

पावती

Original/Duplicate

270/18176

नोंदणी क्र.: 39म

Friday, September 25, 2026

Regn.: 39M

1:31 PM

पावती क्र.: 21553

दिनांक: 25/09/2026

गावाचे नाव: बोरखेडी

दस्तऐवजाचा अनुक्रमांक: नगन7-18176-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: गणराज तुकाराम झाडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 58

एकूण:

रु. 32320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाज

1:49 PM ह्या वेळेस मिळेल.


सह-द.नि.नागपूर 7.
सह दुय्यम निबंधक
नागपूर क्र. ७,

बाजार मूल्य: रु.1329120 /-

मोबदला रु.3448800/-

भरलेले मुद्रांक शुल्क: रु. 207000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2320/-

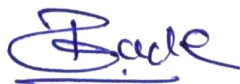
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926253403002 दिनांक: 25/09/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010614242202627M दिनांक: 25/09/2026

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



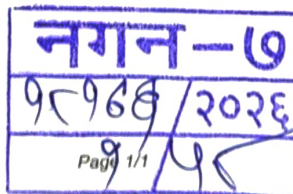
GRN	MH010614242202627M	BARCODE			Date	22/09/2026-13:31:56	Form ID	25.1	
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty and Registration Fee together Registration Fee		TAX ID / TAN (If Any)						
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR		PAN No.(If Applicable)	AAEXXXXXXC					
Location	NAGPUR		Full Name	MR GANRAJ TUKARAM ZADE					
Year	2026-2027 One Time		Flat/Block No.	KH NO.179, PLOT NO.03					
Account Head Details	Amount In Rs.	Premises/Building							
0030046401 Stamp Duty	207000.00	Road/Street	MOUZA.BORKHEDI						
0030063301 Registration Fee	30000.00	Area/Locality	NAGPUR						
		Town/City/District							
		PIN		4	4	1	1	0	8
		Remarks (If Any)	PAN2=ABKCS5465K~SecondPartyName=CONFIDENCE BUILDCON PRIVATE LIMITED~						
		Amount In	Two Lakh Thirty Seven Thousand Rupees Only						
Total	237,000.00	Words							
Payment Details	BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No.	02202292026092363838		S39068826		
Cheque/DD No.			Bank Date	RBI Date	23/09/2026-00:00:00		Not Verified with RBI		
Name of Bank			Bank-Branch	BANK OF INDIA					
Name of Branch			Scroll No. , Date	141 , 24/09/2026					

Department ID :

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

Mobile No. : XXXXXX7383

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



Print Date 24-09-2026 05:48:21

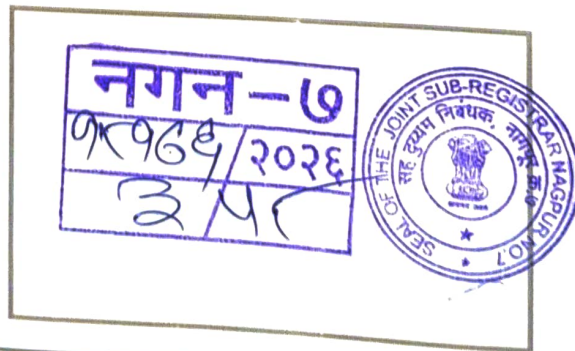
SALE DEED FOR RS.34,48,800/-
(RUPEES THIRTY FOUR LAKH FORTY EIGHT
THOUSAND EIGHT HUNDRED ONLY)
MARKET VALUE / VALUATION AS PER ASR
RS.13,29,200/- ONLY

THIS **DEED OF SALE** is made and executed at NAGPUR on 25TH Day of **SEPTEMBER, 2026**
BETWEEN :

CONFIDENCE BUILDCON PRIVATE LIMITED, (FORMERLY KNOWN AS M/S SAONER CYLINDERS PRIVATE LIMITED) {PAN: **ABKCS5465K**}, a Company incorporated under the provisions of the Companies Act, 2013 having (CIN): U43299MH2023PTC400560 and having registered Office at Flat No. 305, Satyam Apartment, Dhantoli, Nagpur-440012, acting through its Authorized Directors **NISHANT JAGAT BHANDARI**, Aged About: 37 Years, Occupation: Business, Aadhar Unique Identity No. **9897 6958 6906**, Pan No. **AQHPB9883F**, Resident of: Flat No. 305 Sai Regency Apartment, Amravati Road, Ravi Nagar, University Campus, Nagpur, Maharashtra - 440033, hereinafter called the **VENDOR/PROMOTER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **DIRECTOR**, as well as its Directors, Shareholders, executors, administrators, successors and assigns of the **ONE PART**.

AND

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Contd. ...

MR. GANRAJ TUKARAM ZADEAged about **55** Years, Occupation :- **SERVICE**Income Tax PAN No. **AAEPZ4691C**,Aadhar Unique Identity No. **3264 0149 4423**, Contact No. **9527497383**,Resident of :- Quarter No. MQFF 16 Sector 2, Central Workshop Urjagram,
Tadali, Chandrapur-442406.

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

(1)	Vendor Ownership of Property: -
	WHEREAS, the VENDOR/PROMOTER is the owner of ALL THOSE piece and parcel of land bearing Khasra Survey No. 179 admeasuring about 2.63 Hectares, with Occupant Class - I Bhumiswami Rights, Rental Rs. 7.50/- situated at Mouza: Borkhedi, Patwari Halka Number 74, Tahsil: Nagpur (Rural), District: Nagpur and more particularly described in the Schedule A hereunder written (<i>hereinafter referred to as "the project land"</i>); AND
(2)	Title History of the Property :
	<u>History Of Survey/Kh. No. 179:-</u> WHEREAS, ALL THAT Agricultural land bearing Kh. No. 179 of Mouza-BORKHEDI having an area of 2.63 Hectares, Rental Rs. 7.50/- situated at village Borkhedi, P.S.K 74 in Tahsil- Nagpur (Rural) and District -NAGPUR, originally belonged to Shri. Rambhau S/o Balkrishna Michkin and others, being their separate property; AND WHEREAS, Shri. Rambhau S/o Balkrishna Michkin and others later on transferred/sold the said Kh. No. 179 by way of sale to Shri. Nirmal S/o Hariprasadji Jejani, by a Sale Deed Dated 07.12.1989, which was duly Registered in the office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 7437(Cha) on even date; AND WHEREAS, the said Shri. Nirmal S/o Hariprasadji Jejani further transferred the said Kh. No. 179 by way of sale to Mrs. Alka W/o Prakash Agarwal, by a sale deed dated 06.03.1990, which is duly Registered in the office of the Joint Sub-Registrar, Nagpur (Rural) in Addl. Book No.1, Volume No. 276 on Pages 133 to 139 at Sr. No. 2036(Cha) on 07.03.1990; AND WHEREAS, the said Mrs. Alka W/o Prakash Agarwal later on transferred/sold the said Kh. No. 179 by way of Sale to M/s. Ultra-Tech Cement Limited, by a Sale Deed Dated 16.10.2009

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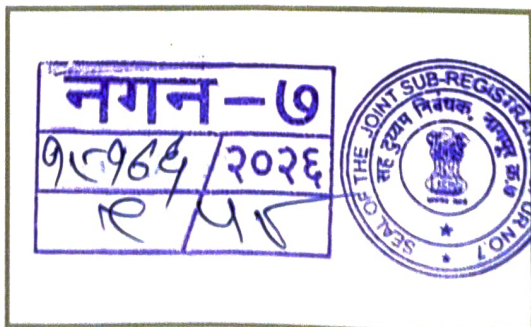
	which was duly Registered before the Sub Registrar Office, Nagpur (Rural) in Addl. Book No.1 at Sr. No. 7001 on even date; AND WHEREAS, the land comprising Kh. No. 179 of Mouza Borkhedi was converted for Non-Agricultural (Industrial) Use by the Collector, Nagpur vide his Order Dated 23.12.2011 passed in Revenue Case No. 116/NAP-34/2011-2012; AND WHEREAS, later on M/s. Ultra-Tech Cement Limited, transferred/sold Survey/Kh. No. 179 of Mouza-Borkhedi to M/s. Confidence Buildcon Private Limited (formerly known as M/s Saoner Cylinders Private Limited), by a Sale Deed Dated 31.12.2024 which was duly Registered on 03.01.2025 before the Sub Registrar Office No. 4, Nagpur in Book No.1 at Sr. No. 133; AND WHEREAS M/s. Confidence Buildcon Private Limited (formerly known as M/s. Saoner Cylinders Private Limited) become the sole, full and absolute owner of the said land bearing Survey/Kh. No. 179 admeasuring 2.63 Hectares situated at Mouza-Borkhedi, Tah Nagpur (Gramin), Dist. Nagpur; AND As a result, the Vendor/Promoter herein above named has now become an exclusive, absolute and full Owner of the land bearing Survey/Khasra/Gut Nos. 179 having a total area admeasuring 2.63.00 He.Aar.Sq.Mtrs. with Occupant Class - I Bhumiswami Rights, situated at Mouza: Borkhedi, Patwari Halka Number 74, Tahsil: Nagpur (Rural), District: Nagpur with heritable and transferable rights therein.
(3)	Intention of Vendor :-
	WHEREAS the Vendor here in above named later on decided to develop the aforesaid property containing by admeasurements 26300 Sq. Mtrs., bearing Survey/Khasra/Gut Nos. 179 of MOUZA - BORKHEDI, P.S.K.74, situated at Tahsil - Nagpur (Rural) and District - Nagpur into a layout by carving out various Plots of different sizes therein.
(4)	Non-Agriculture (N.A.) Permission Order Details :-
	WHEREAS the aforesaid entire land bearing Survey/Khasra/Gut Nos. 179 is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 07.10.2025 passed in Revenue Case No. रा.मा.क्र.२६/एन.ए.पी.-३४/२०२५-२०२६. As per Order passed by the Tahsildar, Nagpur (Rural) an Area of 1889.869 Sq. Mtrs. under Open Space, an area of 50.00 Sq. Mtrs. Space for E.S.S. & W.W.T.P, an area of 3287.427 Sq. Mtrs. under Internal Road area and the remaining land of 13650.491 Sq. Mtrs. under Residential Plots and the same is attached herewith as Annexure - "B".

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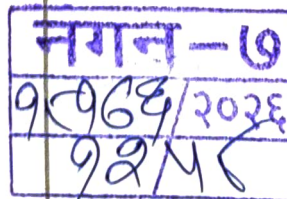
(2)	MANNER OF PAYMENT : -
	Rs.51,000/- (Rupees Fifty One Thousand) Only paid by the Purchaser to the Vendor/Promoter by Cheque No. 099133 on Dated 17-01-2026, Drawn on Bank of India, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
	Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor/Promoter by Cheque No. 099138 on Dated 18-03-2026, Drawn on Bank of India, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
	Rs.47,800/- (Rupees Forty Seven Thousand Eight Hundred) Only paid by the Purchaser to the Vendor/Promoter by UPI No. 661677879045 on Dated 07-09-2026, Drawn on Bank of India, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
	Rs.30,00,000/- (Rupees Thirty Lakh) Only paid by the Purchaser to the Vendor/Promoter by DD/Cheque No. 308890 on Dated 11-09-2026, Drawn on Punjab National Bank, K.G Marg, New Delhi, Finance by PNB Housing Finance Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Vendor/Promoter.
	Rs. 34,48,800/- (TOTAL RUPEES THIRTY FOUR LAKH FORTY EIGHT THOUSAND EIGHT HUNDRED ONLY).
(3)	THAT The VENDOR does hereby covenant with the PURCHASER as follows :-
	i) THAT the Vendor has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

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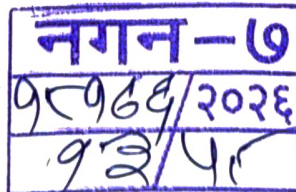
	vi) THAT the Purchaser shall abstain from doing any act, deed or thing which would cause annoyance, inconvenience or obstruction to the Vendor and/or to the other Purchaser of plots in the said layout and shall always abide by the Rules and Zonal Regulations of the RERA Act, Grampanchayat : Borkhedi etc. as the case may be. vii) THAT the Purchaser having already paid, provided and contributed the entire cost of Plot No. 03 (Three), out of the layout known and styled as "MAULI TOWN-36", she/he has now become the absolute and full owner thereof with heritable and transferable rights therein. viii) THAT the open spaces available in the said layout shall always be of common use for all the Plot owners in the said Layout/Estate. ix) THAT the responsibility of carrying out the maintenance of the said Plot of land chosen by the Purchaser shall wholly rest on her/him. x) THAT as the said project is registered with RERA and consequentially therefore all the Terms, Rules, conditions and Regulations for implementation of the said Act shall always remain binding upon both the parties hereto and their respective successors-in-title. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire project; AND
(5)	THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty, Registration Fees payable in respect thereof have been agreed to be borne and paid by the Purchaser.
	<u>SCHEDULE 'A'</u> <u>(DESCRIPTION OF THE ENTIRE PROJECT LAND)</u>
	ALL THOSE Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 179 of MOUZA – BORKHEDI, Patwari Halka Number 74, having an total area of 2.63 Hectares, held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Borkhedi, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under – ON THE EAST - BY KHASRA NO. 178/1, ON THE WEST - BY KHASRA NO. 185, ON THE NORTH - BY 24.00 MTR WIDE DP ROAD, ON THE SOUTH - BY KHASRA NO. 180.

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	SCHEDULE 'B' (DESCRIPTION OF PROPERTY HEREBY TRANSFERRED/SOLD UNDER THIS SALE DEED)
	ALL THAT Piece and Parcel of land bearing Plot No. 03 (Three), containing by admeasurements 144.00 Sq. Mtrs. (i.e. 1550.016 Sq. Ft.), out of the sanctioned layout carved on the land described in Schedule - A and known and styled as "MAULI TOWN - 36", and the said Plot is bounded as under – ON THE EAST : BY PLOT NO.01, ON THE WEST : BY 9.00 MTR WIDE ROAD, ON THE NORTH : BY PLOT NO.02, ON THE SOUTH : BY PLOT NO.04,
	SCHEDULE 'C' DEVELOPMENT WORKS OF THE PROJECT CARRIED OUT BY THE VENDOR 1) CEMENT Road/ CC Paver Block Road. 2) Sewage Line. 3) Storm Drainage Line 4) Water Pipe Line. 5) Open space Compound wall. 6) Sewage Treatment Plant. 7) Rain Harvesting Chamber. 8) Electric Network with Transformer. 9) Street Light. 10) Plantation.

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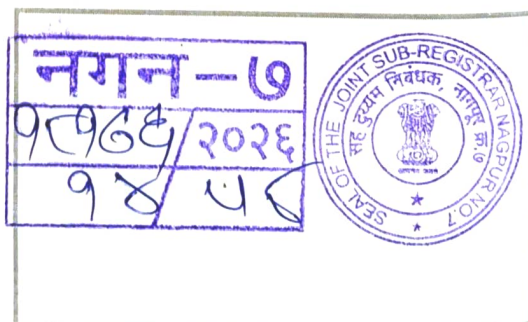


IN WITNESS WHEREOF the VENDOR and the PURCHASER herein above named have fully examined and read over this **SALE DEED** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By: Adv. A. R. Kolhe,

L. H. THUMB IMPRESSION	PHOTO	SIGNATURE & FULL NAME
		FOR CONFIDENCE BUILDCON PRIVATE LIMITED through Its Authorized Signatory <i>Nishant Jagat Bhandari</i> NISHANT JAGAT BHANDARI VENDOR/PROMOTER
		<i>Ganraj</i> MR. GANRAJ TUKARAM ZADE ALLOTTEE / PURCHASER
WITNESS :		
		<i>Girishkumar S. Shete</i> (GIRISHKUMAR S. SHETE)

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NM

Narayandra Madhwaraj

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नगन-७
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१५/५६

