



GRN	MH004162568202627E	BARCODE			Date	10/06/2026-14:53:00	Form ID	25.2
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)						
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	PAN No.(If Applicable)						
Location	NAGPUR	Full Name	DHABALE HEMANTKUMAR SURESH					
Year	2026-2027 One Time	Flat/Block No.						
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	255100.00	Road/Street	MOUZA KHARSOLI					
0030063301 Registration Fee	30000.00	Areal/Locality	NAGPUR					
		Town/City/District						
		PIN	4	4	1	1	0	8
		Remarks (If Any)	SecondPartyName=LOK8 INFRA PRIVATE LIMITED~					
		Amount In	Two Lakh Eighty Five Thousand One Hundred Rupees O					
		Words	nly					
Total	2,85,100.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
	Cheque-DD Details	Bank CIN	Ref. No.	69103332026061015422 2991680950				
Cheque/DD No.		Bank Date	RBI Date	10/06/2026-16:09:11 Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID : XXXXXX6271
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दस्तावेज निवेदन कार्यालयीन नौदणी केवलवापसी दस्तावेजी लागू आहे . नौदणी न कदावापसी दस्तावेजी खदर चलन लागू नाही .

नौदणी-७
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SEAL OF THE JOINT SUB REGISTRAR, NAGPUR

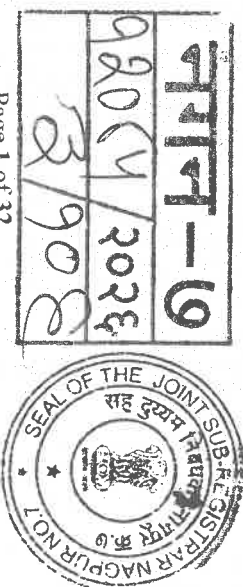
AGREEMENT FOR SALE
SALE CONSIDERATION AMOUNT RS. 51,00,800/- ONLY
(RUPEES FIFTY ONE LAKH EIGHT HUNDRED ONLY)
MARKET VALUE OF RS. 10,65,000/- ONLY

This Agreement for Sale made and executed at Nagpur on this 23rd day of JUNE, 2026.

BETWEEN

LOK8 INFRA PRIVATE LIMITED (CIN U45100MH2007PTC174078), a Company incorporated under the provisions of Companies Act, 1956/2013, having its Registered Office at 126, Mittal Tower, 'B' Wing, 12th Floor, Nariman Point, Mumbai - 400021, Permanent Account Number AACCG9702A, and acting through its Authorised Signatory Mr. Akhilesh Manoj Bawankule, Aged about 25 Years, Occupation - Service, (AADHAR UID 6480 9539 9976), Resident of Near Dr. Gawai Hospital, Plot no. 73, Kukde Layout, Rameshwari Road, Parvati Nagar, Nagpur - 440027, hereinafter referred to as the "Vendor/Developer" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its directors, successors and assigns) of the **FIRST PART**;

AND



(1) MR. DHABALE HEMANTKUMAR SURESH, Aged: 37 Years, Occupation: Service, Permanent Account Number DPBPS9983H, Aadhar Card No. 4688 0477 3261, E-mail hemantdhale101@gmail.com, Mobile No. 9103156271, acting Through her Power Of Attorney

MRS. PRIYA HEMANTKUMAR DHABALE, AND

(2) MRS. PRIYA HEMANTKUMAR DHABALE, Aged: 35 Years, Occupation: Homemaker, Permanent Account Number CJPDD6195L, Aadhar Card No. 3506 1249 8748, E-mail ID: dayarepriya02@gmail.com, Mobile No. 9403127682, Residing at C/O. Suresh Dhabele, Flat No. 102, Vastu Residency-2, Manewada Besa Road, Maharashtra Emporium, Narhari Nagar, PO: Parvati Nagar, Nagpur, Maharashtra - 440027, hereinafter referred to as "Allottee(s)/Purchaser(s)" (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/directors/ owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **SECOND PART**.

The Vendor/Developer and the Allottee(s)/Purchaser(s) are hereinafter collectively referred to as "Parties" and individually as "Party."

WHEREAS:

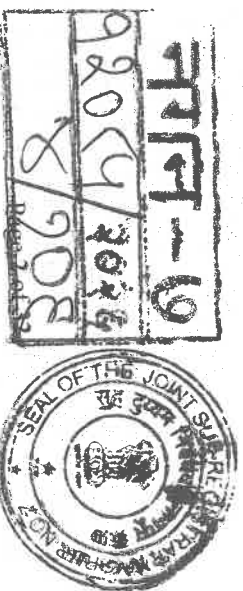
A. Lok8 Infra Private Limited through its Authorized Director Mr. Ashish Ashok Jain (thereinreferred to as 'Vendor/Developer') is the owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands, bearing Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoili, P.H. No. 40 A, Tah. Nagpur (Rural), Dist. Nagpur more particularly described in the **Schedule I** hereunder written.

B. The said land is covered under the jurisdiction of Nagpur Metropolitan Region Development Authority and as per the sanctioned Development Plan, a 24 Mtr. wide DP Road is passing through the same.

C. Vide multiple sale deeds registered with Sub Registrar, Nagpur, the Vendor/Developer herein purchased the land bearing Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra and new amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoili, P.H. No. 40A in Tah. Nagpur (Rural), Dist. Nagpur. After exclusion of the said 24 Mtrs. wide DP Road, the available land for implementation of the aforesaid Project is 4,76,081.662 Sq. Mtrs. (Project Land).

D. Accordingly, the Vendor/Developer became the lawful owner and is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land as owner thereof.

E. In furtherance thereto, the Vendor/Developer, being desirous of developing the said Land, applied for and obtained the final approval for the sanctioned layout in respect of a portion of the said Land admeasuring of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road) from the Hon'ble Metropolitan Commissioner, NMRDA vide letter bearing Approval No. NMRDAL/F/2025/APL/00424



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dated 06.10.2025 ("Layout Approval") subject to compliance of terms and conditions more particularly set out therein. Copy of the Layout Approval letter dated 06.10.2025 is hereto annexed and marked as **Annexure "A"**.

F. The said Land has been converted for Non-Agricultural Use by the Tahsildar, Nagpur (Rural) on dated 03.10.2025 passed in Revenue Case No. 01/NAP-34/2025-2026 subject to terms and conditions more particularly set out therein. Copy of the said Non-Agricultural Order is hereto annexed and marked as **Annexure "B"**.

G. The Developer has entered into a Development Agreement with NMRDA on 31.10.2025 ("**Development Agreement**") with respect to carrying out development work of certain infrastructure in terms of the Layout Approval on terms and conditions in the manner set-out in the said Development Agreement.

H. In terms of its entitlements under the Conveyance Deed for the said Land and the Layout Approval and other permissions issued by NMRDA, the Vendor/Developer is developing a portion of the said Land admeasuring 4,76,081.662 Sq. Mts. ("**Project Land**") in terms of the Layout Approval more particularly described in **Schedule I** hereunder in the sanctioned Lay-out plan hereto annexed and marked as **Annexure "C"**. The said Project Land is being developed as per the Layout Approval under the name and style of "**BROOKSIDE**", which is hereinafter referred to as the "**Project**".

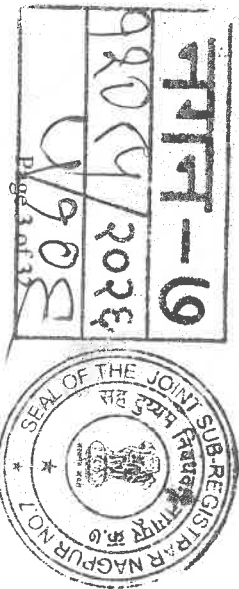
I. As per the Layout Approval, the Project Land comprises of:

- a. **1003** plots totally admeasuring 2,49,946.329 Sq. Metres ("**Plotted Area**");
- b. Recreation Open Space totally admeasuring 57,955.085 sq. mts. ("**Recreational Open Space/s**") as more particularly is shown in the sanctioned Lay-out plan annexed herewith. The Recreation Open Space/s, subject to provisions of Clause 26 hereinbelow, shall be accessible to all residents/plot-owners of the Project. A portion of the Recreation Open Space/s shall be used for providing the Common Recreational Facilities ("**Common Recreational Facilities**");
- c. Amenity space/s totally admeasuring 49,736.314 Sq. Mts. ("**Amenity Space**") as more particularly shown in the Lay-out plan annexed herewith.

J. In terms of the Layout Approval and the Development Agreement with NMRDA, the Vendor/Developer shall be developing/ providing shared network of utilities, inter alia, electricity, water supply, sewerage / drainage, road/s, access and street lighting ("**Basic Infrastructure Facilities**").

K. As per the Layout Approval, a portion of land admeasuring 26,890.073 Sq. Metres is reserved for 24-meter-wide DP road area ("**Total DP Road Area**") and a portion of land admeasuring 1,16,041.434 Sq. Metres comprising of the internal road area i.e. 18-metres, 12-metres and 9-metres roads respectively ("**Total Internal Road Area**"). The said Total DP Road Area and Total Internal Road Area along with certain infrastructure developed thereon and on the said Project Land forming part of the Basic Infrastructure Facilities shall be handed over by the Developer to NMRDA and Gram Panchayat / relevant authority respectively, to be developed as per the Development Agreement and/or in accordance with Relevant Laws.

L. The Vendor/Developer hereby declares to carry out the development in consonance with the Relevant Laws in the manner the Vendor/Developer may deem fit. For the purpose of this Agreement for Sale,



49 Governing Law

That the rights and obligations of the Parties under or arising out of this Agreement for Sale shall be construed and enforced in accordance with the laws of India for the time being in force and the Nagpur courts within whose local limits the property is situated will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement for Sale and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

SCHEDULE I

DESCRIPTION OF THE PROJECT LAND

ALL THAT piece and parcel of land bearing **Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated Khasra No. 88** (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of **Mouza Kharsoil, P.H. No. 40/A, Tah. Nagpur (Rural), Dist. Nagpur** having total area of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road), all lying, being and situate at Village Wela Harishchandra & Kharsoil, Taluka Nagpur Gramin, District Nagpur and within the limits of Nagpur Metropolitan Region Development Authority (NMRDA) and same is bounded as under:

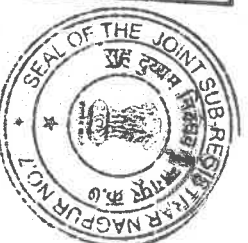
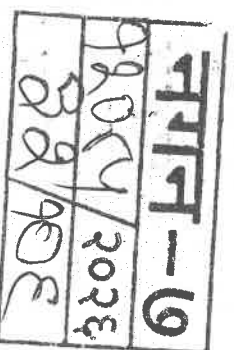
ON THE EAST : BY MOUZA KHARSOLI KHASRA NO. 93, 62, 64, & 99
ON THE WEST : BY ROAD & NALA,
ON THE NORTH : BY MOUZA WELA HARISHCHANDRA KHASRA NO. 80, 83, 84 & RIVER
ON THE SOUTH : BY MOUZA KHARSOLI KHASRA NO. 149 & 87

SCHEDULE II

DESCRIPTION OF THE PLOT

ALL THAT Piece and Parcel of land bearing **Plot No. W13-273** containing by admeasurements **148.06 Square Metres (i.e. 1594 Square Feet)**, out of the sanctioned layout carved on the land described in **Schedule - I** particularly out of **Amalgamated Kh. No. 88 of Mouza-Kharsoil** and known and styled as "**BROOKSIDE**", and the said Plot is bounded as under -

ON THE EAST : BY W13-12 M WIDE ROAD
ON THE WEST : BY PLOT NO. W12-248
ON THE NORTH : BY PLOT NO. W13-272
ON THE SOUTH : BY PLOT NO. W13-274



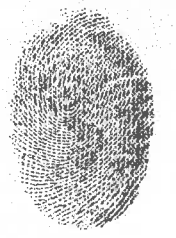
SCHEDULE III
MANNER OF PAYMENT

Rs. 1,00,000/-	(Rupees One Lakh* Only) paid by Purchaser to Vendor/Developer at the time of booking by way of cheque vide bearing No. 288161, dated 16-12-2025 and the receipt of the same acknowledged by the Vendor/Developer.
Rs. 4,05,000/-	AND (Rupees Four Lakh Five Thousand Only) paid by Purchaser to Vendor/Developer by way of cheque vide bearing No. 288162, dated 02-01-2026 and the receipt of the same acknowledged by the Vendor/Developer. (Above Amount is 9.9% of Total Sale Consideration.)
Rs. 5,15,160/-	(Rupees Five Lakh Fifteen Thousand One Hundred Sixty Only) (10.1% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th June, 2026.
Rs. 15,30,240/-	(Rupees Fifteen Lakh Thirty Thousand Two Hundred Forty Only) (30% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th June 2026.
Rs. 12,75,200/-	(Rupees Twelve Lakh Seventy Five Thousand Two Hundred Only) (25% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th June 2026.
Rs. 10,20,160/-	(Rupees Ten Lakh Twenty Thousand One Hundred Sixty Only) (20% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on 15 th September 2026 or within 9 Months from booking, whichever is earlier.
Rs. 2,55,040/-	(Rupees Two Lakh Fifty Five Thousand Forty Only) (5% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer against the Intimation of Possession.
RS. 51,00,800/-	(RUPEES FIFTY ONE LAKH EIGHT HUNDRED ONLY)

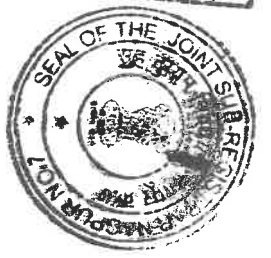
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IN WITNESS WHEREOF Parties herein above named have set their respective hands and signed this Agreement for Sale at Nagpur in the presence of attesting witness, signing as such on the day first abovewritten.

Photograph	Left Thumb Impression	Name and Signature
		FOR LOK8 INFRA PRIVATE LIMITED Through its Authorized Signatory  (MR. AKHILESH MANOJ BAWANKULE) VENDOR/DEVELOPER
		 (MRS. PRIYA HEMANTKUMAR DHABALE) Forself as well as duly Constituted Attorney for -Mr. Dhable Hemantkumar Suresh ALLOTTEE/PURCHASER
Witnesses:		
		 Hemantkumar Chaudhari
		 Rohit. R. Dewadhar,

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Nagpur Metropolitan Region Development Authority
APPENDIX D-3
FINAL APPROVAL
TO THE LAND SUB-DIVISION / LAYOUT



Proposal Number : 3686707
Proposal Code : NMRDA-25-108316

Approval No. : NMRDALF/2025/APL/00424
Date : 06/10/2025

To,
i) Lok8 Infra Private Limited
PROPOSED REVISED FINAL LAYOUT FOR KHASRA NO. 79, MOUZA WELA HARISHCHANDRA AND KHASRA NO. 88 OF MOUZA KHARSOLI, LOK8 INFRA PRIVATE LIMITED, NAGPUR GRAMIN
ii) SHANTANOO BAJAJ (Architect)

Sir/Madam,

With reference to your application No NMRDA202500587, dated 28-09-2025 for the land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section - 'to carry out development work in respect of land bearing City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. Khasra no. 79 Wela Harishchandra and Karsoli khasra no. 88, Final Plot No. Mouje Wela Harishchandra and Karsoli situated at Road / Street -, Society, the land sub-division layout is finally approved as demarcated, under Section 18/45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Planning Authority /Collector after developing them to the satisfaction of the Authority
2. If you wish that the Planning Authority /Collector should carry out these development works, then you will have to deposit the estimated expenses to the Planning Authority /Collector in advance, as decided by the Authority
3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space
4. This permission does not entitle you to develop the land which does not vest in you



Scan QR code for verification of authenticity.

Executive Engineer,
Nagpur Metropolitan Region Development Authority,

