

212/3123

Thursday, September 03, 2026

12:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M



पावती क्र.: 4787 दिनांक: 03/09/2026

गावाचे नाव: राजा पेठ

दस्तावेजाचा अनुक्रमांक: अरग-3123-2026

दस्तावेजाचा प्रकार : खरेदीखत

मादर करणाऱ्याचे नाव: मयुर भुपत आडतीया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 43

मुळ दस्तावेज परत केले
०३/०९/२६

एकूण:

रु. 31720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:08 PM ह्या वेळेस मिळेल.

सह दु.नि.अमरावती (ग्रामीण)

वाजार मुल्य: रु.3652200/-

मोबदला रु.3700000/-

भरलेले मुद्रांक शुल्क : रु. 222000/-

1) देयकाचा प्रकार: DHC रकम: रु.1720/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0926027524404 दिनांक: 03/09/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH009516960202627E दिनांक: 03/09/2026

बँकेचे नाव व पत्ता:



SALE DEED OF READY POSSESSION APARTMENT

Situated at

"Capital Heights"

Mouje - Rajapeth, Table No. 9.47,

Resi Bld. @ Rs. 30,800/- per sq. mtr., total Valued at Rs. 36,52,200/-

{D.O.D. regd. on 24.12.2024 at Sr. No. 6516 with S.R.O. Amt. City-2}

Stamp Duty Paid Rs. 2,22,000/-, Reg. Fee Rs. 30,000/-

Sale Deed valued at Rs. 37,00,000/-

(Rs. Thirty Seven Lacs Only)

THIS DEED OF SALE OF APARTMENT is made and executed on the 03rd Day of September, 2026, Between :-

Capital Infrastructure (PAN - AARFC7806P), through Partners

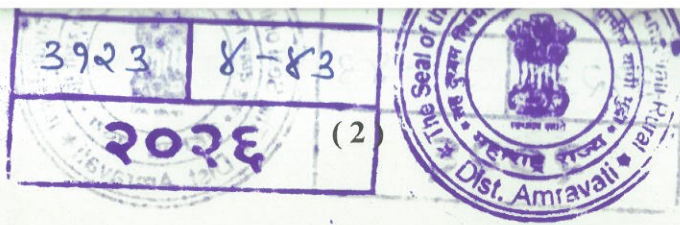
- i) **Shri Nayan Radheshyam Kakani**, aged 44 years, occupation - business, r/o. Pannalal Nagar, Amravati - 444605
Adhar Card – 6425 8684 3633 Mob. 9423123777
- ii) **Shri Mahesh Madanlal Chandak**, aged 27 years, occupation - business, r/o. Arjuni Morgaon, Dist. Gondia - 441701, Adhar Card – 8435 8982 7214, through power of attorney holder **Shri Pavan Tarachand Saboo**, aged 45 years, occu. – Medical Practitioner, r/o. Rashi Trinity, Sai Nagar, Amravati - 444607 (only to admit document, vide regd. Power of Attorney dated 17.01.2023 at Sr. No. 202 with S.R.O. Amravati City-1),

hereinafter collectively referred to as the "**VENDOR**" or "**PROMOTER**" (which expression unless repugnant to the context, shall always mean and include its legal heirs, successors and assigns) being the party of FIRST PART;

AND

- i) **Shri Mayur Bhupat Adatiya** (PAN : AGMPA7528F), aged about 45 years, occupation - business, Adhar Card – 5021 7985 3106,
- ii) **Sau. Mayuri Mayur Adatiya** (PAN : AGMPA7527L), aged about 43 years, occupation - Housewife, Adhar Card – 6667 5813 9897,

No. i) & ii) both r/o. Aditya Apartment, Opp. Neelam Hotel, Badnera Road, Amravati - 444601, hereinafter referred to as the "**PURCHASER**" or "**ALLOTTEE**" (which expression unless repugnant to the context, shall always mean and include their legal heirs, successors and assigns) being



WHEREAS the Vendor / Promoter Capital Infrastructure, through Partners i) Shri Nayan Radheshyam Kakani, & ii) Shri Mahesh Madanlal Chandak, owns Layout Plot No. 9 & 33, total admeasuring 5299.87 sq. ft. (492.37 sq. mtrs.) of land, out of Field Survey No. 26/3 & 25/2, of Mouje - Rajapeth, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, more particularly described at Sr. No. (i & ii) in Schedule "A" hereto, having purchased the same vide Sale Deed, dated 12.08.2022, regd. on dated 17.08.2022, at Sr. No. 3257, with the office of Sub Registrar, Amravati City-1, from Shri Narendra Gopichand Bharani, r/o. Amravati, and

WHEREAS as per the previous rules / notification, the Transferable Development Rights (T. D. R.) equivalent to 190.62 sq.mtr. was required for sanctioning the building map, however due to amendment by the Government in Urban Development Department, vide Notification bearing No. TPS-1813/3067/CR-122/MCORP/12/UD-13, dated 28.01.2016, the T.D.R. is applicable as per the equivalent quantum, as such by applying the said method, admeasuring 271 sq.mtr. is required, and

WHEREAS the Vendor / Promoter Capital Infrastructure, through Partners i) Shri Nayan Radheshyam Kakani, & ii) Shri Mahesh Madanlal Chandak, owns T. D. R. (rights) equivalent to 271 sq.mtr., from out of total transferable rights admeasuring 3679.55 sq. mtrs. (Zone-A) of TDR certificate bearing No. 160, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/160/2022, dated 03.08.2022, more particularly described at Sr. No. (iii) in Schedule "A" hereto, which is hereinafter referred to as the "T.D.R. [Rights]", having purchased the same vide Sale Deed, dated 13.10.2022, regd. on dated 14.10.2022, at Sr. No. 3931, with the office of Sub Registrar, Amravati City-1, from (a) Shri Shyamsundar Ramchandra Bakhtar, (b) Shri Baldeo Omprakash Mandhani & (c) Shri Sanjay Omprakash Mandhani, all r/o. Amravati, and,

WHEREAS after purchasing the said land described at Serial No. (i) and applying T.D.R. described at Serial No. (ii) of Schedule - A hereto, the vendor / Promoter has constructed the building on the said plot - known as "**Capital Heights**", in pursuance of the map sanctioned by the Municipal Corporation of City of Amravati vide building permit No. 134265, Permit No. DDMCA/B/2022/APL/02339, dated 13.12.2022, and accordingly obtained Full Occupancy Certificate from Amravati Municipal Corporation, vide Approval No. DDMCA/FO/2026/APL/00088, dated 08.02.2026, Consisting of several shops & residential Apartments on different floors; and,



WHEREAS the postal address of said Building is "**Capital Heights**", Baba Hardasram Society, Kanwar Nagar, Amravati - 444606 (Maharashtra) and the Vendor / Promoter has submitted the said plot/land and proposed project / building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by sec. 11 of the said Act, registered on 24.12.2024, regd. at Serial No. 6516, with the office of Sub Registrar, Amravati City - 2, and

WHEREAS, the Vendor / Promoter have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepted the professional supervision of the Architect and the structural Engineer has declared that the said building is completed and is ready to occupy; and

WHEREAS the Vendor / Promoter abovenamed have given inspection to the purchaser / allottee of the original documents of title deeds, deed of declaration, plans etc. and upon verification of the same, the purchaser / allottee is fully satisfied about the title of the Vendor / Promoter over the said land & rights to construct the said building including Flat No. 502, and,

WHEREAS upon such satisfaction, the purchaser / allottee have initially agreed to purchase the said apartment No. 502 described in Schedule B, situated in the building "CAPITAL HEIGHTS", constructed on the land described in Schedule A, for a total consideration of Rs. 37,00,000/- (Rs. Thirty Seven Lacs only), on the terms & conditions mentioned therein, and,

WHEREAS the Vendor/promoter has already completed the construction of the said apartment hereby purchased by the purchaser and the purchaser has personally inspected the said apartment (more particularly described in Schedule B), agreed to be purchased by them and upon such personal inspection and verification the purchaser is absolutely satisfied with the quality of construction, workmanship, area, measurement and also of the fact that there is no leakage or breakage or seepage of any kind whatsoever in said apartment and upon such satisfaction, the purchaser / allottee has requested the vendor/promoter to execute the conveyance deed in their favour in respect of the said apartment, and in view of such satisfaction by the purchaser about the quality of construction, the workmanship, the area etc. and upon request of the purchaser, the vendor/promoter have executed this Conveyance/Sale Deed in favour of



which the purchaser shall not be entitled to raise any objection on any count whatsoever.

15. The purchaser is at liberty to use part portion of ground floor as shown in the sanctioned map, to be used as common parking place for the apartment owners.

16. That, in case the building or the said apartment collapses by any act of God or any reason whatsoever, then the Vendor / Promoter shall have the right to reconstruct the said apartment at the cost of the purchaser / allottee subject to all local laws for the time being in force and the Vendor / Promoter shall have the right to make other construction upto sky.

17. That the purchaser shall pay the sum as decided by the vendor or association, in addition to the Sale consideration, to the vendor separately as the one time maintenance charges of the said building as and when demanded by the vendor or society upon its formation. The purchaser shall take separate receipt of the said amount from the vendor or association. The said amount (if any) collected from the purchaser shall be transferred to the society and same shall not be refunded to the purchaser or the person claiming through them in any manner whatsoever on any count whatsoever. The purchaser further agreed that in case if the abovesaid maintenance charges are more than the interest which will accrue from out of the above said deposit made with the Bank or any Financial institution, then the purchaser or the person claiming through them shall be under legal and contractual obligation to pay such increased charges proportionately along with the other owners and till the purchaser not pays such increased charges, they will not be entitled to make use of the passages, staircases, lift, and water facility etc.

18. That all the terms and conditions mentioned in this sale deed shall be strictly binding on the all the subsequent purchasers or persons claiming through them.

19. By this deed, the Vendor / Promoter has sold and the purchaser / allottee have purchased is only the said flat / apartment, mentioned in Schedule 'B' hereto, and nothing beyond it. Similarly, all the terms, conditions and liabilities mentioned in this deed shall be binding on subsequent purchaser / allottee.

20. That the sale deed has been executed by the Vendor / Promoter and purchaser / allottee out of their free-will and voluntarily after understanding true import, implication and condition thereof.



21. PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression "*the Vendor / Promoter*" and "*the Purchaser / allottee*" hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall bind them.

SCHEDULE "A"
Description of Said Plot & TDR [Rights]

(i) "All that piece and parcel of the land bearing Layout **Plot No. 9**, admeasuring 344.98 sq.m. (3713.36 sq.ft.) from out of **Field Survey No. 26/3 of Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati converted non-agricultural use vide order dated 25.11.1981 passed by Sub-Divisional Officer, Amravati in R.C. No. NAP-34/Rajapeth-85/1980-81 and situated within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City.

(ii) All that piece and parcel of the land bearing Layout **Plot No. 33**, admeasuring 147.42 sq.mt. (1586.25 sq.ft.) from out of **Field Survey No. 25/2 of Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati which is allotted by Baba Hardasram Sahakari Gruh Nirman Sanstha Ltd. Amravati, Regd. No. ATI/HSH/409 vide Resolution No. 6, dated 15.12.1983.

The above said two plots described at Sr. No. (i) & (ii) amalgamated into one plot by Assistant Director Town Planning Officer, A.M.C. Amravati vide its Letter No. DDMCA/SA/2022/APL/00338 dated 13.05.2022 and after its amalgamation, as per computerized 7/12, its **Bhumapan / Up-Vibhag No. 25/2/26/3/9/33** and total area **492.37 sq.mt. (5299.87 sq.ft.)** and the said plot bounded as under :-

Towards East : Service Lane & thereafter Baba Hardasram Society,
Towards West : Road,
Towards North : Baba Hardasram Society,
Towards South : Plot No.14...."

which is hereinafter referred to as the "*land or said plot / land*".

(iii) "T. D. R. (rights) equivalent to 271.00 sq.mtrs. (2917.04 sq.ft.) from out of the T.D.R. certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/160/2022, dated 03.08.2022 and certificate no.160, for a total area of 3679.55 sq.mt., in Zone -B of Amravati Tq. & Dist. Amravati in lieu of 3679.55 sq.mt. of land from out of field survey no. 7/2/A of **Mouje - Nimbhora Khurd**, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation for construction of the 18 meter



wide road, under sale deed dated 09.05.2022 registered at Sr. No.1889/2022....", (which is hereinbefore referred to as 'TDR [Rights]')

SCHEDULE "B"

Description of the Apartment / Flat

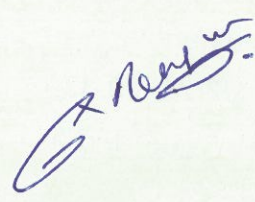
"The residential apartment bearing Family Unit / Flat No. 502 (Southern Side), having Carpet area admeasuring 92.87 Sq. Mtr., & Builtup area admeasuring 112.93 Sq. Mtr., on Fifth Floor, from out of the project / building known as "CAPITAL HEIGHTS" standing on the land / plot described in the Schedule "A" hereinabove, alongwith 7.26% undivided share in common area and facilities, which is bounded towards East - by Open Marginal Space & thereafter Service Line, towards West - by Open Marginal Space & thereafter Road, towards North - by Flat No. 501, Passage, Staircase & Lift, towards South - by Open Marginal Space & thereafter Plot No. 14...."

(which is hereinbefore referred to as "Said Flat / Apartment")

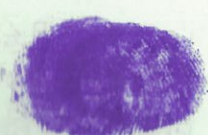
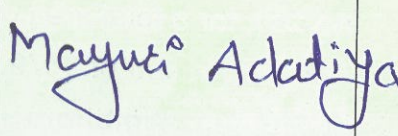
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS DEED OF SALE OF APARTMENT ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Typed By :- Pankaj T. Agrawal

Purchaser / Allottee :- i) Mayur Bhupat Adatiya

Passport Photo	Thumb	Signature
		

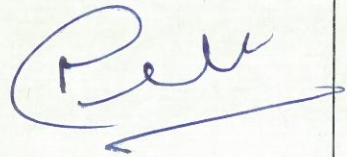
Purchaser / Allottee :- ii) Sau. Mayuri Mayur Adatiya

Passport Photo	Thumb	Signature
		

Vendor / Promoter :- Capital Infrastructure, through Partner
 i) **Nayan Radheshyam Kakani**

Passport Photo	Thumb	Signature
		

Vendor / Promoter :- Capital Infrastructure, through Partner
 ii) **Mahesh Madanlal Chandak**

Passport Photo	Thumb	Signature
		

Witness No. 1 :- Chirag S. Khatri

ID Proof/No. :-

Signature



Witness No. 2 :- Sankar N. Khandelwal

ID Proof/No. :-

Signature



अ-र-ग

