

270/11119

पावती

Original/Duplicate

Tuesday, June 09, 2026

नोंदणी क्र.: 39म

1:03 PM

Regn..39M

पावती क्र.: 13205 दिनांक: 09/06/2026

गावाचे नाव: खरसोली

दस्तऐवजाचा अनुक्रमांक: नगन7-11119-2026

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: प्रशांत मारोतराव कोडमवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3680.00

पृष्ठांची संख्या: 92

एकूण:

रु. 33680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:19 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक
नागपूर क्र. ७,

बाजार मूल्य: रु.1074114.1/-

मोबदला रु.5145600/-

भरलेले मुद्रांक शुल्क : रु. 257300/-

1) देयकाचा प्रकार: DHC रक्कम: रु.3680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0626092207650 दिनांक: 09/06/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004055577202627E दिनांक: 09/06/2026

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



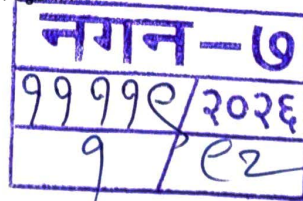
GRN MH004055577202627E		BARCODE 		Date 09/06/2026-12:16:30		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		PRASHANT MAROTRAO KODAMWAR	
Location NAGPUR							
Year 2026-2027 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			257300.00		Road/Street MOUZA KHARSOLI		
0030063301 Registration Fee			30000.00		Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 1 1 0 8		
					Remarks (If Any)		
					SecondPartyName=LOK8 INFRA PRIVATE LIMITED~		
Total			2,87,300.00		Amount In Words Two Lakh Eighty Seven Thousand Three Hundred Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332026060912504 2991456202	
Cheque/DD No.				Bank Date	RBI Date	09/06/2026-12:29:27 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : XXXXXX8502

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



LOK8-0280

AGREEMENT FOR SALE

SALE CONSIDERATION AMOUNT RS. 51,45,600/- ONLY

(RUPEES FIFTY ONE LAKH FORTY FIVE THOUSAND SIX HUNDRED ONLY)

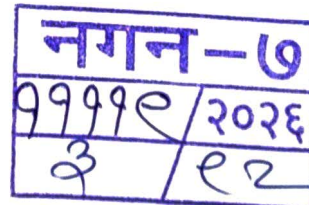
MARKET VALUE OF RS. 10,75,000/- ONLY

This Agreement for Sale made and executed at Nagpur on this 9th 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. PRASHANT MAROTRAO KODAMWAR, Aged: 49 Years, Occupation: Service, Permanent Account Number AKJPK8931F, Aadhar Card No. 2075 7864 0350, E-mail ID: prashant.kodamwar@gmail.com, Mobile No. 7276648502, AND

(2) MR. PRAVIN BUCHANNA KODAMWAR, Aged: 41 Years, Occupation: Service, Permanent Account Number CTZPK1955J, Aadhar Card No. 6692 7888 8241, E-mail ID: prashant.kodamwar@gmail.com, Mobile No. 8275215247, Residing at Chaitanya Apartment, 2nd

Floor Tirthrup Nagar, Tukum, Chandrapur, Maharashtra-442401, 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:

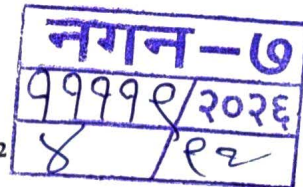
A. Lok8 Infra Private Limited through its Authorized Director Mr. Ashish Ashok Jain (thereinreferred to as 'Vendor/Developer') is the owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands, bearing Khasra No. 79, P. H. No. 38, Mouza 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 Kharsoli, 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 Kharsoli, 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. NMRDA/LF/2025/APL/00424 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"**.



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 Kharsoli**, 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 & Kharsoli, 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 HARISHCHNADRA 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. C5-869** containing by admeasurements **149.39 Square Metres (i.e. 1608 Square Feet)**, out of the sanctioned layout carved on the land described in **Schedule - I** particularly out of **Amalgamated Kh. No. 88** of **Mouza-Kharsoli** and known and styled as "**BROOKSIDE**", and the said Plot is bounded as under –

ON THE EAST : BY C5-12 M WIDE ROAD
ON THE WEST : BY PLOT NO. C6-890
ON THE NORTH : BY PLOT NO. C5-868
ON THE SOUTH : BY PLOT NO. C5-870



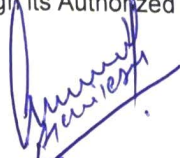
SCHEDULE III
MANNER OF PAYMENT

Rs. 50,000/-	(Rupees Fifty Thousand Only) paid by Purchaser to Vendor/Developer at the time of booking by way of UPI vide UTR No. 662504338833 Rs. 25000/- & 603580970428 Rs. 25000/-, dated 08-03-26 & 09-03-2026 and the receipt of the same acknowledged by the Vendor/Developer.
Rs. 1,00,000/-	AND (Rupees One Lakh Only) paid by Purchaser to Vendor/Developer by way of UPI vide UTR No. 264436408808 Rs. 50,000/-, NEFT-SBIN126090877091 Rs. 50,000/-, dated 30-03-26 & 31-03-26 and the receipt of the same acknowledged by the Vendor/Developer.
Rs. 2,00,000/-	AND (Rupees Two Lakh Only) paid by Purchaser to Vendor/Developer by way of UPI vide UTR No. 386455507990 Rs.50000/-, 231079389109 Rs. 50,000/-, 981118865170 Rs. 50,000/-, 653979057639 Rs. 50,000/- dated 02-04-26, 04-04-26, 07-04-26 & 08-04-26 and the receipt of the same acknowledged by the Vendor/Developer.
Rs. 1,59,414/-	AND (Rupees One Lakh Fifty Nine Thousand Four Hundred and Fourteen Only) paid by Purchaser to Vendor/Developer by way of UPI vide UTR No. 587918353029 Rs.50000/-, 895190294073 Rs. 50,000/-, 933972013294 Rs. 59,414/-, dated 11-04-26, 16-04-26 & 21-04-26 and the receipt of the same acknowledged by the Vendor/Developer. (Above Amount is 9.9% of Total Sale Consideration.)
Rs. 5,19,706/-	(Rupees Five Lakh Nineteen Thousand Seven Hundred Six Only) (10.1% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 15 th June, 2026.
Rs. 15,43,680/-	(Rupees Fifteen Lakh Forty Three Thousand Six Hundred Eighty Only) (30% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on 15 th June 2026.
Rs. 12,86,400/-	(Rupees Twelve Lakh Eighty Six Thousand Four Hundred Only) (25% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on 15 th June 2026 or within 6 Months from booking, whichever is earlier.
Rs. 10,29,120/-	(Rupees Ten Lakh Twenty Nine Thousand One Hundred Twenty 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. 2,57,280/-	(Rupees Two Lakh Fifty Seven Thousand Two Hundred Eighty Only) (5% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer against the Intimation of Possession.
RS. 51,45,600/-	(RUPEES FIFTY ONE LAKH FORTY FIVE THOUSAND SIX HUNDRED ONLY)

नगन-७
११११९/२०२६
३३/९२



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) <u>VENDOR/DEVELOPER</u>
		1)  (MR. PRASHANT MAROTRAO KODAMWAR) <u>ALLOTTEE/PURCHASER</u>
		2)  (MR. PRAVIN BUCHANNA KODAMWAR) <u>ALLOTTEE/PURCHASER</u>
Witnesses:		
		 Rohit. R. Dewale MP,
		 Lokikant Chaudhary

नगन-७
११११९/२०२६
३८/९२





CHALLAN
MTR Form Number-6



GRN	MH004055577202627E	BARCODE	[Barcode]		Date	09/06/2026-12:16:30		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)								
					PAN No.(If Applicable)								
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		PRASHANT MAROTRAO KODAMWAR						
Location	NAGPUR												
Year	2026-2027 One Time				Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				257300.00	Road/Street		MOUZA KHARSOLI						
0030063301 Registration Fee				30000.00	Area/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 Seven Thousand Three Hundred Rupee						
					Words		s Only						
Total				2,87,300.00									
Payment Details					FOR USE IN RECEIVING BANK								
IDBI BANK													
Cheque-DD Details					Bank CIN		Ref. No.		69103332026060912504		2991456202		
Cheque/DD No.					Bank Date		RBI Date		09/06/2026-12:29:27		Not Verified with RBI		
Name of Bank					Bank-Branch			IDBI BANK					
Name of Branch					Scroll No. , Date			Not Verified with Scroll					

Department ID :

Mobile No. : XXXXXX8502

Department ID : _____ Mobile No. : _____
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान फावेल दुयाम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-270-11119	0002315814202627	09/06/2026-13:03:36	IGR389	30000.00
2	(iS)-270-11119	0002315814202627	09/06/2026-13:03:36	IGR389	257300.00
Total Defacement Amount					2,87,300.00

Print Date 09-06-2026 01:05:40

नगन-७

११११९	२०२६
८६	९२





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0626092207650 Payment Date : 09/06/2026

Received from **LOK**, Mobile number **9503727893**, an amount of Rs.**3680/-** towards Document Handling Charges for the **iSarita 1.9** on Document No. **NGP7-11119-2026** dated **09/06/2026** in the Joint District Registrar office of the District **Nagpur**.



Payment Details

Bank Name :	IBKL	Receipt Date :	09/06/2026
Bank CIN :	10029762026060907295	REF No. :	6121967322329
Deface No :	0626092207650D	Deface Date :	09/06/2026

This is computer generated receipt, hence no signature is required.

नगन-७
११११९/२०२६
८८/९२





06/2026 1 17:45 PM

दस्त गोपवारा भाग 2

नगन7

२१/२२

दस्त क्रमांक:11119/2026

नगन क्रमांक :नगन7/11119/2026

नगनाचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लोक 8 इन्फ्रा प्रायवेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकर्ता अखिलेश मनोज वावनकुळे च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. शारू तुपार अवतारे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: समता नगर, टिमकी, तीन खंबा चौक, किदवाई रोड, महात्मा फुले बाजार, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AACCG9702A	लिहून देणार वय :-27 स्वाक्षरी -		
2	नाव:प्रशांत मारोतराव कोडमवार पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: चैतन्य अपार्टमेंट दूसरामाळा तीर्थरूप चंद्रपुर, महाराष्ट्र, चंद्रपुर. पॅन नंबर:AKJPK8931F	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:प्रवीण वुचला कोडमवार पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: चैतन्य अपार्टमेंट दूसरामाळा तीर्थरूप चंद्रपुर, महाराष्ट्र, चंद्रपुर. पॅन नंबर:CTZPK1955J	लिहून घेणार वय :-41 स्वाक्षरी -		

ग्रील दस्तऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शेवका क्र.3 ची वेळ:09 / 06 / 2026 01 : 12 : 49 PM

गोळख:-

शालील डसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

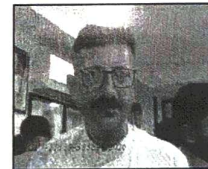
अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:रोहित राजेंद्र देवढे . .
वय:25
पत्ता:म्हाळगी नगर नागपूर
पिन कोड:440034

- 2 नाव:लक्ष्मीकांत पुंडलीकराव चांभारे . .
वय:54
पत्ता:गुधुजी नगर, नागपूर
पिन कोड:440036

छायाचित्र

ठसा प्रमाणित



शेवका क्र.4 ची वेळ:09 / 06 / 2026 01 : 13 : 24 PM

गंगिणी नमिंदवराव कडू
सह दुय्यम निबंधक
नागपूर क्र. ७,

