

361/5310

पावती

Original/Duplicate

Tuesday, September 22, 2026

नोंदणी क्र.: 39म

5:16 PM

Regn.: 39M

पावती क्र.: 7492 दिनांक: 22/09/2026

गावाचे नाव: अकोली बु.

दस्तऐवजाचा अनुक्रमांक: अकग3-5310-2026

दस्तऐवजाचा प्रकार: खरेदीखत

मादर करणाऱ्याचे नाव: प्रियंका प्रमोद बुंदे

नोंदणी फी

रु. 13750.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 32

एकूण:

रु. 15030.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:34 PM ह्या वेळेस मिळेल.

सह दु.नि. अकोला 3

बाजार मूल्य: रु. 736926.3/-

मोबदला रु. 1375000/-

भरलेले मुद्रांक शुल्क: रु. 14750/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926211117947 दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 13750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010563114202627E दिनांक: 22/09/2026

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Exemption to EWS purchaser purchasing residentail unit in project approved under Pradhan Mantri Awas Yojana- Housing for All (Urban). : No.Mudrank-2015/1745/UOR.24/CR-573/M-1
Dated 31/3/2018 (EWS)



CHALLAN
MTR Form Number-6



GRN	MH010563114202627E	BARCODE	Date		21/09/2026 17:12:17	Form ID	25 1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty and Registration Fee together Registration Fee					
Office Name			AKG3 JT AKOLA NO 3 SUB REGISTRAR		Full Name		Kothari Construction Company	
Location			AKOLA		Flat/Block No.		Survey no 17/1/a/1 flat no. 301 Lotus Green	
Year			2026-2027 One Time		Premises/Building		Survey no 17/1/a/1 flat no. 301 Lotus Green	
Account Head Details			Amount In Rs.		Road/Street		Akoli bk Geeta Nagar	
0030046401 Stamp Duty			14750.00		Area/Locality		Akola	
0030063301 Registration Fee			13750.00		Town/City/District		Akola	
					PIN		4 4 4 0 0 1	
			Remarks (If Any)					
			SecondPartyName=Pramod Sudhakar					
			Bunde-CA=1375000-Marketval=1375000					
Total			28,500.00		Amount In		Twenty Eight Thousand Five Hundred Rupees Only	
Payment Details			STATE BANK OF INDIA		Words			
Cheque-DD Details			Bank CIN		Ref. No.		00040572026092199362 CK00SIGLS9	
Cheque/DD No.			Bank Date		RBI Date		21/09/2026-17:09:54 Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		978 , 22/09/2026			

Department ID : XXXXXX0652
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अकर चतन केवल दुयस निबधक कार्यालयत नोदणी करावयाच्या दस्तासोडी लागू आहे. नोदणी न करावयाच्या दस्तासोडी सदर चतन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-361-5310	0005999478202627	22/09/2026-17:16:00	IGR493	13750.00
2	(IS)-361-5310	0005999478202627	22/09/2026-17:16:00	IGR493	14750.00
Total Defacement Amount					28,500.00



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५३९०/२/३२	
२०२६	

 Document Handling Charges Department of Registration and Stamps, Maharashtra	
Receipt of Document Handling Charges	
PRN : 0926211117947	Payment Date : 21/09/2026
Received from Kothari Construction Company , Mobile number 9595120652 , an amount of Rs.1280/- towards Document Handling Charges for the ISARITA 1.9 in the Joint District Registrar office of the District Akola .	
Payment Details	
Bank Name : SBIN	Receipt Date : 21/09/2026
Bank CIN : 10029762026092117327	REF No. : 9852241809646
This is computer generated receipt, hence no signature is required.	

SALE DEED

(Urban Area)

(Sale Consideration – Rs.13,75,000/-)

(In words Rs. Thirteen Lacs Seventy Five Thousand Only)

This Document is exempted for stamp duty vide GR No. Revenue and Forests Department, No. Mudrank-2015/1745/UOR.24/CR-573/M-, dated the 31st March 2018 and Amendment dated 20/02/2019.

This Sale Deed is made at Akola this dated 22/09/2026.

BETWEEN –**M/s Kothari Construction Company****Through its Proprietor -****Pankaj S/o.Rameshchandra Kothari, Age: 55 years,****PAN: ACAPK4090L Aadhar No: 9761-5384-5071****R/o A-501, Rami Heritage Opp Old RTO Office, Akola, Dist-Akola.**

[Hereinafter referred to as “**VENDOR**”, which expression shall always mean and include their legal heirs, representatives, successors, administrators, executors, etc..]

Mr. Aakash Motiram Danane (Aadhar No. 704085605554) has been duly authorized to act as POA for Shri. Pankaj Rameshchandra Kothari as per POA duly registered before sub-registrar Akola on 27/06/2024 having Sr.No.3308/2024. And

PURCHASER:**1) Mr. Pramod Madhukar Bunde, Age: 37 Years, Occp: Service****PAN: BNHPB6752P, Aadhar No: 3445-0550-2548****2) Mrs. Priyanka Pramod Bunde, Age: 27 Years, Occp: Service****PAN: DSKPP9437F, Aadhar No: 4105-6004-7163****Both are resident of: Akhatwada, Akola.**

(Hereinafter referred to as “**PURCHASER**’ which expression shall always mean and include his/her legal heirs, representatives, successors, administrators, and assigns.)

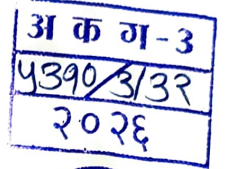
WHEREAS-

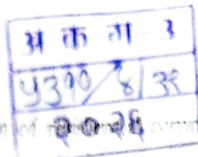
A) That the Vendor is the absolute owner and is in possession of the land situated at land situated at Mouje Akoli Bk. Tq. & Dist. Akola, bearing Field Survey no. 17/1/A, which was converted into non-agricultural residential Land by Order No. NAA-46/Akoli Bk/03/2021-2022 Tahsildar, Akola having Area 6100 Sq. mtrs., in the area popularly known as Geeta Nagar, mauje Akoli Bk, Akola purchased by Registered Deed, having Sr.No.4587/2020 dated 09/12/2020 respectively before Sub-registrar, Akola respectively.

As per the plan sanctioned by Akola Municipal Corporation, the Total land Area of 6100 Sq. mtr is bifurcated as 5265.83 Sq.mtr. bearing Field Survey no. 17/1/A/1 for the

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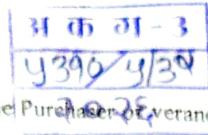
(2)

development of residential and commercial buildings, 624.10 Sq mtr as an Open Space, and 210.07 Sq mtr as Amenity space for the project. The building wherein the Apartment being sold is constructed on the land available for development viz 5265.83 Sq. Mtrs. and excludes the Open Space and the Amenity Space (**Hereinafter referred to as 'Project Land'**). The Open Space and the Amenity Space shall be available to the Vendor for use, development, and/or construction as permissible in law, even to the exclusion of the Purchaser.

- B) The Vendor has constructed on the Project Land a condominium having 406 Flats and 18 Shops (hereinafter referred to as 'Apartments/Shops') as per the map sanctioned by the Planning Authority - Akola Municipal Corporation vide Permit No. 14/498/20-21 dated 17/03/2021 and revised as per the plan sanctioned and approved by Assistant Director, Town Planning Department, Akola Municipal Corporation vide building permit No. DDMCO/B/2021/APL/001392 Dated 29/11/2021 and the plan sanctioned and approved on dated 08/03/2022 vide order no. DMCO/RB/2022/APL/00066. This building is known as "LOTUS GREEN" and is situated at Geeta Nagar, Akoli Bk, Akola tq. and dist. Akola.
- C) The Vendor has registered the Project under the provisions of the Act with the **Real Estate Regulatory Authority at Mumbai bearing registration no P50100033083**; a copy is attached herewith. The Vendor has received Full occupancy approval no. DDMCO/FO/2025/APL/00340 on dated 04/12/2025.
- D) The project has been subjected to the provisions of Maharashtra Apartment Ownership Act, 1970 vide Deed of Declaration dated 30/05/2022 bearing document number 2583/2022 along with Correction to the Deed of Declaration u/s 2 of the said Act viz. i) Correction Deed registered with the Joint Sub-Registrar, Akola 2 at Sr. No.4770/2022 on dated 04-10-2022, and, ii) Correction Deed registered with the Joint Sub-Registrar, Akola 2 at Sr. No.3866/2022 on dated 12-12-2022.
- E) The Vendor has sole and exclusive right to sell the Apartments/Shops in the said building constructed by the Vendor on the project land and to receive the sale consideration in respect thereof.
- F) The Purchaser has expressed willingness to purchase **Apartment bearing Number 301 on the 3rd Floor, in Wing A-1** (hereinafter referred to as the said "Apartment") in Building called "**Lotus Green**". The details of the Apartment are contained in the First Schedule written hereunder.
- G) On demand from the Purchaser, the Vendor has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs, and specifications prepared by the Vendor's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.
- H) The carpet area of the said **Apartment is 27.30 Sq. mtrs, Balcony Area 3.0 Sq. mtrs. and Utility 4.06 Sq. mtrs.** ("carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive

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balcony appurtenant to the said Apartment for the exclusive use of the Purchaser or verandah area, and exclusive open terrace area appurtenant to the said Apartment for the exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Apartment).

- 1) The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions, and stipulations contained in this Agreement and all applicable laws, are now willing to execute this Sale Deed on the terms and conditions appearing hereinafter.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Vendor does hereby convey to the Purchaser Apartment No. 301, Wing No. A-1, Type 1BHK, having a carpet area admeasuring **27.30 sq.mt** on the 3rd Floor in the building known as "Lotus Green" (hereinafter referred to as "the Apartment") as shown in floor plan thereof hereto annexed and marked Annexures "C". The cost of the tenement is agreed at **Rs.10,80,000/- (Rs. Ten Lacs Eighty Thousand Only)** Excluding Covered Parking Space, and after due discussions, diligence, and negotiations between the Vendor and Purchaser it is agreed that the Purchaser shall further pay **Rs.2,95,000/- (Rs. Two Lacs Ninety Five Thousand Only)**, which **Including** towards stamp duty, registration charges, taxes, and the facilities and amenities provided as per the Purchasers demand. for the consideration of **Rs.13,75,000/- (In words Rs. Thirteen Lacs Seventy Five Thousand Only)**. The Vendor specifically declared and the Purchaser hereby understood and agrees that the total amount of said apartment is inclusive of cost of Said Apartment, amenities provided as per the Purchasers demands and proportionate price of facilities which is detailed in Schedule "C". if any subsidy received in future that will be returned to purchaser. The present Deed shall supersede and prevail over all other prior communications, writings and / or cost sheets, agreed and / or executed by and between the parties.

2. The Purchaser has paid the sale consideration of the Apartment to the Vendor as under:-

Sr.	Amount	Cheque/DD/RTGS	Date	Bank
i)	Rs.50,000/-	UPI	04-09-2026	-
ii)	Rs.50,000/-	Online Transfer	04-09-2026	State Bank of India
iii)	Rs.12,75,000/- (Twelve Lakh Seventy Five Thousand Only) paid by purchaser to the vendor / developer by way of Cheque no.285684 DT. 22-09-2026 drawn on Punjab National Bank ECE House, K.G. Marg, New Delhi. Finance by PNB Housing Finance Ltd, Branch Amravati.			

Total Rs.13,75,000/- (In words Rs. Thirteen Lacs Seventy Five Thousand only)

The Vendor hereby acknowledges the receipt of the above-said amount, subject to clearance and actual receipt of the amount of the cheques referred to above. It is expressly agreed between the Parties that in case the amount of sale consideration, as above, is not received in entirety due to dishonor or return of the cheque/demand draft/pay order or non-payment of the subsidy the Government or any other reason, the present deed shall automatically stand cancelled and the Purchaser will not be entitled to make any claim of right, title or interest in the said Apartment. In case the subsidy amount is not received by the Vendor entirely within

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a period of three years from today, the Vendor shall issue a demand notice in writing to the Purchaser. The Purchaser shall be bound to make payment of the balance amount 40 demanded, within a period of 15 days from the receipt of such demand notice.

3. The possession of the said Apartment bearing **Apartment No. 301** having carpet area **27.30 Sq. mtrs.** and Balcony area of **3.0 Sq. mtrs.**, has been passed over to the Purchaser, which the Purchaser shall enjoy peacefully without any interference, as the absolute owner thereof, subject to the restriction of not creating any nuisance to the occupiers of the other Shops/Apartments in the building in any mode or manner through himself or anybody claiming through him.
4. (i) The Purchaser has satisfied himself with the correctness of the area of the Apartment and the Project Land. The Purchaser has inspected the quality of construction work, material used in construction, and workmanship/ specification/amenities provided and is fully satisfied with the same. Purchaser shall not be entitled to make any complaint thereof and all the rights regarding same shall be deemed to have been waived in respect of the said Apartment by the Purchaser in pursuance of this clause. The Purchaser herein shall not be entitled to raise any objection or to demand any amount under whatsoever ground from the Vendor. The Purchaser has agreed to Purchase the Apartment on as is where is basis.

(ii) If within a period of six months from the date of handing over the possession of the Apartment to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Apartment or the building in which the Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Vendor. In case, the Vendor expresses inability to rectify such defects, then the Purchaser shall be entitled to receive back the entire sale consideration along with simple interest at the rate of 6% p.a. from the date of payment on re-conveying the Apartment to the Vendor. The expenses of the re-conveyance of the Apartment to the Vendor shall be borne half and half. However, the Purchaser shall not be entitled to claim any damages from the Vendor for any such defect.

5. (i) The Purchaser along with other Purchaser(s) of Shops/Apartments in the building shall join in forming and registering the Society or Association to be known as "**Lotus Green Condominium**". For this purpose, the Purchaser(s) shall also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Vendor within seven days of the same being forwarded by the Vendor to the Purchaser, so as to enable the Vendor to register the common organization of Purchaser. No objection shall be taken by the Purchaser, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

6. Since the date of the present Sale Deed, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the project land and Building namely local

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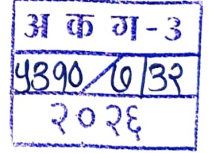
taxes, betterment charges, or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. Until the Society, as mentioned above, is formed and the maintenance of the building is taken up by it, the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined by the Vendor.

7. The Apartment Purchaser has paid **Rs.12,000/- Cheque No.856477 dated 21-09-2026 State Bank of India of Lotus Green Condominium on account for the security deposit**, which will be used For Annual Maintenance Charges (A.M.C.) of Lifts, Inverters, Batteries Electricals & Electronic Appliances of the building. And **Rs.7,000/- Cheque No.856478 dated 21-09-2026 State Bank of India of Lotus Green Condominium on proportionate cost of building one year maintenance in advance** (excluding Water Charges) on a yearly basis as per decided Association/Society to Maintenance Association/Society Charges) on a yearly basis as per decided Association/Society to Maintenance Association/Society.

(i) **Transfer:** The Purchaser may transfer his rights, title, and interest in the Apartment under this deed to any third person/entity after obtaining prior written consent of the Vendor/Association of Apartment Owners and obtaining a "No Due Certificate" from Association.

(ii) The Apartment shall be transferred to the name of such Purchaser or Donee on payment of Rupees Five Hundred to the Association. However in **case of the sale of any Unit, a transfer fee** shall be levied as under:-

- i) Rs. 20,000/- (Twenty Thousand Only) for 1BHK
- ii) Rs. 25,000/- (Twenty Five Thousand Only) for 2BHK
- iii) Rs.30,000/- (Thirty Thousand Only) for 3BHK
- iv) Rs.30,000/-(Thirty Thousand Only) for Commercial Shop.



8. The Vendor hereby represents and warrants to the Purchaser as follows:-

(i) The Vendor has clear and marketable title to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical, and legal possession of the project land for the implementation of the Project;

(ii) The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

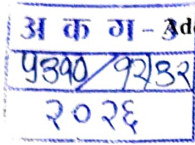
(iii) There are no encumbrances upon the project land or the Project except those disclosed in the title report;

(iv) No litigations are pending before any Court of law concerning the project land or Project except those disclosed in the title report;

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Name: Mr. Pramod Madhukar Bunde & Mrs. Priyanka Pramod Bunde



Address: Akhatwada, Akola.

SCHEDULE – “A” ABOVE REFERRED TO
Description of the Apartment



i) Flat No. : - 301

ii) Wing /Buildings No.: A-1

iii) Family Unit Type:- One

iv) Voting/ Rights : 0.18 %

x) **Four Boundaries:-**

East - Flat No. 310

North - Flat No. 302

West - Open Plot

South - Open Plot

ii) Type of Unit: 1BHK iii) Floor:- 3rd

v) Carpet Area: 27.30 Sq.mtr.

vii) Undivided Share in Land :- 9.39 Sq.mtr.,

ix) Balcony Area : 3.0 Sq.mtr.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this sale deed at Akola in the presence of attesting witness, signing as such on the day first above written.

Witnesses:

1. PRAASHANT GITE



2. RATNA DONDLE



Signatures:

FIRST PART

Pankaj Rameshchandra Kothari
Pankaj Rameshchandra Kothari
Kothari Construction Company
(VENDOR)



SECOND PART

Mr. Pramod Madhukar Bunde
1) Mr. Pramod Madhukar Bunde
(PURCHASER)



Mrs. Priyanka Pramod Bunde
2) Mrs. Priyanka Pramod Bunde
(PURCHASER)