

Receipt (pavti)

267/10988

Wednesday, September 23 ,2026

6:14 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 16317 दिनांक: 23/09/2026

गावाचे नाव: लाव्हा

दस्तऐवजाचा अनुक्रमांक: नगन4-10988-2026

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: सुमित्राबाई भाऊराव करनाके

नोंदणी फी

रु. 23550.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 34

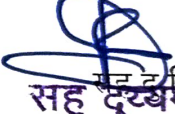
**DELIVERED**

एकूण:

रु. 24910.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:33 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक  
नागपूर क्र. ४

बाजार मुल्य: रु.845600 /-

मोबदला रु.2350858/-

भरलेले मुद्रांक शुल्क : रु. 141100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926231514583 दिनांक: 23/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.23550/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010516239202627E दिनांक: 23/09/2026

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

सुमित्रा



CHALLAN  
MTR Form Number-6



|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|----------------------|--------------------------------------------------------------|---------------|--|---------------------------------------|----------------------------------------------------|-------------------------------------------|-----------------------|---------|
| GRN                  | MH010516239202627E                                           | BARCODE       |  |                                       | Date                                               | 21/09/2026-12:01:33                       | Form ID               | 25.1    |
| Department           | Inspector General Of Registration                            |               |  |                                       | Payer Details                                      |                                           |                       |         |
| Type of Payment      | Stamp Duty and Registration Fee together<br>Registration Fee |               |  |                                       | TAX ID / TAN (If Any)                              |                                           |                       |         |
|                      |                                                              |               |  |                                       | PAN No.(If Applicable)                             |                                           |                       |         |
| Office Name          | NGR_NAGPUR NO10 RURAL SUB REGISTRAR                          |               |  |                                       | Full Name                                          | PRAVIN B KARNAKE AND SUMITRABAI B KARNAKE |                       |         |
| Location             | NAGPUR                                                       |               |  |                                       |                                                    |                                           |                       |         |
| Year                 | 2026-2027 One Time                                           |               |  |                                       | Flat/Block No.                                     | AS PER SCHEDULE                           |                       |         |
| Account Head Details |                                                              | Amount In Rs. |  | Premises/Building                     |                                                    |                                           |                       |         |
| 0030046401           | Stamp Duty                                                   | 141100.00     |  | Road/Street                           | MOUZA LAVA                                         |                                           |                       |         |
| 0030063301           | Registration Fee                                             | 23550.00      |  | Area/Locality                         | TAH NAGPUR RURAL DISTRICT NAGPUR                   |                                           |                       |         |
|                      |                                                              |               |  | Town/City/District                    |                                                    |                                           |                       |         |
|                      |                                                              |               |  | PIN                                   |                                                    | 4                                         | 4                     | 0 0 2 3 |
|                      |                                                              |               |  | Remarks (If Any)                      |                                                    |                                           |                       |         |
|                      |                                                              |               |  | SecondPartyName=METROCITY DEVELOPERS~ |                                                    |                                           |                       |         |
|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|                      |                                                              |               |  |                                       |                                                    |                                           |                       |         |
|                      |                                                              |               |  | Amount In                             | One Lakh Sixty Four Thousand Six Hundred Fifty Rup |                                           |                       |         |
| Total                |                                                              | 1,64,650.00   |  | Words                                 | ees Only                                           |                                           |                       |         |
| Payment Details      | IDBI BANK                                                    |               |  |                                       | FOR USE IN RECEIVING BANK                          |                                           |                       |         |
| Cheque-DD Details    |                                                              |               |  | Bank CIN                              | Ref. No.                                           | 69103332026092111502                      | 3005881816            |         |
| Cheque/DD No.        |                                                              |               |  | Bank Date                             | RBI Date                                           | 21/09/2026-12:03:12                       | Not Verified with RBI |         |
| Name of Bank         |                                                              |               |  | Bank-Branch                           | IDBI BANK                                          |                                           |                       |         |
| 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. : XXXXXX0898

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-४  
१०६८/२०२६  
१/२४



**SALE DEED**

Valued at Rs. 23,50,858/-

Market Value – 8,45,600/-

Mouza – LAVA, Survey No. 241

(METROCITY - 9)

Plot No. 143, admeasuring 112.00 Sq. Mtr. ( 1205.57 Sq. ft.)

THIS SALE DEED is made and executed at Nagpur on  
this 23 day of **September 2026**, BY AND BETWEEN:

**M/S. METROCITY DEVELOPERS**, A Registered Partnership Firm,  
bearing Registration No. NG000006711, having its Office at Ground Floor, 11-A,  
Khare Town, Near Dhanwantari Hospital, Dharampeth, Nagpur-440010 (Income  
Tax PAN ABQFM9982L), and acting through its Partners **(1) PRASHANT  
BONGIRWAR HUF** PAN AAQHP5771B through Its Karta **SHRI. PRASHANT  
S/o MANOHARRAO BONGIRWAR**, Aged about 56 Years, Occupation –  
Business, PAN AAPB8477P & AADHAR UID 2563 1565 3287, Mobile No.  
9822577701, Resident of 11-A, Khare Town, Near Dhanwantari Hospital,  
Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, **(2) SHRI. VISHAL  
S/o VASANT GANDHEWAR**, Aged about 45 Years, Occupation – Business,  
PAN AZQPG8412P & AADHAR UID 7709 7801 8477, Mobile No. 8421243473,  
Resident of Flat No. 207, Rachana Sahil Apartment, Subhash Nagar T-Point,  
South Ambazari Road Ranapratap Nagar, Nagpur Nagpur-440022, hereinafter

|       |      |
|-------|------|
| नगन-४ |      |
| १०९८८ | २०२६ |
| ३     | २४   |



called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

### IN FAVOUR OF

#### MRS. SUMITRABAI BHAURAOJI KARNAKE

D.O.B. 01/01/1965 Age: 61 yrs Occupation: House wife

PAN No. – GMTPK-1361-R, UIDAI NO 6299 0395 5047,

Address – W/o. Bhaurao Karnake, Men Road, Near Gandhi Putla, Surendragad, Seminary Hills, Nagpur, Maharashtra-440006.

#### MR. PRAVIN BHAURAO KARNAKE

D.O.B. 10/07/1988 Age: 38 yrs Occupation: Service,

Mob No. 9970571403, Email ID : PravinKarnake88@gmail.com

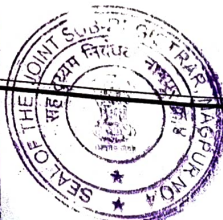
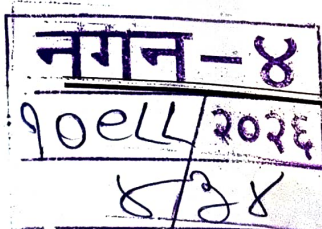
PAN No. – DEMPk-0205-J, UIDAI NO 9219 2345 2132,

Address – Behind Vetanary College, Near Pashupatinath Mandir, Surendra Gad, Seminary Hills, Nagpur, Maharashtra-440006.

Tahsil and District – NAGPUR, hereinafter known and referred to as the “**ALLOTTEE/PURCHASER/S**” which expression shall unless repugnant to the context and meaning thereof, always mean and include the said “**ALLOTTEE/PURCHASER/S**”, as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the **OTHER PART**,

**WHEREAS**, the **VENDOR/PROMOTER** is the exclusive owner of ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, having an area of 3.88 Hectares (i.e. 38800.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

**WHEREAS**, ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 35/2 of MOUZA – LAVA, having an area of 4.18 Hectares, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Lava in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Yema Mengya Nitnavare along with other agricultural land, according to the records of the year 1954-55 under section 115 of the Madhya Pradesh Land Revenue Code, 1954; AND



Contd. ...

the Maharashtra Real Estate Regulatory Authority and the said Authority granted the registration of the Project bearing No. **PP1190002502366** and the same is attached hereto; AND

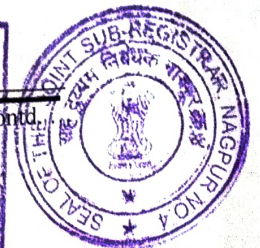
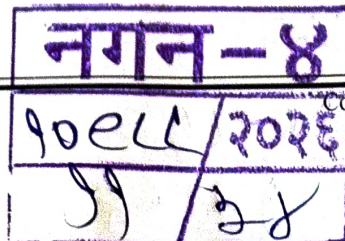
**WHEREAS**, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the VENDOR/PROMOTER herein and visited the office of the VENDOR/PROMOTER and also satisfied himself/ herself/ themselves in respect of the title of the said entire property and VENDOR/PROMOTER authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers; AND

**WHEREAS**, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDOR/ PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as "**METROCITY-9**" and has agreed to pay the cost of developed plot to the VENDOR/PROMOTER; AND

**WHEREAS**, the VENDORS/PROMOTERS here-in decided to sell the various Lay-out plots and the PURCHASER/S approached the VENDOR/PROMOTER for purchase of Plot in the said Lay-out and the VENDOR/PROMOTER having accepted the proposal of the ALLOTTEE/PURCHASER/S agreed to sell the Plot **No.143**, admeasuring about **112.00 Sq. Mtrs. (OR 1205.57 Sq. Ft.)** for a total consideration of **Rs. 23,50,858/- (Rupees Twenty Three Lakh Fifty Thousand Eight Hundred Fifty Eight Only)** upon following terms and conditions.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

(1) That in consideration of total sum of **Rs. Rs. 23,50,858/- (Rupees Twenty Three Lakh Fifty Thousand Eight Hundred Fifty Eight Only)** paid by the ALLOTTEE/PURCHASER/S to the VENDOR/PROMOTER as per the Manner of Payment appearing in the Schedule – "B" appended herewith, the receipt whereof the VENDOR/PROMOTER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the ALLOTTEE/PURCHASER/S the property being ALL THAT piece and parcel of land bearing **Plot No. 143**, admeasuring about **112.00 Sq. Mtrs. (OR 1205.57 Sq. Ft.)** (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "**METROCITY-9**", carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written, alongwith all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE ALLOTTEE/PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.



## : MANNER OF PAYMENT :

|     |               |                                                                                                                                                                                                                                                                                                      |
|-----|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rs. | 51,000 =00    | (Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor Through Bank TRF Ref. No. 445706583870 On dated 30/11/2025, the receipt whereof is hereby acknowledged by the Vendors.                                                                                                          |
| Rs. | 1,00,000 =00  | (Rupees One Lakh) Only paid by the Purchaser to the Vendor by Cheque. No. 478201 On dated 15/12/2025, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendors.                                                                                                       |
| Rs. | 2,50,000 =00  | (Rupees Two Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque. No. 614096 On dated 14/02/2026, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendors.                                                                                        |
| Rs. | 49,858 =00    | (Rupees Forty Nine Thousand Eight Hundred Fifty Eight) Only paid by the Purchaser to the Vendor by Cheque. No. 614098 On dated 20/08/2026, drawn on State Bank of India, the receipt whereof is hereby acknowledged by the Vendors.                                                                  |
| Rs. | 19,00,000 =00 | (Rupees Nineteen Lakh) Only paid by the Purchaser to the Vendor by D.D. No./ Ch. No. 308902 on dated 19/09/2026 drawn on Punjab National Bank, K.G. Marg, New Delhi by availing Plot Loan from PNB Housing Finance Ltd., Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Vendors. |
| Rs  | 23,50,858 =00 | (TOTAL RUPEES TWENTY THREE LAKH FIFTY THOUSAND EIGHT HUNDRED FIFTY EIGHT ONLY)                                                                                                                                                                                                                       |

(2) THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the ALLOTTEE/PURCHASER/S absolutely forever with heritable and transferable rights therein.

(3) THAT the VENDOR/PROMOTER further assures the ALLOTTEE/PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the VENDOR/PROMOTER assures to the ALLOTTEE/PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way or sale to the ALLOTTEE/PURCHASER/S.

नगन-४  
१०८८/२०२६  
१२/३४



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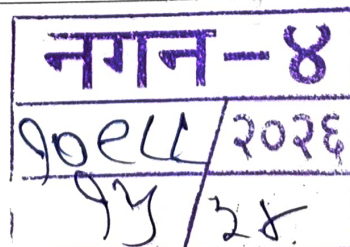
ALL THAT piece and parcel of land **Plot No. 143** admeasuring about **112.00 Square Meters. (OR 1205.57 Square Feet)** (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "**METROCITY-9**" carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under:

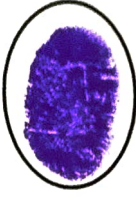
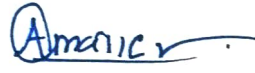
**Plot No. 143**

ON THE EAST - BY PLOT NO. 144,  
ON THE WEST - BY PLOT NO. 142,  
ON THE NORTH - BY KHASARA BOUNDARY,  
ON THE SOUTH - BY 9.00 MTR ROAD.

IN WITNESSES WHEREOF THE VENDOR/PROPMOTOR AND THE ALLOTTEE/PURCHASER/S hereto have signed this SALE DEED at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

| SL. NO. | FINGER PRINT<br>(LEFT THUMB)                                                        | PASSPORT SIZE PHOTOGRAPH                                                            | SIGNATURE & FULL NAME                                                                                                                                                                                       |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01      |  |  | FOR M/S. METROCITY DEVELOPERS<br><br>1) <br>(PRASHANT BONGIRWAR, HUF)<br>through Karta<br>PRASHANT MANOHARRAO BONGIRWAR |
| 02      |  |  | 2) <br>(VISHAL VASANT GANDHEWAR)<br>Partners<br><u>VENDOR/PROMOTER</u>                                                  |



|                     |                                                                                     |                                                                                     |                                                                                                                                                             |
|---------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03                  |    |    | <p>२५/१२/२१</p> <p>1. <u>MRS. SUMITRABAI BHAURAOJI</u><br/><u>KARNAKE</u><br/><u>PURCHASER</u></p>                                                          |
| 04                  |    |    | <p></p> <p>2. <u>MR. PRAVIN BHAURAO KARNAKE</u><br/><u>PURCHASER</u></p> |
| <b>WITNESSES :-</b> |                                                                                     |                                                                                     |                                                                                                                                                             |
| 01                  |   |   | <p></p> <p>1) <u>ABHISHEK RAKESH MUNESHWAR</u></p>                      |
| 02                  |  |  | <p></p> <p>2) <u>SHUBHAM VINOD HADAGODE</u></p>                        |

नगन-४

१०६६/२०२६

१६/२५

