

264/9045

Thursday, October 01, 2026

12:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

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पावती क्र.: 18129 दिनांक: 01/10/2026

गावाचे नाव: पिपळा

दस्तऐवजाचा अनुक्रमांक: नगन1-9045-2026

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: तुलाराम पुरुषोत्तम निनावे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2880.00

पृष्ठांची संख्या: 72

DELIVERED ORIGINAL
REGISTERED DOCUMENT

एकूण:

रु. 32880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:04 PM ह्या वेळेस मिळेल.

सह दुय्यम नोंदणीकृत
नागपूर क्र. १.

बाजार मूल्य: रु. 1540000/-

मोबदला रु. 4197514/-

भरलेले मुद्रांक शुल्क : रु. 251900/-

1) देयकाचा प्रकार: DHC रकम: रु. 2880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926298619643 दिनांक: 01/10/2026

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011101932202627E दिनांक: 01/10/2026

वँकेचे नाव व पत्ता:

T. P. Ninelwe

SALE DEED

FOR RS. 41,97,514/-

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(RUPEES FORTY ONE LACS NINETY SEVEN THOUSAND

FIVE HUNDRED FOURTEEN ONLY)

GOVERNMENT MARKET VALUE RS. 15,40,000/-

[Valuation of Stamp Duty @ Rs. 13,690/- per Sq. Mtrs. as per Division No. 3.2.1 of Government Stamp Duty Ready Reckoner, 2026 - 2027 for Khasra No. 63/2 (Part) of Mouza - Pipla, Tahsil - Nagpur (Gramin), District - Nagpur]

This **SALE DEED** is made and executed at **NAGPUR** on this 01st Day of **OCTOBER, 2026**

BETWEEN



- 2 -

LUXORA INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company incorporated under the Companies Act, 1956 bearing CIN: U70100MH2007PTC166943 (PAN: AABCL2854K), having its Registered Office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund, Mumbai - 400080, acting through its AUTHORISED SIGNATORIES, 1) **SHRI DEEPAK S/O MAHADEV VASANDANI**, Aged about 48 years, Occupation - Service [Aadhaar No. 6148 9432 9869], Resident of Flat No. 1501, 15th Floor, A- Wing, Raheja Atlantis, Worli Naka, Mumbai - 400013 and 2) **SHRI KALPESH S/O NARENDRA PUNTAMBEKAR**, Aged about 46 years, Occupation - Service [Aadhaar No. 4174 6639 0049], Resident of Flat No. 203, B - Wing, Crystal Spires, Soham Garden, Manpada, Ghodbundar Road, Thane - 400607, duly Authorised vide Board Resolution dated 01-08-2023 and Shareholders Resolution dated 05-08-2023, acting through its / their POWER OF ATTORNEY HOLDER, **SHIVMAHADEV REALTY LLP**, a Limited Liability Partnership incorporated under the LLP Act, 2008 bearing LLPIN: ACH-3428 (PAN: AFHFS8751C), having its Registered Office at 403, Tulip Garden Enclave, Mahatma Fule Bazar, Ganeshpeth, Nagpur - 440018, acting through its PARTNER, **SHRI SANDIP S/O OMPRAKASH AGRAWAL**, Aged about 39 years, Occupation - Business (PAN: AFXPA2511A) [Aadhaar No. 5423 7608 9380] Mobile No. 9834523469, e-mail id: ca.sandip.a@gmail.com, Resident of Sneh Nagar, Gajanan Maharaj Mandir Road, Chandrapur - 442401 (M.S.), herein afterwards called as the "**VENDOR**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**VENDOR**" as well as its Chairman, Directors, Shareholders, their respective heirs, successors in title, legal representatives, executors, administrators and assigns of the **ONE PART**.

AND

SHRI TULARAM PURUSHOTTAM NINAWA, Aged about 31 years, Occupation – Business / Service (P.A.N: ATPPN0629L) [Aadhaar No. 9822 8117 5089], Mobile No. 8421436519, E-Mail Id: tninawe1@gmail.com, Resident of House No. 88, Tandapeth Road, Near Hanuman Mandir, Adarsh Vinkar Colony, Tandapeth, Nagpur - 440018, herein afterwards called as the “**PURCHASER**”, which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**PURCHASER**” as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the **SECOND PART**.

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AND

SHIVMAHADEV REALTY LLP, a Limited Liability Partnership incorporated under the LLP Act, 2008 bearing LLPIN: ACH-3428 (PAN: AFHFS8751C) e-mail id: ca.sandip.a@gmail.com, having its Registered Office at 403, Tulip Garden Enclave, Mahatma Fule Bazar, Ganeshpeth,



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Nagpur – 440018, acting through its PARTNER, **SHRI SANDIP S/O OMPRAKASH AGRAWAL**, Aged about 39 years, Occupation – Business (PAN: AFXPA2511A) [Aadhaar No. 5423 7608 9380] Mobile No. 9834523469, Resident of Sneh Nagar, Gajanan Maharaj Mandir Road, Chandrapur – 442401 (M.S.), herein afterwards called as the “**DEVELOPER**” which expression shall unless repugnant to the context or meaning thereof always mean and include the said “**DEVELOPER**” as well as its Partners, their respective heirs, successors in title, legal representatives, executors, administrators and assigns of the **THIRD PART**.

A. DESCRIPTION OF THE PROJECT LAND:

WHEREAS the Vendor is sole and absolute owner of All That piece and parcel of Non – Agricultural land total containing by admeasurement 13384.76 Sq. Mtrs. comprising Plot Nos. 1 to 57 having Plotable Area of Land admeasuring 8079.45 Sq. Mtrs. bearing Khasra No. 63/2 (Part), P.H. No. 38 of Mouza – Pipla bearing Sheet No. 68, City Survey No. 1537, situated within the limits of Nagar Panchayat: Besa - Pipla in Tahsil – Nagpur (Gramin) and District - Nagpur, which is more particularly described in the First Schedule hereunder written (Hereinafter referred to as the “Project land”).

B. TITLE HISTORY OF THE LAND:

WHEREAS originally, All That piece and parcel of Agricultural land admeasuring 1.32 Hectares bearing Khasra No. 63/2 (Part), P.H. No. 38 of Mouza - Pipla, situated within the limits