

274/8064

Wednesday, August 12, 2026

1:40 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: दहेगांव

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-8064-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: श्रवण कुमार राय

पावती क्र.: 11794

दिनांक: 12/08/2026

DELIVERED

नोंदणी फी

रु. 12360.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 36

एकूण:

रु. 13800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.

सह दु.वि.संगर १० (ग्रामीण)

सह दुय्यम निबंधक

नागपूर क्र. १०

बाजार मुल्य: रु.397600/-

मोबदला रु.1235707/-

भरलेले मुद्रांक शुल्क : रु. 74200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826108413147 दिनांक: 12/08/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.12360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008030122202627E दिनांक: 12/08/2026

बँकेचे नाव व पत्ता:

Sarvan Kr. Rai

Name of Bank

Bank-Branch

STATE BANK

CHALLAN
MTR Form Number-6



NR008030122202627E		BARCODE		Date	10/08/2026-15:26:36	Form ID	25.1
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		AXEXXXXXXP	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Sarvan Kumar Rai	
Location NAGPUR				Flat/Block No.		Plot No.314	
Year 2026-2027 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Mouza Dahegaon	
0030046401 Stamp Duty			74200.00	Area/Locality		Kalmeshwar	
0030063301 Registration Fee			12360.00	Town/City/District			
				PIN		4 4 1 5 0 1	
				Remarks (If Any)			
				SecondPartyName=Narayan Chandiram Demble And Others~			
Total			86,560.00	Amount In		Eighty Six Thousand Five Hundred Sixty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572026081007562	CK00RJDXC7
Cheque/DD No.				Bank Date	RBI Date	10/08/2026-15:24:27	Not Verified with RBI
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. Mobile No. : XXXXXX5010
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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९/३६



SALE DEED FOR RS. 12,35,707/- ONLY
(RUPEES TWELVE LAKH THIRTY FIVE THOUSAND SEVEN
HUNDRED SEVEN ONLY)
GOVT. R.R. VALUE RS. 3,97,600 ONLY

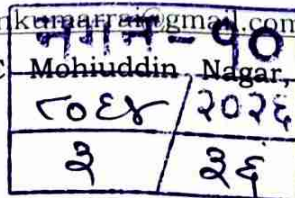
THIS DEED OF SALE is made and executed on this 12th day of Aug., 2026 By and Between:

- (1) **NARAYAN CHANDIRAM DEMBLE**, Aged about 79 Years, Occupation- Business, Income Tax PAN ABHPD8919R, AADHAR UID 2260 0618 8570, Mobile No.9823029315, Resident of VIP Road, Ghatate Layout, Nagpur, Pin Code No.440001, Tahsil and District- NAGPUR, (Maharashtra),
- (2) **VIJAY KIMATRAI RAMANI**, Aged about 67 years, Occupation-Business, Income Tax PAN ABGPR3776F, AADHAR UID 7983 2716 6349, Mobile No.9823029325, Resident of Plot No. 66, Shivaji Nagar, Nagpur-440010, Tahsil & District-NAGPUR, (Maharashtra), **and**
- (3) **PRIYA VIJAY RAMANI**, Aged about 56 years, Occupation-Business, Income Tax PAN ABGPR3639B, AADHAR UID 4429 4066 0013, Mobile No.9823029325, Resident of Plot No. 66, Shivaji Nagar, Nagpur-440010, Tahsil & District-NAGPUR, (Maharashtra) hereinafter all jointly called the **VENDOR/ PROMOTER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR/PROMOTER**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

That Narayan Chandiram Demble, Vijay Kimatrai Ramani, and Priya Vijay Ramani, herein has nominated Shri Nanak Dulhanomal Soni (Phone No. 9823127286), as their lawful and authorised attorney to remain present before the competent Registration office/Authority and to present the deeds and documents for registration. The said power of attorney is duly authenticated and registered in the office of the sub-registrar Nagpur at Serial No. NGN(GRA)-7771-2026 on 5th August 2026.

AND

SARVAN KUMAR RAI, Aged 43 years, Occupation - Service, Income Tax PAN AXEPR9695P, AADHAR UID 7973 2609 8255, Cell No. 9763255010, Email sarvanrai@gmail.com, Resident of House Number 100, Rajaisi VTC Mohiuddin Nagar, District Mohiuddin,



The Parties relying on the confirmation's representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, upon the terms and conditions stated therein.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

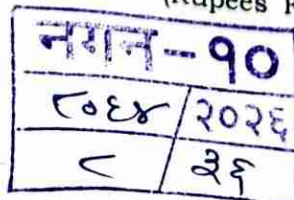
THAT in pursuance of the agreement and in consideration of a Total Consideration of **Rs.12,35,707/- (RUPEES TWELVE LAKH THIRTY FIVE THOUSAND SEVEN HUNDRED SEVEN ONLY)**, paid by the Purchaser(s) to the Vendor/Promoter in the manner appearing hereinbelow, the receipt whereof the Vendor/ Promoter do hereby acknowledge and the Vendor being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 314** containing by admeasurements **112.000 Sq. Mtrs.** (i.e. 1,205.568 Sq. Ft.) out of the sanctioned layout known and styled as "**DERA GREENS-3**" being a portion of the entire Non Agricultural land bearing Khasra no. 154 of **Mouza - Dahegaon** P.H No. 26 admeasuring 18.72 HR, held in Occupancy Class - I rights, situated at Dahegaon, in Tahsil Kalmeshwar, District Nagpur. hereinafter termed shortly as the "**SAID PLOT**" more particularly described in **Schedule B** hereunder written to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances.

MANNER OF PAYMENT

Rs 2,100/- (Rupees Two Thousand One Hundred Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by UTR No. 427938270676 dated 13/04/2025, at the time of booking, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 1,000/- (Rupees One Thousand Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by UTR No. 418440651274 dated 13/09/2025 drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 49,000/- (Rupees Fourty Nine Thousand Only) paid by the



Allottee/ Purchaser to the Vendor/Promoter by UTR No. 912181584143 dated 13/09/2025 drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 40,000/-

(Rupees Forty Thousand Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by UTR No. 962002567971 dated 08/04/2026, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 30,000/-

(Rupees Thirty Thousand Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by UTR No. 628502919685 dated 12/05/2026, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 1,471/-

(Rupees One Thousand Four Hundred Seventy One Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by UTR No. 843757319948 dated 12/07/2026, the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

Rs 11,12,136/-

(Rupees Eleven Lakh Twelve Thousand One Hundred Thirty Six Only) paid by the Allottee/ Purchaser to the Vendor/Promoter by Cheque No. 308786 dated 07/08/2026, drawn on Punjab National Bank, K G Marg New Delhi Finance, Paid by Through PNB Housing Finance Ltd, Nagpur the receipt whereof is hereby acknowledged by the Vendor/ Promoter.

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Rs 12,35,707/-

(RUPEES TWELVE LAKH THIRTY FIVE THOUSAND SEVEN HUNDRED SEVEN ONLY)

THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER as follows:

- THAT**, the Vendor has good, valid and marketable title to the property hereby sold and that they have absolute right and full

known and styled as "DERA GREENS-3" and the said Plot is bounded as under-

ON THE EAST	-	BY ROAD
ON THE WEST	-	BY PLOT NO. 323
ON THE NORTH	-	BY PLOT NO. 313
ON THE SOUTH	-	BY PLOT NO. 315

SCHEDULE-C

DEVELOPMENT WORKS OF THE PROJECT

- 1) CC Paver Block Road
- 2) R.C.C. /H.D.P.E. Pipe Sewer Line
- 3) R.C.C. Pipe storm water drains with Rain Water Harvesting System
- 4) C.I./D.I./HDPE Water Pipe line
- 5) Open Space Compound wall
- 6) Sewage Treatment Plant
- 7) Electric Network with Transformer

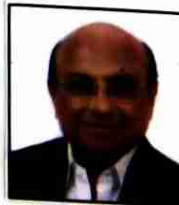
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८०६४	२०२६
१४	२६



IN WITNESS WHEREOF the VENDORS/PROMOTER and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instruction and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

FINGER PRINT PHOTOGRAPH
(LEFT THUMB)

SIGNATURE & FULL NAME



(NARAYAN CHANDIRAM DEMBLE)



(VIJAY KIMATRAI RAMANI)

xxi. In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 2015 are paid by the Allottee/Purchaser. However, if there is any increase in stamp duty by the Government at the time of registration of conveyance in favour of Allottee/Purchaser and/or federation/Apex body, then such incremental stamp duty shall be borne and paid by the Allottee/ Purchaser.

xxii. That the aforesaid Layout is developed/ got sanctioned in accordance with presently applicable law rules and regulation of Nagpur Metropolitan Region Development Authorities and the necessary charges has been paid up to date. In case, if in future, the planning authority or any other Competent Authority raised any demand towards development/sanction of the said Layout, then all such charges shall be borne and paid by the Allottee/Purchaser alone. Under no circumstances the Vendor/Promoter will be liable for the same.

SCHEDULE-A

(SAID ENTIRE PROJECT LAND)

ALL THAT Piece and Parcel of Non Agricultural Lands bearing New **Khasra no. 154** held in Occupancy Class – I rights, situated at Dahegaon, in Tahsil Kalmeshwar, District Nagpur. Total admeasuring 18.72 Hectare (i.e 46.25 Acres) having (consisting of 440 Plots of different sizes), Yearly held in Occupancy Class-1 Rights of Mouza-Dahegaon, P.H. No. 26, including all other easementary rights appurtenant and belonging thereto, situated at Village-Dahegaon in Tahsil- Kalmeshwar and District-NAGPUR and bounded as under-

ON THE EAST - BY SHIV PANDAN & KH NO. 137,138, 139 & 152

ON THE WEST - BY KH NO. 144, 151PART, 155, 158 & 159

ON THE NORTH - BY RAILWAY LINE

ON THE SOUTH - BY KH NO. 137, 148, 149, 150, 151, 155 & 174

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SCHEDULE-B

(SAID PLOT)

ALL THAT Piece and Parcel of land bearing **Plot No. 314** containing by admeasurement **112.000 Square Meters (1,205.568 sq. ft.)** out of the sanctioned layout carved on the land described in Schedule-A and



(PRIYA VIJAY RAMANI)

VENDOR/PROMOTER



Sarvan Km. Rai

(SARVAN KUMAR RAI)

ALLOTTEE/PURCHASER

WITNESSES:



1.



2.

Ishantveidya JH

"LIST OF ANNEXURES"

Annexure "A" : 7/12 Extract

Annexure "B" : Approved Layout of Plots.

Annexure "C" : Registration Certificate of the Project granted by the
Real Estate Regulatory Authority.

