

267/11173
Monday, September 28, 2026
5:13 PM

पावती

Original/Duplicate

नोदणी क्र.: 39म
Regn.: 39M



Form ID 25.1

पावती क्र.: 16562 दिनांक: 28/09/2026

गावाचे नाव: सोहगांव (त.सा.क्र.74)

दस्तऐवजाचा अनुक्रमांक: नगन4-11173-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: संपदा अविनाश कुंभलकर

नोदणी फी

रु. 18450.00

दस्त हस्ताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 32

DELIVERED

एकूण:

रु. 19730.00

आपणास मूळ दस्त ,शंभवेतल प्रिंट,सूची-२ अंदाजे
5:31 PM ह्या वेळेस मिळेल.

सह दुर्गि नगपूर दफ्त
नगपूर क्र. ४

बाजार मूल्य: रु.533709/-

मोबदला रु.1844024/-

भरलेले मुद्रांक शुल्क : रु. 92300/-

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ADDHA INFRA~

Hundred Fifty Rupees O

BANK

50 CPAHDVUID7

Not Verified with RBI

नोदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (Yashada training) code added for keeping tack of adjusted fees

REGISTRATION

Name of Branch	Scroll No. , Date	Not Verified with Scroll
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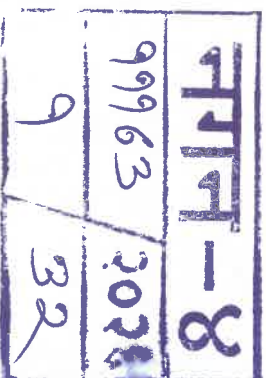
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृढ्यग निबंधक कार्यालयात नोदणी कटावयाच्या दस्तासाठी लागू आहे . नोदणी न कटावयाच्या दस्तासाठी सदर चलन लागू नाही .

Mobile No. :

XXXXXXXX9886





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0826246123041 Payment Date : 24/08/2026

Received from **SAMPADA AVINASH KUMBHALKAR**, Mobile number 9370469886, an amount of Rs.1280/- towards **Document Handling Charges** for the **ISARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name : SBIN	Receipt Date : 24/08/2026
Bank CIN : 10029762026082421881	REF No. : 3872705914017

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

नगण-४	
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SALE-DEED

(PLOT NO. 18)

(AYODHYA NAGRI-II)

VALUED AT Rs. 18,44,024/-

(Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)

Valuation as per Statement of Rates Rs. 5,33,710/-

Only

MOUZA MOHGAON-NAGPUR-(RURAL), Vibhag 5, @Rs.4050/- P/SQ.MTR

THIS DEED OF SALE is made at Nagpur on this 27 day of 08 2026 BETWEEN:

M/s. SHRADDHA INFRA, (PAN: AFJFS3488N), (Date of Incorporation: 29/07/2024), A Partnership Firm, having its registered office-Address at 3rd Floor NKY Tower Ajani Square, Wardha Road, Nagpur-440015, represented through its Partner SHRI. SHALENDRA PRAKASHRAO DAULATKAR Aged 52 Years, Occupation Business PAN-AAXPPD6899H, AADHAR – 4901 1046 5773, Mobile No. 9372266289, R/o. House No. 97, Arni Road, Behind Sharda Ashram, Shinde Plot, Yavatmal-445001, hereinafter called the VENDORS/OWNERS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said VENDOR/ OWNER, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns etc. of the FIRST PART.

AND

SAMPADA AVINASH KUMBHALKAR Aged 38 years (Date of Birth : 13/08/1988), Occupation : SERVICE, PAN : BUKPK4942C, AADHAR No. 3101 2723 0568, Mobile No. 9370469886, e-mail - sampada.tarare@gmail.com, R/o. Bldg B/504 VTP Solitaire, Sr.No. 135/6/1, Off Baner Pashan Link Road, Near Rannmala Hotel, Baner, Pune - 411045 hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as his/her/their heirs, legal representatives, executors, administrators, successors & assignees of the SECOND PART.

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WHEREAS, the Vendor is the absolute owner of Kh. No. 15/2 admeasuring 1.15 HR at Mouza Mohgaon, Tah Nagpur (Rural), Dist Nagpur, having purchased the same from its previous owner Shri Sudhakar Jairam Wankhede, vide Registered Sale Deed dtd. 09.08.2024, before the Joint Sub Registrar, Nagpur 1, at Sr.No.10021-2024.

WHEREAS the previous owner were the absolute owners of All That piece and parcel of Agricultural land situate at Mouza-Mohgaon, bearing Patwari Halka No. 74, Kh. No. 15/2 admeasuring 1.15 HR (2.85 Acres) Bhogwatdar Class-1, within the limits of Tahsil Nagpur Gramin, District Nagpur, property was the ancestral property.

WHEREAS the aforesaid previous owner were the absolute owner of **ALL THAT** Piece and Parcel of Agricultural land at **Kh. No. 15/2**, Mouza-Mohgaon, admeasuring about area **1.15 H.R.** (2.85 Acres) Jama Rs. 4.74, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same as per the below mentioned schedule.

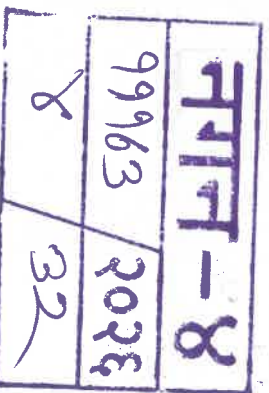
KH NO	AREA	JAMA	CLASS
15/2	1.15 HR	Rs.4.74/-	I

➤ **History of Kh.No.15/2**

WHEREAS, the above said Shri Sudhakar Jairam Wankhede, was the absolute owner of All that piece and parcel of agricultural field bearing khasra no. 15/2, admeasuring area 1.15 Hector R, Class -1, Land Revenue 4.74, P.H. No. 74, Khate No. 141, Mouza - Mohgaon, Tah. Nagpur Gramin, Dist. Nagpur, and more described in the schedule hereinafter and name of the vendor is duly recorded in the government named here in above as recorded owner thereof.

AND WHEREAS, the aforesaid property was the ancestral property of the previous owner namely Shri Sudhakar Jairam Wankhede and he was absolute owner of the aforesaid agricultural field.

WHEREAS, the aforesaid Vendor herein with the intention of carving a residential layout on the aforesaid property has converted the land bearing Khasra No. 15/2 into Non agricultural Use for residential purposes by The Tahsildar, Nagpur Gramin dated 14/08/2025 vide RCS No. 05/N.A.P.-34/2025-26, Patwari Halka No.74, Mouza Mohgaon, Tehsil Nagpur Gramin District Nagpur, AND



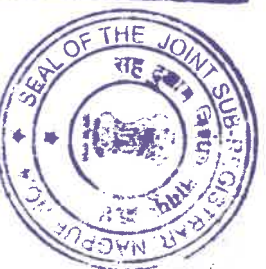
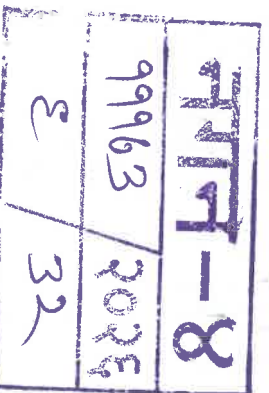
WHEREAS Purchaser being interested to purchase a Plot approached the Vendor and after going through all the title documents and sanctioned layout papers has selected **Plot No. 18** for a total consideration of **Rs. 18,44,024/- (Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)** and the same is paid in the below mentioned manner.

MANNER OF PAYMENT

Amount in Rs.	Payment Details
Rs. 5,000=00	(Rs. Five Thousand only) paid by the purchaser to the Vendor by way of UTR No 622965922983 Dt. 17/08/2026 from UNION BANK OF INDIA.
Rs. 1,00,000=00	(Rs. One Lakh only) paid by the purchaser to the Vendor by way of UTR No 623019682863 Dt. 18/08/2026 from UNION BANK OF INDIA.
Rs. 1,00,000=00	(Rs. One Lakh only) paid by the purchaser to the Vendor by way of UTR No 623179888172 Dt. 19/08/2026 from UNION BANK OF INDIA.
Rs. 1,00,024=00	(Rs. One Lakh Twenty Four only) paid by the purchaser to the Vendor by way of UTR No IDFB6232M2158056 Dt. 20/08/2026 from IDFC FIRST BANK.
Rs. 64,000=00	(Rs. Sixty Four Thousand only) paid by the purchaser to the Vendor by way of UTR No 327426841865 Dt. 21/08/2026 from UNION BANK OF INDIA.
Rs. 14,75,000=00	(Rs. Fourteen Lakh Seventy Five Thousand only) paid by the purchaser to the Vendor by DD No. 308928 Dt. 26-09-2026 from PNB HOUSING FINANCE LTD.; at the time Registration of this Sale Deed the receipt whereof is hereby acknowledged by the vendors.
Rs. 18,44,024=00	(Rupees Eighteen Lakh Forty Four Thousand Twenty Four only) paid towards full and final Sale Consideration.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. THAT in pursuance of the agreement and in consideration of a total sum **Rs. 18,44,024/- (Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)** paid by the Purchaser/s to the Vendor in the manner appearing hereinabove, the receipt whereof the Vendor do hereby acknowledge and the Vendor being the absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser **ALL THAT** piece and parcel of land bearing **Plot No. 18**, having dimensions **9.00 x 15.50 Mtrs. = 131.78 Sq.Mtrs (i.e. 1418.48 Sq.ft)** in the



the Vendor hereby agree to indemnify and compensate to the purchaser for all losses, damages and the costs that the purchaser might matter.

16. THAT the above said plot / property shall be taken to be correctly described in the schedule hereunder, written and if any mis-statement, error or omission shall be discovered, the same shall not annul the sale, nor shall any compensation be allowed in respect thereof, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

17. THAT in case the purchaser/s is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor/s or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor will pay the purchaser by way of damages the whole amount of sale price or such part of it as is bear the same proportion, as the case may be.

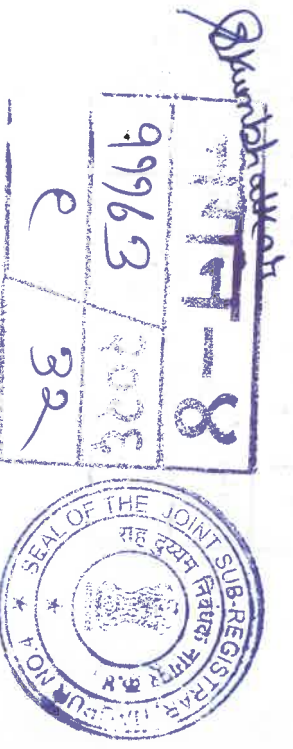
18. THAT the aforesaid project is registered with Maharashtra Real Estate Regulatory Authority (RERA) vide Registration No. **PP1190002502939** dated **18/03/2026** with the name **AYODHYA NAGRI-II**.

19. THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty & Registration Fees payable thereon will be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing **Plot No. 18**, having dimensions **9.00 x 15.50 Mtrs. = 131.78 Sq.Mtrs (i.e. 1418.48 Sq.ft)** in the layout known and styled as "**AYODHYA NAGRI-II**" out of the sanctioned non agricultural layout being the portion of the entire land at **Kh. No. 15/2** admeasuring about 1.15 H.R (Out of 1.15 HR i.e 11500 Sq.Mtrs, land admeasuring about 1.113656 HR i.e 11136.56 Sq. Mtrs) Jama Rs. **4.74**, Mouza-Mohgaon, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur. together with all trees, shrubs, passage, right of way, pathways, water courses and all easementary rights appurtenant and belonging thereto and the said plot is bounded as under:

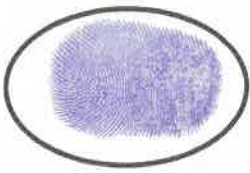
On the East -	Plot No. 17
On the West -	9 Mtr. Road
On the North -	Plot No. 19
On the South -	12 Mtr. Road



IN WITNESS WHEREOF the said Vendor/s & Purchaser/s hereinabove named have hereto set their respective hands and signed this **SALE DEED** in the presence of attesting witnesses signing as such on the day, first above written.

Drafted by: Adv. Reena Nitin Naukarkar

Mouza-Mohgaon, Kh. No.15/2 in respect of Plot No. 18 only.

Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			M/S. SHRADDHA INFRA A PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNER  SHRI. SHAILENDRA PRAKASHRAO DAULATKAR VENDOR
02			 SAMPADA AVINASH KUMBHALKAR PURCHASER

WITNESSES :

1) Avinash Kumbhalkar





2) Meyur V. Jitbale



