

264/8787

Tuesday, September 24, 2026
4:06 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 17719 दिनांक: 24/09/2026

गावाचे नाव: गोरवाडा

दस्तावेजाचा अनुक्रमांक: नगन1-8787-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: बेसीलीओ जॉन विनसेंट डिसूजा

नोंदणी फी
दस्त हाताळणी फी
पुढांची संख्या: 48

रु. 30000.00
रु. 1920.00

एकूण:

रु. 31920.00

DELIVERED ORIGINAL
REGISTERED DOCUMENT

आपणास मूळ दस्त, शंबनेल प्रिंट, सूची-२ अंदाजे
4:25 PM ह्या वेळेस मिळेल.

सह दुय्यम नोंदणीक
नगपूर क्र. १,

वाजार मुल्य: रु. 2052000/-

मोबदला रु. 3500000/-

भरलेले मुद्रांक शुल्क: रु. 245000/-

1) येथकाचा प्रकार: DHC रकम: रु. 1920/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0926249817991 दिनांक: 24/09/2026

वेळेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH010606765202627E दिनांक: 24/09/2026

वेळेचे नाव व पत्ता:





GRN		MH010606765202627E		BARCODE				Date		22/09/2026-12:45:29		Form ID		25.1			
Department				Inspector General Of Registration				Payer Details									
Stamp Duty and Registration Fee together																	
Type of Payment				Registration Fee				TAX ID / TAN (If Any)									
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR				PAN No.(If Applicable)									
Location				NAGPUR				Full Name				MS CREATION BUILDERS AND DEVELOPERS					
Year				2026-2027 One Time				Flat/Block No.				106					
Account Head Details				Amount In Rs.				Premises/Building				CREATIVE HOMES SUNSHINE					
0030046401 Stamp Duty				245000.00				Road/Street									
0030063301 Registration Fee				30000.00				Area/Locality				NAGPUR					
								Town/City/District									
								PIN				440013					
								Remarks (If Any)				+					
								SecondPartyName=BASILIO JOHN VINCENT DSOUZA~									
Total				275,000.00				Amount In Words				Two Lakh Seventy Five Thousand Rupees Only					
Payment Details				BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK									
Cheque/DD No.				Cheque-DD Details				Bank CIN				Ref. No.		02300042026092210172		262655641296	
Name of Bank								Bank Date				RBI Date		22/09/2026-12:47:59		Not Verified with RBI	
Name of Branch								Bank-Branch				BANK OF MAHARASHTRA					
Name of Branch								Scroll No. , Date				Not Verified with Scroll					

Department ID : XXXXXXX70330 Mobile No. : XXXXXXX70330
NOTE : This Italian is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खर्च चलन काल दुरुपम निवृत्तक कायदायाला नोंदणी करावयाच्या दस्तासोटी लागू आहे. नोंदणी न करावयाच्या दस्तासोटी खर्च चलन लागू नाही.

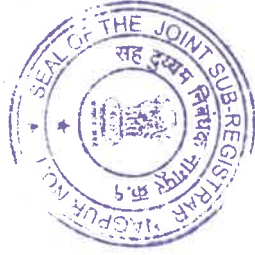
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Print Date 22-09-2026 12:48:24

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नान-१
१९८७/२०२३
२/४८



SALE - DEED

VALUED AT Rs.35,00,000/-

AS PER GOVT. R.R. VALUED AT Rs.20,52,000/-

STAMP DUTY OF Rs.2,45,000/- PAID HEREWITH

CITY SURVEY No. 269, SHEET No. 70,

ITEM No. 47.550/70, RATE Rs.25,520/-,

OF MOUZA - GOREWADA, TAHSIL & DISTRICT - NAGPUR.

THIS SALE DEED is made and executed
at Nagpur on This 22nd Day of September, 2026.

BY AND BETWEEN

M/S. CREATION BUILDERS & DEVELOPERS

Represented by proprietor -

SHRI PANKAJ S/O. DEVRAJ DHAWAN

(PAN - ATIPD7583Q) (ADHAR No. 517859981831)

Aged about 34 years, Occupation - Business

R/o. 5, Dalal Compound, Raj Nagar,

Katol Road, Nagpur - 440 013. (Mo No. 9960007007)

Hereinafter referred to and called the "VENDOR" which term and expression shall, unless inconsistent with the context or contrary to the meaning thereof, always mean and include the said **VENDOR**, as well as it's/his heirs, legal representatives, successors, executors, assignees, partners etc. of the **ONE PART**;

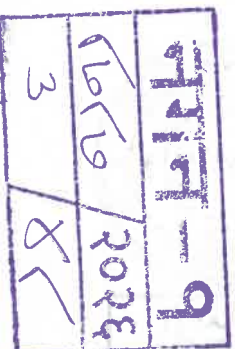
AND

1. BASILIO JOHN VINCENT DSOUZA

(PAN - AMYPPD6922G, AADHAAR No. 6971 9731 6225)

Aged about 44 years, Occupation - Service,

(Mo. No. 9823270676)



2. MANONITA BRAGANZA

(PAN – ALMPB7196H, AADHAAR No. 9030 5318 4595)

Aged about 41 years, Occupation – Service,

Both R/o. Plot No. 10, Chaudhary Layout, Anant Nagar,

Katol Road, Nagpur, Maharashtra – 440013.

(Mo. No. 9767773672)

Hereinafter jointly referred to and called as the
“**PURCHASERS**” which term and expression shall, unless
inconsistent with the context or contrary to the meaning
thereof, always mean and include the said **PURCHASERS**/
as well as their heirs, legal representatives, successors,
executors, assignees etc. of the **OTHER PART**.

*Where the context so requires, words and expression referring to the parties
hereto jointly or individually also include the plural and vice versa. Any reference to
masculine gender shall wherever required include feminine gender and vice versa.*

WHEREAS; the VENDOR is the sole and absolute owner of
ALL THAT piece and parcel of land bearing Plot No. 29 containing
by admeasurements of 1367.847 Sq. m., in the layout of Basra Co.
Op. Housing Society out of Survey/Khasra No. 95/2, bearing City
Survey No. 269, Sheet No. 70 of Mouza – Gorewada,
corresponding to municipal corporation house No. 808/B/H/29,
ward No. 62, Zone No. 10, within the limits of Nagpur Improvement
Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur,
having purchased the said plot from MOHD. JAVED IQBAL S/O.
MOHD. IBRAHIM as per Sale Deed duly registered in the office of
the Sub-Registrar, Nagpur – 8, bearing serial/registration No.
2500/2021 dated 06/04/2021, accordingly, it has been
mutated/recorded in the name of the VENDOR in city survey, NMC
etc.

AND WHEREAS; the VENDOR is engaged in the business
of development of properties, constructions and builder ship
activities.



AND WHEREAS; the VENDOR, having found the said plots suitable for development of the same in to a residential estate, purchased the same as per above mentioned sale deed.

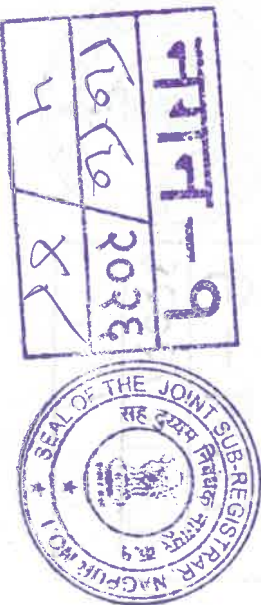
AND WHEREAS; the VENDOR, for construction of a multi stored building, got sanction a building Plan/permit from Nagpur Improvement Trust for construction, vide building plan/permit No. B.E(WEST)/Case No. GUN-P-080/Tracking case No. 20211012182/147 dated 10/12/2021.

AND WHEREAS; the VENDOR after sanction of building plan/permit, started the construction work of a Multistoried building on the said plot consisting Self-contained residential Flats/Apartments for the purpose of allotment and sale to and in favour of any prospective willing buyer/s, reserving rights to get the said building plan it revised/reveries, if required.

AND WHEREAS; the proposed Multi-Storied building/complex popularly known as "**CREATIVE HOMES SUNSHINE**" is submitted to the provisions of Maharashtra Apartments Ownership Act, 1970, by virtue of Declaration Deed duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 3202/2022 dated 21/04/2022. WHEREAS; the VENDOR has entered into a standard Agreement with an Architect, registered with the Council of Architects, and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS; the VENDOR has registered the project under the provisions of the Real Estate Regulatory Act with the Real Estate Regulatory Authority at Mumbai bearing registration No. P50500048093 authenticated copy is attached in Annexure.

AND WHEREAS; the PURCHASER/S, being desirous to own Apartment in the said building, approached the VENDOR and requested to allot him an Apartment in the said building and after due inspection of plan, design, spot etc., he chose Apartment No. 106 at First Floor of the said building.



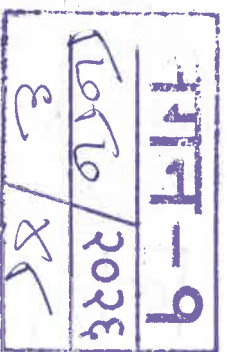
AND WHEREAS; the VENDOR also agreed to allot and sale the said Apartment to the PURCHASER/S as desired by PURCHASER/S, against the valuable consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only), subject to certain terms & conditions agreed by the PURCHASER/S, accordingly, the parties hereto entered in an Agreement For Sale which is duly registered in the office of the Sub-Registrar on payment of appropriate stamps duty & registration fee as described at page one of this deed and in pursuance of the said agreement for sale the parties have agreed to execute the sale deed, accordingly, the parties hereto, had due deliberations and discussions, consequences thereof, they have arrived at and agreed upon certain terms and conditions for sale of apartment.

NOW, THEREFORE, THIS DEED OF SALE

WITNESSETH AS FOLLOWS -

1. ALLOTMENT/SALE OF APARTMENT

1.1 For and against the valuable consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only), the VENDOR does hereby grant, convey and transfer in favor of the PURCHASER/S, **ALL THAT R.C.C. SUPER STRUCTURE** consisting of residential Apartment No. 106 containing by admeasurements approx. 73.072 Sq. m. carpet area at First Floor of the building known as “**CREATIVE HOMES SUNSHINE**”, particularly described in the Schedule 'B' written hereunder as part and parcel of present deed, standing on ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, together with rights to hold 2.384 %



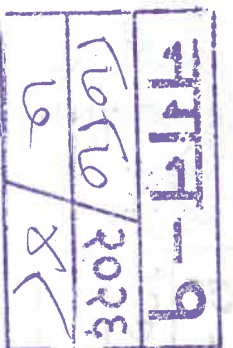
undivided variable proportionate share and interest in the said piece of land, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur, particularly described in the Schedule 'A', written hereunder as part and parcel of present deed, TO HAVE AND HOLD the same, TO AND UNTO the PURCHASER/S as absolute and full owner thereof absolutely forever, with heritable and transferable rights therein free from encumbrances etc., subject to rules, regularization, byelaws for the time being in force.

1.2 **MANNER OF PAYMENT OF CONSIDERATION AMOUNT**

- i. Rs.70,000/- Paid by way of IMPS bearing Reference No. 624516261978 dated 02/09/2026 of Axis Bank.
- ii. Rs.34,30,000/- Paid by way of DD No. 308870 dated 07/09/2026 of Punjab National Bank, (to be issued after submission of sale deed)

Total Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)

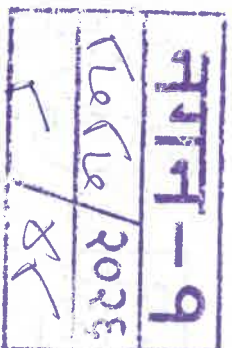
The receipt of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only), shall be deemed to have been acknowledged by the VENDOR subject to realization of cheque/s issued or to be issued after sale deed, if any. The PURCHASER/S undertaken, agree and assure that this sale deed will be valid & binding only after receipt of full and final consideration amount timely and incase of non-issue or dishonor of any cheque/pay orders, the sale deed shall stand void ab initio without prejudice to any right of the VENDOR under the law.



- 1.3 The VENDOR has handed over the actual physical possession of the property hereby sold to the PURCHASER/S in vacant conditions at the cost and risk of PURCHASER/S, subject to realization of cheque/s and full & final consideration amount. The PURCHASER/S have now become the absolute and full owner/s of the said Apartment with heritable and transferable rights therein subject to any law for the time being in force and subject to realization of the said cheque/s/full consideration amount.
- 1.4 THAT, the VENDOR has completed the construction work of the said building in all respects which is ready for occupation and the VENDOR has also obtained occupancy certificate from Nagpur Improvement Trust, vide certificate No. D.O.(WEST)/OCCU. PERMIT/2149 dated 30/07/2025 certifying that building is ready to be occupied by flat owners/occupants.

2. COVENANTS OF THE VENDOR WITH THE PURCHASER/S

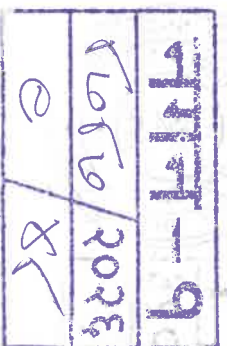
- 2.1 The VENDOR has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property to the PURCHASER/S by way of sale more particularly property described in the Schedule 'B' hereunder written.
- 2.2 The VENDOR will support any application made by the PURCHASER/S for mutation of names regarding the property hereby sold and shall render necessary assistance to the PURCHASER/S for obtaining the mutation thereof in his favor in all relevant records, however, all kinds of expenses in this behalf shall be born and paid by the PURCHASER/S.



3. COVENANTS OF THE PURCHASER/S WITH THE
VENDOR

3.1 The PURCHASER/S have verified and inspected all the relevant documents as to right, title and authority of the VENDOR and also the specifications, design, plan etc. respecting the said property. He also have personally seen and verified the said Apartment and the same has been measured in the presence of PURCHASER/S. The PURCHASER/S is fully satisfied with the right, title and authority of VENDOR as well as the condition, type and user and specifications of the said property and after being so satisfied, the PURCHASER/S have purchased it. A copy of all documents including the specifications, design, plan, City Survey record, NIT record, N.M.C. record, title deeds etc., has been already furnished and handed over to the PURCHASER/S and he acknowledges the same. Hereinafter, it shall not be open for the PURCHASER/S to question the rights, title and/or authority of the VENDOR before any forum or to make any claim in respect thereof, nor shall PURCHASER/S make any claim, complaint or objection as to the user, situation, construction work of the said property or respecting to any facilities or amenities thereof. The PURCHASER/S understand, agree and confirm that the specifications, facilities and amenities in the said building are as per his wishes and desires to the full satisfaction of PURCHASER/S in all respects. The PURCHASER/S have accepted the possession of the said Apartment on as it is where it is condition.

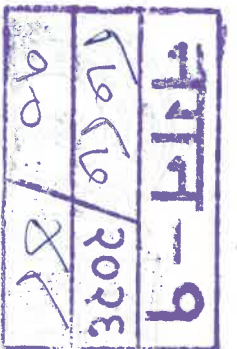
3.2 It is also agreed and understood by PURCHASER/S that the VENDOR has executed a Deed of Declaration on behalf of all the apartment owner/s as referred above as required under section 2 of the Maharashtra Apartment Ownership Act, 1970 and shall abide by all rules and regulations mentioned therein.



3.3 The PURCHASER/S shall be liable to become member(s) of an association of persons which will be formed by the Apartment/Unit owners of the said entire building in view of aforesaid Declaration Deed and the laws governing the maintenance, use of apartments including rules, regulations, bye-laws etc. of such an association, as to use and enjoyment of the Apartment, common facilities and other purposes shall be binding to the PURCHASER/S.

3.4 The PURCHASER/S shall always pay regularly share of common expenses such as tax, cess, ground rent, N.A. assessment, electricity charges, water charges, and all other common outgoings, expenses etc. whatsoever proportionately as may be assessed on his share. The PURCHASER/S shall get the property mutated in his name in all relevant records on his cost, risk and consequences at earliest and pay the required taxes, cess, fees, dues etc., individually as may be imposed on the apartment of PURCHASER/S separately. However, until the separation of such charges or taxes or other expenses, or the same not being separable, the PURCHASER/S shall be liable to bear and pay such all kinds of charges and expenses including taxes etc. proportionately to the VENDOR as may be so assessed, determined and demanded by the VENDOR and/or concerned authorities. The contributory expenses shall be paid by the PURCHASER/S from the date of execution of sale deed or receiving the possession whichever is earlier.

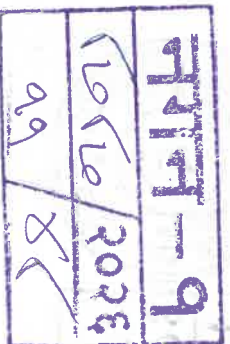
3.5 The PURCHASER/S agree that cost of repairs/improvements/maintenance/acquisition of common services, facilities and amenities like electric, drainage, rain water pipes, sump, water tanks, machinery, assets, equipments as well as the general maintenance of the building and common portions including periodical paintings, white washings or color washings, repairs, charges for watchman, sweeper, electricians, plumbers etc., expenses



incurred on the consumption of electricity over the common facilities, common areas and amenities of the said building shall be borne and paid by all the owners/occupants of the building jointly & proportionately including the PURCHASER/S.

3.6 In case any extra work as per statutory requirements or for more safety of the building or for making the complex luxurious and beautiful, is required to be done, the expenses as may be incurred, there on shall be borne and paid proportionately by the PURCHASER/S along with the other buyers in the said building/complex.

3.7 The PURCHASER/S understand and agree that the VENDOR shall be free and at liberty to carry on the further construction work of the said building to which the PURCHASER/S shall not interfere or obstruct in case the PURCHASER/S having occupied the said Apartment. The VENDOR shall be free to change/revise/re-revise the existing building plan or design including amalgamation or clubbing for any reasons to which the PURCHASER/S shall have no objection or claim of any sort and the PURCHASER/S, if required, shall sign or execute any deed or document or plan or design as the VENDOR may desire. However, the VENDOR shall not make any such change/revision/re-revision so as to minimize the carpet area of Apartment here by sold. The VENDOR further will be free and at liberty to utilize and use the common walls, roof/terrace for further construction work to which the PURCHASER/S shall have no objection and shall be liable and responsible to allow the VENDOR to have access in the said Apartment for any purpose or even to make arrangements for electricity supply, water supply, staircase or any other purpose through or under the walls or roof of said Apartment by making required arrangements therein. Similarly, in case of any leakage/seepage of or in any other apartment in the said complex, the PURCHASER/S shall



allow the occupants/owner/s access in his apartment for carrying or executing repairing work of leakage/seepage as and when so required.

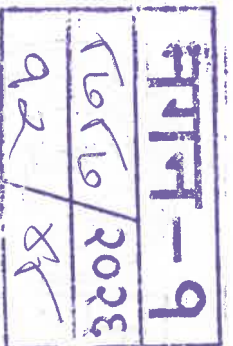
- 3.8 The PURCHASER/S shall not carry out any alterations, modifications or changes to the said Apartment nor erect any superstructure either temporary or permanent upon the available open land or on the top/terrace of the said building or anywhere which will damage the structural frame work of the entire building or complex or in any manner impair the building or complex as a whole or part or change the existing elevation thereof in any manner whatsoever and shall always abide by the building regulations of the Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur, or any other concerned authority.

- 3.9 The PURCHASER/S shall abstain from doing any act, deed or thing which may cause annoyance or inconvenience or disturbance or obstruction to the other occupants of the said building and further shall not do any act which will impair or damage the said building or complex as a whole or party in any manner whatsoever. The PURCHASER/S shall not be entitled to keep any animal in the said Apartment, nor shall cause blockage of passage/s etc., by putting cooler/s or otherwise.

- 3.10 The PURCHASER/S shall always keep the said Apartment in as good repairs and habitable conditions and shall use the same only for valid and authorized purpose.

- 3.11 The leakage of bathroom or W.C. if any, in the said Apartment, which may cause nuisance to the other owners/occupants, shall be repaired by the PURCHASER/S at his own cost at earliest.

- 3.12 The PURCHASER/S shall not throw any garbage, dirt or water on the open space, nor shall use the balconies, if any, for washing etc., to the annoyance of the other owners/occupants and shall extend every co-operation that



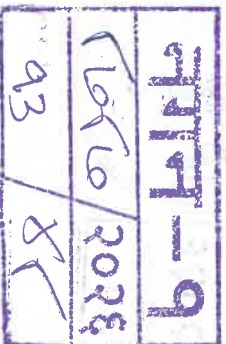
is essential to maintain harmony and peaceful enjoyment of the complex, without any reservation.

3.13 The PURCHASER/S shall not occupy the said Apartment without possession letter to be issued from the VENDOR and PURCHASER/S shall be responsible all consequences of having occupied the said Apartment.

3.14 The PURCHASER/S shall hold the undivided variable proportionate share in land jointly with other owners and shall never claim the division or partition of the same, nor shall the VENDOR be liable for it.

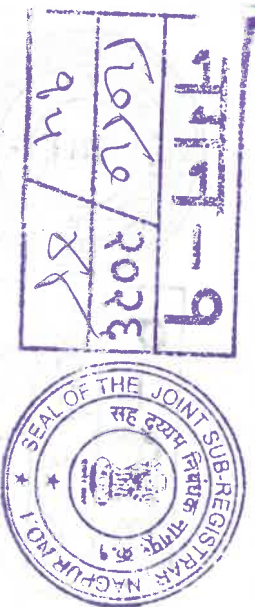
3.15 The VENDOR shall have a right to allow display of Hoardings/Neon-signs on the top terrace of the building/complex to which the PURCHASER/S shall have no objection for such display and/or installation of any equipments, machinery etc. and shall not make any claim in relation thereto and any persons in-charge of maintenance thereon shall have rights to approach the terrace from the stair case or lift to which no apartment owner including the PURCHASER/S shall have any objection and shall not prevent any such person from entering and approaching the terrace.

3.16 It is understood and agreed by the PURCHASER/S that due to heterogeneous nature of construction and construction joints between masonry and concrete or any such other joint, seepage of water is likely to occur and this will not be treated as any defect in construction. The cost of any specialized treatment for water proofing or stopping such leakage and seepage will be borne and paid by the PURCHASER/S separately. It is also understood and agreed by the PURCHASER/S that plastered masonry and concrete are not water proof in nature and there is a chance of leakage



Apartment is mentioned only for the purpose of calculation of rights in common services, etc. which includes internal dimensions of all rooms, kitchen, drawing, dining, bath, W.C., internal passages, exclusive space, balcony area, parking as well as share in common areas, services, parking etc. has been taken to be correctly described in the Schedules hereunder written and if any misstatement, difference error or omission in the area shall be discovered, the same shall not annul this transaction; nor shall any compensation be allowed in respect thereof to any party in case of decrease or increase, but all such error or omission will always be subject to necessary correction by the parties hereto.

- 3.21 The PURCHASER/S understand & agree that upon his specific undertaking to comply with all terms & conditions of the sale deed, the VENDOR has agreed to allot/sell the Apartment in favour of the PURCHASER/S otherwise, the VENDOR would have not entered this sale transaction.



SCHEDULE 'A' OF THE PLOT/PROPERTY REFERRED ABOVE -

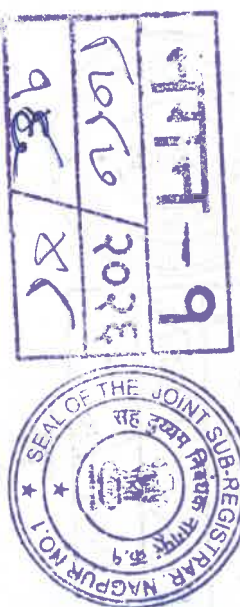
ALL THAT piece and parcel of land bearing Plot No. 29 containing by admeasurements of 1367.847 Sq. m., in the layout of Basra Co. Op. Housing Society out of Survey/Khasra No. 95/2, bearing City Survey No. 269, Sheet No. 70 of Mouza – Gorewada, corresponding to municipal corporation house No. 808/B/H/29, ward No. 62, Zone No. 10, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District – Nagpur.

The said property is bounded as under –

TO THE EAST	-:-	OTHER LAYOUT
TO THE WEST	-:-	PLOT NO. 18
TO THE NORTH	-:-	ROAD
TO THE SOUTH	-:-	PLOT NO. 19

SCHEDULE 'B' OF APARTMENT/PROPERTY REFERRED ABOVE -

ALL THAT R.C.C. SUPER STRUCTURE consisting of residential Apartment No. 106 Plot no-29 containing by admeasurements approx. 73.072 Sq. m. carpet area at First Floor of the building known as “CREATIVE HOMES SUNSHINE” on the piece and parcel of land as described in the above Schedule 'A', with rights to hold appropriate 2.384 % undivided variable proportionate share and interest in the said piece and parcel of land.



IN WITNESS WHEREOF THE PARTIES HERETO have set and subscribed their respective hands, put their signature to this Deed at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES:



1.



M/S. CREATION BUILDERS & DEVELOPERS

Represented by proprietor –

SHRI PANKAJ S/O. DEVRAJ DHAWAN



2.



(THE VENDOR)



1.

BASILIO JOHN VINCENT DSOUZA



2.

**MANONITA BRAGANZA
(THE PURCHASER/S)**



Drafted as per the instructions & documents of parties.
OM HARIRAMANI,
ADVOCATES
"HARIRAMANI ASSOCIATES"
12A, Third Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001.
M. 9326444422, 9325557700,
M. 9373107039, 9730073060.
E-mail: adv_om_hariraman@gmail.com

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१६/१०/२०२३
१४८/२८

