

267/11172

पावती

Original/Duplicate

Monday, September 28, 2026

नोंदणी क्र.: 39म

5:07 PM

Regn.:39M



पावती क्र.: 16560

दिनांक: 28/09/2026

Form ID 25.1

गावाचे नाव: मोहगांव (त.सा.क्र.74)

दस्तावेजाचा अनुक्रमांक: नगन-4-11172-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: संपदा अविनाश कुंभलकर

नोंदणी फी

रु. 18450.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 32

एकूण:

रु. 19730.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:26 PM ह्या वेळेस मिळेल.

सह ड.मि.नागपूर 4
सह ड.मि.नागपूर 4
नागपूर क्र. 8

बाजार मूल्य: रु.533709 /-
मोबदला रु.1844024/-
भरलेले मुद्रांक शुल्क : रु. 92300/-

4 1 1 1 0

DHA INFRA~

1) देयकाचा प्रकार: DHC रकम: रु.1280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826245023008 दिनांक: 28/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.18450/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008825692202627M दिनांक: 28/09/2026

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

dred Fifty Rupees O

NK

CPAHDVTXR2

Not Verified with RBI

कुंभलकर

Name of Branch

Bank-Branch

STATE BANK OF INDIA

Scroll No. , Date

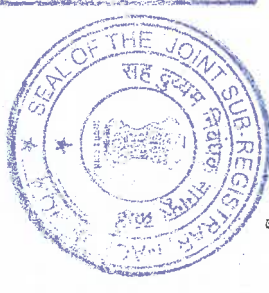
Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम लिखक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : XXXXXX9886

नगन-8
9/162/2026
9/32



कुंभलकर



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

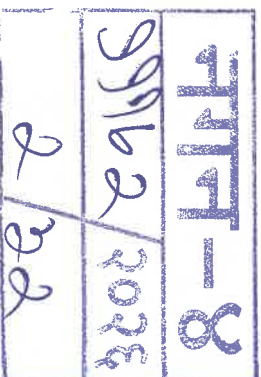
PRN :	0826245023008	Payment Date :	24/08/2026
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Received from **SAMPADA A KUMBHALKAR**, Mobile number **9370469886**, an amount of **Rs.1280/-** towards **Document Handling Charges** for the **iSARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	24/08/2026
Bank CIN :	10029762026082421847	REF No. :	4519472562355

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



SALE-DEED

(PLOT NO. 17)

(AYODHYA NAGR-I-II)

VALUED AT Rs. 18,44,024/-**(Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)****Valuation as per Statement of Rates Rs. 5,33,710/- Only****MOUZA MOHGAON-NAGPUR-(RURAL), Vibhag 5, @Rs.4050/- P/SQ.MTR**THIS DEED OF SALE is made at Nagpur on this 27 day of 08 2026 BETWEEN:

M/s. SHRADDHA INFRA, (PAN: AFJFS3488N), (Date of Incorporation: 29/07/2024), A Partnership Firm, having its registered office Address at 3rd Floor NKY Tower Ajani Square, Wardha Road, Nagpur-440015, represented through its Partner **SHRI. SHALENDRA PRAKASHRAO DAULATKAR** Aged 52 Years, Occupation Business PAN-AAXPD6899H, AADHAR - 4901 1046 5773, Mobile No. 9372266289, R/o. House No. 97, Arni Road, Behind Sharda Ashram, Shinde Plot, Yavatmal-445001, hereinafter called the VENDORS/OWNERS, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **VENDOR/OWNER**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns etc. of the **FIRST PART**.

AND

SAMPADA AVINASH KUMBHALKAR Aged 38 years (Date of Birth : 13/08/1988), Occupation : SERVICE, PAN : BUKPK4942C, AADHAR No. 3101 2723 0568, Mobile No. 9370469886, e-mail - sampada.tarare@gmail.com, R/o. Bldg B/504 VTP Solitaire, Sr.No. 135/6/1, Off Baner Pashan Link Road, Near Ranmala Hotel, Baner, Pune - 411045 hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as his/her/their heirs, legal representatives, executors, administrators, successors & assignees of the **SECOND PART**.



WHEREAS, the Vendor is the absolute owner of Kh. No. 15/2 admeasuring 1.15 HR at Mouza Mohgaon, Tah Nagpur (Rural), Dist Nagpur, having purchased the same from its previous owner Shri Sudhakar Jairam Wankhede, vide Registered Sale Deed dtd. 09.08.2024, before the Joint Sub Registrar, Nagpur 1, at Sr.No.10021-2024.

WHEREAS the previous owner were the absolute owners of All That piece and parcel of Agricultural land situate at Mouza-Mohgaon, bearing Patwari Halka No. 74, Kh. No. 15/2 admeasuring 1.15 HR (2.85 Acres) Bhogwatdar Class-1, within the limits of Tahsil Nagpur Gramin, District Nagpur, property was the ancestral property.

WHEREAS the aforesaid previous owner were the absolute owner of ALL THAT Piece and Parcel of Agricultural land at Kh. No. 15/2, Mouza-Mohgaon, admeasuring about area 1.15 H.R. (2.85 Acres) Jama Rs. 4.74, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur, along with all trees, suburbs and all easementary rights, including that of water, road etc. having purchased the same as per the below mentioned schedule.

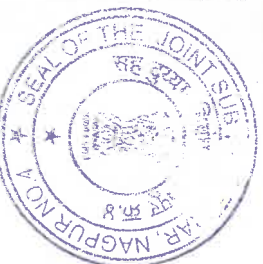
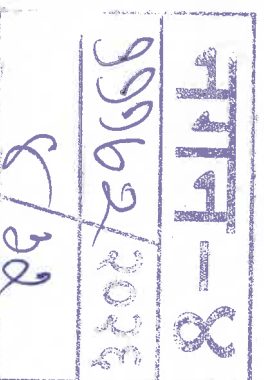
KH NO	AREA	JAMA	CLASS
15/2	1.15 HR	Rs.4.74/-	I

➤ History of Kh.No.15/2

WHEREAS, the above said Shri Sudhakar Jairam Wankhede, was the absolute owner of All that piece and parcel of agricultural field bearing khasra no. 15/2, admeasuring area 1.15 Hector R, Class -1, Land Revenue 4.74, P.H. No. 74, Khate No. 141, Mouza - Mohgaon, Tah. Nagpur Gramin, Dist. Nagpur, and more described in the schedule hereinafter and name of the vendor is duly recorded in the government named here in above as recorded owner thereof.

AND WHEREAS, the aforesaid property was the ancestral property of the previous owner namely Shri Sudhakar Jairam Wankhede and he was absolute owner of the aforesaid agricultural field.

WHEREAS, the aforesaid Vendor herein with the intention of carving a residential layout on the aforesaid property has converted the land bearing Khasra No. 15/2 into Non agricultural Use for residential purposes by The Tahsildar, Nagpur Gramin dated 14/08/2025 vide RCS No. 05/N.A.P.-34/2025-26, Patwari Halka No.74, Mouza Mohgaon, Tehsil Nagpur Gramin District Nagpur; AND



WHEREAS, Govt of Maharashtra appointed NMRDA as Special Planning Authority for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R-55/UD-7 dt. 04/03/2017 more particularly known as Nagpur Metropolitan Area, AND;

WHEREAS, the said entire land being under the Jurisdiction of Nagpur Metropolitan Area the Vendor approached NMRDA to get the layout sanctioned from it under the guidelines laid out for the METRO REGION so as to develop the said entire land into a layout and got the same approved by Executive Engineer, NMRDA vide their letter no. EE /NMRDA/DPC/Agreee/1992 dated 20.01.2026 and divided the said land into various plots of different sizes.

WHEREAS, aforesaid Owner / Vendor herein is now absolute owners of the aforesaid property land bearing Khasra No. 15/2 total area admeasuring about 2.85 Acres, and have mutated its names in all the government and semi government records and has absolute and having clear title over the said land.

WHEREAS, for variety of reasons and other good causes VENDOR have decided to carve a residential layout on the said land and accordingly had applied for the same to NMRDA and have also got the Layout Map sanctioned by The Executive Engineer vide Certificate No. NMRDA/LF/2025/APL/00484 dated 24/12/2025.

WHEREAS the Vendors have converted the aforesaid total land admeasuring about 1.15 H.R (Out of 1.15 HR i.e 11500 Sq.Mtrs, land admeasuring about 1.113656 HR i.e 11136.56 Sq. Mtrs) for Non Agricultural use vide order of The Tahsildar, Nagpur Gramin, Vide Order no. RCS. 05/N.A.P- 34/2025-2026, Patwari Halka No.74, Mouza Mohgaon dated 14/08/2025.

WHEREAS the Purchaser hereinabove named being desirous of Owning an independent Plot in the said sanctioned Layout for his/her/their Residential use with heritable and transferable rights there in later on approached through the Marketing Agency who supplied to the Purchaser all relevant document, N.A Order, Sanctioned layout plans etc. and after perusal and satisfaction of all documents the Purchaser expressed his/her/their desire and willingness to purchase the said Residential Plot(s).

WHEREAS the Purchaser hereinabove named has satisfied herself/himself/ themselves in respect of the Vendor's title to the said property as good, valid and marketable.



WHEREAS Purchaser being interested to purchase a Plot approached the Vendor and after going through all the title documents and sanctioned layout papers has selected **Plot No. 17** for a total consideration of **Rs. 18,44,024/- (Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)** and the same is paid in the below mentioned manner.

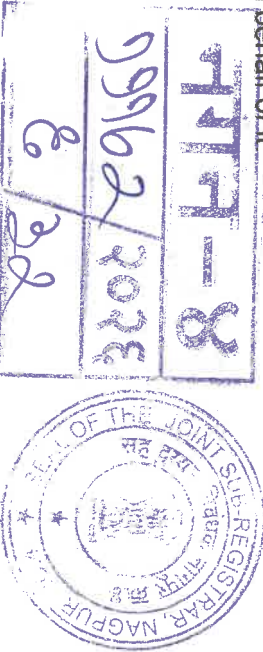
MANNER OF PAYMENT

Amount in Rs.	Payment Details
Rs. 3,69,024=00	(Rs. Three Lakh Sixty Nine Thousand Twenty Four only) paid by the purchaser to the Vendor by way of UTR No IDFBR62026082004107423 Dt. 20.08.2026 from IDBC FIRST BANK.
Rs. 14,75,000=00	(Rs. Fourteen Lakh Seventy Five Thousand only) paid by the purchaser to the Vendor by DD No. 308927 Dt. 26-09-2026 from PNB HOUSING FINANCE, LTD.; at the time Registration of this Sale Deed the receipt whereof is hereby acknowledged by the vendors.
Rs. 18,44,024=00	(Rupees Eighteen Lakh Forty Four Thousand Twenty Four only) paid towards full and final Sale Consideration.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. THAT in pursuance of the agreement and in consideration of a total sum **Rs. 18,44,024/- (Rupees Eighteen Lakh Forty Four Thousand Twenty Four only)** paid by the Purchaser/s to the Vendor in the manner appearing hereinabove, the receipt whereof the Vendor do hereby acknowledge and the Vendor being the absolute owner in possession thereof does hereby grant, convey, assure, assign and transfer by way of sale to the Purchaser **ALL THAT** piece and parcel of land bearing **Plot No. 17**, having dimensions **9.00 x 15.50 Mtrs. = 131.78 Sq.Mtrs (i.e. 1418.48 Sq.ft)** in the layout known and styled as **"AYODHYA NAGRI-II"** out of the sanctioned non agricultural layout being the portion of the entire land at **Kh. No. 15/2** admeasuring about **1.15 H.R** (Out of **1.15 HR** i.e **11500 Sq.Mtrs**, land admeasuring about **1.113656 HR** i.e **11136.56 Sq. Mtrs**) **Jama Rs. 4.74**, **Mouza-Mohgaon**, **Occupancy Class 1**, **P.H.No. 74**, **Khate No. 141**, **Tahsil Nagpur Gramin**, **Dist. Nagpur**.

2. THAT the area and interest in the above said plot hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the purchaser without any interruption or disturbance by the Vendor and/or any person claiming on behalf of it



17. THAT in case the purchaser/s is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor/s or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor will pay the purchaser by way of damages the whole amount of sale price or such part of it as is bear the same proportion, as the case may be.

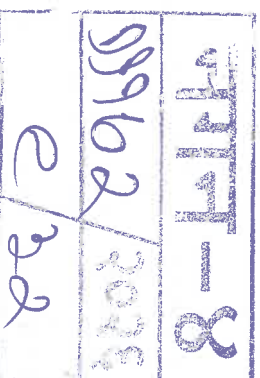
18. THAT the aforesaid project is registered with Maharashtra Real Estate Regulatory Authority (RERA) vide Registration No. **PP1190002502939** dated **18/03/2026** with the name **AYODHYA NAGR-I-II**.

19. THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty & Registration Fees payable thereon will be borne by the **PURCHASER**.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing **Plot No. 17**, having dimensions **9.00 x 15.50 Mtrs. = 131.78 Sq.Mtrs (i.e. 1418.48 Sq.ft)** in the layout known and styled as "**AYODHYA NAGR-I-II**" out of the sanctioned non agricultural layout being the portion of the entire land at **Kh. No. 15/2** admeasuring about 1.15 H.R (Out of 1.15 HR i.e 11500 Sq.Mtrs, land admeasuring about 1.113656 HR i.e 11136.56 Sq. Mtrs) Jama Rs. **4.74**, Mouza-Mohgaon, Occupancy Class 1, P.H.No. 74, Khate No. 141, Tahsil Nagpur Gramin, Dist. Nagpur. together with all trees, shrubs, passage, right of way, pathways, water courses and all easementary rights appurtenant and belonging thereto and the said plot is bounded as under:

On the East -	9 Mtr. Road
On the West -	Plot No. 18
On the North -	Plot No. 16
On the South -	12 Mtr. Road



IN WITNESS WHEREOF the said Vendor/s & Purchaser/s hereinabove named have hereto set their respective hands and signed this **SALE DEED** in the presence of attesting witnesses signing as such on the day, first above written.
Drafted by: Adv. Reena Nitin Naukarkar

Mouza-Mohgaon, Kh. No.15/2 in respect of Plot No. 17 only.

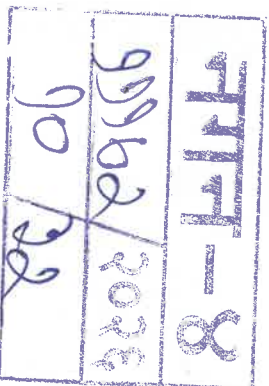
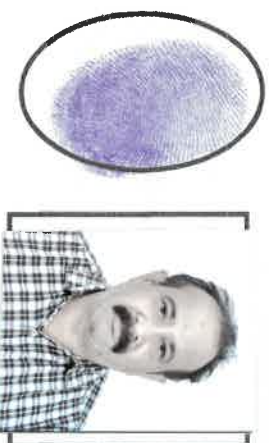
Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 M/S. SHRADDHA INFRA A PARTNERSHIP FIRM REPRESENTED THROUGH ITS PARTNER SHRI. SHAILENDRA PRAKASHRAO DAULATKAR VENDOR
02			 SAMPADA AVINASH KUMBHALKAR PURCHASER

WITNESSES :

1) Mayur UJJwala 



2) Avinash Kumbhalkar 



267/11173
Monday, September 28, 2026
5:13 PM

पावती

Original/Duplicate

नॉदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 16562 दिनांक: 28/09/2026



Form ID 25.1

गावाचे नाव: मोहगांव (त.सा.क्र.74)

दस्तावेजाचा अनुक्रमांक: नगन-4-11173-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: संपदा अविनाश कुंभलकर

नॉदणी फी

रु. 18450.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 32

DELIVERED

एकूण:

रु. 19730.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:31 PM ह्या वेळेस मिळेल.

सह कुटुंबीय नागरिक
नागपूर क्र. ४

बाजार मुख्य: रु.533709/-

मोबदला रु.1844024/-

भरलेले मुद्रांक शुल्क: रु. 92300/-

1) देयकाचा प्रकार: DHC रकम: रु.1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826246123041 दिनांक: 28/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.18450/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008825999202627M दिनांक: 28/09/2026

बँकेचे नाव व पत्ता:

नॉदणी फी माफी असल्यास तपशिल :-

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

शुभप्रभाकर

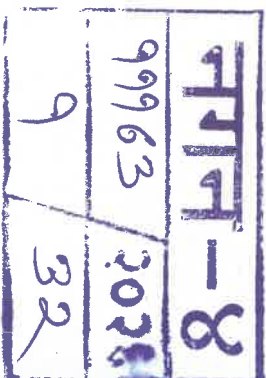
Name of Branch	PRINT/BRANCH	Scroll No., Date	Not Verified with Scroll

STATE BANK OF INDIA

Mobile No.: XXXXXX9886

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

खदर चलन केवल दृश्य निबंधक कार्यालयात नॉदणी करावयाच्या दस्तासाठी लागू आहे. नॉदणी न करावयाच्या दस्तासाठी खदर चलन लागू नाही.





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN :	0826246123041	Payment Date :	24/08/2026
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Received from **SAMPADA AVINASH KUMBHALKAR**, Mobile number **9370469886**, an amount of **Rs.1280/-** towards **Document Handling Charges** for the **ISARITA 1.9** in the Joint District Registrar office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	24/08/2026
Bank CIN :	10029762026082421881	REF No. :	3872705914017

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

