

270/17789

पावती

Original/Duplicate

Monday, September 21, 2026

नोदणी क्र. 39M

5:07 PM

Regn. 39M

पावती क्र.: 21120 दिनांक: 21/09/2026

गावाचे नाव: खरसोली

दस्तावेजाचा अनुक्रमांक: नवन7-17789-2026

दस्तावेजाचा प्रकार: विक्री करारनामा

मादर करणाऱ्याचे नाव: रोशन दिनकर कुमारे

नोदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 3680.00

पुष्टाची संख्या: 92

एकूण:

रु. 33680.00

आपणाला मूळ दस्त, बंदनेल पिट, मुची-र अंदाजे
5:25 PM ह्या वेळेस मिळेल.

सह दिन नागपूर 7
सह दुय्यम निबंधक
नागपूर क्र. ७,

बाजार मुल्य: रु. 1074114.1/-

मावदना रु. 4984800/-

भरलेले मुद्रांक शुल्क : रु. 249300/-

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

टीटी/घनादेश/पे ऑर्डर क्रमांक: 0926217614190 दिनांक: 21/09/2026

देयकेचे नाव व पत्ता:

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

टीटी/घनादेश/पे ऑर्डर क्रमांक: MH010462271202627E दिनांक: 21/09/2026

देयकेचे नाव व पत्ता:

R. D. Junde.

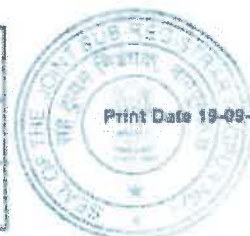
411
Plot No. 856
Raghu Junda



GRN	MH/10462271202627E	BARCODE	Date		19/09/2026-13:35:59	Form ID	25.2
Department			Inspector General Of Registration				
Stamp Duty and Registration Fee together			Payer Details				
Type of Payment			Registration Fee		TAX ID / TAN (If Any)		
					PAN No.(If Applicable)		
Office Name			NGPT_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		
Location			NAGPUR		ROSHAN DINKAR JUMDE		
Year			2026-2027 One Time		Flat/Block No.		
Account Head Details			Amount in Rs.		Premises/Building		
0030046401 Stamp Duty			249300.00		Road/Street		
0030063301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SecondPartyName=LOK8 INFRA PRIVATE LIMITED-		
Total			2,79,300.00		Amount in Words		
					Two Lakh Seventy Nine Thousand Three Hundred Rupee		
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN		Ref. No.		
			Bank Date		RBI Date		
			Name of Bank		Bank/Branch		
			Name of Branch		Scroll No. , Date		

Department ID : _____ Mobile No. : XXXXXX3773
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घतन कीवत मुखम निवाक कारावयसत नोदणी करावयच्या दस्तासाठी लागू आहे. नोदणी न करावयच्या दस्तासाठी सदर घतन लागू नाही.

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Print Date 19-09-2026 03:42:11

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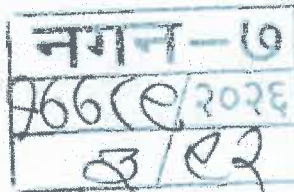
AGREEMENT FOR SALE
SALE CONSIDERATION AMOUNT RS. 49,84,800/- ONLY
(RUPEES FORTY NINE LAKH EIGHTY FOUR THOUSAND
EIGHT HUNDRED ONLY)
MARKET VALUE OF RS. 10,75,000/-

This Agreement for Sale made and executed at Nagpur on this 28th day of September, 2028.

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 Sawankule, 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



MR. ROSHAN DINKAR JUMDE, Aged: 38 Years, Occupation: Service, Permanent Account Number AITPJ4296Q, Aadhar Card No. 6474 7234 0258, E-mail ID: jumde.roshan@gmail.com, Mobile No. 8055253773, Residing at Roshan Dinkar Jumde Lashmi Nivas Plot No.50 Vishwajit Society, Indra Nagar, New Narsala Road Opposite Purushottam Thote Collage Narsala Nagpur Maharashtra - 440034, 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:

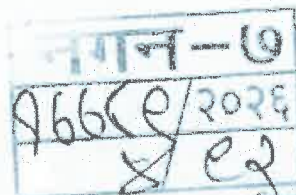
A. Lok8 Infra Private Limited through its Authorized Director Mr. Ashish Ashok Jain (therein referred to as "Vendor/Developer") is the owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands, bearing Khasra No. 79, P. H. No. 38, Mouza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



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"**.

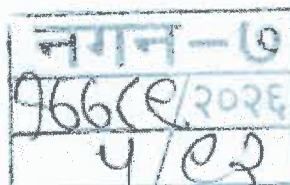
I. As per the Layout Approval, the Project Land comprises of:

- a. **1003** plots totally admeasuring 2,49,946.328 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, **"Relevant Laws"** means and includes any applicable Central, State or local law(s), statute(s),



to the Purchaser/s by the Vendor/Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Vendor/Developer of any breach, violation, non- performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement for Sale, nor shall the same in any manner prejudice, the rights/remedies of the Vendor/Developer.

40 Method of calculation of proportionate share wherever referred to in the Agreement

Wherever in this Agreement for Sale it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Project, the same shall be in proportion to the Area of the Plot to the total area of all the plot(s) in the Project.

41 Further assurances

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement for Sale or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

42 Place of execution

The execution of this Agreement for Sale shall be complete only upon its execution by the Purchaser/s and the Vendor/Developer through its authorized signatory of the Vendor/Developer at the Developer's Office and simultaneously with the execution the said Agreement for Sale shall be registered at the office of the Sub-Registrar and this Agreement for Sale shall be deemed to have been executed at Nagpur.

43 Present for registration

The Purchaser/s and/or Vendor/Developer shall present this Agreement for Sale as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Vendor/Developer or his Power of Attorney (POA)/Representative will attend such office and admit execution thereof.

44 Address for Service:

44.1 That all notices to be served on the Allottee/Purchaser and the Promoter as contemplated by the Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Developer by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

To the Purchaser:

Name: **Mr. Roshan Dinkar Jumde**

Address: **Roshan Dinkar Jumde Lashmi Nivas Plot No.50 Vishwajit Society, Indra Nagar, New Narsala Road Opposite Purushottam Thote Collage Narsala Nagpur Maharashtra - 440034**

Notified E-mail ID: **jumde.roshan@gmail.com**

Mobile: **8055253773**



To the Vendor/Developer:

Name: LOK8 INFRA PRIVATE LIMITED
Kind Attention: Mr. Akhilesh Manoj Bawankule
Registered Office:
126, Mittal Tower, 'B' Wing, 12th Floor,
Nariman Point,
Mumbai - 400021.

Office Address:
B-1301, Lokmat Bhavan,
Pt. J. Nehru Marg,
Nagpur - 440012
E-mail ID: contact@lok8.me

44.2 It shall be the duty of the Purchaser and the Vendor/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post tailing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor/Developer or the Purchaser, as the case may be. In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement for Sale may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Vendor/Developer well in advance by the Purchaser/s.

45 Satisfied with the Vendor's/Developer's title

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement for Sale and all the documents relating to the Project Land /Project and has expressly understood the contents, terms and conditions of the same and the Vendor/Developer has entered into this Agreement for Sale with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement for Sale and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.



46 Joint Purchaser/s

That in case there are Joint Purchaser/s all communications shall be sent by the Vendor/Developer to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

47 Payment of Stamp Duty/Registration Fees/Expenses:

It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Vendor/Developer pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance which may be executed by the Vendor/Developer in favour of the association/ co-operative society / apex body/ limited company of all Plot purchasers in the said project.

48 Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder. In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Nagpur.

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

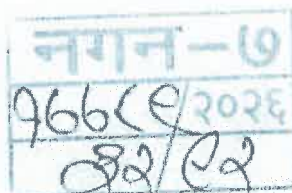
All that piece and parcel of land bearing **Khasra No. 79**, P. H. No. 38, **Mouza Wela Harishchandra**, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated **Khasra No. 88** (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 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. C5-856** 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 PLOT NO C4-849
ON THE WEST	:	BY C5-12M WIDE ROAD
ON THE NORTH	:	BY PLOT NO C5-857
ON THE SOUTH	:	BY PLOT NO C5-855



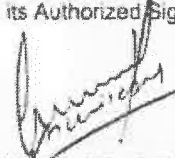
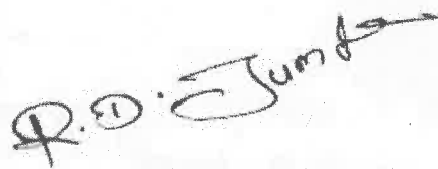
SCHEDULE III
MANNER OF PAYMENT

Rs. 51,000/-	(Rupees Fifty One Thousand Only) paid by Purchaser to Vendor/Developer at the time of booking by way UPI No. 945422958231, dated 23-03-2026 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 Cheque bearing No. 000052, dated 22-06-2026 and the receipt of the same acknowledged by the Vendor/Developer.
Rs. 2,42,495/-	AND (Rupees Two Lakh Forty Two Thousand Four Hundred Ninety Five Only) paid by Purchaser to Vendor/Developer by way of NEFT vide UTR No. SCBLH24301485081, dated 31-08-2026 and the receipt of the same acknowledged by the Vendor/Developer. (Above Amount is 9.9% of Total Sale Consideration)
Rs. 5,03,465/-	(Rupees Five Lakh Three Thousand Four Hundred Sixty Five Only) (10.1% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th September 2026.
Rs. 14,95,440/-	(Rupees Fourteen Lakh Ninety Five Thousand Four Hundred Forty Only) (30% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th September 2026.
Rs. 12,46,200/-	(Rupees Twelve Lakh Forty Six Thousand Two Hundred Only) (25% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th September 2026.
Rs. 9,96,960/-	(Rupees Nine Lakh Ninety Six Thousand Nine Hundred Sixty Only) (20% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer on or before 25 th September 2026.
Rs. 2,49,240/-	(Rupees Two Lakh Forty Nine Thousand Two Hundred Forty Only) (5% of Total Sale Consideration) agreed to be paid by Purchaser to Vendor/Developer against the Intimation of Possession.
RS. 49,84,800/-	(RUPEES FORTY NINE LAKH EIGHTY FOUR THOUSAND EIGHT HUNDRED ONLY)

नगन-७
9666/2026
85/22



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)
		 (MR. ROSHAN DINKAR JUMDE) (ALLOTTEE/PURCHASER)
Witnesses:		
		 Rohit. R. Dewudhp.
		 Laxmikant Chaudhary

