



!! श्री !!

!! श्री !!

अनु क्र 872

!! वास्तुदेवताय नमः !!

!! वास्तुदेवताय नमः !!

विक्रीपत्र

श्री/श्रीमती/सी : आशिष अन्नाराव खेडे
 राहणार : प्लॉट नं. 140, उल्हास नगर, मानेवाडा सिंगर रोड नागपूर
 खासरा नंबर 5/1 प्लॉट/प्लॉट/दुकान/ 102 मोजा : गोटाकपोजरी

दस्त क्रमांक 18131 दि. 24/09/2018

सह दुस्यम निबंधक, नागपूर क्र./ 07

कामे : विक्रीपत्र, बंधीसपत्र, आमसुखात्थार पत्र, वाटणी पत्र,
 विक्रीचा करारनामा, प्रतिज्ञापत्र व इतर सर्व कोर्ट कामे.

श्री लक्ष्मण जंगलुजी देऊळकर

श्री लक्ष्मण जंगलुजी देऊळकर

अधिकृत दस्तलेखाक (अर्जनवीस)
 परवाना क्र. 5/1983, जिल्हा कचेरी, नागपूर
 ऑफीस रा. - प्रसाद 51 अ, न्यु झानेश्वर नगर,
 मानेवाडा रोड, पैरागडे हॉस्पिटल समोर, नागपूर-27.
 फोन : 2741846, मो. नं. 9823032241

प्रसाद देऊळकर 9766591163, अनुल देऊळकर 9021025836

सुचना : खरेदीदार यांनी आपले मालकी हक्काचे नावाची नोंद महानगर पालीका/
 ना.सु.प्रन्यास/सिटी सर्व्हे/ग्राम पंचायत/अधिकार अभिलेख कार्यालयात करून घ्यावी.

270/18131

Thursday, September 24, 2026
5:45 PM

पावती

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

पावती क्र.: 21499 दिनांक: 24/09/2026

मावांचे नाव: गोटाळ पांजरी

दस्तावेजाचा अनुक्रमांक: सगन7-18131-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: अशिश अरुणराव खडे

नोदणी फी
दस्त हाताळणी फी
पृष्ठाची संख्या: 50रु. 26100.00
रु. 2000.00

एकूण:

रु. 28100.00

अवकास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:04 PM ह्या वेळेस मिळेल.

बाबारा मूल्य: रु. 2607000 /-

मोबदला रु. 2450000/-

अरजेचे मुद्रांक शुल्क : रु. 130400/-

1) देवळाचा प्रकार: DHC रक्कम: रु. 2000/-

सी.टी.ओ.नॉटिफिकेशन/पि ऑर्डर क्रमांक: 0926248420543 दिनांक: 24/09/2026

देवळेचे नाव व पत्ता:

2) देवळाचा प्रकार: eChallan रक्कम: रु. 24500/-

सी.टी.ओ.नॉटिफिकेशन/पि ऑर्डर क्रमांक: MH010732239202627E दिनांक: 24/09/2026

देवळेचे नाव व पत्ता:

3) देवळाचा प्रकार: eChallan रक्कम: रु. 1600/-

सी.टी.ओ.नॉटिफिकेशन/पि ऑर्डर क्रमांक: MH010771630202627E दिनांक: 24/09/2026

देवळेचे नाव व पत्ता:

नोदणी फी माफी असल्यास तपशिल :-

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

CARMARKAR~

sand Rupees Only



:16 Form ID 25.1

\$

D KHADE

4 4 0 0 3 7

Payment Details UNION BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque/DD Details

Bank CIN Ref. No. 02901792026092387297 538077016

Cheque/DD No.

Bank Date RBI Date 23/09/2026-17:22:42 Not Verified with RBI

Name of Bank

Bank-Branch UNION BANK OF INDIA

Name of Branch

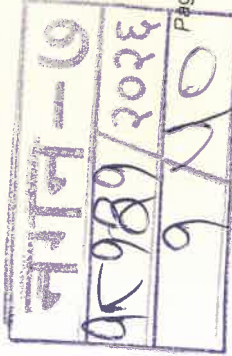
Scroll No. , Date Not Verified with Scroll

Document ID :

Mobile No. : XXXXXX1163

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Print Date 23-09-2026 05:22:53



CHALLAN
MTR Form Number-6



SRN	MH010732239202627E	BARCODE			Date	23/09/2026-17:21:16	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)			
	Registration Fee				PAN No.(If Applicable)			
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name			
Location	NAGPUR				ASHISH ARUNRAO KHADE			
Year	2026-2027 One Time				Flat/Block No.			
Account Head Details	Amount In Rs.				Premises/Building			
	122500.00				GOTAL PANJARI			
030046401 Stamp Duty	24500.00				Area/Locality			
030063301 Registration Fee					Town/City/District			
					PIN			
					4 4 0 0 3 7			
Remarks (If Any)					SecondPartyName=VARSHA VIJAYRAO KARMARKAR~			
					Amount In			
					One Lakh Forty Seven Thousand Rupees Only			
Total					147,000.00			
Payment Details					FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA					Bank CIN			
Cheque/DD Details					Ref. No.			
					02901792026092387297			
Cheque/DD No.					Bank Date			
					23/09/2026-17:22:42			
Name of Bank					Bank-Branch			
					UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

Department ID : XXXXXXX1163
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature

नगम-७
१५९८९/२०२६
९/१०



(2)

THIS DEED OF SALE is made and executed at Nagpur
day of SEPT 2026 BETWEEN

SMT.VARSHA VIJAYRAO KARMARKAR

Aged 60 years, Occupation - Retired

R/o - Plot No. 1, Jaju Wadi, Tah. Arvi Dist Wardha 442201
Aadhaar No. 3202 2645 9716

Pan No. AEIPK3543E, DOB - 21/05/1963
Mobile No. 9975363264

Hereinafter called the VENDOR which term and express
unless repugnant to the context or meaning thereof mean and inc
Vendor as well as his/her heirs, legal representatives successors, e
administrators and assign etc. of the FIRST PART.

AND

1) **MR. ASHISH ARUNRAO KHADE**

Aged about 28 years, Occupation - Private
Aadhaar No. 9672 6904 3099

Pan No. HJVPK6184A, DOB. - 27/11/1998
Mobile No. 9273862861

R/o of - Plot no. 140, Ulhas nagar, Manewada road, Nagpur

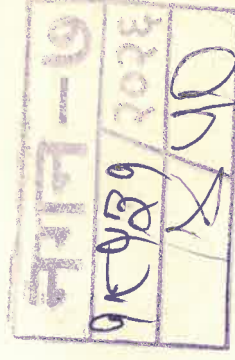
2) **MRS. PRAMILABAI ARUNRAO KHADE**

Aged about 58 years, Occupation - House wife
Aadhaar No. 5060 1850 1327

Pan No. OJHPK4143L DOB. - 09/10/1968
Mobile No. 7767976968

R/o of - At post Khairgaon, Ward No.5, Tah. Narkhed,
Khairgaon, Nagpur 441303

Hereinafter called the "PURCHASER" which terms and expri
shall unless repugnant to the context or meaning thereof always mea
include the said Purchasers as well his/her/their heirs,
representatives, successors, executors, administrators and assign etc
SECOND PART.



on this 3.4th

(3)

Whereas the Vendors are the absolute and exclusive owner and in possession of - ALL THAT entire R. C. C. Superstructure comprising of Apartment bearing No. 102, covering a built-up area of about 66.19 Sq. Mtrs including common are on area (Super Built Up Area = 79.43 Sq. Mtrs.) WING-B together-with 0.350% proportionate undivided share and interest in land on the FIRST FLOOR in the building to be known as GREEN EMERALD-3, in the entire area to be known and styled as "GREEN SPACE INFRA'S GREEN CITY" situated on ALL THAT piece and parcel of land bearing Kh. No. 5/1, admeasuring about 1.69 Hectares, Land Revenue Rs. 11.22 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA GOTAL - PANJRI, P. H. No. 38/A, Tahsil: NAGPUR (RURAL), District: NAGPUR more particularly described in shedule of property.

on shall,
de said
ecutors,

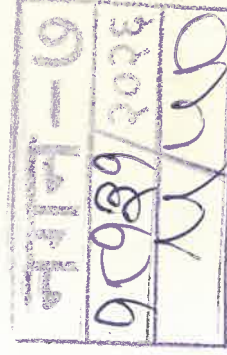
The said Apartment was purchased by Vendor from 1. Shri Rajendra Dhirajlal Mandaviya 2. Shri Narendra Dhirajlal Mandaviya 3. Shri Yash Narendra Mandaviya by virtue of Registered Sale Deed Document Sr. no. 3977, dated 05/06/2015 which is duly registered before the Sub-Registrar Nagpur No. 7.

440027

And Whereas for the cogent reasons and good cause the Vendor has now decided to dispose off the said Apartment/Flat and to utilise sale proceeds in the best interest of himself/herself and for his/her family members;

And Whereas the Purchaser are desirous of owing an apartment/flat for their residential use on heritable and transferrable rights approached the Vendor and negotiated the price of the said flat with undivided share and interest, and terms and conditions for the sale of the said property. After successful negotiations the Purchasers offered a fairly good and marketable price to the Vendor;

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(8)

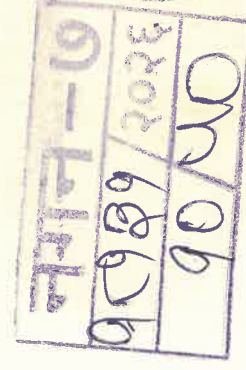
SCHEDULE

(DESCRIPTION OF APARTMENT HEREBY SOLD)

ALL THAT entire R. C. C. Superstructure comprising bearing No. 102, covering a built-up area of about 66.19 Sq. M common are on area (Super Built Up Area = 79.43 Sq. M together-with 0.350% proportionate undivided share and in on the FIRST FLOOR in the building to be known as GREEN E in the entire area to be known and styled as "GREEN SPACE GREEN CITY" situated on ALL THAT piece and parcel of land No. 5/1, admeasuring about 1.69 Hectares, Land Revenue Rs. with Occupant Class I Bhumiswami rights, situated at MAULI PANJRI, P. H. No. 38/A, Tahsil: NAGPUR (RURAL), District and bounded as under:-

ON THE NORTH	-	FIELD SURVEY NO.5/
ON THE EAST	-	FIELD SURVEY NO.9
ON THE WEST	-	PANDHAN
ON THE SOUTH	-	FIELD SURVEY NO.5/

HENCE IN WITNESSES WHEREOF the parties hereto cautious and without force and coercion from anybody else a having under any drug or medicine, on their own have set the signed this Sale Deed in presence of witnesses signing as such the written.



(D)

Apartment

s including

s.) WING-B

erest in land

MERALD-3,

E INFRA'S

bearing Kh.

1.22 yearly,

A GOTAL -

E NAGPUR

AND 5/4

in their full
and without
hands and
day above

(9)

I ADV. PRASAD LAXMAN DEULKAR (Advocate), Office:- Plot
No. 51 New Dnyaneshwar Nagar, Manewada Road, Nagpur-27 Mob No.
97665911163 do hereby state that this SALE DEED is drafted by me as per
instruction and documents provided by PURCHASER/OWNERS.

WITNESS:-



[Signature]



(SMT. VARSHA VIJAYRAO
KARMARKAR)

VENDOR

1) *[Signature]*

[Signature]



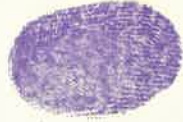
[Signature]



1) (MR. ASHISH ARUNRAO KHADE)



[Signature]



[Signature]



2)(MRS. PRAMILABAI ARUNRAO KHADE)



PURCHASER

नमिन-७
१८९३९/२०२६
१९/५०

