

Receipt (Pavti)

27/01/8595

Monday, October 05, 2026

3:53 PM

पावती

Original/Duplicate

नोटणी क्र.: 39M

Regn.: 39M



पावती क्र.: 22015 दिनांक: 05/10/2026

गावाचे नाव: तसेडी (बु)

दस्तऐवजाचा अनुक्रमांक: नगान-18595-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करण्याचे नाव: आनंद कपूरचंद पटले

नोटणी फी
दस्त हाताळणी फी
पुष्पंची संख्या: 70

₹. 24800.00
₹. 2800.00

एकूण:

₹. 27600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:12 PM ह्या वेळेस मिळेल.

सह दु. नि. नागपूर 7
सह दु. नि. नागपूर 7
नागपूर क्र. ७,

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बाजार मूल्य: ₹. 440000/-

मोबदला ₹. 2476000/-

भरलेले मुद्रांक शुल्क : ₹. 148600/-

- 1) देयकाचा प्रकार: DMC रकम: ₹. 2800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926305912884 दिनांक: 05/10/2026
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 24800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010888931202627M दिनांक: 05/10/2026
बँकेचे नाव व पत्ता:

नोटणी फी माफी असल्यास तपशिल :-

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

[Signature]

1/1

Branch	Scroll No. , Date	Not Verified with Scroll
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Document ID : Mobile No. : XXXXXX8316

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

संलग्न केवळ दुरुपत्र निबंधक कार्यालयात नोटणी करावयाच्या दस्तासोदी लागू आहे. नोटणी न करावयाच्या दस्तासोदी सदर संलग्न नाही.

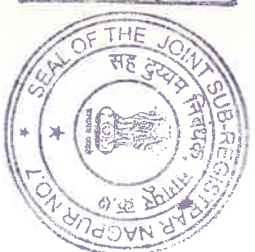
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Print Date 28-09-2026 11:24:01

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CHALLAN
MTR Form Number-6



MH01088831202627M		BARCODE		Date 26/09/2026-11:30:39		Form ID 25.1	
Inspector General Of Registration		Payer Details					
Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)					
Payment Registration Fee		PAN No.(If Applicable)					
Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		ANAND KAPURCHAND PATLE			
on NAGPUR							
2026-2027 One Time		Flat/Block No.		PLOT NO. 119			
Account Head Details		Premises/Building					
16401 Stamp Duty		Road/Street		MOUZA-TARODI BU			
13301 Registration Fee		Area/Locality		NAGPUR			
		Town/City/District					
		PIN		440032			
		Remarks (If Any)		SecondPartyName=HARODE INFRASTRUCTURES~			
		Amount In Words		One Lakh Seventy Three Thousand Four Hundred Rupee			
173,400.00							
IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		Ref. No.		69103332026092710251 778488413	
e/DD No.		Bank Date		RBI Date		27/09/2026-11:57:24 Not Verified with RBI	
of Bank		Bank-Branch		IDBI BANK			
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चेन केवल दस्तावेज का रजिस्ट्रार कार्यालय में ही दर्ज किया जा सकता है. नोटिफाईड डॉक्यूमेंट के लिए यह चालान वैध नहीं है।

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श्रीमान-७
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SALE DEED FOR RS. 24,76,000.00 ONLY**(RUPEES TWENTY FOUR LAKH SEVENTY SIX THOUSAND ONLY)****VALUATION AS PER ANNUAL STATEMENT OF RATES****(ASR) RS. 4,40,000.00 ONLY**

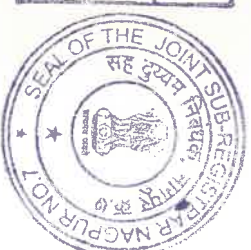
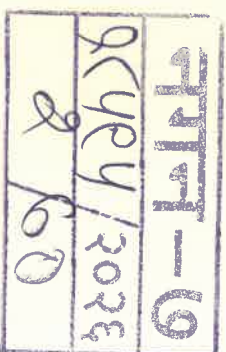
THIS DEED OF SALE is made and executed at NAGPUR on 05th Day of
OCTOBER 2026, BETWEEN:

M/s. HARODE INFRASTRUCTURES, (Income Tax Permanent Account No. **AAOFH1360E**) a Registered Partnership Firm, having its Registered Office at Sai Prasad Apartment, Netaji Nagar, Nagpur-440008 acting through its Partners **(1) SHRI. ARUN S/O NAMDEORAO HARODE**, Aged about 48 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 2655 9389 9877, Mobile No. 9765545557, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur-440035, **(2) MRS. LATTA W/O ARUN HARODE**, Aged about 41 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 2666 8370 1770, Mobile No. 9130517122, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur-440035, **(3) SHRI. NILESH S/O NAMDEORAO KARWATKAR**, Aged about 50 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 9167 3124 3248, Mobile No. 9326772644, Resident of Plot No. 79/A, Netaji Nagar, Pardi, Nagpur-440035 **AND (4) SHRI. DOMA S/O BABURAOJI KATURE**, Aged about 55 Years, Occupation–Business and Agriculturist, Aadhar Unique Identity No. 8949 4012 3870, Mobile No. 9764497356, Resident of Plot No. 128, Old Bidgaon Basti, Nagpur-440035. Hereinafter called the “**VENDOR/PROMOTER**”, 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**.

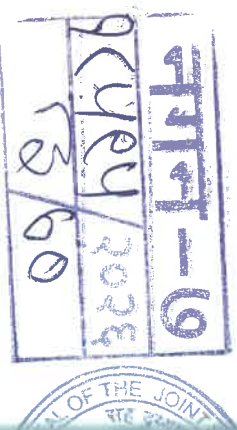
AND**MR. ANAND KAPURCHAND PATLE,**

Aged about 28 Years, Occupation - Service,
Income Tax Permanent Account No. DVDPP2704R, Mobile No. 7030108233,
Aadhar Unique Identity No. 2192 7399 5655,
Resident of – Plot No. 136, Kharbi Road, Near Water Tank, Tidake Layout, Tarodi Khurd, Temsana, Nagpur – 441202.

Hereinafter called the “**ALLOTTEE/PURCHASER**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “**ALLOTTEE/PURCHASER**”, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.



(1)	Title History:
	The Vendor/Promoter hereinabove named is owns and possess a of the property comprising ALL THAT Piece and Parcel of Khasra/Survey/Gut Nos. 102/A/1, 102/A/1K (PART) and 102/A TARODI (BU), P. S. K. 33, having an area of 1.04 Hectares, 2.78 0.81 Hectares respectively, thus totaling 4.636 Hectares, Land Revenue Yearly, Rs. 4.88 Yearly and Rs. 4.00 Yearly respectively, held in 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Courses and all other easementary rights appurtenant and be Situated at Village-Tarodi (Bu) in Tahsil-Kamptee and District-Nagpur. <u>HISTORY OF KHASRA/SURVEY/GUT NO. 102/A/1</u> WHEREAS the property comprising ALL THAT Piece and Parcel Survey/Khasra/Gut Nos. 56, 57, 60 and 102 of MOUZA-TARODI (BU) having an area of 0.99 Hectares, 0.13 Hectares, 0.09 Hectares and respectively, thus totaling 5.76 Hectares, all held in Occupancy including all kinds of Trees, Shrubs, Passage, Right of Pathways and all other easementary rights appurtenant and belonging to the Village-Tarodi (Bu) in Tahsil-Kamptee and District-Nagpur, Original Shri. Narayan Shrawan Wagh, being his separate property as accordingly recorded in the Revenue Record; AND WHEREAS the aforesaid Shri. Narayan Shrawan Wagh left for and consequent upon his death/demise the aforesaid property deceased Son namely Shri. Umrao Narayan Wagh, by way of intestate succession only legal heirs of deceased Shri. Narayan Shrawan Wagh as accordingly recorded in the name is Revenue Records; AND WHEREAS during the course of time Resurvey of said MOUZA-TARODI conducted and the aforesaid land bearing Khasra/Survey/Gut No. 102 of MOUZA-TARODI (BU), recorded in the name of the Shri. Wagh is now identified as New Khasra/Survey/Gut Nos. 102 and TARODI (BU), having a total area of 5.76 Hectares and the same recorded in the name is Revenue Records; AND WHEREAS during the course of time Resurvey of said MOUZA-TARODI conducted and the aforesaid land bearing Khasra/Survey/Gut No. MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan Wagh is now identified as New Khasra/Survey/Gut Nos. 102/A/1 and 102/A TARODI (BU), having an area of 5.85 Hectares and 0.06 Hectares respectively, the same is accordingly recorded in the name is Revenue Records.



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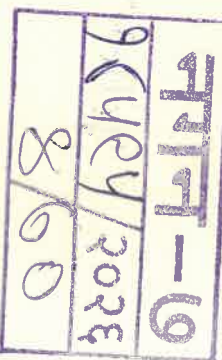
WHEREAS the aforesaid Shri. Umrao Narayan Wagh later on transferred/sold the property comprising ALL THAT Piece and Parcel of land having an area of 1.04 Hectares, being a Portion of the entire land bearing Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), P. S. K. 33, having a total area of 5.85 Hectares, held in Occupancy Class-1 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-Tarodi (Bu) in Tahsil-Kamptee and District-Nagpur, by way of Sale to **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners (1) **SHRI. ARUN NAMDEORAO HARODE**, (2) **MRS. LATA ARUN HARODE**, (3) **SHRI. NILESH NAMDEORAO KARWATKAR** and (4) **SHRI. DOMA BABURAOJI KATURE**, by a Sale Deed Dated 16-04-2024, Which is duly Registered at the office of the Sub-Registrar Kamptee, in Additional Book No. 1, bearing Registration No. 3158-2024 on even date. As a result therefore the aforesaid **M/S. HARODE INFRASTRUCTURES** Partnership Firm through Partners (1) **SHRI. ARUN NAMDEORAO HARODE**, (2) **MRS. LATA ARUN HARODE**, (3) **SHRI. NILESH NAMDEORAO KARWATKAR** and (4) **SHRI. DOMA BABURAOJI KATURE**, has now become an exclusive, absolute and full owner of the aforesaid non-agriculture land comprising Khasra/Survey/Gut No. 102/A/1 of MOUZA-TARODI (BU), having an area of 1.04 Hectares with heritable and transferable rights therein and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 2801, Dated 09-09-2024; AND

HISTORY OF KHASRA/SURVEY/GUT NO. 102/A/1(K/PART)

WHEREAS the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 56, 57, 60 and 102 of MOUZA-TARODI (BU), P. S. K. 33, having an area of 0.99 Hectares, 0.13 Hectares, 0.09 Hectares and 4.55 Hectares respectively, thus totaling 5.76 Hectares, all held in Occupancy Class-1 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-Tarodi (Bu) in Tahsil-Kamptee and District-Nagpur, Originally belonged to Shri. Narayan Shrawan Wagh, being his separate property and the same is accordingly recorded in the Revenue Record; AND

WHEREAS the aforesaid Shri. Narayan Shrawan Wagh left for heavenly abode and consequent upon his death/demise the aforesaid property devolved upon his Son namely Shri. Umrao Narayan Wagh, by way of intestate succession, being the only legal heirs of deceased Shri. Narayan Shrawan Wagh and the same is accordingly recorded in the name is Revenue Records; AND

WHEREAS during the course of time Resurvey of said MOUZA-TARODI (BU) was conducted and the aforesaid land bearing Khasra/Survey/Gut No. 56, 57, 60 and 102 of MOUZA-TARODI (BU), recorded in the name of the Shri. Umrao Narayan



Rs. 28,000=00	(Rupees Twenty Eight Thousand On Purchaser to the Vendor/Promoter by Ne 370239786460, Dated 16-09-2026, Dra of India, (The receipt whereof is hereby the Vendor/Promoter).
Rs. 22,00,000=00	(Rupees Twenty Two Lakh Only Allottee/Purchaser to the Vendor/Promo 308934, dated 29-09-2026, drawn on Bank K.G. Marg New Delhi Finance Finance Ltd., Nagpur, at the time of Sa whereof is hereby acknowledged by the
Rs. 24,76,000=00	(TOTAL RUPEES TWENTY FOUR LA THOUSAND ONLY).
(3)	THAT the VENDOR does hereby covenant with the PURCHAS
	i) THAT the Vendor/Promoter has good, valid and mark property hereby sold and that it has absolute right and full assign and transfer the same by way of sale to the Purchaser with heritable and transferable rights therein.
	ii) THAT the interest hereby transferred subsists the Vendor authority, right and power to transfer the same to the Purchaser
	iii) THAT the Vendor/Promoter has not done any act wheret transferred here under and is not encumbered in any way or wit from transferring the same to the Purchaser(s) absolutely.
	iv) THAT the Vendor/Promoter has neither mortgaged, sold property hereby sold nor created any encumbrances lie whatsoever nature over the property hereby sold and the undertakes to clear the same if found later on and the Vendor agrees to indemnify and compensate the Purchaser(s) for all los the costs that the Purchaser(s) might matter.
	v) THAT the area and interest in the above said Property be quietly entered into, held and enjoyed the rents and profits rec the Purchaser(s) without any interruption or disturbance by the and/or any person claiming on behalf of the Vendor/Promoter.
	vi) THAT the Vendor/Promoter has paid N. A., Grampanchaz up to this date of Sale deed for the said Plot to the proper auth is noticed and disclosed that there subsist any arrears to be assessing authorities by the Vendor/Promoter undertakes to re respective authorities and keep the Purchaser(s) indemnified.

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SCHEDULE-A
(SAID ENTIRE PROJECT LAND)

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), P. S. K. 33, having an area of 1.04 Hectares, 2.7860 Hectares and 0.81 Hectares respectively, thus totaling 4.636 Hectares, Land Revenue Rs. 3.00 Yearly, Rs. 4.88 Yearly and Rs. 4.00 Yearly respectively, held in Occupancy Class-1 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-Tarodi (Bu) in Tahsil-Kamptee and District-Nagpur and bounded as under -

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1

ON THE EAST	-	BY KHASRA/SURVEY/GUT NO. 102/A/1/K,
ON THE WEST	-	BY ROAD,
ON THE NORTH	-	BY KHASRA/SURVEY/GUT NO. 102/A/1/B,
ON THE SOUTH	-	BY KHASRA/SURVEY/GUT NOS. 102, 104 AND 102/B.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1/K(PART)

ON THE EAST	-	BY REMAINING PORTION OF KHASRA/SURVEY/GUT NO. 102/A/1/K,
ON THE WEST	-	BY KHASRA/SURVEY/GUT NO. 102/A/1,
ON THE NORTH	-	BY KHASRA/SURVEY/GUT NO. 102/A/1/B,
ON THE SOUTH	-	BY KHASRA/SURVEY/GUT NOS. 104 AND 105.

BOUNDARIES OF KHASRA/SURVEY/GUT NO. 102/A/1/B

ON THE EAST	-	KHASRA/SURVEY/GUT NO. 112,
ON THE WEST	-	KHASRA/SURVEY/GUT NO. 99,
ON THE NORTH	-	KHASRA/SURVEY/GUT NO. 99 AND 101,
ON THE SOUTH	-	KHASRA/SURVEY/GUT NO. 102/A/1.

SCHEDULE-B
(SAID PLOT)

ALL THAT Piece and Parcel of land bearing Plot No. 119 containing by admeasurements 100.00 Sq. Mtrs. (i.e. 1076.40 Sq. Foot) out of the sanctioned layout carved on the land described in Schedule-A and known and styled as "MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14", and the said Plot is bounded as under -

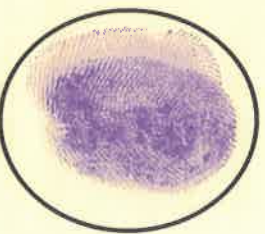
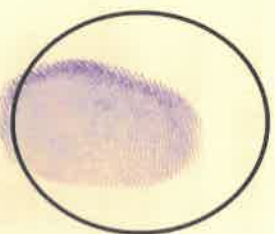
ON THE EAST	-	BY PLOT NO. 130,
ON THE WEST	-	BY 9.00 MTRS WIDE ROAD,
ON THE NORTH	-	BY PLOT NO. 120,
ON THE SOUTH	-	BY PLOT NO. 118.

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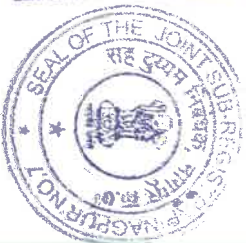


IN WITNESS WHEREOF the **VENDOR/PROMOTER** and the **ALLOTTEE/PURCHASER** herein above named have fully examined and read over this **DEED OF SALE** before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed 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.

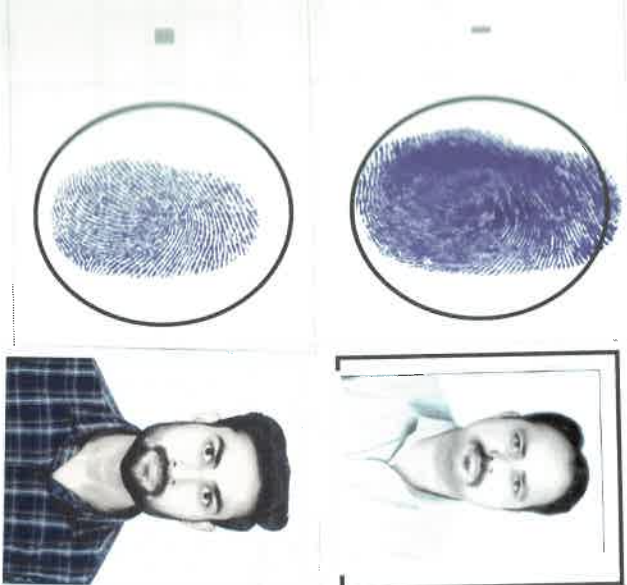
Only for Khasra/Survey/Gut Nos. 102/A/1, 102/A/1/K (PART) and 102/A/1/B of MOUZA-TARODI (BU), "MAHALAXMI NAGAR 44 AND GOVARDHAN NAGARI 14",
PLOT NO. 119.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			1)  (ARUN NAMDEORAO HARODE) VENDOR/PROMOTER
02			2)  (MRS. LATA ARUN HARODE) VENDOR/PROMOTER
03			3)  (NILESH NAMDEORAO KARWATKAR) VENDOR/PROMOTER
04			4)  (DOMA BABURAOJI KATURE) PARTNERS VENDOR/PROMOTER

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WITNESSES:-



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WITNESSES:-



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