

26/11/2020
Thursday, September 24, 2026
1:05 PM

पावनी

Original/Duplicate
नोदणी क्र.: 39म
Regn : 39M



पावनी क्र.: 16362 दिनांक: 24/09/2026

ग्राहक नाव: Chinchbhuvan
दस्तावेजाचा अनुक्रमांक: नगन-4-11020-2026
दस्तावेजाचा प्रकार: विक्री करारनामा
मादर करणाऱ्याचे नाव: रोशनी विजय बोबडे

नोदणी फी
दस्त हाताळणी फी

₹. 30000.00
₹. 1200.00

पुष्टांची संख्या: 30

पक्ष:

₹. 31200.00

DELIVERED

आपणास मूळ दस्त, थ्रवनेल प्रिंट, सूची-२ अंदाजे
1:24 PM रोजी वेळीस मिळेल.

सह-दस्तावेज
नागपूर क्र. ४

वाजार मूल्य: ₹. 3969114.791/-
मोबदल ₹. 4500000/-
परलेले मुद्रांक शुल्क: ₹. 315000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926242903103 दिनांक: 24/09/2026
वैकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010549353202627P दिनांक: 24/09/2026
वैकेचे नाव व पत्ता:

JAY BOBDE

NAME OF BANK	Bank-Branch	STATE BANK OF INDIA
Name of Branch	Scroll No. , Date	Not Verified with Scroll

Mobile No.: XXXXXX5296

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दुरुपन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व करावयाच्या दस्तासाठी खदर चलन लागू नाही.

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WHEREAS, All that piece and parcel of the land bearing **Plot No. 386**, admeasuring about 278.71 Sq. Mtrs. (i.e. 3000 Sq. Ft.), **Sector 35**, in Rehabilitation Scheme in Gaothan, situated at **Mouza - Chinchbhuwan**, within the limits of Tahsil and District Nagpur, initially belonged to Smt. Nalini Anandrao Ambhore, having acquired the same from Maharashtra Airport Development Company Limited, vide Allotment cum Possession Letter dt. 17/07/2017, under the Rehabilitation Scheme in MIHAN. And thereafter Tahasildar, Nagpur, has permanently transferred the said property in favour of Smt. Nalini Anandrao Ambhore, vide Letter dt. 04/06/2024, in Rev. Case No. 01/L.N.A.-22/2023-2024.

AND WHEREAS, thereafter Tahasildar, Nagpur has issued No Objection Certificate for Sale of aforesaid property on 06/06/2024, bearing No. **सहा./प्रस्तु-1/**

तह.नाग.(शहर)/ कवि-500/2024.

AND WHEREAS, thereafter Smt. Nalini Anandrao Ambhore sold the said Plot No. 386 to Shubh Swapn Buildcon acting through it's partners 1. Shri. Abhay Haridas Jinde & 2. Shri. Manoj Ramsewak Singh, by virtue of the Sale Deed dt. 02/07/2024, which is duly registered before the Sub-Registrar Nagpur - 4 at Sr. No. 6657. As such Shubh Swapn Buildcon i.e. Vendor became the owner of the said Plot No. 386.

AND WHEREAS the Vendor intends to develop the said property by constructing a multistoried building to be known and styled as "**SHUBH SWAPN RESIDENCY - IV**" on All that piece and parcel of the land bearing **Plot No. 386**, admeasuring about 278.71 Sq. Mtrs. (i.e. 3000 Sq. Ft.), **Sector 35**, in Rehabilitation Scheme in Gaothan, situated at **Mouza - Chinchbhuwan**, within the limits of Tahsil and District Nagpur, and the Commencement Certificate dt. 01/04/2025, bearing No. MADC/PNG/BP/MIHAN/1042-4/020, is duly issued by the Maharashtra Airport Development Company Ltd.

AND WHEREAS, the Purchaser herein above named has satisfied himself/ herself themselves in respect of the Vendor's title to the said property as good, valid and marketable;

AND WHEREAS, the Purchaser being desires of owning an apartment for his/her/their residential use in the said multistoried building with heritable and transferable rights therein has/have approached the Vendor and expressed his/her/their desire and willingness to purchase, All that R.C.C. superstructure comprising **Apartment No. 501**,

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covering P-Line/Built-up area of 70.219 Sq. Mtrs. and Parking Area of 15.000 Sq. Mtrs., situated on the **Fifth Floor** of the building known and styled as “**SHUBH SWARN RESIDENCY - IV**” proposed to be constructed thereon and after detailed negotiations the Vendor has agreed to sell the same to the Purchaser and the Purchaser has/have specially agreed to purchase the same agreeing interlaid to pay, provide and contribute the entire cost of construction thereof to the Vendor upon the following terms and conditions.

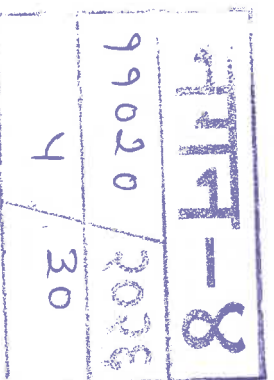
NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREBY AS FOLLOWS:-

1) THAT the Vendor will sell and the Purchaser will buy the **9.435%** undivided share and interest in All that piece and parcel of the land bearing **Plot No. 386**, admeasuring about 278.71 Sq. Mtrs. (i.e. 3000 Sq. Ft.), **Sector 35**, in Rehabilitation Scheme in Gaothan, situated at **Mouza - Chinchbhawan**, within the limits of Tahsil and District Nagpur, together with the entire R.C.C. Superstructure comprising **Apartment No. 501**, covering P-Line/Built-up area of 70.219 Sq. Mtrs. and Parking Area of 15.000 Sq. Mtrs., situated on the **Fifth Floor** of the building to be known and styled as “**SHUBH SWARN RESIDENCY - IV**” proposed to be constructed on the said Plot No. 386, and more particularly described in the First Schedule herein under written.

2) THAT the total price agreed is Rs.45,00,000/- (Rupees Forty Five Lakh Only), which the Purchaser has/have specifically agreed to pay to the Vendor in the following manner. The cost so agreed is fixed and the Purchaser shall pay the additional charges for additional Construction other than specified in brochure.

MANNER OF PAYMENT

Rs.1,00,000/-	(Rupees One Lakh Only) paid by Purchaser to the Vendor by Bank Transfer dt. 28/07/2026, from Bank of Maharashtra. The receipt whereof is hereby acknowledged by the Vendor.
Rs.8,80,000/-	(Rupees Eight Lakh Eighty Thousand Only) will be paid by the Purchaser to the Vendor at the time of completion of Plinth level Work
Rs.4,40,000/-	(Rupees Four Lakh Forty Thousand Only) will be paid by the Purchaser to the Vendor at the time of completion of First Floor Slab
Rs.4,40,000/-	(Rupees Four Lakh Forty Thousand Only) will be paid by the Purchaser to the Vendor at the time of completion of Second Floor



specifically agree not to approach any court of law or Consumer Dispute Redressal forum / Commission etc. without first availing the Arbitrators proceedings.

32) THAT all the provisions of Maharashtra Apartment Ownership Act 1970 shall be applicable to this Agreement.

33) THAT this Agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.

34) THAT all expenses on account of this agreement and the Sale Deed as well, including the cost of Stamp Duty, Registration Fees and other Miscellaneous expenses payable thereon have been agreed to be borne and paid by the Vendor.

SCHEDULE "A"

(FIRST SCHEDULE REFERRED TO ABOVE)

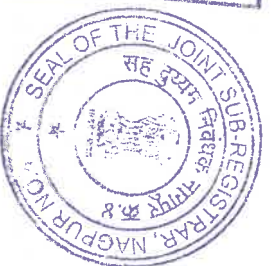
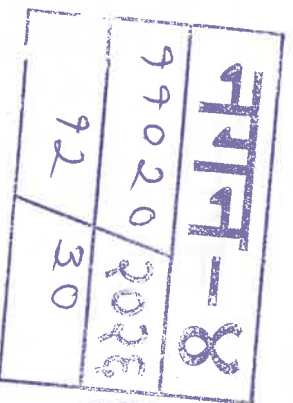
All that piece and parcel of the land bearing **Plot No. 386**, admeasuring about 278.71 Sq. Mtrs. (i.e. 3000 Sq. Ft.), **Sector 35**, in Rehabilitation Scheme in Gaothan, situated at **Mouza - Chinchhawan**, within the limits of Tahsil and District Nagpur, and the said land is bounded as under: -

East	:	Plot No. 379
West	:	11.00 Mtrs. Wide Road
North	:	Plot No. 385
South	:	Plot No. 387

SCHEDULE "B"

(SECOND SCHEDULE REFERRED TO ABOVE) (DESCRIPTION OF APARTMENT)

All that R.C.C. superstructure comprising **Apartment No. 501**, covering P-Line/Built-up area of 70.219 Sq. Mtrs. and Parking Area of 15.000 Sq. Mtrs., situated on the **Fifth Floor** of the building known and styled as "**SHUBH SWAPN RESIDENCY - IV**" together with the **9.435%** undivided share and interest in the aforesaid plot of land.



IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have fully examined and read over this **AGREEMENT TO SALE** before execution and the same is drafted as per their own say & 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 NAGPUR in presence of the attesting witnesses signing as such on the day, date & year first above first above written.

Shubh Swapn Buildcon
acting through it's partners

1. Shri. Abhay Haridas Jinde



& 2. Shri. Manoj Ramsewak Singh
VENDOR



Smt. Roshni Vijay Bobde
PURCHASER



Witnesses: -

1. C.K. Kethankar



(Chetan. K. Kethankar)



2.



(Vijay. Bobde)

