

Receipt (pavti)

270/15989

Thursday, August 20, 2026

1:45 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

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गावाचे नाव: लाव्हा

दस्तऐवजाचा अनुक्रमांक: नगन7-15989-2026

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: गणेश महादेव खापेकर

पावती क्र.: 19060 दिनांक: 20/08/2026

नोंदणी फी

रु. 23700.00

दस्त हाताळणी फी

रु. 1920.00

पृष्ठांची संख्या: 48

एकूण:

रु. 25620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:04 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1144518.64/-

मोबदला रु. 2370000/-

भरलेले मुद्रांक शुल्क: रु. 142200/-

सह दु. नि. नागपूर 7
सह दुष्यम निबंधक
नागपूर क्र. ७

1) देयकाचा प्रकार: DHC रक्कम: रु. 1920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826209407810 दिनांक: 20/08/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 23700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008643410202627E दिनांक: 20/08/2026

बँकेचे नाव व पत्ता:

Amphakar

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MITED~

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RBI

1/1

X7893



CHALLAN
MTR Form Number-6



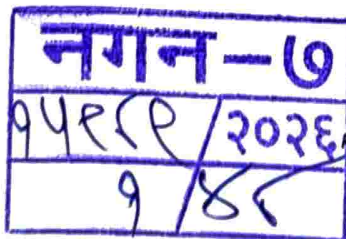
GRN	MH008643410202627E	BARCODE			Date	19/08/2026-18:44:05		Form ID	25.2			
Department Inspector General Of Registration					Payer Details							
Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)							
Type of Payment Registration Fee					PAN No.(If Applicable)							
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		GANESH MAHADEVRAO KHAPEKAR					
Location NAGPUR					Flat/Block No.							
Year 2026-2027 One Time					Premises/Building							
Account Head Details				Amount In Rs.		Road/Street		MOUZA LAVA				
0030046401 Stamp Duty				142200.00		Area/Locality		NAGPUR				
0030063301 Registration Fee				23700.00		Town/City/District						
						PIN		4 4 1 1 0 8				
						Remarks (if Any)						
						SecondPartyName=FAIR HOMES INFRAVENTURES PRIVATE LIMITED~						
						Amount In		One Lakh Sixty Five Thousand Nine Hundred Rupees O				
Total				1,65,900.00		Words		nly				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332026081917976		3001461400	
Cheque/DD No.					Bank Date		RBI Date		19/08/2026-19:07:46		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. : XXXXXX7893

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

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Print Date 19-08-2026 07:07:58

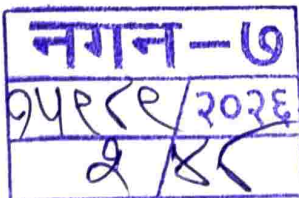
B2-2526-3031

AGREEMENT TO SELL
FOR RS. 23,70,000.00 ONLY
(RUPEES TWENTY-THREE LAKH SEVENTY
THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF
RATES (ASR) RS. 11,64,000.00 ONLY

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this
20 Day of **AUGUST, 2026**, BETWEEN :

M/S. FAIR HOMES INFRAVENTURES PRIVATE LIMITED, NAGPUR, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45201MH2015PTC262032, having its Registered Office at Plot No. 17, Nara Road, Near Jaripatka Police Station, Jaripatka Nagpur-440014 (Income Tax Permanent Account No. AACCF5610Q) and acting through Authorised Director **SHRI. SAGAR S/o JEEVAN SHIVNANI**, Aged about 34 Years, Occupation – Business, (AADHAR UID 6066 7963 1794), Resident of "Shivlaxmi", 153-A, Main Road, Jaripatka, Nagpur – 440 014, Tahsil and District – NAGPUR, hereinafter called the "**VENDOR**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**COMPANY**" and its "**DIRECTORS**", as well as, its liquidators, legal representatives, executors, administrators and assigns of the **ONE PART.**

AND



SHRI. GANESH S/o MAHADEVRAO KHAPEKAR,

Aged about 46 Years, Occupation - Service,

Income Tax Permanent Account No. BCYPK6417L,

Aadhar Unique Identity No. 8272 0899 5438,

Resident of Opp. The Pragatishil Bank, House No. 2226, New Mangalwari,
Mehandibag Road, Dr. Ambedkar Marg, Nagpur, Maharashtra - 440017,

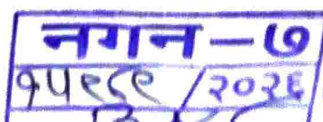
hereinafter called the "**PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, always mean and include the said "**PURCHASER**", as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **SECOND PART**.

WHEREAS ALL THAT Piece and Parcel of Agricultural land bearing Khasra / Survey, Gut No. 18/1 of MOUZA – LAVA, P.S.K. 4, Khate No. 129 having an area of 3.03 Hectares, Rental Rs. 6.50 Yearly, situated at Village - Lava, within the limits of the Gram Panchayat – Lava, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Bhojraj Laxman Wankhede, (ii) Shri Madhukar Laxman Wankhede, (iii) Shri Moreishwar Laxman Wankhede, (iv) Shri Dnyaneshwar Laxman Wankhede, (v) Smt. Parvatibai @ Pushpa Tanbaji Bire, (vi) Smt. Lilabai Sudam Shingne and (vii) Smt. Bebi @ Nirmala Vijay Dange jointly, being their separate property; AND

WHEREAS the aforesaid Shri. Bhojraj Laxman Wankhede and others later on jointly transferred/sold All That Piece and Parcel of land having an area of 1.21 Hectares out of the entire land bearing Khasra / Survey / Gut No. 18/1 of MOUZA – LAVA, P.S.K. 4 having a total area of 3.03 Hectares, Rental Rs. 6.50 Yearly, situated at Village - Lava, within the limits of the Gram Panchayat – Lava, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Fairhomes Infra Ventures Private Limited, Nagpur, the Grantor named hereinabove, by a Sale Deed Dated 20-05-2015, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4059 on even date. As a result therefore the Vendor named hereinabove has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein. The said Piece of Agricultural land having an area of 1.21 Hectares, situated at Village – Lava in Tahsil – Nagpur (Rural) and District - Nagpur further renumbered as Survey / Khasra / Gut No. 18/3 of Mouza – Lava; AND

WHEREAS the aforesaid entire land bearing Khasra / Survey / Gut No. 18/3 of Mouza - Lava is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order Dated 04-01-2017 passed in Revenue Case No. 176/NAP-34/2016-17; AND

WHEREAS the Vendor abovenamed later on decided to develop the said Non Agricultural land bearing Kh./Survey/Gut No. 18/3 into a Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the layout Plan of the aforesaid land by carving out various Plots of different sizes therein.



WHEREAS for the purpose of development of said Layout, the Vendor abovenamed has entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur on 24-07-2017 upon several terms and conditions contained therein.

WHEREAS in terms of the said Agreement of Development Dated 24-07-2017, the Executive Engineer-1, Nagpur Metropolitan Region Development Authority has recommended and approved the layout Plan of said land vide its Letter No. E.E.(NMRDA)/AE-1/11 Dated 26-07-2017.

WHEREAS, the Vendor later on decided to develop the Project Land into a "RESIDENTIAL ESTATE" by constructing Multistoried Buildings thereon consisting of various self contained separate Apartments therein; AND

WHEREAS, the Vendor does hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the Vendor has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority;

WHEREAS, the Vendor is in possession of the project land and it is entitled and enjoined upon to construct building(s) on the project land in accordance with the recitals hereinabove;

WHEREAS the Vendor has decided to implement the said project in a Phased Manner. The Phase 5 comprises 1(ONE) Building No. 5 known as LAVENDOR having Ground Floor for Parking and 6 (SIX) Upper Floors consisting of 36 (THIRTY SIX) self contained separate Apartments therein.

The Construction of BUILDING - 6 and BUILDING-7 will be commenced in later phases.

WHEREAS, the Vendor has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

WHEREAS, the Vendor has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai No. **P50500015613**; **authenticated copy is attached in Annexure 'F'**;

WHEREAS, the Vendor has appointed Architect Mr. Kshitij Shrikhedar having its office at Nagpur;



28. **STAMP DUTY AND REGISTRATION** : All expenses on account of preparation of all kinds of documents viz. Agreement to Sell, Sale Deed including cost of Stamp Duty, Registration Fees and all other charges and Misc. Expenses including the Lawyer's fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.

29. **DISPUTE RESOLUTION** : Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. **GOVERNING LAW** : The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Civil Court at NAGPUR will have the jurisdiction for this Agreement.

31. THAT for the matters not specifically covered, the provisions of Transfer of Property Act shall apply.

SCHEDULE – "A" ABOVE REFERRED TO
Description of the Project land

ALL THAT Piece and Parcel of Land bearing Residential Plot containing by admeasurement 6616.63 Sq. Mtrs. being a portion of the entire land bearing Khasra / Survey / Gut No. 18/3 of MOUZA – LAVA, P.S.K. 3, situate at Village – Lava, within the limits of the Gram Panchayat – Lava Ward No. 3, Grampanchayat House No. 1933 in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:

ON THE EAST	-	BY BUILDING NO. 1 ORCHID
ON THE WEST	-	BY OPEN LAND
ON THE NORTH	-	BY PLOT BOUNDRY
ON THE SOUTH	-	BY BUILDING NO. 4 TULIP

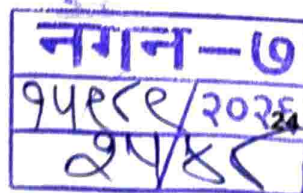
SCHEDULE – "B" ABOVE REFERRED TO

Description of the Apartment

Name of Building : LAVA 7 ESTATE

LAVENDOR (Building No. 5)

Apartment No.	Floor	Carpet Area Sq. Mtrs.	Open Balcony Sq. Mtrs.	Undivided Share in Land (%)
306	Third	38.579	6.636	0.442



The said Apartment is bounded as under :

ON THE EAST : BY BUILDING NO. 1 ORCHID,
ON THE WEST : BY APARTMENT NO. 303,
ON THE NORTH : BY APARTMENT NO. 305,
ON THE SOUTH : BY APARTMENT NO. 301.

SCHEDULE – "C" ABOVE REFERRED TO
COMMON AREAS AND FACILITIES (PHASE-1) :

- a) The Parcel of land described in Paragraph FIRST of this Deed appurtenant to said building.
- b) Covered Parking and uncovered Parking facility on available open land.
- c) Common passage leading to the Stair Ways.
- d) The following facilities located throughout the building.
 - i) 1 (ONE) Staircase is provided to the said Building.
 - ii) A Sump with Electric Motor and Pump.
 - iii) Plumbing net work, throughout the building.
 - iv) Electric wiring network throughout the building.
 - v) Necessary light and public water connections.
 - vi) 1 (ONE) Overhead Water Tank/s.
 - vii) 1 (ONE) Lift is provided to the said Building.
 - viii) The foundation and main walls, columns, girders, beams and roofs of the building as described in the plan which forms a part of this Deed as Exhibit-A hereof.
 - ix) AND in general all apparatus and installations existing for common use.

