

Branch Office: AMRAVATI
Applicant: MAYUR BHUPAT ADATIYA
MAYURI MAYUR ADATIYA

Date: 31-Aug-2026
Ref No.: HOU/AMR/0726/5178227

Guarantor: N/A
Address: C/O JAGRUTI DATEROAO, FLAT NO 505, PRATIK TOWER, SHANKAR NAGAR ROAD, ., Amravati, MAHARASHTRA, 444601, Amravati, India
Email: mayuradatiya81@gmail.com
Version No.: 4
Contact No. 9405652525

Dear Sir/Madam,

With reference to your loan application dated 24-07-2026, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1. Purpose of Loan	Housing Loan, Housing
2. Loan Amount	INR 3330000 (INR Thirty Three Lakh Thirty Thousand Only)
Insurance Premium	INR 120000 (INR One Lakh Twenty Thousand Only)
Total Loan Amount	INR 3450000 (INR Thirty Four Lakh Fifty Thousand Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -4.65% = 8.50% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 33974 (INR Thirty Three Thousand Nine Hundred and Seventy Four Only)
8. Processing fees receivable:	INR 10621.18 (INR Ten Thousand Six Hundred and Twenty One Rupees And Eighteen Paise Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No 502, 5th Floor, Capital Heights, Plot No 9 S No 26/3 Plot No 33 S No 25/2, Mouje Rajapeth Pragane Badnera, Amravati, Amravati, MAHARASHTRA, India, 444601
11. Pre-payment Charges	As mentioned in MITC duly updated on the website
12. Overdue Charges	24% per annum

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. Subject to clearance of Processing Fees.
2. case will Re-sanction after Technical Report & Sale Deed Draft Received .
3. OCR clearance (if applicable) to be taken before disbursement.
4. Property being offered as collateral needs to be insured for the tenure of the loan
5. Acknowledged Key Facts Statement to be taken.
6. FCU to be done on OCR bank statement
7. Builder Cost Sheet & Amenities Agreement to be taken
8. Seller CIBIL to be documented
9. BCM visit to the business premises done before disbursement.
10. Seller Updated last Six-month bank statement along with Account opened date to be taken
11. Case Will be Downsize after Sale Deed Draft Received , and Another LAN Generated for plot Equity .
12. Seller KYC to be taken & FCU to be done
13. Subject to legal & technical clearance
14. Repayment to be taken from BOB-2961
15. Sale deed draft to be documented
16. Aadhar E verification to be done through DIGILOCKER

This Sanction Letter is subject to unconditional, absolute and irrevocable acceptance by the Borrower of the GTC*, and also available on PNBHFL's website (www.pnbhfl.com).

पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली - 110001

Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001

Toll Free: 1800 120 8800, Email: customercare@pnbhousing.com, Website: www.pnbhousing.com

CIN: L65922DL1988PLCO33856

Branch Office: AMRAVATI
Applicant: MAYUR BHUPAT ADATIYA
MAYURI MAYUR ADATIYA

Date: 31-Aug-2026
Ref No.: NHL/AMR/0826/5209405

Guarantor: N/A
Address: C/O JAGRUTI DATEROAO, FLAT NO 505, 5TH FLOOR, PRATIK TOWER, ., Amravati, MAHARASHTRA, 444605, India
Email: mayuradatiya81@gmail.com
Version No.: 3
Contact No. 9422866660

Dear Sir/Madam,

With reference to your loan application dated 30-08-2026, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1. Purpose of Loan	Non Housing Loan, Personal use
2. Loan Amount	INR 2520000 (INR Twenty Five Lakh Twenty Thousand Only)
Insurance Premium	INR 90000 (INR Ninety Thousand Only)
Total Loan Amount	INR 2610000 (INR Twenty Six Lakh Ten Thousand Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -3.65% = 9.50% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 27255 (INR Twenty Seven Thousand Two Hundred and Fifty Five Only)
8. Processing fees receivable:	INR 48401.00 (INR Forty Eight Thousand Four Hundred One Only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	Flat No 502, 5th Floor, Capital Heights, Plot No 9 S No 26/3 Plot No 33 S No 25/2, Mouje Rajapeth Pragane Badnera, Amravati, Amravati, MAHARASHTRA, India, 444601
11. Pre-payment Charges	As mentioned in MITC duly updated on the website
12. Overdue Charges	24% per annum

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. BCM visit to the business premises done before disbursement.
2. Aadhar E verification to be done through DIGILOCKER
3. Builder Cost Sheet & Amenities Agreement to be taken
4. Seller CIBIL to be documented
5. Seller KYC to be taken & FCU to be done
6. Seller Updated last Six-month bank statement along with Account opened date to be taken
7. Subject to legal & technical clearance
8. Repayment to be taken from BOB-2961
9. Property being offered as collateral needs to be insured for the tenure of the loan
10. Acknowledged Key Facts Statement to be taken.
11. End use declaration from the applicants to be held on record
12. PSL declaration as per PNBHFL format to be held on record.
13. End Use letter to be documented from applicant

This Sanction Letter is subject to unconditional, absolute and irrevocable acceptance by the Borrower of the GTC*, and also available on PNBHFL's website (www.pnbhfl.com).

*Subject to change from time to time at the discretion of PNBHFL.

Customer Service Manager: Abhilash Rahul Uke
Landline No: 1800 120 8800



Transaction Successful

01:29 pm on 01 Sept 2026

Paid to



THINKBIGZ INITIATIVE
PVT LTD

₹34,980

9892834356-2@okbizaxis



Transfer Details



PhonePe Transaction ID

T2609011329437759278412

Debited from



XXXXXXXXXXXX7090

₹34,980

UTR: 303494695164

Powered by



AXIS BANK

आयकर विभाग
INCOME TAX DEPARTMENT

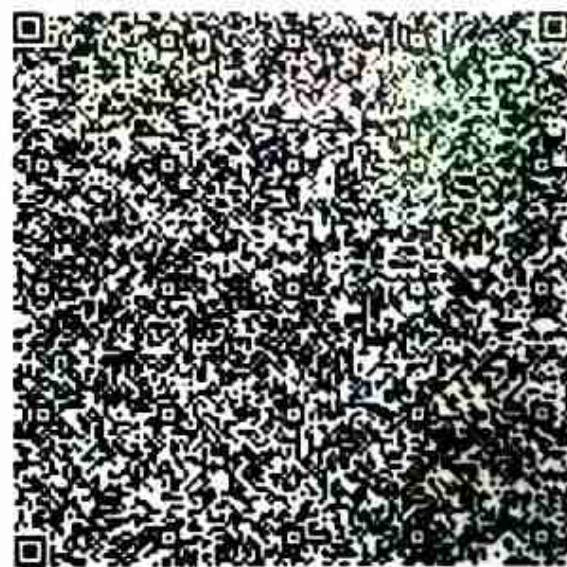


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGMPA7528F



नाम / Name

MAYUR BHUPAT ADATIYA

पिता का नाम / Father's Name

BHUPAT MORARJIBHAI ADATIYA

जन्म की तारीख /

Date of Birth

14/04/1981

हस्ताक्षर / Signature

27112025



भारत सरकार
Government of India



मयुर भुपत आडतीया
Mayur Bhupat Adatiya
जन्म तिथि/DOB: 14/04/1981
पुरुष/ MALE

5021 7985 3106

VID : 9193 2965 7634 2456

मेरा आधार, मेरी पहचान

Issue Date: 08/03/2014



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता:

S/O: भूपतकुमार अडतिया, आदित्य अपार्टमेंट, निलम
हॉटेल समोर, बडनेरा रोड, अमरावती, अमरावती,
महाराष्ट्र - 444601

Address:

S/O: Bhupatkumar Adatiya, aditya apartment,
opp nilam hotel, badnera road, Amravati,
Amravati,
Maharashtra - 444601



5021 7985 3106

VID : 9193 2965 7634 2456



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help@uidai.gov.in



www.uidai.gov.in



भारत सरकार

Government of India



Aadhaar no. issued: 21/11/2011



मयुरी मयूर आडतीया
Mayuri Mayur Adatiya
जन्म तिथि/DOB: 02/10/1982
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।

**Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

6667 5813 9897

मेरा **आधार**, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता:

C/O पौर्णिमा श्राफ, नीलम होटेल के सामने, आदित्य
अपार्टमेंट, अमरावती, अमरावती, अमरावती,
महाराष्ट्र - 444601

Address:

C/O Pournima Shraf, NEAR NILAM HOTEL,
ADITYA APARTMENT, Amravati, PO:
Amravati, DIST: Amravati,
Maharashtra - 444601



6667 5813 9897

VID : 9150 8648 8421 5101



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help@uidai.gov.in



www.uidai.gov.in

Details as on: 08/11/2024

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MAYURI MAYUR ADATIYA

R P KARIYA

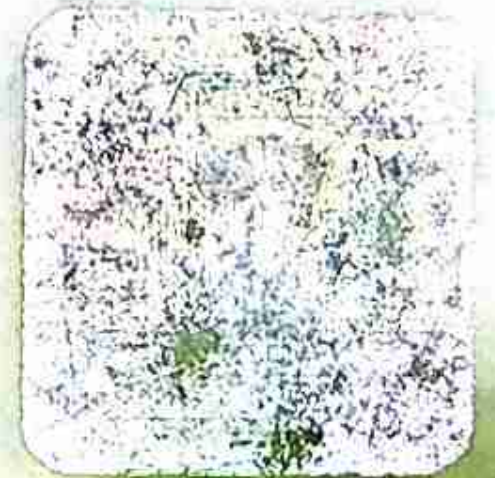
02/10/1982

Permanent Account Number

AGMPA7527L

Mayuri Adatiya

Signature







SALE DEED OF READY POSSESSION APARTMENT

Situated at

"Capital Heights"

Mouje - Rajapeth, Table No. 9.47,

Resi Bld. @ Rs. 30,800/- per sq. mtr., total Valued at Rs. 36,52,200/-

{D.O.D. regd. on 24.12.2024 at Sr. No. 6516 with S.R.O. Amt. City-2}

Stamp Duty Paid Rs. 2,22,000/-, Reg. Fee Rs. 30,000/-

Sale Deed valued at Rs. 37,00,000/-

(Rs. Thirty Seven Lacs Only)

THIS DEED OF SALE OF APARTMENT is made and executed on the Day of August, 2026, Between :-

Capital Infrastructure (PAN - AARFC7806P), through Partners

- i) **Shri Nayan Radheshyam Kakani**, aged 44 years, occupation - business, r/o. Pannalal Nagar, Amravati - 444605
Adhar Card – 6425 8684 3633 Mob. 9423123777
- ii) **Shri Mahesh Madanlal Chandak**, aged 27 years, occupation - business, r/o. Arjuni Morgaon, Dist. Gondia - 441701, Adhar Card – 8435 8982 7214, through power of attorney holder **Shri Pavan Tarachand Saboo**, aged 45 years, occu. – Medical Practitioner, r/o. Rashi Trinity, Sai Nagar, Amravati - 444607 (only to admit document, vide regd. Power of Attorney dated 17.01.2023 at Sr. No. 202 with S.R.O. Amravati City-1),

hereinafter collectively referred to as the "**VENDOR**" or "**PROMOTER**" (which expression unless repugnant to the context, shall always mean and include its legal heirs, successors and assigns) being the party of FIRST PART;

AND

1. **Shri Mayur Bhupat Adatiya** (PAN : AGMPA7528F), aged about 45 years, occupation - business, Adhar Card – 5021 7985 3106, r/o. Aditya Apartment, Opp. Neelam Hotel, Badnera Road, Amravati - 444601,
2. **Smt. Mayuri Mayur Adatiya** (Pan : _____), aged about 40 years, occupation – business, Adhar Card :- _____ r/o. Aditya Apartment, Opp. Neelam Hotel, Badnera Road, Amravati – 444601 hereinafter referred to as the "**PURCHASER**" or "**ALLOTTEE**" (which expression unless repugnant to the context, shall always mean and include his legal heirs, successors and assigns) being the party of SECOND PART;

WHEREAS the Vendor / Promoter Capital Infrastructure, through Partners i) Shri Nayan Radheshyam Kakani, & ii) Shri Mahesh Madanlal Chandak, owns Layout Plot No. 9 & 33, total admeasuring 5299.87 sq. ft. (492.37 sq. mtrs.) of land, out of Field Survey No. 26/3 & 25/2, of Mouje - Rajapeth, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, more particularly described at Sr. No. (i & ii) in Schedule "A" hereto, having purchased the same vide Sale Deed, dated 12.08.2022, regd. on dated 17.08.2022, at Sr. No. 3257, with the office of Sub Registrar, Amravati City-1, from Shri Narendra Gopichand Bharani, r/o. Amravati, and

WHEREAS as per the previous rules / notification, the Transferable Development Rights (T. D. R.) equivalent to 190.62 sq.mtr. was required for sanctioning the building map, however due to amendment by the Government in Urban Development Department, vide Notification bearing No. TPS-1813/3067/CR-122/MCORP/12/UD-13, dated 28.01.2016, the T.D.R. is applicable as per the equivalent quantum, as such by applying the said method, admeasuring 271 sq.mtr. is required, and

WHEREAS the Vendor / Promoter Capital Infrastructure, through Partners i) Shri Nayan Radheshyam Kakani, & ii) Shri Mahesh Madanlal Chandak, owns T. D. R. (rights) equivalent to 271 sq.mtr., from out of total transferable rights admeasuring 3679.55 sq. mtrs. (Zone-A) of TDR certificate bearing No. 160, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/160/2022, dated 03.08.2022, more particularly described at Sr. No. (iii) in Schedule "A" hereto, which is hereinafter referred to as the "T.D.R. [Rights]", having purchased the same vide Sale Deed, dated 13.10.2022, regd. on dated 14.10.2022, at Sr. No. 3931, with the office of Sub Registrar, Amravati City-1, from (a) Shri Shyamsundar Ramchandra Bakhtar, (b) Shri Baldeo Omprakash Mandhani & (c) Shri Sanjay Omprakash Mandhani, all r/o. Amravati, and,

WHEREAS after purchasing the said land described at Serial No. (i) and applying T.D.R. described at Serial No. (ii) of Schedule - A hereto, the vendor / Promoter has constructed the building on the said plot - known as "**Capital Heights**", in pursuance of the map sanctioned by the Municipal Corporation of City of Amravati vide building permit No. 134265, Permit No. DDMCA/B/2022/APL/02339, dated 13.12.2022, and accordingly obtained Full Occupancy Certificate from Amravati Municipal Corporation, vide Approval No. DDMCA/FO/2026/APL/00088, dated 08.02.2026, Consisting of several shops & residential Apartments on different floors; and,

WHEREAS the postal address of said Building is "**Capital Heights**", Baba Hardasram Society, Kanwar Nagar, Amravati - 444606 (Maharashtra) and the Vendor / Promoter has submitted the said plot/land and proposed project / building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by sec. 11 of the said Act, registered on 24.12.2024, regd. at Serial No. 6516, with the office of Sub Registrar, Amravati City - 2, and

WHEREAS, the Vendor / Promoter have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepted the professional supervision of the Architect and the structural Engineer has declared that the said building is completed and is ready to occupy; and

WHEREAS the Vendor / Promoter abovenamed have given inspection to the purchaser / allottee of the original documents of title deeds, deed of declaration, plans etc. and upon verification of the same, the purchaser / allottee is fully satisfied about the title of the Vendor / Promoter over the said land & rights to construct the said building including Flat No. 502, and,

WHEREAS upon such satisfaction, the purchaser / allottee have initially agreed to purchase the said apartment No. 502 described in Schedule B, situated in the building "CAPITAL HEIGHTS", constructed on the land described in Schedule A, for a total consideration of Rs. 37,00,000/- (Rs. Thirty Seven Lacs only), on the terms & conditions mentioned therein, and,

WHEREAS the Vendor/promoter has already completed the construction of the said apartment hereby purchased by the purchaser and the purchaser has personally inspected the said apartment (more particularly described in Schedule B), agreed to be purchased by him and upon such personal inspection and verification the purchaser is absolutely satisfied with the quality of construction, workmanship, area, measurement and also of the fact that there is no leakage or breakage or seepage of any kind whatsoever in said apartment and upon such satisfaction, the purchaser / allottee has requested the vendor/promoter to execute the conveyance deed in his favour in respect of the said apartment, and in view of such satisfaction by the purchaser about the quality of construction, the workmanship, the area etc. and upon request of the purchaser, the vendor/promoter have executed this Conveyance/Sale Deed in favour of the purchaser/allottee.

**NOW THEREFORE THIS DEED OF SALE OF APARTMENT
WITNESSETH AS UNDER :-**

1. In consideration of total amount of Rs. 37,00,000/- (Rs. Thirty Seven Lacs Only) which is fixed according to fair market price and calculated as per the carpet area of said Flat No. 502 and same is paid by the purchaser / allottee to the vendor / promoter, in the following manner -

Amount (Rs.)	Particulars
Rs. 3,70,000/-	Paid by Cheque No. _____, dated .08.2026, drawn on -----Bank, Br. Amravati.
Rs. 33,30,000/-	A cheque of Rs. ____ (Rupees ____ only), cheque No. _____ dated, / /2026, issued by PNB HOUSING FINANCE Ltd., drawn on Punjab National Bank, ECE House, K.G. Marg, New Delhi Branch, has been received.

Rs. 37,00,000/- (Rs. Thirty Seven Lacs Only)

The Vendor / Promoter hereby acknowledge the receipt of the said amount. The Vendor / Promoter as an owner hereby transfer, conveys, sell, grant and assigns unto the purchaser / allotted by way of sell the said Apartment, described in Schedule "B" from out of the said building known as "CAPITAL HEIGHTS" together with all common areas and facilities as described and listed in the said deed of declaration, to HOLD the same as the owner thereof which is hereinafter referred to as "*said property*".

2. The purchaser / allottee become the owner of the said property and shall have the joint ownership, over all the common rights, common areas and facilities, with further right to transfer the same along with said apartment to any person subject to the terms, conditions, rights and liabilities mentioned in Deed of Declaration and Byelaws.

3. The Vendor / Promoter have delivered vacant possession of the said property to the purchaser / allottee and the purchaser / allottee has taken the possession thereof on the date of execution of this Deed of Sale of Apartment.

4. The Vendor / Promoter has conveyed, sold and transferred to the purchaser / allottee, the said property including all the common rights and facilities throughout the said building to HOLD the same forever as the sole and absolute owner thereof. However the right, title and interest of the purchaser / allottee in the general common areas and facilities will be in proportion of his share in the property and the purchaser / allottee shall be under obligation to pay the regular expenses to be incurred for maintenance of the said common areas and facilities as per the decision of the Association of the Owner of the Apartment in the said building and further

more, the undivided interest in the general areas and facilities shall not be separated from the family unit to which it appurtenant and have been conveyed unencumbered and undivided. That all the rights mentioned in the Declaration Deed are hereby conveyed to the purchaser / allottee, similarly all responsibility and liabilities are also binding on the purchaser / allottee, which shall be treated as part and parcel of this Apartment Deed.

5. That the purchaser / allottee hereby covenants with the Vendor / Promoter as follows :

- i) That the purchaser / allottee, before taking the conveyance deed have thoroughly inspected the apartment hereby sold to him as well as the building wherein the apartment is situated. The purchaser / allottee do hereby declare the apartment as well as the building has been constructed by the Vendor / Promoter as agreed between the Vendor / Promoter and the purchaser / allottee, and the purchaser / allottee is fully satisfied about the quality of construction, workmanship, area etc. and the purchaser / allottee further declare that there is no leakage, seepage or breakage or anything affixed in the apartment.
- ii) That the purchaser / allottee shall maintain the apartment in tenantable condition and shall not do or suffered to be done anything in or to the building in which the apartment is situated or the staircase or the passages which may be against rules and regulations and the bye-laws of concerned local authorities. Similarly the purchaser / allottee shall not be entitled to carry any construction, furniture, repairs or cover any balcony including the work which changes the elevation of the building.
- iii) That the purchaser / allottee shall not store in the apartment any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the apartment is situated and in any case any damage is caused to the building or any part thereof due to negligence or the default of the purchaser / allottee in this behalf, the purchaser / allottee shall liable for consequences of the breach including any damage to the building.
- iv) That the purchaser / allottee shall not demolish or caused to be demolished the apartment or any part thereof and shall not in any manner caused damage to the columns, beams, walls, slabs, or R.C.C. paradi, plaster or any other structural changes in the apartment.
- v) That the purchaser / allottee shall keep the portion sewerage drains, pipes in the apartments and appurtenant thereto in good and tenantable and repaired condition.
- vi) That the purchaser / allottee shall not throw any dirt, rubbish, rags, garbage, or any other waste or permit the same to be

thrown from the said apartment in the compound or any portion of the building or common areas.

- vii) That the purchaser / allottee shall not do or permit to be done any act or things which may render void or voidable the insurance of said building, if any.
- viii) That the purchaser / allottee shall regularly contribute his share of common expenses required for due maintenance of the common areas and facilities of the building in accordance with his share in the common areas, which is condition precedent for using of the common area and facilities.
- ix) It is the sole responsibility of the flat / unit owners to create and maintain the Society for maintaining the said building, as per their conveyance, for which the vendor may give consent as per their wish.
- x) It is specifically hereby clear that the vendor or person claiming through them is not at all liable or responsible to maintain the said building named "Capital Heights" in any manner whatsoever on any count whatsoever. On the other hand, it is the responsibility of all the apartment/flat holders of the said building to take care of the building, at their own risk, cost and consequences, by creating society.

6. That the apartment hereby sold is a newly constructed structure and not assessed to municipal taxes. On the basis of the Deed of Apartment, the Purchaser / allottee shall get the said apartment mutated in his name in the record of Municipal Corporation and shall get the same assessed to Municipal Taxes. The municipal taxes in relation to the said apartment shall therefore be payable by the purchaser / allottee since beginning.

7. That the purchaser/ allottee shall have no right into or upon any balance or increase in the F.S.I., in relation to the land described in Schedule - A and B hereto. In the event any additional F.S.I. is made available in relation to the said land then the Vendor / Promoter shall be entitled to make such additional construction so as to consume such additional F.S.I. and the purchaser / allottee or the person claiming through him shall not obstruct or object for such construction.

8. That the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereto and if any mis-statement, error, or omission in the description of the property shall be discovered, the same shall not effect the validity of this Deed of Apartment 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.

9. That the Deed of Apartment shall always be read alongwith the Deed of Declaration dated 24.12.2024 referred above as well as the provisions of Maharashtra Apartments Ownership Act, 1970.

10. That the purchaser / allottee shall be entitled to get his name mutated in the record of right and in the record of Municipal Corporation of city of Amravati and in all other Government records as the owner of the said property for which the Vendor / Promoter shall have no objection whatsoever.

11. The said property hereby conveyed is free from all the encumbrances, lien, charges, mortgage and no other person excepting the Vendor / Promoter have any right, title or interest in the said property and the interest hereby transferred subsists and the Vendor / Promoter have every power to sell the same.

12. That the electric connection meter may be taken by the Purchaser / allottee at his own cost and all the charges required for installation of electric line and expenses shall be borne by purchaser / allottee. Similarly the purchaser / allottee shall also separately pay his share of the service line connection charges and D.P. charges to the Vendor / Promoter.

13. That all the expenses on account of GST and other charges or taxes etc. levied by the Government, for time being in force, in respect of the said property and this deed, have been agreed to be borne exclusively by the Purchaser / allottee.

14. That the terrace over the said apartment shall always be owned by the Vendor / Promoter who shall always remain the sole and absolute owner thereof with the right to make further constructions thereon and the Vendor / Promoter and any person claiming through them, who may occupy the apartment, may be constructed on the terrace over the "CAPITAL HEIGHTS " shall have right to use all the common areas and facilities along with the other apartment owners. That the Vendor / Promoter shall be entitled to make any further construction on the terrace above the top floor after due permission from the Municipal Corporation and the terrace over the top floor shall be exclusively owned by the Vendor / Promoter.

Likewise the purchaser or the persons claiming through him shall never have any right, title or interest into or upon the said terrace. The vendor can use personally the said terrace or can give the said terrace on rental basis to any person or Tele communication companies or other service provider for erecting the towers or hoardings or for any other

purposes, either as it is or after making or raising construction thereon for which the purchaser shall not be entitled to raise any objection on any count whatsoever.

15. The purchaser is at liberty to use part portion of ground floor as shown in the sanctioned map, to be used as common parking place for the apartment owners.

16. That, in case the building or the said apartment collapses by any act of God or any reason whatsoever, then the Vendor / Promoter shall have the right to reconstruct the said apartment at the cost of the purchaser / allottee subject to all local laws for the time being in force and the Vendor / Promoter shall have the right to make other construction upto sky.

17. That the purchaser shall pay the sum as decided by the vendor or association, in addition to the Sale consideration, to the vendor separately as the one time maintenance charges of the said building as and when demanded by the vendor or society upon its formation. The purchaser shall take separate receipt of the said amount from the vendor or association. The said amount (if any) collected from the purchaser shall be transferred to the society and same shall not be refunded to the purchaser or the person claiming through him in any manner whatsoever on any count whatsoever. The purchaser further agreed that in case if the abovesaid maintenance charges are more than the interest which will accrue from out of the above said deposit made with the Bank or any Financial institution, then the purchaser or the person claiming through him shall be under legal and contractual obligation to pay such increased charges proportionately along with the other owners and till the purchaser not pays such increased charges, he will not be entitled to make use of the passages, staircases, lift, and water facility etc.

18. That all the terms and conditions mentioned in this sale deed shall be strictly binding on the all the subsequent purchasers or persons claiming through them.

19. By this deed, the Vendor / Promoter has sold and the purchaser / allottee have purchased is only the said flat / apartment, mentioned in Schedule 'B' hereto, and nothing beyond it. Similarly, all the terms, conditions and liabilities mentioned in this deed shall be binding on subsequent purchaser / allottee.

20. That the sale deed has been executed by the Vendor / Promoter and purchaser / allottee out of their free-will and voluntarily after understanding true import, implication and condition thereof.

21. PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression "*the Vendor / Promoter*" and "*the Purchaser / allottee*" hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall bind them.

SCHEDULE "A"

Description of Said Plot & TDR [Rights]

(i) "All that piece and parcel of the land bearing Layout **Plot No. 9**, admeasuring 344.98 sq.m. (3713.36 sq.ft.) from out of **Field Survey No. 26/3** of **Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati converted non-agricultural use vide order dated 25.11.1981 passed by Sub-Divisional Officer, Amravati in R.C. No. NAP-34/Rajapeth-85/1980-81 and situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City.

(ii) All that piece and parcel of the land bearing Layout **Plot No. 33**, admeasuring 147.42 sq.mt. (1586.25 sq.ft.) from out of **Field Survey No. 25/2** of **Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati which is allotted by Baba Hardasram Sahakari Gruh Nirman Sanstha Ltd. Amravati, Regd. No. ATI/HSH/409 vide Resolution No. 6, dated 15.12.1983.

The above said two plots described at Sr. No. (i) & (ii) amalgamated into one plot by Assistant Director Town Planning Officer, A.M.C. Amravati vide its Letter No. DDMCA/SA/2022/APL/00338 dated 13.05.2022 and after its amalgamation, as per computerized 7/12, its **Bhumapan / Up-Vibhag No. 25/2/26/3/9/33** and total area **492.37 sq.mt. (5299.87 sq.ft.)** and the said plot bounded as under :-

Towards East : Service Lane & thereafter Baba Hardasram Society,
Towards West : Road,
Towards North : Baba Hardasram Society,
Towards South : Plot No.14... "

which is hereinafter referred to as the "*land or said plot / land*".

(iii) "T. D. R. (rights) equivalent to 271.00 sq.mtrs. (2917.04 sq.ft.) from out of the T.D.R. certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/160/2022, dated 03.08.2022 and certificate no.160, for a total area of 3679.55 sq.mt., in Zone -B of Amravati Tq. & Dist. Amravati in lieu of 3679.55 sq.mt. of land from out of field survey no. 7/2/A

of **Mouje - Nimbhora Khurd**, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation for construction of the 18 meter wide road, under sale deed dated 09.05.2022 registered at Sr. No.1889/2022 ", (which is hereinbefore referred to as 'TDR [Rights]')

SCHEDULE "B"

Description of the Apartment / Flat

"The residential apartment bearing Family Unit / **Flat No. 502** (Southern Side), having Carpet area admeasuring 92.87 Sq. Mtr., & Builtup area **admeasuring 112.93 Sq. Mtr.**, on Fifth Floor, from out of the project / building known as "**CAPITAL HEIGHTS**" standing on the land / plot described in the Schedule "A" hereinabove, alongwith 7.26% undivided share in common area and facilities, which is bounded towards East - by Open Marginal Space & thereafter Service Line, towards West - by Open Marginal Space & thereafter Road, towards North - by Flat No. 501, Passage, Staircase & Lift, towards South - by Open Marginal Space & thereafter Plot No. 14 " (which is hereinbefore referred to as "*Said Flat / Apartment*")

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS DEED OF SALE OF APARTMENT ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Typed By :- Pankaj T. Agrawal

Purchaser / Allottee :- 1. Mayur Bhupat Adatiya

Passport Photo	Thumb	Signature

Purchaser/Allottee :- 2. Mayuri Mayuri Adatiya

Passport Photo	Thumb	Signature

Vendor / Promoter :- **Capital Infrastructure**, through Partner
i) **Nayan Radheshyam Kakani**

Passport Photo	Thumb	Signature

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Vendor / Promoter :- **Capital Infrastructure,**
through Partner

ii) **Mahesh Madanlal Chandak**

Passport Photo	Thumb	Signature

Witness No. 1 :-

ID Proof/No. :- Adhar Card -

Signature

Witness No. 2 :-

ID Proof/No. :- Adhar Card -

Signature



Ravindra R. Watane
Advocate

Snehgandha colony, Near New Rly. Station, Akoli Road, Amravati. Mobile no. 9823698745

SEARCH REPORT

Detailed Address of the Property: - ALL THAT piece & parcel of land layout **Plot no. 9** total admeasuring **3713.36 sq. ft. (344.98 sq. mtr.)** from **Field Survey no. 26/3** and **Plot no. 33** total admeasuring **1586.25 sq. ft. (147.42 sq. mtr.)** from **Field Survey no. 25/2 (as online gaon namuna 7/12 Plot no. 25/2/26/3/9/33)** situated at **Mouje-Rajapeth**, Pragane- Badnera Tq. & Dist. Amravati within the limits of Amravati Municipal, Corporation A **Flat no. 502** situated on the Fifth Floor having carpet area **92.87 sq. mtr.**, built up area **112.93 sq. mtr.**, and super built up area **140.84 sq. mtr.** (Hereinafter called as the subject property) is constructed upon the said plot, as per plan sanctioned by Asst. Director Town Planning, Amravati Municipal Corporation, vide sanction of Building permit and commencement certificate No. 2339 dated 13.12.2022 known as **"CAPITAL HEIGHTS"** Residential Apartment along with **7.26%** (Proportionate) Undivided Share & Interest in the aforesaid Plot & the said plot is bounded as under:

Towards East: By Open marginal space & thereafter Service line
Towards West: By Open marginal space & thereafter road
Towards North: By Flat no. 501, passage, staircase & Lift
Towards South: By Open marginal space & thereafter plot no. 14

Mortgagor/s:- 1) Shri. Mayur Bhupat Adatiya 2) Smt. Mayuri Mayur Adatiya
Owner/s: Capital Infrastructure through partners 1) Nayan Radheshyam Kakani 2) Mahesh Madan Chandak

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 13 years from 2014 to 2026 on 30/08/2026 in the Office of Sub-Registrar Amravati City which is as follows: -

Year	Entries Found in search
2014	Not-Found
2015	Not-Found
2016	Not-Found
2017	Not-Found
2018	Not-Found
2019	Not-Found
2020	Not-Found
2021	Not-Found
2022	Sale deed dated 17.08.2022 registered at Sr. no. 3257
2023	Not-Found
2024	Deed of Declaration dated 24.12.2024 registered at Sr. no. 6516
2025	Not-Found
2026	Not-Found

Attached the Govt. Fees paid vide receipt no. **GRN MH009253808202627E**

Date: 30.08.2026

Amravati

RAVINDRA
RUPRAO
WATANE
Digitally signed by
RAVINDRA RUPRAO
WATANE
Date: 2026.08.30
12:22:48 +05'30'

Adv. Ravindra R. Watane
Seal & Signature