

SALE DEED / CONVEYANCE
"TIRUPATI HOMES"



OUT OF PLOT NO. : AML-54.

OUT OF S.NO. 75/3B, 75/3K, 75/3D, 75/3F OF
MEHKAR TQ. MEHKAR DIST. BULDHANA
INDIVIDUAL BUNGALOW NO : 03

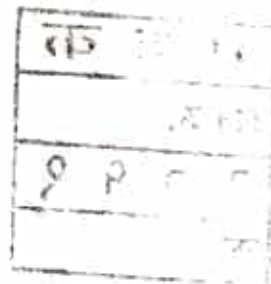
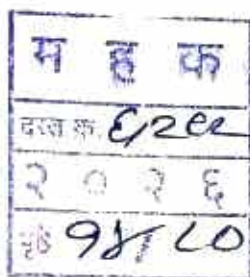
Plot Area	: <u>2054.72 Sq.ft.</u> (190.89 sq.mtrs.)
Built-up Area	: 1357.82 Sq.ft. (126.146 sq.mtrs.)
Carpet Area	: 1250.19 Sq.ft. (116.147 sq.mtrs.)
Balcony Area	: 688.73 Sq.ft. (63.895 sq.mtrs.)
Actual Value	: Rs. <u>47,70,000/-</u> (Rupees Forty Seven Lakh Seventy Thousand only)

Tirupati Homes

Purchaser/s

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0611201902939	Date 06/11/2019
Received from Tirupati Homes, Mobile number 8421603170, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mehekar of the District Buldhana.	
Payment Details	
Bank Name BKID	Date 06/11/2019
Bank CIN 10004152019110602400	REF No. 89946887
This is computer generated receipt, hence no signature is required.	

This is computer generated receipt, hence no signature is required.



-:// INDIVIDUAL BUNGALOW चे बक्षीसपत्र //:-

मुद्रांक शुल्क रुपये १८,२००/-

नोंदणी फी २००/-

बाजारी मुल्य रुपये १८,००,०००/- अक्षरी अठरा लाख रुपये फक्त.

मीजे मेहकर भाग-१ ता.मेहकर जि.बुलडाणा व जि.व जि.परिषद बुलडाणा वि.दु.नि.कोर्ट मेहकरचे अधिकार क्षेत्रातील INDIVIDUAL BUNGALOW NO. IB 03 चे बक्षीसपत्र.

बक्षीसपत्र करून घेणार :-

संजिवनी दिलीप बाघ वय २७ वर्षे

धंदा :- गृहीणी रा. शिवनीपिसा

ता. लोणार जि. बुलडाणा

पॅन नंबर :- AHWPW5890M

आधार कार्ड नंबर - ६४२७६५५२२९२

बक्षीसपत्र करून देणार :-

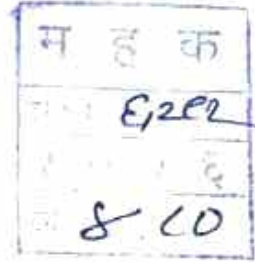
रेणुका दिलीप बाघ वय ४८ वर्षे

धंदा :- शेती रा. शिवनीपिसा

ता. लोणार जि. बुलडाणा

पॅन नंबर :- AFKPW3020I

आधार कार्ड नंबर - २९४०४८०९५९२२



मी देणार INDIVIDUAL BUNGALOW NO. IB 03 चे बक्षीसपत्र करून देते,

बक्षीसपत्र करून घेणार संजिवनी दिलीप बाघ ही माझी मुलगी असुन माझी ईच्छा झाल्यामुळे

मी माझे मालकीचा व प्रत्यक्ष ताब्यातील INDIVIDUAL BUNGALOW NO. IB 03

हा बक्षीसपत्राने देत आहे व ताब्यात देत आहे त्यांचा तपशिल पुढील प्रमाणे :-



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926168111868

Payment Date : 16/09/2026

Received from **Wagh**, Mobile number **8421603170**, an amount of **Rs.3000/-** towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District **Buldhana**.

Payment Details

Bank Name : SBIN

Receipt Date : 16/09/2026

Bank CIN : 10029762026091611456

REF No. : 8563399520623

This is computer generated receipt, hence no signature is required.



मूल्य

मुद्रांक

मीने

अधिक

बकी

बकी

मीने

बकीस

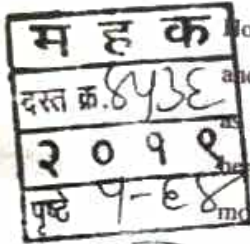
मीने

हा बा

Two Lakh

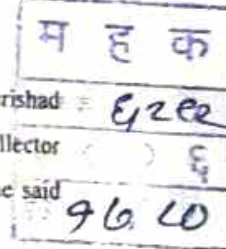
partnership deed dated 7/04/2015 anyone of the partner is entitled to execute the documents of transfer i.e. agreement of sale, conveyance etc. This agreement of sale is executed on behalf of Firm by Ganesha Kailas Rajbinde. Copy of partnership deed is enclosed herewith which is at Annexure A. By virtue of the Registered power of attorney this Partner is having authority to Register this Agreement to Sale. Copy of the power of attorney is at Annexure B. By virtue of the power of attorney this Agreement is executed on behalf of M/s. **TIRUPATI HOMES** by Partner **GAINESH KAILAS RAJBINDE**.

2. By virtue of the conveyance dated 11/09/2015 vide document no. 3817/2015 the executants became owners of the N.A. plots of Santaji Nagar, Mehkar out of f.s.no. 75/3B, 75/3K, 75/3D, 75/3F. Plot shown in the schedule is plot no. AML-54. (hereinafter for the sake of brevity referred to as "the said Plot & House") and more particularly described in the Schedule written hereunder and there under, for the consideration and subject to the terms and conditions as contained in the present document. Copy of the 7/12 extract is attached herewith at Annexure C. Rev. case no. NAP34/Mehkar/06/2012-13 & modified on 25.03.2015 out of f.s.no. 75/3B, 75/3K, 75/3D, 75/3F of Mehkar Dist. Buldhana. are consolidated into one plot.



In pursuance of the said conveyance the vendor handed over the possession of the said plot to **TIRUPATI HOMES & TIRUPATI HOMES**. is entitled to develop, construct the building on the said plot for residential cum commercial purposes etc. as per memorandum of association.

4. That Mehkar Dist. Buldhana is coming within the area of Nagar Parishad Mehkar Dist. Buldhana. Construction permission is granted by Collector Buldhana to M/s. Tirupati Homes on dated 19/12/2016. Copy of the said permission is attached herewith at Annexure D.
5. In Pursuance of the said Sale Deed/conveyance, the Builders are fully entitled to develop the said plot and to construct the building thereon for Residential cum commercial purposes in accordance with the said Conveyance/sale deed and to sell the Row House, Bungalow, Apartments therein to the prospective purchaser/s.
6. The project to be constructed on the said Plots shall be known as "**TIRUPATI HOMES**" which is in Santaji Nagar, Mehkar.





वर्ष 2026-2027

मेहकार नगरपालिका
महाराष्ट्र सरकार
(नियम क्रमांक ७५, ८७, ८७६ पहा)



पावती क्रमांक	मेहकार विभाग		पावती दिनांक
MEHK2627AMS000002240	संक्षिप्त पावती		07/09/2026
विवरण	: रेणुका विनीत बाप		
Receipt: Receipt Type: संक्षिप्त पावती Paid By: रेणुका विनीत बाप Receipt Date: 07/09/2026 Narration: वार्ड नं. ५ मध्ये मान्यता नं. ४९			
वार्ड क्रमांक	वार्डाची तारीख	मेखा संहिता	तपशील
		0791562010001	हस्तांतरण फी
संपूर्ण अंशरी - चौथीस हजार पाचशे रुपये मात्र			वसूल रक्कम
संपूर्ण प्रकार	इन्स्ट्रुमेंट नंबर	इन्स्ट्रुमेंट दिनांक	एकूण रक्कम
रोख			24500.00
		बँकेचे नाव	24500.00
			रक्कम
			24500.00



पातकन्याची खातारी

VILAS JANARDHAN DABHAIDE

मुद्रण दिनांक: 07/09/2026 15:39

म ह क
दस्तावेज क्र. 6202
२०२६
पृष्ठ १२/८०



Santaji Nagar, Meh.
as per Rev. Case No. 7
out of 15 No. 7
Indhi.

34. It is expressly agreed and confirmed by the Purchaser that the terrace which are attached to the respective Houses will be in exclusive possession of the said Purchaser(s) of the said House and other Purchaser will not in any manner object to the Builders selling the House with an attached terrace with exclusive rights of the said Purchaser to use the said terraces. (This clause will be applicable in respect of the apartment only).

35. The Builders shall not be bound to carry out any extra additional work for the Purchaser without there being a written acceptance by the Builders to carry out the said additional extra work for the Purchaser which again shall be at the sole discretion of the Builders. If the Builders have agreed to do any additional extra work for the Purchaser, the Purchaser shall deposit the amount within 7 (seven) days from the date when the Builders inform the Purchaser the estimated cost for carrying out the said additional extra work. If the Purchaser fails to deposit the estimated cost for carrying out the said additional extra work of the Purchaser agreed to be carried out by the Builders, then the Builders shall not be liable to carry out the additional / extra work in the premises of the Purchaser.

36. By virtue of this conveyance / sale deed all the rights, title, interest in the property shown in the schedule shall transfer to the purchaser after payment of the amount which is due within stipulated time. Payment of the amount is the condition precedent either by the purchaser or his financier. In case of delay towards the payment the purchaser shall liable to compensate the builder as per terms and conditions mentioned in the Conveyance/sale deed.

37. The purchaser has verified the work of construction, quality of material & other aspects. The purchaser is satisfied regarding the construction, quality of the work, material etc. He has no grievance in that respect.

FIRST SCHEDULE ABOVE REFERRED TO
DISCRIPTION OF LAND -

ALL THAT piece or parcel of land in the project known as "Tirupati Homes" on out of Plot No. 54 admeasuring about 9989.51 Sq. mtrs. out of this plot area of Individual Bungalow No. 03 is 190.89 sq.mtrs. situated at

Tirupati Homes

CHALLAN
MTR Form Number-6

GRN: MH01029931602827E BARCODE: [Barcode] Date: 16/09/2026-15:53:42 Form ID: 34

Payee Details

Inspector General Of Registration
Stamp Duty and Registration Fee together
Type of Payment: Registration Fee

TAX ID / TAN (If Any)
PAN No. (If Applicable)
Full Name
Sanyam Das Wagh

Office Name: MHC, MERKAR SUB REGISTRAR
Location: BULDHANIA

Year: 2026-2027 One Time

Account Head Details

Amount In Rs. 18200.00
Premises Building
18200.00
Road/Street
Mehar

Stamp Duty
200.00
Area/Locality
Bunglow No 803

Registration Fee
200.00
Town/City/District
4 4 3 3 0 1

PHN

Remarks (If Any)
Second Party Name - Renuka Das Wagh - Mahakul - 1800000

Amount In Words: Eighteen Thousand Four Hundred Rupees Only

Total: 18400.00

Payment Details

Cheque/DD Details

Bank CIN: STATE BANK OF INDIA
Ref. No.: 0004057202609162644 CHDSEJUNT4
Bank Date: 16/09/2026-15:24:04
RBI Date: Not Verified with RBI

Bank Branch: STATE BANK OF INDIA

Bank No.: Not Verified with Scroll

Scroll No.: XXXXXXX3170

Mobile No.: XXXXXXX3170

Document ID: XXXXXXX3170

This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Print Date: 16-09-2026 03:12:55

Challan Defaced Details

Sr. No.	Defacement No.	Defacement Date	Used	Defacement Amount
1	(IS)-253-4292	16/09/2026-15:50:24	IGR511	200.00
2	(IS)-253-4292	16/09/2026-15:50:24	IGR511	18200.00
Total Defacement Amount				18400.00

If such amount remains unpaid for seven days or more after becoming due, the purchaser shall be liable to pay the same to the Builders in the event of non-payment of the amount within the time by the purchaser in that event the Builders shall be at liberty to sell and dispose of the said premises to any persons under clause No. 6 of this Conveyance without any reference/notice to the purchaser.

6. In the event, the purchaser desires to cancel booking / allotment of the premises made in favor of the purchaser, the Builders shall not be bound to cancel the booking/allotment of the premises without any error or cogent reasons to justify the cancellation.

The Builders hereby agree and undertake to hand over possession of the said House on or before **30th November 2019**.

The Builders shall not be liable for any loss, damages, injury or death to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to any other reason beyond the control of the Builders or any other local authority concerned causing delay in giving permanent water connection or such other service connections for using/occupying the said House.

The Purchaser hereby agrees to take the possession of the House on or before the date of Occupation or Full Occupancy Certificate from the concerned authority and shall not raise any objection and/or claim on future construction of the House carried out on the same plot and for any inconveniences caused to the purchaser due to the same.

Possession of the said House shall be delivered to the purchaser on the date when the full payment is paid by the purchaser under this Conveyance. The Builders shall be at liberty to sell and dispose of the said House within seven days of the Builders giving demand letter to the Purchaser intimating that the said House is ready for use and occupation.

11. The Builders shall in respect of any amount unpaid by the purchaser under this Conveyance and conditions of this Conveyance/sale deed have no charge on the said House agreed to be acquired by the purchaser.

12. Upon delivery of Possession, the purchaser shall be entitled to occupy the said House without hindrance but without any claim or occupation of the said House at any times to the poor workmanship or quality of materials used.

Tirupati Homes

महक
दिनांक 30.11.19
पृष्ठ 209-210



महक
दिनांक 30.11.19
पृष्ठ 209-210



10

21. All costs, charges, and expenses in connection with formation registration of the Society/ Company as the case may be shall borne and paid proportionately by the members of the said Association/ Society/ Company and all costs charge and expenses including Advocates and Solicitors fee for preparing and engrossing this Conveyance/sale deed in respect of this Property/House shall be borne and paid by the members of the said Association / Society / Company as the case may be in proportion to the area of their House.

22. Commencing a week after the demand letter in writing is given by the Builders to the purchaser that the said premises is ready for use and occupation, the purchaser shall pay within 7 days to the Builders towards the proportionate share of the out goings that may be ascertained by the Builders of (a) the N.P. rates, charges and all other out goings that may from time to time be levied on or incurred in respect of the said property (b) the charge for the maintenance and management of the building including wages and salaries of watchmen, sweepers, lift collectors and electricity charges of common lights, meter pumps on the advertisement. After execution of this conveyance being executed the Association/Society/Company as the case may be. However the Builders shall be entitled to deduct there from and appropriate to themselves any amount that may be due and payable by the purchaser to the Builders. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share out goings regularly on the 5th day of every month.

23. It is further agreed and confirmed between the parties hereto that if the Government of Maharashtra will levy any kind of Stamp Duty, Registration Fees, Service Tax, VAT, GST Tax for the said House, then the same shall be borne and paid by the Vendors only. The liability to pay the taxes of Govt. i.e. Service Tax, VAT, GST Tax etc. shall be Vendors only i.e. Tirupati Homes

24. The Builder shall not be liable to pay any maintenance or common expenses in respect of the unsold premises in the said Tirupati Homes. The Builders shall, bear and pay the N.P. Taxes till delivery of possession is handed over to the purchaser in respect of the House which is agreed to be purchased by the purchaser. Expenses towards Civil maintenance of the project will be

Tirupati Homes

Purchaser/s

Scanned with OKEN Scanner

म ह क
2023
21/10



the club House, common areas and amenities on the said housing (Project) shall be used by the Purchasers /occupiers of the flats Row houses and Bungalows in the said Housing project and is for exclusive beneficial use of the purchasers / occupiers only & no other persons. After the creation of the project or for any proposed construction & shall utilize the same for the good purposes as per decision of all the members of the Society

30. The Builder's Advocate shall prepare and/or approve the documents to be executed in pursuance of this Conveyance and also bye-laws or of the legal body in connection with the formation and registration of the co-operative society or incorporation for the limited company or legal body. His costs shall be borne and paid by the Purchaser proportionately.

31. In case any security deposit or any other charges are demanded any Authority for the purpose of giving water, electricity, sewerage, drainage and/or any other appropriate connection to the said building the same shall be payable by all the Purchaser in proportionate share and the Purchaser agrees to pay on demand to the Builder his/her/their share of such deposits/charges.

If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Nagar Panchayat, Government and/or any other public authority in respect of the said plot and/or building the same shall be the responsibility of the Purchaser of the said building and the same shall be borne and paid by all the Purchaser in proportionate share.

The unsold terrace of Apartment of the building including the parapet wall shall always remain the property of the Builders and the Builders shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisement. The Conveyance/sale deed with the Purchaser of the other Houses/Shops in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the unsold terrace including parapet wall and the walls and the water tank therein for any purpose including the display of advertisement and signboards. (This clause will be applicable in respect of the apartment only).

म ह क
दस्तावेज नं. 6200
2023
18/20/20



Tirupati Homes

Purchaser/s



Scanned with OKEN Scanner

		मेहकार नगरपरिषद का. विद्यार्थन विभाग आर्थिक वर्ष 01/04/2026 ते 31/03/2027 नमुना क्रमांक : ५३ (नियम क्रमांक ६८, ९३ वही) कराचे बिल			
मालका क्रमांक : MEHK00015674 म. मालमता क्रमांक : 497/5 म. शीत-१ बाई : बाई 5 मकराचे नाव : रेणुका दिनीप बाप मालकाचा नाव : क्रमांक : मालका पत्ता : मेहकार, मेहकार, 443301		महाराष्ट्र नगरपरिषदा, नगरपालिका व औद्योगिक नगरी अधिनियम, १९६५, चे कलम १५, अ. अन्वये बिल नं. : MEHK202600015769 बिल दिनांक : 07/09/2026			
बाप	निवासी	विमरनिवासी	इतर	एकूण	
बटई क्षेत्र	126.15	0.00	0.00	126.15	
कर योग्य मूल्य	27100.00	0.00	0.00	27100.00	
कराचे नाव	भागीत वकवाती (१)	बाजू भागीत (१)		एकूण भागीत (१)	
सर्वसाधारण कर	5962.00	MEHK20260001576910 01/04/2026-30/09/2026	MEHK20260001576920 01/10/2026-31/03/2027	11924.00	
वृक्ष कर	272.00	2981.00	2981.00	544.00	
शिक्षण कर	1626.00	813.00	813.00	3252.00	
सर्वसाधारण स्वच्छता कर	60.00	30.00	30.00	120.00	
अधिवसन कर	120.00	60.00	60.00	240.00	
विविध शिक्षण कर	1626.00	813.00	813.00	3252.00	
एकूण भागीत (१)	9666.00	4833.00	4833.00	19332.00	
दिव दिनांक		06/12/2026	31/12/2026		
भागीत जमा रक्कम		0.00	0.00	0.00	
समायोजित रक्कम		0.00	0.00	0.00	
संचलत		0.00	0.00	0.00	
एकूण शिल्लक रक्कम (१)				19332.00	
अधरी रक्कम	एकूणवीस हजार तीनशे बत्तीस रुपये मात्र				



टीप:-महा.न.प.न.श्री. अधिनियम 1965(150 अ. ब)नुसार कर 1 एअरि ला बेय असतो.हीम सहित्याच्या आत कर न भरल्यास विवाही नंतर मासिक 2% आसती लावण्यात येईल (जव्हा वकीत धारकाकडून उक्त अधिनियमाच्या कलम 169,152,155 च्या अधीन राहून वसुलीकरिता पुढील कार्यवाही चालविण्यात येईल)

मेहकार नगरपरिषद
अनुक्रमांक : 15672.0

बिल बितरण पावती

मालमता क्रमांक : MEHK00015674

बिल दिनांक : 07/09/2026

माल्यात शैलाऱ्याचे नाव :



मालकाचे नाव : रेणुका दिनीप बाप

बिल रक्कम : 19332.00

प्राप्ती दिनांक :





CHALLAN
MTR Form Number-6

Receipt (pavti)

253/6292

Wednesday, September 16, 2026
3:50 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: मेहकर भाग 1
दस्तऐवजाचा अनुक्रमांक: मकर-6292-2026
दस्तऐवजाचा प्रकार: बक्षीसपत्र
सादर करणाऱ्याचे नाव: संजिवनी दिलीप वाघ

पावती क्र.: 7819 दिनांक: 16/09/2026

मूळ दस्त परत केले
द्वयम निवेद्यक मेहकर

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 75

रु. 200.00
रु. 3000.00

एकूण:

रु. 3200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:09 PM ह्या वेळेस मिळेल.

M. N. Mehkar
रु. नि. मेहकर

बाजार मूल्य: रु. 1800000/-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 18200/-

- देयकाचा प्रकार: DHC रकम: रु. 3000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0926168111868 दिनांक: 16/09/2026
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: रु. 200/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010299316202627E दिनांक: 16/09/2026
बँकेचे नाव व पत्ता:

Sanjivani
वाघ.

1/1

Challan Defaced Details

r. No.	Remarks	Defacement No.	Defacement Date	UserId
1	(IS)-253-6292	0005802748202627	16/09/2026-15:50:24	IGR511
		0005802748202627	16/09/2026-15:50:24	IGR511

मुल्यांकन पत्रक (शहरी क्षेत्र - खुली-बांधीव)



CHALLAN
MTR Form Number-6

CMR



IN	MH0102903162026271	BARCODE	Date 16/03/2026-15/03/26		Form ID 36
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)		
Office Name	MHK_MEHKAR SUB REGISTRAR		PAN No (If Applicable)		
Location	BULDHANA		Full Name	Sanjay Chit Wagh	
Year	2026-2027, One Time		Flat/Block No.	Bungalow No 8903	
Account Head Details		Amount In Rs.	Premises/Building		
00046401 Stamp Duty		18200.00	Road/Street	Mehkar	
00063301 Registration Fee		200.00	Area/Locality	Bungalow No 8903	
			Town/City/District		
			PIN	4 4 3 3 0 1	
			Remarks (If Any)		
			Secom/Party Name/Name/As Title/Subject/Mark/any other		
			Amount In Words	Eighteen Thousand Four Hundred Rupees Only	
Total		18,400.00			
Payment Details		STATE BANK OF INDIA			
Cheque/DD Details		FOR USE IN RECEIVING BANK			
		Bank CIN	Ref. No	00040572026091625644 CK006EUNT	
Cheque/DD No.		Bank Date	RBI Date	16/03/2026 15/03/24	
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.
टिप: चलन केवल दस्तावेज निकाशक कार्यालय नोंदणी करवावसाठी दस्तावेजी आहे. अननोंदणीत दस्तावेजांसाठी अमान्य आहे.

as have given to
relating to the said
the Architect

14. AND WHEREAS THE BUILDERS are the lawful Owner of the Individual
Bangalow No.03 constructed on out of plot No. AMI-54 out of 1/400,
75/3B, 75/3K, 75/3D, 75/3F of TIRUPATI HOMES, MEHKAR.

15. THE PURCHASER had approached the BUILDERS to purchase Individual
Bangalow no. 03 constructed on out of plot No. AMI-54 out of 1/400,
75/3B, 75/3K, 75/3D, 75/3F of TIRUPATI HOMES, Sanjay Nagar,
Mehkar. The BUILDERS have agreed to assign all the rights, title and
interest of the said House for a total consideration of Rs. 47,50,000/-
(RUPEES FORTY SEVEN LAKH SEVENTY THOUSAND ONLY).

16. AND WHEREAS the BUILDERS have agreed to transfer all the rights of
ownership by way of conveyance in respect of Individual Bangalow No.
03 on the terms and conditions hereinafter appearing.

17. AND WHEREAS prior to the execution of these presents the Purchaser has
paid to the BUILDERS a sum of Rs. 47,50,000/- (RUPEES FORTY
SEVEN LAKH SEVENTY THOUSAND ONLY) (the Receipt and
payment whereof the Builders hereby admit and acknowledge). The amount is to be recovered from party no.2 towards the consideration.

महक
दस्तावेज 8438
2048
प्लॉट 10-68

Now construction of the Individual Bangalow No. 03 is completed in respect of
THIS CONVEYANCE/SALE DEED WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

The Builders have constructed a Building with Ground plus ONE (1) storeys
said property more particularly described in the Schedule herein
in accordance with the plans, designs and specifications approved and
sanctioned by the sub-Collector Buldhana and which have been approved by the
builders may deem necessary and proper and as per the direct
Collector Buldhana and other authorities from time to time. The Purchaser
hereby agrees to such variation and modification and undertakes to raise
any objection to the same in any manner.

2. The Purchaser hereby purchased and acquired a residential Individual

Tirupati Homes

महक
दस्तावेज 8438
2048
प्लॉट 10-68



Scanned with OKEN Scanner

9/16/2026

Report: OpenBull.aspx

been by Builder i.e. **THIRUPATI HOMES**, for two years from the date of possession. After delivery of possession maintenance amount will be recovered by **THIRUPATI HOMES**, from the date of possession and will be utilized by developers for common facilities.

25. After the Company / Society / Association as the case may be is formed & registered the purchaser shall pay his contribution /outgoings directly to the said Company/Society /Association.

26.A The purchaser hereby agree that the open space, amenity plot & other space which is as per N.A. order shall be exclusively owned by the Builder. On the said open space or on the amenity plot the purchaser shall not claim any right, interest or claim over the said open space or amenity plot. The Builder shall use the said amenity plot, open space etc. for the project of Builder or for any proposed construction & shall utilize the same for the purposes of Builder.

26. The purchaser do hereby covenant with the Builders as follows:

(a) To maintain the said House at purchaser's own cost in good tenable repair condition from the date of possession of the said House is taken and shall not do or suffer to be done anything in or to the building in which the said House is situated.

Not to demolish or cause to be demolished the House or any part thereof, nor at any time make additions or alteration of whatever nature in or to the House or any part thereof, or any alteration in the elevation and outside colour scheme of the building in which the House is situated shall keep the portion, sewers, rain pipes in the House and maintenance thereto in good and tenable repair condition and in particular so as to support, shelter and protect the other part of the Building in which the House is situated and shall not chisel or cause any damage to the columns, beams, walls, slab or RCC parties or other structural beams in the House without the prior written permission of the Builder or a Limited Company.

(c) The purchaser shall not let, sub-let, transfer, assign or part with the said House or interest or benefit under this Conveyance/sale deed or part with possession of the said House until all the dues payable by the

Tirupati Homes

Scanned with OKEN Scanner

7. The Purchaser demands from the Builders and the Builders have given to the purchaser inspection of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Architect Chord Designs Pune for the Builders and such other documents as are specified under the provisions of Maharashtra Municipal Council Act and the rules made there under and has satisfied himself about the title of the Builders of the said property and their right to develop the same. The purchaser hereby declares that he has satisfied himself about the title of the Builders to the said property / plot and declares that he shall not be entitled to raise any objection or requisition to the same or any matter relating to the title otherwise whatsoever.

ह. क
२६०२
२६०२
२६०२



The Builders have entered into a standard Agreement with the Architect Chord Designs Pune Registered with the council of Architects and such an Agreement is as per Agreement prescribed by the council of Architects.

9. The Builders have also appointed a Structural Engineer under Rohad Darvekar and Associates Pune for the preparation of structural design and drawings of the buildings and the Builders hereby agree to accept the professional supervision of the Architect and the structural engineer till the completion of the building.

10. The copies of the Title clearance certificate issued by Mr. P. A. B. Bagchiya, Advocate Washim, showing the nature of the title of the Builders on the said land have been verified by the purchaser.

11. The fixture, fittings and amenities to be provided by the Builders in the said House are those that are set out in Annexure E.

12. AND WHEREAS the BUILDER alone have the sole and exclusive right to sell the Row House, Bungalow, Apartment in the said building to receive the Sale Price in respect thereof.

13. AND WHEREAS the BUILDER are entering into separate Agreements with several other persons in respect of the other Row Houses, Twin Bungalows, Individual Bungalows, Apartments, on the said plots to be constructed by the BUILDER on the said land.

म. ह. क
२६०२
२६०२
२६०२



साक्षीचर

१-सही

नांव:- प्रशांत कैलास रहाटे वय ३० वर्षे
रा. मेहकर ता. मेहकर जि. बुलडाणा



२-सही

नांव:- दिपक यादवराव बाजड वय ३३ वर्षे
रा. मेहकर ता. मेहकर जि. बुलडाणा



Payment of stamp duty of Rs. - 2,86,200/- (Rupees Two Lakh Eighty Six Thousand Two Hundred only)

TIRUPATI HOMES.

Mehkar

PAN NO. AAKFT1725D.

SALE DEED / CONVEYANCE

THIS SALE DEED is made and entered into parties at MEHKAR on this 06th day of November, 2019 BETWEEN M/s. TIRUPATI HOMES, Partnership Firm, having its office at Santaji nagar, Mehkar Tq. Mehkar 443301 Dist. Buldhana, through Partner Ganesh Kailashrao Rajbinde hereinafter referred to as "the BUILDERS" (which expression shall unless it be repugnant to the context of meaning there of mean and include its partner for the time being constituting the said Firm, survivor or survivors of them and heirs, administrators and assigns of the last surviving partner) of the party of the ONE PART.

AND

Mrs. RUPN K. WAGH Aged about 41 years, PAN No. AFKPW3020R. R/o. Shivani Pise, Lohar, Tq. Lohar, Dist. Buldhana-443301, hereinafter referred to as "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors administrators and assigns) of the party of the OTHER PART.

WHEREAS :

1. TIRUPATI HOME is partnership firm. Copy of the PAN is enclosed herewith. As per partnership deed there are FIVE partners namely Tirupati Super Structures Pvt. Ltd. Through Two Directors Girish Bhagwandas Lahoti & Taranjitsing Bhajansing Sethi, Anil Sudhakarrao Kulkarni, Ganesh Kailash Rajbinde, Ansing Bhagwan Rajbinde & Mangesh Himmat Rajbinde. As per partnership deed dated 27.04.2015 anyone of the partner is entitled to execute

Scanned with OKEN Scanner

purchaser to the Builders under this Conveyance/sale deed are fully paid up and that too only if the purchaser has not been guilty of breach of or non obtaining the consent in writing from the Builders in this behalf.

(d) The purchaser shall pay and contribute regularly and punctually towards taxes, expenses or other out goings in accordance with the terms of this Conveyance/sale deed.

27. The Builders shall have the right to make addition and/or alterations and raise or put up additional structures as may be permitted by the Nagar Panchayat. It is expressly agreed that the Builders alone shall be entitled to any F.S.I. which may become available in any manner whatsoever at any time hereafter by virtue of any change in the law or any notification or order passed by the Government of Maharashtra or the Union of India or the Corporation or any other public or Private body or authority, as the case may be, and the Builders shall be entitled to utilize the said F.S.I. by constructing additional Building or buildings or floors or tenements or structures on the said plot or the said Property as the Builders may desire without any interruption, dispute or objection from the Purchaser/s or any Co-operative Society of the Purchaser/s or the premises in the said project in any manner whatsoever.

28. This Conveyance shall always be subject to the provisions contained under Indian Contract Act as amended up to date or any other provisions of law applicable thereto.

29. This Conveyance shall always be subject to the provisions of Maharashtra Co-Operative Societies Act, 1960 with rules made thereunder and also the Maharashtra Ownership Houses Regulation of the Promotion of Construction Sale Management and Transfer Act, 1963.

29.A The purchaser hereby agree that the amenity, open space /amenity plot & other space which is as per N.A. order shall remain the property of the builder till the said property is conveyed / the society / organization on the completion of the development of the said property.

On the said amenity, open space / amenity plot the purchaser shall not claim any right, interest or claim except the right of user of these common areas & amenities. The common areas, amenities & facilities in the said housing project shall be used in a reasonable manner and only for the purposes for which the same are provide. It is further expressly agreed and understood that

Tirupati Homes

Purchaser/s

Scanned with OKEN Scanner

16. Any other taxes, levies that shall be levied or become payable by the Purchaser or any Government authorities and also such other charges, escalations imposed by Nagar Panchayat or any other Government Authorities.

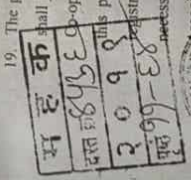
The amount of the deposits as mentioned above is on the rate and charges as prevailing in the month of 30th November 2019 and the same is subject to revision if the rate of taxes are increased by the Government authorities.

17. The liability to pay the taxes of Govt. i.e. Stamp duty, Registration Fee, Service Tax, VAT/GST Tax etc. shall be on vendors only for the Flat/Homes.

18. It has been agreed by and between the parties that the Builder shall utilize and use the amount of deposits as shown above with the intention to account for the same or to give details of the utilization of the deposits to the purchaser or to the society at any time in future. Builders shall maintain accounts of the deposits collected by them for formation of society.

19. The purchaser along with other purchasers of premises in the same building shall join in forming and registering the Association of Apartment Owners or Co-operative Housing Society/ Limited Company as the case may be for the purpose also from time to time sign and execute the necessary documents for registration and/ or membership/ and or other papers and documents necessary for the formation and registration of the Co-operative Housing Society/ Association as the case may be so as to enable the Builder to complete the registration of the House/shop purchasers under the relevant Act/ Ordinance here under.

The purchaser shall bear all the expenses towards Stamp Duty, Registration Fee, Govt. of Maharashtra, the rate prescribed in the stamp duty Act from time to time and as demanded by the Sub-Registrar of the District at Mehek, or any other place. The purchaser shall also bear the expenses and registration charges in full or part, the purchaser shall be responsible for the same and shall bear all the penalties and fines etc. The purchaser indemnifies the Builder and shall be responsible for the same.



मौजे मेहकर येथील तिरुपती होम्स मेहकर येथील खालील वर्णनाचा INDIVIDUAL BUNGALOW
NO. IB 03 हा शेत सल्ले नंबर ७५/३क, ७५/३ब, ७५/३ड, ७५/३फ च्या जमीनी मुळ मालकाने
 नॉन ऑ. करग्या करीता वि. उपविभागीय अधिकारी साहेब मेहकर यांच्याकडे अर्ज केला.
 त्यानुसार रा. मा. क. एन. ए. पी. ३४/मेहकर/०६/२०१२-१३ नुसार दिनांक :- ०२-०५-२०१३
 रोजी जमीन नॉ. ऑ. झाला आहे. त्या नुसार पाडलेल्या भुखंडा पैकी खालील वर्णन केलेला
 भुखंड आज मी तुम्हाला हा बक्षीस पत्राने दिला आहे. सदर INDIVIDUAL
BUNGALOW NO. IB 02 मी दिनांक ०६/११/२०१९ रोजी दस्त कर्मांक ४५३६ नुसार
 खरेदीखताने विकत घेतलेल्या संपुर्ण अधिकारासह तुम्हास बक्षीस पत्राने दिला आहे त्याचा
 तपशिल पुढील प्रमाणे:-

मौजे	सल्ले नंबर	प्लॉट नंबर	बंगलो नंबर
मेहकर भाग-१	७५/३क/३ब/३ड/३फ	५४बरील	<u>INDIVIDUAL BUNGALOW NO. IB 03</u>
plot Area	2054.72 sq. fit. (190.89sq mtrs)		
Built Area	1357.82sq. fit. (126.146 sq mtrs)		
Carpat Area	1250.19 sq. fit. (116.147sq mtrs)		
Balcony Area	688.73sq. fit. (63.895 sq mtrs)		

च्या चतुर्दिशा येणे प्रमाणे :-

पुर्वेस :- NALA

पश्चिम :- Part Of Plot No. AML 54

उत्तरेस :- Aparmtnt No B

दक्षिणेस :- 6 mtr Path way.

ताबा :- आजच दिली आहे.

मोजणी :- भुखंड मोजून दिले.

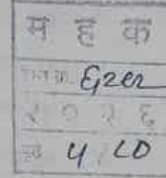
रस्ता :- ले-आउट प्रमाणे रस्त्याच्या बाजूने आहे व राहिल.

कर्ज :- नाही, असल्यास भरू विकलेल्या जागेवर कर्जाचा बोझा राहणार नाही.

कर :- आज पावेतोचे कर मी भरून देईन, आज नंतर तुम्ही भरावे.

खर्च :- खरेदीखताचा खर्च हा घेणाराचा आहे.

सांडपाणी व पावसाचे पाणी :- वहीवाटी प्रमाणे रस्त्याच्या बाजूने जाईल.



House. The Builders shall handover to the purchaser the as has been purchased by the purchaser after the Builder completion or occupancy certificate or No objection certificate. Mohar

13. The purchaser shall not use the said House for any purpose as purpose for which it is allowed by the said Nagar Panelaya or other authorities.

14. The purchaser hereby agrees to take the permission from the the Society (in case of Society registered) and take No objection letting their premises to sub-lettee and or to give on leave & take basis.

15. Commencing a week after a notice is given by the Builders to the that the said House is ready for the use and occupation, the be liable to bear and pay all taxes and charges including tax, water charges, maintenance charges of the said House.

16. In addition to the total lump sum price / purchase price Purchaser's have to pay their proportionate contribution following:

- Stamp Duty, Registration and other charges payable to the authorities.
- Stamp Duty, Registration and other charges payable on the deed executed between TIRUPATI HOMES and the Society.
- Property taxes.
- Expenses, deposits and service charges for procuring electricity supply.
- Water connection charges and electricity connection charges.
- Water Resources Development charges.
- Electric cable laying charges and equipment charges.
- Land and building development charges and infra structural charges.
- Legal charges : Rs. 5000/- (Rupees Five Thousand only)
- Legal & document charges for formation of the Society or Limited Company : Rs. 3,000/- (Rupees Three Thousand only). (If Society is formed)
- Society Formation. (If Society is formed)
- Share money, entrance fee of the Society or Limited Company.
- Expenses towards formation, registration of the Society or Limited Company.

Tirupati Homes



वस्तु क्र.	6202
पृष्ठ क्र.	2023
दिनांक	22/10



Scanned with OKEN Scanner

Santaji nagar, Mehkar Tq. Mehkar Dist. Buldhana, converted into N.A.
as per Rev. case no. NAP34/Mehkar/06/2012-13 & modified on 25.03.2015
out of f.s.no. 75/3B, 75/3K, 75/3D, 75/3F of Mehkar Dist. Buldhana.
Individual Bungalow No. 03 Bounded as under :-

- ON OR TOWARDS THE EAST BY - NALA
- ON OR TOWARDS THE WEST BY - Part of Plot No. AML-54
- ON OR TOWARDS THE NORTH BY - Apartment No B.
- ON OR TOWARDS THE SOUTH BY - 6 mt Path way.

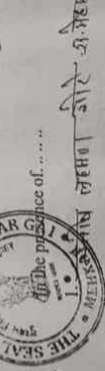
Built-up area which is to be constructed for the said Individual Bungalow No. 03
on ground floor 62.251 sq.mtrs.+ on first floor 63.895 sq.mtrs. carpet area 116.147
sq.mtrs., built-up area 126.146 sq.mtrs.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
their respective hands to this Conveyance/sale deed on the day and year first
hereinaabove written.

SIGNED SEALED AND DELIVERED
by the with named BUILDERS
THROUGH M/s. TIRUPATHI HOMES
through its Partner
Mr. GANESH KAILAS RAJINDE



SIGNED AND DELIVERED
by the with named PURCHASER
Mrs. GURUKA DILIP WAGH



2. २५२५६९ निम्नलिखित वृत्तिका अनुसार :-

पत्रक क्र.	२०२६
पृष्ठ	२६/८०

१६/०६/२०२६



Tirupati Homes

Purchaser/s

Scanned with OKEN Scanner

हया वरील वतुःसिमेच्या आतील मालमत्ता पुर्ण मालकी हक्कासह व ताब्यासह आज राजी लिहून घेणार. यांना बक्षीस पत्राने देत आहोत. या पत्रातमध्ये आता इतर कोणत्याही वारसांचा अधिकार, ताबा, मालकी हक्क नाही. बाकी इतर कोणत्याच वारसांचा हक्क, अधिकार ताबा राहणार नाही. सदर वरील बक्षीस पत्राने करण्यात आलेली मालमत्ता, शासकीय, निमशासकीय, स्थानिक स्वराज्य संस्था, विभवस्त संस्था, अनुसूचित जाती-जमाती, अतिवासी यांचे मालकीची किंवा कुळ कायदयाने प्राप्त झालेली नाही. तशी निष्ठाळ्यास त्यास मी पुर्णपणे जबाबदार राहिल. वरील मालमत्ता कोठेही गहाण, दान, बक्षिस, खरेदीने दिलेली नाही. तशी निष्ठाळ्यास त्यास मी पुर्णपणे जबाबदार राहिल. या बक्षीस दस्तामध्ये वर्णन केलेली माहिती लिहून घेणार व देणार म्हणजे आम्ही संपुर्णपणे वाचली असून ती सत्य आहे व दस्तलेखकास शासनाच्या नियमाप्रमाणे प्रती पान पाच रुपये प्रमाणे लिखाई दिली ती आम्हाला मान्य आहे. तसेच बक्षिसपत्रा सोबत जोडलेल्या कागदपत्राच्या वैधतेची लिहून घेणार व लिहून देणार म्हणजे आम्ही पडताळणी केली असून कागदपत्राच्या वैधतेबाबत आम्ही जबाबदार राहू. या मालमत्तेचा यापुढील सर्व प्रकारचा कर भरण्याची जबाबदारी लिहून घेणार यांची राहिल. हया वरील मालमत्तेचा तुम्ही आता मन वाटेल तसावंशपरंपरा उपभोग घ्यावा.

हे बक्षीस पत्र मी कुणाचाही दबावाखाली न येता वाचुन घेवुन, नशा पाणी न करता, राजीखुशीने करुन देत आहे. ते मला व माझे संपुर्ण ईस्टेट वांस्सास बंधनकारक राहिल.

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदयाअंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्राची सत्यता आम्ही उभयपक्षांनी (घेणार व देणार) यांनी तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्ण पणे जबाबदार राहतील. म्हणुन आम्ही लिहून (घेणार व देणार) हे बक्षीसपत्र आमचे राजीखुशीने कोणत्याही दडपणाखाली न येता लिहून देवुन, वाचुन, समजुन दिले. पक्षकारांनी दिलेल्या माहितीन्वये हा दस्तऐवज तयार करुन दिला आहे. करीता हे बक्षीसपत्र आम्ही आमचे राजीखुशीने लिहून दिले आहे. आज दिनांक १६/०९/२०२६



बक्षीसपत्र करुन देणार

रेणुका दिलीप बाघ



बक्षीसपत्र करुन घेणार

संजिवनी दिलीप बाघ



प्रीमियस आर 20
the credit of the
of which amount

Bungalow No. 63 in the said project known as "Thrupati Homes" from Mr. THRAPATI HOMES, constructed on the said project and as shown in the floor plan thereof deposited on the plan annexed marked as (hereinafter referred to as the said premises) for a total consideration of Rs. 47,70,000/- (RUPEES FORTY SEVEN LAKH SEVENTY THOUSAND ONLY) on the terms and conditions hereinafter appearing.

4. The purchaser has paid to the Builders the said sum of Rs. 47,70,000/- (RUPEES FORTY SEVEN LAKH SEVENTY THOUSAND ONLY) in the manner as stated herein below.

Sr. No.	Amount	Date	Cheque/NETT LTR No./Account No.	Remarks
1	2,70,000/-	03-10-2017	99	
2	10,00,000/-	23-01-2018	Transfer from A/c No. 21166	Maharashtra
3	5,00,000/-	16-05-2018	Transfer from A/c No. 21166	Maharashtra
4	10,00,000/-	18-02-2019	Transfer from A/c No. 21166	Maharashtra
5	5,00,000/-	14-05-2019	Transfer from A/c No. 21166	Maharashtra
6	5,00,000/-	22-05-2019	Transfer from A/c No. 21166	Maharashtra
7	1,00,000/-	11-07-2019	Transfer from A/c No. 21166	Maharashtra
8	9,00,000/-	24-10-2019	Transfer from A/c No. 21166	Maharashtra
	47,70,000/-	TOTAL		

Thus no any amount is to be recovered from purchaser towards the consideration.

Address for Correspondences :

R/o Dilip Wagh,

at Post. Shivani Pise, Lonar,

Tq. Lonar, Dist. Buldhana - 443301.

4. The Purchaser has inspected the Bungalow. He is satisfied regarding the work etc. He shall not raise any objection in future regarding this.

Without prejudice to the other rights of the Builders under this contract and/or in law the purchaser shall be liable to pay to the builders interest @ 3% per annum on all the amounts due and payable by the purchaser to the builders.

म ह क
रकम 8202
2023
पृष्ठ 20/20



Scanned with OKEN Scanner

