

Prakashram



CHALLAN
MTR Form Number-6



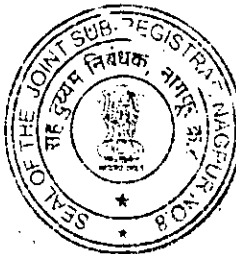
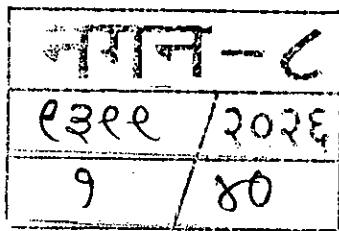
GRN	MH007375115202627E	BARCODE	0011000111000010011011001000110000111000100			Date	30/07/2026-12:21:56			Form ID	25.1				
Department					Inspector General Of Registration		Payer Details								
Type of Payment					Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)								
							PAN No.(If Applicable)								
Office Name					NGP8_JT NAGPUR NO 8 SUB REGISTRAR		Full Name		ROHIT ANAND MESHARAM						
Location					NAGPUR										
Year					2026-2027 One Time		Flat/Block No.		PLOT NO 70						
Account Head Details				Amount In Rs.		Premises/Building									
0030046401 Stamp Duty				267000.00		Road/Street		MOUZA - BHILGAON							
0030063301 Registration Fee				30000.00		Area/Locality		NAGPUR							
						Town/City/District									
						PIN				4	4	0	0	0	9
						Remarks (If Any)									
						SecondPartyName=SMC INFRA~									
						Amount In		Two Lakh Ninety Seven Thousand Rupees Only							
Total				2,97,000.00		Words									
Payment Details					BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN		Ref. No.		02300042026073031702			262113524491			
Cheque/DD No.					Bank Date		RBI Date		30/07/2026-12:24:50			Not Verified with RBI			
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA								
Name of Branch					Scroll No. , Date		Not Verified with Scroll								

Department ID:

Mobile No. : XXXXXX0000.

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 नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



“GOVIND PARK”

SALE DEED

SALE CONSIDERATION OF Rs. 44,50,000/- Only.

MARKET VALUE OF RS. 16,87,000/- Only.

STAMP DUTY OF RS. 2,67,000/- & REG. FEE OF RS. 30,000/-

KHASRA NO. 15/2 out OF PLOT NO. 70 SITUATED AT BHILGAON,

MOUZA - BHILGAON, TAH. KAMPTEE, DIST. NAGPUR

(NMRDA ZONE, PAGE NO. 3273, ITEM NO. 2.4.1

@ RATE OF RS. 10,160/- PER SQ. MTR. AS PER ASR 2025-2026)

**THIS DEED OF SALE IS MADE AND EXECUTED AT NAGPUR ON THIS
30TH DAY OF JULY, 2026**

BETWEEN

**VENDOR :
/ PROMOTER**

M/s. SMC INFRA

PAN - ACYFS 5453 R

A Partnership Firm

Having it Office at 201, 1st Floor, Brij Bhumi

Complex, C.A. Road, Nagpur.

Acting through its Authorised Partner

Mr. SURENDRAMOHAN MANGALDAS CHADDA

Aged About 71 Yrs, Occu. : Cultivator/ Business,

R/o. House No. 19, H.B. Town, Pardi, Bhandewadi

Nagpur - 440035 Aadhar No. 3536 5652 1011

Mobile No. 9822696655

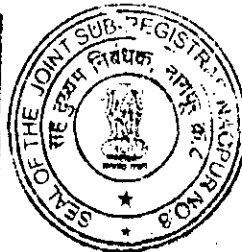
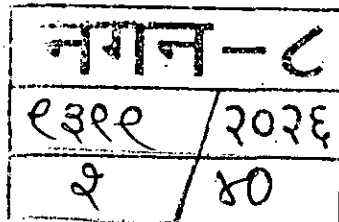
through Power of Attorney for Admission

Mr. EKNATH DEORAMJI JANGADE

Aged About 50 Yrs, Occu. : Business/Service,

R/o. Lalbahadur Shastri Ward, Bhandara - 441904

Aadhar No. 7712 5308 8027



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Loan Documents including but not limited to charging Overdue Charges for the delayed payment, recovery of overdues by enforcing the Security in accordance with the remedy available under the Law. The actual procedure shall be determined by PNBHFL depending upon the circumstances of each case.

M) CUSTOMER SERVICE

All the queries and concerns of the Borrower(s) in relation to the Loan shall be addressed and handled by PNBHFL.

- i. Visiting hours at the Office- 10:00 AM to 5:00 PM (Monday to Saturday). PNBHFL Office remains closed on Sunday, First & Second Saturday of every month, Public Holidays

PAN - CLBPM8126R

DOB 29.07.1990

Aadhar No. 3914 7922 3900

Mobile No. 917028490337

Hereinafter called the "**ALLOTTEE/ PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**ALLOTTEE / PURCHASER**", as well as her/his/their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

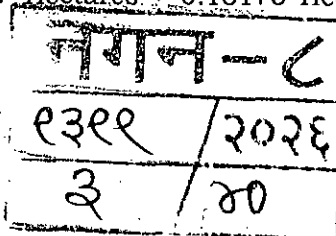
(1) TITLE HISTORY :-

The Vendor/Promoter hereinabove named is owns and possess and in possession of the properties comprising :-

(A) **10%+10%+5%+10% = 35% Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.3235 Hectares + 0.647 Hectares = 2.2645 Hectares)** share and interest in ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 15/2 admeasuring 6.47 Hectares of **MOUZA - BHILGAON**, P.S.K. 15, Rental of Rs. 25.00 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat - Bhilgaon, in Tah. Kamptee and Dist. Nagpur.

AND WHEREAS, the Vendor/ Promoter has purchased the aforesaid property i.e. Admeasruign area 2.2645 Hectares from 1) **Mr. Ganesh Laxmanrao Ghatе**, 2) **Mr. Laxmikant Laxmanrao Ghatе**, 3) **Smt. Sarita Subhash Yadav**, 4) **Alka Laxmanrao Ghatе**, Vide it Registered Sale Deed dated **16.11.2021** and its Registerd Sr. No. **KMT - 6790/2021** in the Office of the Sub Registrar **Kamptee**.

(B) **10% + 10% + 2.5% + 2.5% = 25% Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = 1.6175**



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Hectares) share and interest in All THAT piece and parcel of Agricultural Land bearing Khasra No. 15/2, Admeasuring 6.47 Hectares of **MOUZA - BHILGAON**, P.H. No. 15, Rental of Rs. 25.00 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat - Bhilgaon, in Tah. Kamptee and Dist. Nagpur.

AND WHEREAS, the Vendor/ Promoter has purchased the aforesaid property i.e. Admeasuring area **1.6175 Hectares** from 1) Mr. Ulhas Laxmanrao Ghate, 2) Smt. Usha Devendra Yadav, 3) Mr. Harihar Nandkishor Yadav, 4) Mr. Hariom Nandkishor Yadav, Vide it Registered Sale Deed dated **16.11.2021** and it Registered at Sr. No. **KMT - 6802/2021** in the Office of the Sub Registrar **Kamptee**.

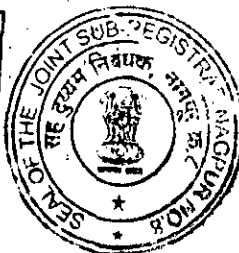
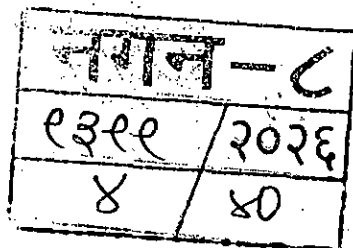
AND WHEREAS, The Vendor / Promoter is Owner and Possessor of Admeasuring Area 3.88 Hectares and Rental of Rs. 14.99 and Khate No. 19797

AND WHEREAS, originally All That piece and Parcel of Agricultural Land bearing Khasra No. 53 Admeasuring 1.64 Acers, Khasra No. 55/1 admeasuring 8.47 Acers, Khasra No. 55/2 Admeasuring 0.95 Acers, Khasra No. 72 Admeasuring area 9.68 Acers, Khasra No. 73 Admeasuring 6.29 Acers, Khasra No. 88 Admeasuring 11.24 Acers, Khasra No. 69 Admeasuring 5.51 Acers, Khasra No. 94 Admeasuring 1.10 Acers, Khasra No. 95 Admeasuring 2.65 Acers and Khasra No. 96 Admeasuring 9.12 Acers of MOUZA - BHILGAON, P.H. No. 15 in Tah. Kamptee and Dist. Nagpur was jointly owned by 1) Mr. Raghunath Laxman Ghate (Gawali), 2) Mr. Laxman Ramaji Ghate 3) Mr. Laxman Paikuj Samarth (Jain Kalar), having been acquired the same by them, from Smt. Gujabai Ramrao Chavan and Mr. Vasantrao Ramrao Chavhan for a Valuable considration of Rs. 7000/- by Sale Deed dated 20.04.1953 and which is duly registered in the office of Joint Sub Registrar Nagpur in Addl. Book No. 1, Volume No. 177 on pages 336 to 338 at Sr. No. 146 on even date.

AND WHEREASE, the said owners lateron sold the some portion of land out of the aforesaid entire land to various prospective buyers. That lateron the said owners retain the absolute ownership of the said land bearing Khasra No. 53, 55/1, 55/2, 72, 73, 88, 69, 94, 95 all Mouza - Bhilgaon.

AND WHEREASE, the said owners lateron partitioned their aforesaid land between themselves by Partition Deed dated 04.01.1995 and which is duly registered in the office of sub Registrar Nagpur in Add. Book No. 1, Vol. No. 209 on pages 186 to 188 at Sr. No. 12 on 11.01.1995. That in terms of that the land bearing Khasra No. 72 and 73 thus fall in the share of Mr. Laxman Ramaji Ghate. That as s result therefore, said Mr. Laxman Ghate is the owner of land bearing Khasra No. 72 and

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73 total admeasuring Area 15.97 Acers (or 6.47 Hectares) and the same has been given a New Khasra Number as Kh. No. 15.

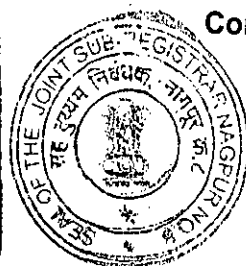
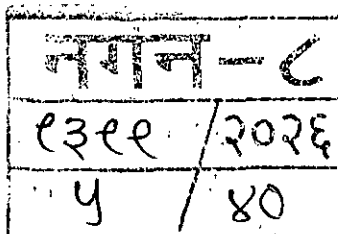
AND WHEREASE, Mr. Laxman Ramaji Ghate left for heavenly abode on 12.04.1988 interest, leaving behind him, his two wives Smt. Radhabai Laxman Ghate (who left for heavenly abode sometime in the year 1950) and Smt. Radabai Laxman Ghate his five sons namely 1) Mr. Raghunath Laxaman Ghate and 2) Dwarkanath Laxman Ghate (sons of first wife Smt. Radhabai Laxman Ghate) iii) Mr. Ulhas Laxman Ghate, iv) Mr. Laxmikant Laxman Ghate and V) Mr. Ganesh Laxamn Ghate (Sons of Second Wife Smt. Radhabai Laxman Ghate) and his five dauthers namely 1) Smt. Tarabai Jaidevprasad alias Jagdevpresad Yadav dauther of First wife Smt. Radhabai Laxman Ghate) 2) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop, 3) Smt. Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav (daughters of Second Wife Smt. Radhabai Laxman Ghate) as his only legal heirs who thus inherited his said land bearing Khasra No. 15/2 by way of intestate succession.

AND WHEREASE, one of Co-owner of the said land by name Smt. Radhabai Laxman Ghate (Second wife of Mr. Laxman Ramaji Ghate) also left for heavenly abode on 06.11.2015 intestate, leaving behind her, her three sons namely (1) Mr. Ulhas Laxman Ghate, 2) Mr. Laxmikant Laxman Ghate, 3) Mr. Ganesh Laxman Ghate and her four daughters namely 1) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop, 3) Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav as his only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Radhabai Laxman Ghate by way of intestate succession.

AND WHEREAS, one of co-owner of the said land by name Mr. Dwarkanath Laxman Ghate (legal heirs of Mr. Laxman Ghate and Smt. Radhabai Ghate) left for heavenly abode on 16.09.2017 and his wife Smt. Nirmaladevi Dwarkanath Ghate predeceased him on 28.09.2008 intestate, leaving behind them, their only son Mr. Manish Dwarkanath Ghate and their only married daughter Smt. Sarita Subhase Yadav as their only legal heirs, who thus inherited the undivided share in the said land of deceased Mr. Dwarkantah Laxman Ghate by way of interstate succession.

AND WHEREAS, one of co-owner of the said land Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal heirs of Mr. Laxman Ghate and Smt. Radhbai Ghate) also left for heavenly aobe on 17.01.2006 intestate, leaving behind her, her three sons namely 1) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav 2) Mr. Ravikant Jaidevprasad alias Jagdevprasad Yadav 3) Mr. Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters Namely i) Smt. Seema Harishankar

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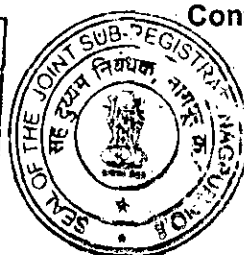
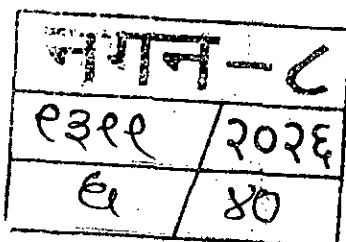
Yadav, ii) Smt. Jayshree Santosh Gop, iii) Smt. Bharti Santosh Yadav and iv) Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav by way of intestate succession.

AND WHEREAS, one of the co-owner of the said land by name Smt. Sulochans Ashok Gop (legal heir of Mr. Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 26.06.2018 intestate, leaving behind her, her three daughters namely 1) Smt. Shubhangi Vivek Yadav, 2) Ku. Archana Ashok Gop, 3) Ku. Minakshi Ashok Gop as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Sulochans Ashok Gop by way of intestate succession.

AND WHEREAS, One of Co-Owner of the said land by name Smt. Rajani Nandkishore Yadav (Legal heirs of Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 09.12.2003 intestate, leaving behind her, her two sons namely Mr. Hariom Nandkishore Yadav and Mr. Harihar Nandkishore Yadav and her two daughters namely Smt. Venu Roshan Yadav, Smt. Renu Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Rajani Nandkishore Yadav by way of intestate succession.

AND WHEREAS, Smt. Renu Prakash Yadav also left for heavenly abode on 10.03.2006 intestate, leaving behind her, her two daughters namely Ku. Kalyani Prakash Yadav and Ku. Indrayani Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Renu Prakash Yadav by way of intestate succession.

AND WHEREAS, as such i) Mr. Raghunath Laxman Ghate ii) Smt. Nirmaladevi Dwarkanath Ghate, iii) Mr. Manish Dwarkanath Ghate, iv) Smt. Sarita Subhash Yadav, (Sr. No. (iv) the previous Vendor No. 3 hereinabove named) (Sr. No. (ii) to iv legal heirs of Shir Dwarkanath Laxman Ghate) v) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav, vi) Mr. Ravikant Jaidevprasad alias Jagdevprasad Yadav, vii) Smt. Seema Harishankar Yadav, ix) Smt. Jayshree Santosh Gop, X) Smt. Bharti Santosh Yadav (Sr. No. (V) to (x) legal heirs of Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav), xi) Mr. Ulhas Laxman Ghate, xii) Mr. Ganesh Laxman Ghate, xiii) Shri Laxmikant Laxman Ghate, Xiv) Ku. Alka Laxman Ghate legal heirs of Smt. Renu Prakash Yadav) thus jointly became the absolute and co-owners of the said land admeasuring 6.47 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON in which the Previous Vendors having 10% + 10% + 5% + 10% = 35% Undivided Share and interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.3235 Hectares + 0.647 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON with



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heritable and transferable rights therein names are duly recorded in all relevant Govt. Records.

N.A. PERMISSION :

The aforesaid lands bearing Survey / Khasra / Gat No. 15/2 (Part) of **MOUZA - BHILGAON**, P.H. No. 15, admeasuring **3.88 Hectare R (38800.00 Sq. Mtrs.)** is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. **KA.Abhi./Nampravipra/9737**, Dated **07-10-2024** passed in Revenue Case No. **31/N.A.P. 34/2024 - 25** dated **11 December 2024**, Mouza-Bhilgaon, P.H. No. 15, Tah. Kamptee Dist. Nagpur, issued by Collector Kamptee

LAY-OUT SANCTION :

For the purpose of development of said land the aforesaid Vendor/Promoter the aforesaid Vendor/Promoter have prepared a layout on the said lands by carving out various Plots of different sizes therein and the said layout Plan is finally sanctioned and approved by the Metropolitan Commissioner, Nagpur Metropolitan Regional Development Authority on **05.03.2025 and 12.11.2025** upon the several terms and conditions contained therein and thereafter Executive Engineer, Nagpur Metropolitan Region Development Authority has issued released letter on **05.03.2025 and 12.11.2025** as per Letter No. **(1) E.E./NMRDA/DPC/RL - 1774**, and **(2) A.E.I.(East)/NMRDA/4228** issued by the Executive Engineer - I Nagpur Metropolitan Region Development Authority.

AND WHEREAS, the Vendor/Promoter has got the Project registered under the provisions of the Maharashtra Real Estate (Regulation and Re Development) Act, 2016 with the Real Estate Regulatory Authority and the **MAHARERA** granted the Registration on 03.02.2025 and its Project Registration Number **P505000 79061**
Real Estate Project Name :

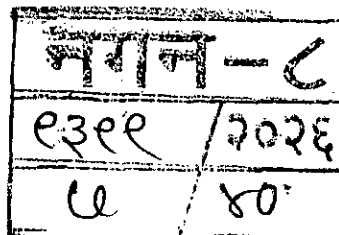
The said Real Estate Project is purely a Plotted Development and shall be known and styled as **"GOVIND PARK"** (Hereinafter referred to as the "Project")

ADDRESS :

Survey / Khasra / Gut Nos. 15/2 (Part) of MOUZA - BHILGAON, P.S.K. 15, Grampanchayat - Bhilgaon Tahsil - Kamptee and District - NAGPUR, PIN Code - 441001.

(4) Interest shown by the ALLOTTEE/PURCHASER :

ALLOTTEE/PURCHASER was in search of residential Plot in vicinity of Metro Region and that is when she/he came to know about the said project of the



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(5) Offer and acceptance :

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(2) **MANNER OF PAYMENT :-**

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८ / ८०



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