by way of Cheque bearing its No. 000609, dated 01-10-2026 from ICICI Bank, Branch at Dharampeth, Nagpur                               |
|         | <b>Rs. 39,37,000/- (Rs. Thirty-Nine Lacs Thirty-Seven Thousand Only).</b> |                                                                                                                                            |

As such the entire total consideration of Rs. 39,37,000/- (Rs. Thirty-Nine Lacs Thirty-Seven Thousand Only) is paid herewith as per the above-mentioned mode of payment by the First Part/Vendees/Purchasers to the Second Part/Vendor/Seller. That in the said above-mentioned mode of payment the two cheques are given and hence this sale deed is subject to realization of said two cheques and if it is dishonored due to any reason then the said cheque amount will be paid alongwith 10% per annum interest thereon.

**WHEREAS,** the Second Part/Vendor/Seller hereby assured to the First Part/Vendees/Purchasers that the Second



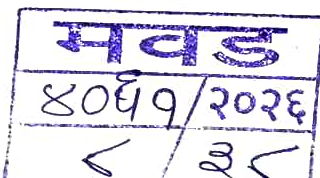
Part/Seller/Vendor have neither done nor been party to any act whereby the rights and title of the Second Part/Seller/Vendor to the said Scheduled Property may in any way impaired or whereby the Second Part/Seller/Vendor may be prevented from transferring the said portion of the Scheduled Property.

**WHEREAS,** the Second Part/Seller/Vendor assures to the First Part/Vendees/Purchasers that the said Scheduled Property is the property belonging to its alone and none except them have acquired any manner of right, title, interest or authority in the below mentioned Scheduled Property.

**WHEREAS,** the Second Part/Seller/Vendor have absolute right, title, authority and legal sanctity to convey, transfer and assign the said Scheduled Property in favour of the First Part/Vendees/Purchasers without any delay, hindrance, claim, obstruction from any other person(s) whatsoever.

**WHEREAS,** the Second Part/Seller/Vendor have not done any act of omission or commission whereby any third party right or interest is created over the said Scheduled Property or any part thereof prior to the execution of this Sale Deed, Vendors have not transacted the sale/mortgage/lease of the said Scheduled Property with any third party.

**WHEREAS,** there is/are no legal/revenue/administrative/civil dispute pending against the Second Part/Sellers/Vendors pertaining to the said Scheduled Property as mentioned



hereinbelow in the Scheduled of Property before any court/(s), legal forum(s), judicial and/or adjudicating authority/s.

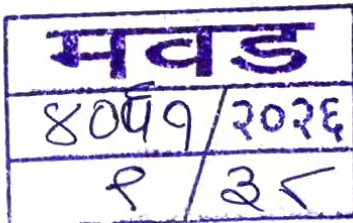
**WHEREAS,** the First Part/Vendees/Purchasers have independently made necessary verification of legal status of Second Part/Seller/Vendor from concerned officers and officials department.

**WHEREAS,** the actual physical possession of the said Flat No. 602 has been handed over to the First Part/Vendees/Purchasers and hence the First Part/Vendees/Purchasers have every right to get mutate their names over the property card of the said Flat No. 602 as owner and possessor of the said flat.

**WHEREAS,** the expenses on account of preparation of Sale Deed and expenses on account of Stamp Duty and Registration Charges and other miscellaneous expenses payable thereon shall be borne and paid by the **First Part/Vendees/Purchasers.**

**SCHEDULE OF PROPERTY REFERRED TO ABOVE**  
**(RESIDENTIAL)**

**MOUZA : Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL**



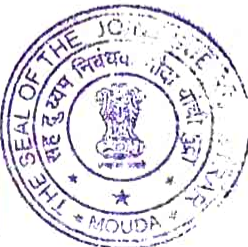
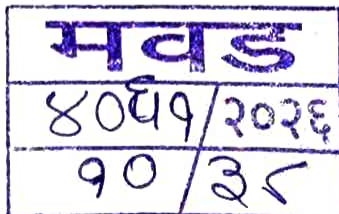
Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32.

Which is bounded as under –

EAST : Road  
WEST : Plot No. 33  
NORTH : Road  
SOUTH : Plot No. 44

**SCHEDULE OF PROPERTY HEREBY SOLD REFERRED TO**  
**ABOVE APARTMENT/FLAT/UNIT**

ALL THAT R.C.C. SUPER MOUZA : Manewada, P.H. No. 39, Sheet No. 226/6, City Survey No. 271, Tah. & Dist. Nagpur, Khasara No. 3/2, 6/1, in the Layout of The New Utkarsh Co-Operative Housing Society Ltd., Nagpur has laid Layout therein PLOT NO. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per NIT RL Area 215.2570 Sq. Mtrs., having its Corporation House No. 6042/A/32, comprising of Apartment/Flat No. 602, having Built up Area (79.452 Sq. Meter), situated on Sixth Floor, in the Building named and styled as "HIRAI TOWERS" together with 16.66% Share and interest in the Plot No. 32, of which Length North-South 60 Fts. and its Width 40 Fts. i.e. Total Admeasuring 2400.00 Sq. Fts. (223.048 Sq. Mtrs.) as per the Nagpur Improvement Trust, Regularization Letter 215.2570 Sq. Meter, Sheet No. 226/6, City Survey No. 271, within the limits of Nagpur Municipal



Corporation, Nagpur and Nagpur Municipal Corporation,  
Nagpur,

Which is bounded as under –

EAST : Road,  
WEST : Plot No. 33,  
NORTH : Road,  
SOUTH : Plot No. 44,

In witness whereof the **FIRST PART AND SECOND PART**  
hereinabove named have set their respective hands and signed this  
Sale Deed at Nagpur in presence of two attesting witnesses signing  
as such on the date first above written.

| PHOTO                                                                               | THUMB<br>IMPRESSION                                                                 | SIGNATURE OF SECOND<br>PART/SELLER/VENDOR                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <br>GOUSHYA LABOUR CO-<br>OPERATIVE HOUSING SOCIETY<br>LTD. NAGPUR, Regi. No.<br>N.G.P./H.S.G/236/1966, Through<br>its SECRETARY<br><br><b>SHRI SURESH HIRAMANJI<br/>           GAIKWAD</b> |



| Photo                                                                              | Thumb Impression                                                                   | SIGNATURE OF FIRST PART/PURCHASERS/VENDEES                                                                          |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|   |   | <br>PARAKH RAMESHPRASAD LAL        |
|  |  | <br>RAMESHPRASAD DEOCHARAN<br>LAL |

## WITNESSES

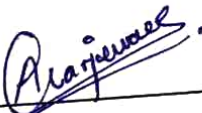
1. 

VILAS YASHWANT KHARKATE

Aged: 40 Years, Occu: Private

R/o. At Post. Navegaon Khairi, Tah. Parseoni, Dist, Nagpur

AADHAR NO. 7824 6317 6037

2. 

AYUSH GAURISHANKAR LANJEWAR

Aged: 25 Years, Occu: Private

R/o. Near Latakunj, Shriram Nagar, Tumsar, Bhandara

AADHAR NO. 5918 3187 4910

