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SALE DEED

VALUED AT RS. 15,00,000.00 ONLY

(RUPEES FIFTEEN LAKH ONLY)

MARKET VALUE RS. 9,00,000.00 ONLY

{Item No. 2.4, Page No. 1399 Mouza - Wanadongari Plot @ Rs. 8,980/- Per Sq. Mtrs.}

THIS DEED OF SALE is made & executed at NAGPUR on this **31ST**
Day of **AUGUST, 2026**, BETWEEN :

M/S. PRASANNA PLANNERS, A Partnership Firm, having its Office at Plot No. 6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur, {Income Tax PAN AAZFP8407H}, Acting through its Partners - (1) **SHRI. AMIT S/o GOPALJI HEDA**, Aged about 45 Years, Occupation - Business, Resident of Near Station Road, ITI, New Takli, Bhandara, Pin Code : 441 904, Tahsil and District - BHANDARA (Maharashtra State), {Aadhar Card No. 6848 3421 7515 & Mobile No. 8446546360}, (2) **SHRI. PRAKASH S/o DEORAVJI CHAPLE**, Aged about 60 Years, Occupation - Business, Resident of Plot No. 19, Ramkrishna Nagar, Near Ajni Square, Wardha Road, Nagpur, Pin Code : 440 015, Tahsil and District - NAGPUR (Maharashtra State), {Aadhar Card No. 5727 3782 5271 & Mobile No. 9371502804}, (3) **SHRI. SHAKTI S/o GIRISH JAISWAL**, Aged about 35 Years, Occupation - Business, Resident of Plot No. 46, Chakradhar Society, Beltrodi Road, Opp. Datta Mandir, Besa Road, Nagpur, Pin Code : 440 037, Tahsil and District - NAGPUR (Maharashtra State), {Aadhar Card No. 7962 2750 7147 & Mobile No. 9970899990}, hereinafter called the “VENDOR”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “PARTNERSHIP FIRM and its PARTNERS”, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART.**

AND

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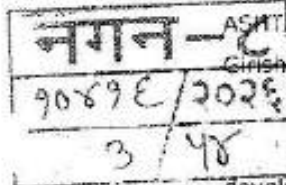


SHRI. ASHOK SUDARSHAN KURVE, Aged about 40 Years, Occupation - Business, Resident of Flat No. 302, Shree Regency, Jaitala, Shankar Nagar, Pin Code : 440 010, Tahsil and District - NAGPUR, (Maharashtra State), {Income Tax PAN - CGEPK4259B, Aadhar Card No. 2681 6638 1567, Mobile No. 91587773670 & Email Id - ashokkurve3@gmail.com}, 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 heirs, legal representative, executors, successors and assigns of the **OTHER PART**.

WHEREAS the Vendor hereinabovenamed individually own and possess the property comprising ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR and more particularly described in the First Schedule hereunder written (*hereinafter referred to as "the project land"*) and the same is attached herewith as **Annexure-"A"**; AND

Title History of the Property:

WHEREAS, ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR, belonged to M/S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner - Shri. Girish Mohan Patil, being its separate and self acquired property; AND



WHEREAS, M/S. ASHTAVINAYAK DEVELOPERS lateron decided to develop the aforesaid Project land into a Layout by carving out various Plots of different sizes therein. Accordingly thereafter, M/S. ASHTAVINAYAK DEVELOPERS applied for conversion of the said land from Agricultural Use to

Non Agricultural (Residential) Use and after considering their request the Tahsildar, Hingna, vide its Order Dated 21/05/2024 passed in Revenue Case No. 52/N.A.P.-34/Prastu-1/2023-2024 converted the said Agricultural Land for Non Agricultural (i.e. Residential) Use. As per Order passed by the Tahsildar, Hingna an Area of 1793.787 Sq. Mtrs. is under Open Space, 1262.262 Sq. Mtrs. under Internal Road Area, 690.829 Sq. Mtrs. under Service Road and Highway widening and the remaining land of 14011.009 Sq. Mtrs. under Plottable Area (i.e. Residential Plots); AND

WHEREAS, a separate Development Agreement in respect of the aforesaid property is also executed between the Nagar Parishad Wanadongari and M/S. ASHTAVINAYAK DEVELOPERS on 31/08/2024 for the aforesaid property; AND

WHEREAS, accordingly the said M/S. ASHTAVINAYAK DEVELOPERS has prepared a Layout of the aforesaid entire land by carving out 107 separate Plots of different sizes therein and the same is also duly sanctioned and approved by the Chief Officer of the Nagar Parishad Wanadongari, bearing No. 2300, Dated 5/09/2024; AND

WHEREAS, the aforesaid M/S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner - Shri. Girish Motilal Jaiswal dropped the idea to develop the said property and later on in its turn transferred its Land bearing ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR by way of sale to M/S. PRASANNA PLANNERS, A Partnership Firm, acting through its Partners (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple & (3) Shri. Shakti Girish Jaiswal, the Vendor named hereinabove, by a Sale Deed Dated 10/01/2025, which is duly registered in the office of the Sub Registrar Hingna, in Book No. 422, on even date; AND

WHEREAS, as a result therefore the said M/S. PRASANNA PLANNERS, the Vendor named hereinabove has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein; AND

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WHEREAS, the said M/S. PRASANNA PLANNERS lateron decided to develop the aforesaid entire land bearing into a Residential Layout by carving out various Plots of different sizes therein as per the aforesaid layout sanctioned plan by the Chief Office, Nagar Parishad Wanadongari, bearing Letter No. 2300, Dated 5/09/2024 and the said layout is known and styled as **"MORESHWAR PARK-9"**; AND

WHEREAS, the aforesaid entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44, having a total area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs) is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 21/05/2024 passed in Revenue Case No. 52/N.A.P.-34/Prastu-1/2023-2024 of Mouza - WANADONGARI, P.S.K. 46. As per Order passed by the Tahsildar, Hingna an Area of 1793.787 Sq. Mtrs. is under Open Space, 1262.262 Sq. Mtrs. under Internal Road Area, 690.829 Sq. Mtrs. under Service Road and Highway widening and the remaining land of 14011.009 Sq. Mtrs. under Plottable Area (i.e. Residential Plots) and the same is attached herewith as **Annexure-"C"**; AND

WHEREAS, the Vendor abovenamed are in possession of the said Project Land and therefore it/they lateron prepared a layout on the said Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 having an area of 17937.876 Sq. Mtrs., by carving out various Plots of different sizes therein and known and styled as **"MORESHWAR PARK-9"** and the said layout is also duly sanctioned and approved by the Chief Officer of the Nagar Parishad Wanadongari and the same is attached herewith as **Annexure-"D"**; AND

WHEREAS, thereafter, Chief Officer of the Nagar Parishad Wanadongari has released 18 Plots out of the aforesaid sanctioned layout subject to the terms and conations of Agreement Dt. 31/08/2024, vide its Letter No. No. जा.क्र.न.प.वा/न.र.वि/मु.मु.स/108/26, Dated 13/01/2026 and the same is attached herewith as **Annexure-"E"**; AND

WHEREAS, the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. And thus the said entire project known and styled as **"MORESHWAR PARK-9"** is registered by the Vendor with Real Estate Regulatory Authority (i.e. RERA) vide Registration No. P50500079001, Dated

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31/01/2025 Photostatic copy is attached herewith as **Annexure 'F'**; AND

WHEREAS, thereafter, as per the Order of Tahsildar Hingna Dated 12/02/2025 the Old 7/12 extracts has closed and prepared New 7/12 Extract and its New Khasra Number is New Khasra/Survey No. 104/A; AND

WHEREAS, the Vendor do 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; AND

WHEREAS, the Vendor has supplied all the relevant documents/papers/certified copies in respect of the aforesaid project land and project to the Purchaser and he/she has examined the same and has fully satisfied himself/herself with these documents and also in respect of the Vendor' title to the said to the property as good, valid and marketable; AND

WHEREAS, on demand from the Purchaser, the Vendor has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor' Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder. The Purchaser has prior to the execution hereof perused the Title documents, Sanctioned Plans and Specifications of the said Project and the other documents and papers disclosed by the Vendor and satisfied himself/herself about the title of the Vendor to the said Property and/or right of the Vendor to sell the same on ownership basis. The Purchaser hereby confirms that the Vendor has produced for inspection to the Purchaser, all information and documents and has made full and true disclosure as demanded by the Purchaser and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Vendor; AND

WHEREAS, the Purchaser hereinabovenamed being desirous of owning an Open Plot for his/her Residential use in the said sanctioned Layout with heritable and transferable rights therein has approached the Vendor and expressed his/her desire and willingness to purchase **Plot No. 83** out of the said sanctioned Layout known and styled as "**MORESHWAR PARK-9**" and after detailed negotiations the Purchaser has also agreed to pay, provide and contribute the entire cost of the said Plot of land to the Vendor hereinabovenamed; AND

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WHEREAS considering the request of the Purchaser and after detailed negotiations the Vendor has now agreed to sell the property comprising **Plot No. 83**, containing by admeasurement 99.060 Sq. Mtrs., being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44, New Khasra/Survey No. 104/A of Mouza - WANADONGARI, situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR out of its aforesaid sanctioned layout to the Purchaser for a total consideration of **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)** upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER :

(1) THAT in pursuance of the said Agreement and in consideration of a total sum of **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)**, paid by the Purchaser to the Vendor in the manner appearing hereinbelow, the receipt whereof the Vendor do hereby acknowledge, the Vendor as the absolute, exclusive and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of **SALE** to the Purchaser **ALL THAT** Piece and Parcel of land bearing **Plot No. 83**, out of the sanctioned layout known and styled as "**MORESHWAR PARK-9**", containing by admeasurement **99.060 Sq. Mtrs. (OR 1066.28 Sq. Ft.)**, being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44, New Khasra/Survey No. 104/A of Mouza - WANADONGARI, P.S.K. 46, including all easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR, which is more particularly described in the Schedule hereunder written as **ANNEXURE-"B"** TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof for ever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Nagar Parishad Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date subject however to the several terms and conditions appearing hereinbelow.

(2) THAT the total cost of the said Plot is **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)**, which the Purchaser has already paid to the Vendor in the following manner :

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MANNER OF PAYMENT :

- Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 000003, Dated 16/06/2025, Drawn on Bank of Baroda, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 2,00,000/- (Rupees Two Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 000004, Dated 20/06/2025, Drawn on Bank of Baroda, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 000005, Dated 28/07/2025, Drawn on Bank of Baroda, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 000008, Dated 15/11/2025, Drawn on Bank of Baroda, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 10,00,000/- (Rupees Ten Lakh Only) paid by the Purchaser to the Vendor by Cheque No. 911521, Dated 26/08/2026, Drawn on ICICI Bank, Nariman Point Mumbai, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 15,00,000/- (RUPEES FIFTEEN LAKH ONLY)

(2) THAT The VENDOR do hereby covenant with the PURCHASER as follows :-

i) THAT, the Vendor do hereby specifically declare that it has received the entire agreed sale consideration from the Purchaser and consequentially therefore it has now nothing to receive from the Purchaser against the instant transaction of sale.

ii) 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.

iii) THAT the Vendor further assure the Purchaser that the Property hereby sold is its self acquired property belonging to it alone having purchased the same by it exclusively from and out of its own funds and that

none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for its and without any lawful interruption or disturbance by any other person who so ever.

v) THAT the Vendor has full right to enter into this Sale Deed and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected.

vi) THAT the Vendor has done no act whereby the property hereby sold/transferred is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein.

vii) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and his/her heirs, successors and assigns etc. as may reasonably be required.

viii) THAT the Vendor has paid upto this date all dues with respect to Non-Agricultural Assessment, Nagar Parishad Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid only upto the date of Registration of this Sale Deed, the Vendor undertake to pay the same and keep the Purchaser always indemnified against such payments. Hereafter all such taxes and dues shall be borne and paid by the Purchaser.

ix) THAT the Vendor has this day delivered the actual and physical possession of the property comprising **Plot No. 83**, situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed.

x) THAT the Vendor will support any application made by the Purchaser for mutation of his/her name on the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

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xi) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

xii) THAT the Vendor has delivered all the Relevant/Xerox copies of Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(3) THAT the PURCHASER does hereby covenant with the VENDOR as follows :-

- i) THAT the Purchaser has now fully entitled to construct a Residential House on the said **Plot No. 83** as per the sanctioned Building Plan as may be sanctioned by the Competent Authority empowered in this behalf and for which the Vendor shall co-operate to the Purchaser as and when required.
- ii) That the Purchaser shall from the date hereof shall always pay regularly Non-Agricultural Assessment, levied or as may be levied on his/her **Plot No. 83** and shall keep the Vendor thereof always indemnified against the same.
- iii) THAT hereafter the Purchaser shall individually pay the Nagar Parishad Taxes and Cesses etc. as may be levied on the said Plot of land.
- iv) THAT the Purchaser shall use the said Plot of land for Residential/Commercial purpose only and shall not do or cause to be done by any act, deed or thing to the annoyance of the Vendor.
- v) 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 Purchasers of plots in the said layout and shall always abide by the Rules and Zonal Regulations of the RERA Act, Nagar Parishad, Jamtha etc. as the case may be.
- vi) THAT the Purchaser having already paid, provided and contributed the entire cost of **Plot No. 83** out of the layout known and styled as "MORESHWAR PARK-9", he/she has now become an exclusive, absolute and full owner thereof with heritable and transferable rights therein.
- vii) 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.

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viii) THAT the responsibility of carrying out the maintenance of the said Plot hereby purchased by the Purchaser shall wholly rest on him/her.

(4) THAT for the matters not specifically covered, the provisions of Transfer or Property Act shall apply.

(5) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(6) THAT the Parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908 and no other person or persons liable for the same.

(7) THAT all expenses on account of preparation of this Sale Deed including the 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.

(8) THAT this Sale Deed is drafted by me as an Advocate as per the instructions given by the Parties hereinabove named and on the basis of the documents produced by them before me.

(9) THAT this Sale Deed is subject to the jurisdiction of the Competent Civil Court at Hingna/Nagpur.

ANNEXURE - "A"

SCHEDULE 'A'

(DESCRIPTION OF THE ENTIRE PROJECT LAND)

ALL THOSE Places and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14069 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at

Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tehsil - Hingna and District - NAGPUR and bounded as under -

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KHASRA/SURVEY NOS. 104/21 TO 104/28 are collectively bounded as under :

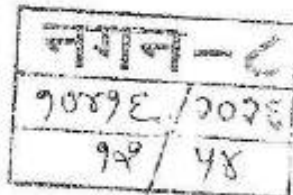
ON THE EAST - BY 9.00 MTRS. WIDE ROAD.
 ON THE WEST - BY 12.00 MTRS. WIDE ROAD.
 ON THE NORTH - BY EXISTING PANDHAN ROAD.
 ON THE SOUTH - BY 7.5 MTRS. WIDE ROAD.

KHASRA/SURVEY NOS. 104/37 TO 104/42 are collectively bounded as under :

ON THE EAST - BY 12.00 MTRS. WIDE ROAD.
 ON THE WEST - BY KHASRA/SURVEY Nos. 105 & 106.
 ON THE NORTH - BY KHASRA/SURVEY Nos. 103 & EXISTING PANDHAN ROAD.
 ON THE SOUTH - BY NALLAH.

KHASRA/SURVEY NO. 104/44 is bounded as under :

ON THE EAST - BY OPEN SPACE.
 ON THE WEST - BY 12.00 MTRS. WIDE ROAD.
 ON THE NORTH - BY 7.50 MTRS. WIDE ROAD.
 ON THE SOUTH - BY NALLAH.



ANNEXURE-"B"**SCHEDULE 'B'****(DESCRIPTION OF PROPERTY HEREBY TRANSFERRED/SOLD UNDER THIS SALE DEED)**

ALL THAT Piece and Parcel of land bearing **Plot No. 83**, out of the sanctioned layout known and styled as **"MORESHWAR PARK-9"**, containing by admeasurement **99.060 Sq. Mtrs. (OR 1066.28 Sq. Ft.)**, being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44, New Khasra/Survey No. 104/A, New Khasra/Survey No. 104/A of **Mouza - WANADONGARI**, P.S.K. 46, including all easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR and the same is bounded as under :

ON THE EAST : BY PLOT NO. 78.

ON THE WEST : BY 9.00 MTRS WIDE ROAD.

ON THE NORTH : BY PLOT NO. 84.

ON THE SOUTH : BY PLOT NO. 82.

SCHEDULE 'C'

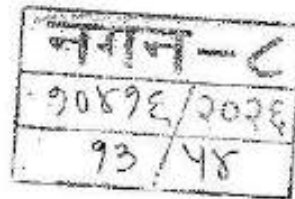
(Non-Agricultural Order as approved by the Tahsildar, Hingna).

ANNEXURE -"D"

(Sanctioned Layout Plan as sanctioned and approved by the Chief Officer of the Nagar Parishad Wanadongari).

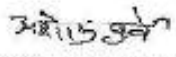
ANNEXURE -"E"

(Release Letter of Plot No. 83 issued by Chief Officer of the Nagar Parishad Wanadongari).



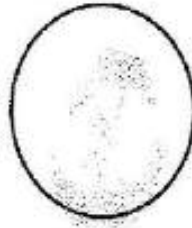
IN WITNESS WHEREOF the "VENDOR" and the "PURCHASER" herein above named have fully examined and read over this **SALE DEED** before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, 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. Ritesh C. Mahendra, as per instructions given by the Parties}.

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. PRASANNA PLANNERS (1)  (AMIT GOPALJI HEDA)
02			(2)  (PRAKASH DEORAVJI CHAPLE)
03			(3)  (SHAKTI GIRISH JAISWAL) Partners "VENDOR"
04			 (ASHOK SUDARSHAN KURVE) "PURCHASER"

नगन-८
१०४९६/२०२६
१४/१४



WITNESSES :(1) — लक्ष्मण लोप्ये(2) — जोगेश कुर्वे

नगन-८
१०४९६/२०२६
१५/५४



कोर्ट विद्य. श्री. सचिन कुमावत, तहसिलदार हिंगणा यांचे महसूल न्यायालय हिंगणा

समाक्र- 52/ एन.ए.पी. 34/प्रस्तु-1/2023-2024

मौजा- वानाडोंगरी, त.सा.क्र.46, तह. हिंगणा

दिनांक. 21/05/2024



संदर्भ- मा. जिल्हाधिकारी, नागपूर यांचेकडील आदेश पत्र क्र. प्रस्तुत/जिल्हाधिकारी/कावि-1161/2005/ समाक्र.876/एनएपी-34/2004-2005, दिनांक. 27 जून, 2005

परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता 1966 चे कलम 42-अ मधील तरतुदीन्वये

नियोजन प्राधिकरणाने बांधकाम/ विकास परवानगी दिली आहे, अशा जमीनीच्या भोगवटदारास द्यावयाची सुधारीत सनद

ज्याअर्ची, जिल्हा नागपूर, तालुका हिंगणा, गाव- वानाडोंगरी येथील भुमापन क्र./सर्व्हे क्रमांक. 104/21, 104/22, 104/23, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42, 104/43, 404/44, एकूण आराजी 1.7937876 हे.आर (17937.876 चौ.मी) पैकी 1.7937876 हे.आर (17937.876 चौ.मी) या जमिनीचे भोगवटदार अर्जदार अष्टविनायक डेव्हलपर्स तर्फे श्री. गिरीश जैस्वाल, रा. प्लॉट नं. 6, रामकृष्ण नगर, वर्धा रोड, नागपूर बांनी महाराष्ट्र जमिन महसूल संहिता 1966 च्या कलम 42-अ च्या तरतुदीन्वये निवासी अकृषिक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास मुख्याधिकारी, नगर परिषद, वानाडोंगरी, ता. हिंगणा यांचेकडील अंतीम मंजूरी अहवाल क्रमांक:नपवा/न.र.वि./1094/2024, दिनांक. 26.04.2024 अन्वये सुधारीत अभिन्यास मंजूर केले आहे.

ज्याअर्ची, नियोजन प्राधिकरणाने मंजूर केलेला सुधारीत नकाशा सनदेसोबत सलग्न आहे. सुधारीत मंजूर अभिन्यासाच्या क्षेत्राचे विवरण खालीलप्रमाणे आहे.

AREA STATEMENT				
1	Area Of Plot (Minimum area of a,b,c to be considered)	= 17937.876	SQ.MT.	
	a) As Per Ownership Document (7/12, Extract)	= 17937.876	SQ.MT.	(1.7937876 HR)
	b) As Per Measurement Sheet	= 17937.876	SQ.MT.	
	c) As Per Site	= 17937.876	SQ.MT.	
2	Deduction For			
	a) Proposed D.P./D.P. Road Widening Area / Service Road/ Highway Widening	= 0.00	SQ.MT.	
	b) Any D.P. Reservation Area	= 0.00	SQ.MT.	
	c) Area Not Under Layout	= 0.00	SQ.MT.	
	Total Deduction (2+a+b+c)	= 0.00	SQ.MT.	
3	Balance Area Of Plot (1-2)	= 17937.876	SQ.MT.	
4	Amenity Space (If Applicable)			
	a) Required	= 0.00	SQ.MT.	
	b) Adjustment of 2(b), if any	= 0.00	SQ.MT.	
	c) Proposed	= 0.00	SQ.MT.	

NAP-34 SANAD

5	Net Plot Area (3-4(c))	= 17937.876	SQ.MT.	
6	Recreation Open Space			
	a) Required	= 1793.787	SQ.MT.	
	b) Proposed	= 1923.776	SQ.MT.	
7	Internal Road Area	= 1262.262	SQ.MT.	
8	Service road and Highway widening	= 690.829	SQ.MT.	
9	Platable Area	= 14011.009	SQ.MT.	
10	Space For E.S.S. & W.W.T.P.	= 50.00	SQ.MT.	

आणि ज्याअर्थी, उक्त जमिनीच्या भोगवटदाराने शासनाला, उक्त संहितेच्या कलम 47-अ नुसार देय रुपांतर करायची व नमुद निवासी अकृषक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम पुढीलप्रमाणे निर्धारण करण्यात येते.

उपरोक्त प्रमाणे जागेचे एकूण आराजी 1.7937876 हे.आर (क्षेत्र 17937.876 चौ.मीटर) पैकी 1.7937876 हे.आर (क्षेत्र 17937.876 चौ.मी) निवासी प्रयोजनार्थ अकृषक सारा आकारणी करवयाचे क्षेत्र 14011.009 चौ.मीटर (Area Under Layout Plots- 14011.009 + Amenity Space- 0.00) ला 0.10 पैसे प्रति चौ.मीटर याप्रमाणे अकृषक महसूल कर रु. 1402/-, ग्राम पंचायत सेस अकृषक कराएवढा रु. 1402/-, जिल्हा परिषद सेस सारा 7 पट अकृषक कराच्या रु. 9814/-, परावर्तीत कर अकृषक सान्याचा 5 पट म्हणजेच 7010/- असे एकूण 19628/- आकारणी निर्धारित होत असून चालान क्रमांक. MH002299887202425M, दिनांक. 20.05.2024 रोजी शासन खजिना दाखल केलेली आहे.

त्याअर्थी, आता उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदीना आणि खालील शर्तीना अधिन राहून उपरोक्त जमिनीच्या भोगवटदारास सदर नियोजन प्राधिकरणाच्या वर उल्लेखित विकास/ बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेला "निवासी" अकृषक वापरापोटी उक्त संहितेच्या कलम 42-अ अन्वये तसेच नियोजन प्राधिकरण नगर परिषद, वानाडोंगरी यांनी दिलेल्या अटी व शर्तीच्या अधीन राहून निवासी प्रयोजनार्थ हि सुवारीत सनद देण्यात येत आहे.

नगरपालिका
70896/3078
98/48



उक्त जमिनीच्या भोगवटदारास उक्त जमिनीच्या संबंधात या आगोदर वसुलीयोग्य असलेल्या आकारणी सारा वर उल्लेखित विकास/बांधकाम परवानगी प्राप्त झाल्यापासून दिनांक 31 जुलै 2024 रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये 0.10 प्रति चौ.मीटर म्हणजेच 1402/- या दराने परीगणित होणारी वार्षिक आकारणी देईल अशी उक्त कालावधी संपल्यावर उक्त संहिते अन्वये तहसिलदार कडून वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.

- उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसुली योग्य असणे सर्व कर, दर आणि उपकर भरील.
- वरीलप्रमाणे मंजूर केलेल्या अधिन्यास नकाशा/ विकास आराखडा वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पूर्व मंजूरी शिवाय कोणताही बदल करू नये व सदरील अकृषक आकारणी आदेश निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पूर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराचे क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती असा बदल नियोजन प्राधिकरण कडून मंजूर झाल्यापासून 30 दिवसांच्या आत तहसिलदार यांना देणे भोगवटदारावर बंधनकारक राहील.

- 4) सदर जमिनी या नागरी जमीन कमाल धारणा व कोर्ट ऑफ वार्डस् मध्ये बाधित होत असल्यास सदर अकृषक आकारणी रद्द करण्यात येईल.
- 5) उक्त जमिनीच्या भोगवटदाराने पूर्वगामी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्यास तहसिलदार यास, उक्त संहितेच्या अन्वये तदन्वये करण्यात आलेल्या नियमांच्या तरतुदी अन्वये जी भरण्यास उपयोग करता द्यावी असेल अशी इतर कोणत्याही शास्त्रीय बाधा न आणता त्यास योग्य वाटेल एवढा दंड भरल्यावर उक्त जमिन भोगवटदार यांच्या वहिवाटीत असण्याचे चालू ठेवता येईल.
- 6) उक्त जमिनीच्या भोगवटदाराने उपअधिकार, भूमि अभिलेख, हिंणता यांचेकडून मोजणी करून घेणे बंधनकारक राहिल त्यानंतरच सदर अकृषक आकारणी प्रभावी होईल.
- 7) ज्या प्रयोजनार्थ अकृषक आकारणी करण्यात आलेली आहे त्याखेरीज इतर वापर अनुज्ञेय होणार नाही.
- 8) मुख्याधिकारी, नगर परिषद, वानाडोंगरी (नियोजन प्राधिकरण) यांचेकडील पत्र क्रमांक:नपवा/न.र.वि./1094/2024, दिनांक. 26.04.2024 मध्ये दिलेल्या अटी व शर्तीच्या पालन करणे जमिन मालक/विकासकास बंधनकारक राहिल.
- 9) 7/12 अभिलेखातील इतर अधिकार रकान्यातील बँकेच्या बोंझाची नोंद मंजूर अभिन्यासप्रमाणे तयार होणारे नविन भुखंडाच्या 7/12 अभिलेखात जशास-तसे कायम ठेवण्यात यावे.
- 10) अभिन्यास नकाशामध्ये नमुद मोजमापे, क्षेत्रफळ इत्यादी परिगणने मध्ये कोणत्याही चुका आढळल्यास त्यासंदर्भात अभिन्यासास सुधारीत मंजूरी घेणे आवश्यक राहिल.
- 11) भविष्यात जागेबाबत वाद उपस्थित झाल्यास सदरची अकृषक आकारणी आदेश रद्द सगळण्यात येईल.

त्यांची साक्ष म्हणून तहसिलदार, हिंणता या तहसिलदार अधिकार्याने या ठिकाणी महाराष्ट्राचे राज्यापाल यांच्या वतीने स्वाक्षरी केली आहे आणि आपल्या पदाची मोहर लावली आहे आणि अर्जदाराने सुद्धा यावर दिनांक. 26/05/2024 रोजी त्याची स्वाक्षरी केलेली आहे.

(भोगवटदाराची स्वाक्षरी)

अष्टविनायक डेव्हलपर्स तर्फे

श्री. गिरीश मोतीलाल जैस्वाल

(साक्षीदाराच्या स्वाक्षऱ्या व पदनामे)

अ) 
श्री. निखील प्रकाश चाफले

ब) 
श्री. प्रथमेश दिलीप वानखेडे



(साक्षीदाराच्या स्वाक्षऱ्या व पदनामे)

अ)

श्री. निखील प्रकाश चाफले

ब)

श्री. प्रथमेश दिलीप वानखेडे

आम्ही असे जाहिर करतो की, ज्याने सनदेवर स्वतः अष्टविनायक डेव्हलपर्स तर्फे श्री. गिरीश जैस्वाल यांनी स्वाक्षरी केली आहे ती, अ व ब ही व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्यांची स्वाक्षरी केलेली आहे.



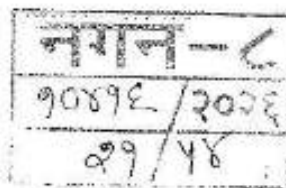
स्वा/-

(सधिन कुमावत)

तहसीलदार, हिंगणा

प्रतिलिपी:-

1. मुख्याधिकारी, नगर परिषद, वानाडोंगरी यांना माहितीस तथा उचित कार्यवाहीस अग्रेषित.
2. सह दुय्यम निबंधक, हिंगणा यांना माहितीस तथा उचित कार्यवाहीस अग्रेषित.
3. उप अधिक्षक, भुमि अभिलेख, हिंगणा यांना माहितीस तथा सदरहू मंजूर/प्रस्तावित नकाशानुसार फक्त अकृषक आकारणी करण्यात आलेली असून मा. जिल्हाधिकारी, नागपूर यांचेकडील पत्र क्रमांक/प्रस्तुत/कावि-71/2023, दिनांक. 03.02.2023 अन्वये सदरहू प्रकरणात कमी जास्त पत्रक तयार होणे आवश्यक आहे. तरी सदरहू अकृषक आकारणी आदेशाचे अनुषंगाने कमी जास्त पत्रक तयार करणेकरिता अग्रेषित.
4. तलाठी सा.क्र. 46, मौजा- वानाडोंगरी, ता. हिंगणा यांना माहितीस तथा मंजूरी नकाशाचे अनुषंगाने उपअधिक्षक, भुमि अभिलेख, हिंगणा यांचेकडून कमी जास्त पत्रक प्राप्त झाल्यानंतरच सदरहू अकृषक आकारणीच्या आदेशानुसार नोंद राजस्व अभिलेखात घ्यावी.
5. कबान शाखा, तहसिल कार्यालय, हिंगणा यांना माहितीस तथा उचित कार्यवाहीस अग्रेषित.
6. अजिंदा अष्टविनायक डेव्हलपर्स तर्फे श्री. गिरीश जैस्वाल, रा. प्लॉट नं. 6, रामकृष्ण नगर, वर्धा रोड, नागपूर यांना माहितीस तथा उपरोक्त अटी व शर्तीच्या पूर्तता व अंमलबजावणी करण्यासाठी अग्रेषित.



24/5
तहसीलदार, हिंगणा
जिल्हा, हिंगणा



कार्यालय नगरपरिषद वानाडोंगरी

ता. हिंगणा, जि. नागपुर

(Email: idistrictwanadongari1886@gmail.com)



आ.क्र. नं. वा. नं. वि. / २२७७२

दिनांक : ०६/०९/२०२४

M/S Ashtadnyak Developers through Director Girish M. Islawale through RDA holder Prasanna Phansare through Prakash D. Chafle, Arun G. Heda and Shakti G. Jaiswal
G. Ramkrishnan Nagar, Ajni Square, Wardha Road
Nagpur-440015

Subject :- Sanctions of Residential Land layout (land Subdivision) for land bearing Khata No. 304/23 to 304/28, 304/28 to 304/32, 304/32 to 304/34, 304/34 to 304/36 and 304/36 to 304/38 of Muzaj Wanadongari, Tal. Hinganga, Dist. Nagpur under section 45 of MRTP Act 1966

Reference :- Your Application no. 5304, dated 27/10/2024 and Application no. 4529 dated - 1/10/2024

Kindly find enclosed here with a copy of Development agreement executed between Chief Officer Municipal Council, Wanadongari and you along with copy of final approved layout Plan of above mentioned land approved by Chief Officer Municipal Council, Wanadongari under section 45 of MRTP Act 1966 for Residential (land Subdivision) use. You are informed to get the drawings, designs & specifications of Development Works i.e. Cement Concrete Road, CC Paver Block, RCC pipe sewer lines with SMC covers, RCC pipe storm drains with SMC Gullies and rainwater harvesting system, CDD/HDPs water pipe lines, Sewage Treatment Plant (STP), Grey water recycling & reuse plant along with necessary drainage line etc. compound wall to open space, development of internal pathways in open space, Tree plantation in open space, installation of play field equipment & erection of name board at open space in the name of freedom fighter or similar persons as approved by Municipal Council, Wanadongari, RCC canalization wall and solid waste management system as per Clause No 13.5 of UDCTB and Grey Water Disposal as per clause no. 12.4 of UDCTB, 2020 etc., approved by Municipal Council, Wanadongari. One set of typical drawings and sections of development works is enclosed herewith for your reference.

encl: As above.

(Signature)
Chief Officer

Municipal Council, Wanadongari

Copy submitted to :- The Hon'ble Collector, Nagpur for information.

Copy to:

1. Accountant Municipal Council, Wanadongari with Original Agreement.
2. City Engineer Municipal Council, Wanadongari for further action.



(Signature)
Chief Officer,
Municipal Council, Wanadongari

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१०४९६/२०२४
१९/५४



नगन-८	
१०४१६	२०२६
२४	५४





Maharashtra Real Estate Regulatory Authority

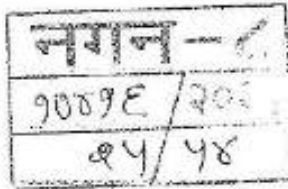
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500079001

Project **MORESHWAR PARK-9** Plot Bearing / CTS / Survey / Final Plot No. **KHASRA NO. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42, 104/44, MOUZA-WANADONGARI at Wanadongri, Hingna, Nagpur, 441110.**

1. **Prasanna Planners** having its registered office / principal place of business at Tehsil: **Nagpur (Urban)**, District: **Nagpur, Pin. 440015.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **31/01/2025** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Prakash K. Suram Sahale
(Secretary, MahaRERA)
Date: 1/31/2025 2:23:36 PM

Dated: 31/01/2025
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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२६	५४



मौज्या: बलाहाली, प.ह.न. ४६, खसरा क्र. १०४/२१, १०४/२३, १०४/२५, १०४/२८, १०४/३०, १०४/३१, १०४/३२, १०४/४४ जगेस अतिम अधिन्यास संशुद्धी संदर्भ क्र. २ अन्वये वा कार्यालया मार्फत देण्यात आलेली आहे. विकासकाने सद्य अधिन्यासातील विकास कामे करण्याचा करारनामा नमूद परिषद कार्यालया सोबत केलेला आहे. सद्य करारनामा चे तरतूद क्र. १३ (ब) च्या नसूद अन्वये प्रमाणे पूर्ण झाल्या खालील शेजा पैकी ४९% भूखंड शेज विकासकासही विकासकास पुढा दिलोरी आहे. सबब खालील नमूद भूखंड मुक्त करण्यात वेत असून सद्य भूखंडाची विती विकासकास करती येईल. तसेच खर्च ३ भर्षील विकास करारनामाच्या सर्व अटी व शर्ती अन्वयेनास बंधनकारक राहील.

5	80	$0.5 \times (10.587 + 12.200) \times 13.000$	7.720	140.256
6	81	$0.5 \times (12.200 + 13.833) \times 13.000$	7.720	161.495
7	82	13.000×7.620	--	99.060
8	83	13.000×7.620	--	99.060
9	84	13.000×7.620	--	99.060
10	93	13.000×7.620	--	99.060
11	94	13.000×7.620	--	99.060
12	95	13.000×7.620	--	99.060
13	97	$0.5 \times (9.300 + 10.934) \times 13.000$	7.720	123.801
14	98	13.000×7.620	--	99.060
15	99	13.000×7.620	--	99.060
16	100	13.000×7.620	--	99.060
17	101	13.000×7.620	--	99.060
18	102	13.000×7.620	--	99.060

एकूण भूखंड = 18

एकूण क्षेत्रफल 1911.462 चौ.मी.

वरील प्रमाणे नगद भूखंड मुक्त करण्यात येत आहे



(Signature)
मुख्याधिकारी
नगर परिषद, वारनानगरी

नगन-८
१०४१६/२०२६
२८/५४



 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PIN :	0725298510024
Payment Date :	29/07/2025
Received from MS PRASANNA PLANNERS , Mobile number 9921021093 , an amount of Rs.480/- , towards Document Handling Charges for the iSarita 1.9 in the Joint District Registrar office JDR Nagpur City of the District Nagpur .	
Payment Details	
Bank Name :	SBIN
Receipt Date :	29/07/2025
Bank CIN :	10029762025072909676
REF No. :	8518670030513
This is computer generated receipt, hence no signature is required.	

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 ३०/४४



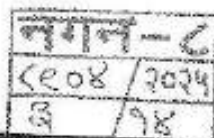
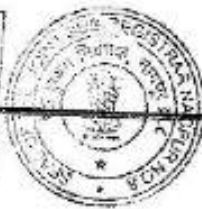
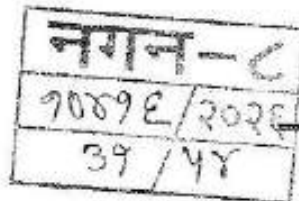
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 २/१४



“श्री”

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, WE, M/S. PRASANNA PLANNERS, A Partnership Firm, having its Office at Plot No. 6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur, {Income Tax PAN AAZFP8407H}, Acting through its Partners - (1) SHRI. AMIT S/o GOPALJI HEDA, Aged about 45 Years, Occupation - Business, Resident of Near Station Road, ITI, New Takli, Bhandara, Pin Code : 441904, Tahsil and District - BHANDARA (Maharashtra State), {Aadhar Card No. 6848 3421 7515 & Mobile No. 8446546360}, (2) SHRI. PRAKASH S/o DEORAVJI CHAPLE, Aged about 60 Years, Occupation - Business, Resident of Plot No. 19, Ramkrishna Nagar, Near Ajni Square, Wardha Road, Nagpur, Pin Code : 440 015, Tahsil and District - NAGPUR (Maharashtra State), {Aadhar Card No. 5727 3782 5271 & Mobile No. 9371502804}, (3) SHRI. SHAKTI S/o GIRISH JAISWAL, Aged about 35 Years, Occupation - Business, Resident of Plot No. 46, Chakradhar Society, Bulrodi Road, Opp. Datta Mandir, Besa Road, Nagpur, Pin Code : 440 037, Tahsil and District - NAGPUR (Maharashtra State), {Aadhar Card No. 7962 2750 7147 & Mobile No. 9970899990}, (Executants in the capacities as Partners of M/s. Prasanna Planners), does hereby nominate, constitute and appoints SHRI. ROHIT S/o ARUN LICHADE, Aged about 32 Years, Occupation - Service, Resident of Plot No. 86-A, Flat No. 501, Nirman Paradise Apartment, Gajanan Nagar, Wardha Road, Nagpur, Pin Code : 440 015, Tahsil and District - NAGPUR (Maharashtra State), {Aadhar Card No. 3802 6756 2814 & Mobile No. 7387131919}, as our True and Lawful Attorney only for the purpose of admission of the execution of various documents executed by us.



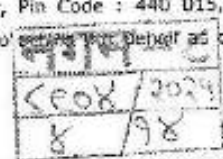
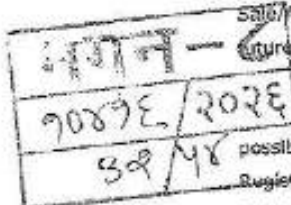
WHEREAS we, the aforesaid Executants are Partners of M/S. PRASANNA PLANNERS. Similarly we hold General Power of Attorney from various land Owners; AND

WHEREAS, M/s. Prasanna Planners is an absolute, exclusive and full owner of the property comprising ALL THOSE Pieces and Parcel of Land bearing Khazra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937976 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14088 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR. That, M/s. Prasanna Planners decided to develop the aforesaid land into a Layout by carving out various Plots of different sizes therein and the said layout is known and styled as "MORESHWAR PARK-9"; AND

WHEREAS in the aforesaid capacities, we are required to execute various deeds and documents viz. Agreement to Sell(s), Sale Deed(s), Correction Deed(s), General Power of Attorney(s), etc., in respect of various plots situated on the aforesaid land only (i.e. "MORESHWAR PARK-9") and to get the same registered in accordance with the law in force; AND

WHEREAS, this Power of Attorney is given by the Executants to the Attorney only for the following purposes & not for Sale. The Attorney shall not Sell/Agree to Sell the said property on the basis of this Power of Attorney in future; AND

WHEREAS due to pre-occupation and other assignments, it is neither possible nor convenient for us to remain present before Competent Registration Officer/Authorities and it has therefore become expedient and necessary for us to appoint someone to admit the execution of the documents on our behalf in respect of the aforesaid property. And Whereas **SHRI. ROHIT S/o ARUN LICHADE**, Aged about 32 Years, Occupation - Service, Resident of Plot No. 86-A, Flat No. 501, Nirman Paradise Apartment, Gajanan Nagar, Wardna Road, Nagpur, Pin Code : 440 015, Tahsil and District - NAGPUR is ready and willing to act as our lawful Attorney for the above said purposes.



NOW THEREFORE THIS DEED WITNESSETH AS UNDER :

(1) To perform all the legal acts, deeds and things pertaining to our Firm's aforesaid property comprising ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza - WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Wanadongari, within the limits of the Nagar Parishad - Wanadongari in Tahsil - Hingna and District - NAGPUR.

(2) To do and perform the following acts and things that is to say :-

TO PRESENT THE DEEDS AND DOCUMENTS EXECUTED BY US BEFORE THE COMPETENT REGISTERING AUTHORITY AND TO ADMIT THE CONTENTS OF THE SAID DOCUMENTS TO THE EXTENT OF OUR EXECUTION ONLY.

(3) To represent me before the Competent Sub-Registrar, regarding the said transaction for Registration of various documents/papers regarding the said property and to do the needful.

(4) To sign Form D as provided under Indian Partnership Act, 1932. To sign Notice of Change in the name of Partner or any other relevant form.

(5) To sign and execute the Deed of Retirement or Retirement-cum-Admission or any Reconstitution Deed (which includes attestation, if required)

(6) To submit the Deed of Retirement and all other ancillary documents to the Registrar of Firm or any other authority for registration.

(7) To do all acts, deeds, and things necessary for the successful Registration of the Deed of Retirement.

(8) To represent the Retiring Partner before any Government Authority, registrar, or office for the purpose of the Retirement Deed. To receive back the registered document.

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(9) To support all applications for mutation of name(s) on the said property and to do all necessary things to procure the mutation thereof in all relevant records.

(10) To sign and execute Correction Deed(s) regarding the aforesaid property and to get the same duly registered in accordance with the law in force, if considered necessary.

(11) To sign and verify applications, statements, declarations and Affidavits etc. for us and on our behalf.

(12) To deposit moneys in the Court, Government and/or Semi-Government Departments and Offices.

(13) To obtain refund of moneys so deposited in any Court, Departments and Offices and to pass a valid receipt and discharge for the same.

(14) To do all things necessary to complete the aforesaid transactions relating Only to the said property and to observe and perform all the obligations on our parts.

(15) To engage Advocate, Pleader, Vakil for completion of the aforesaid transaction smoothly and to fix his remuneration.

(16) To receive, accept, deliver and acknowledge post, letters, telegrams, fax and other correspondence addressed to us or care of the Attorney from the postal department, telecommunication department, courier and all other Government or other postal services.

(17) Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said attorney ought to be done executed and performed in relation to the said property and or affairs ancillary or incidental thereto as fully and effectually as we ourselves could do the same if we were personally present. And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney will do in the power in that behalf hereinbefore contained, shall lawfully do, execute and perform in exercise of the power, authorities and liberties hereby conferred upon us and by virtue of this Deed.

(18) In performing the acts, deeds and things as mentioned hereinabove if any additional work duty is required to be done our attorney hereby authorized to do and performed all such acts, deeds and things which are not

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६६/५४



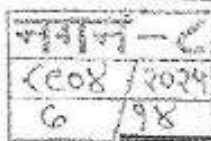
specifically mentioned here. All such acts, deeds and things lawfully done by the said Attorney shall be binding upon us and our respective successors.

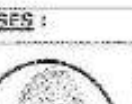
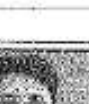
AND WE, the Executants named hereinabove further state that the acts and things done by our said Constituted Attorney in admission of the said documents shall be binding on us as if we have done the same. We undertake to ratify the acts and things done or Deeds or Documents admitted by him.

IN WITNESS WHEREOF WE the EXECUTANTS, have signed and executed this DEED OF POWER OF ATTORNEY at NAGPUR on this 30TH Day of JULY, 2025.

{Drafted by :- Adv. Ritesh C. Mahendra, as per instructions given by the Parties and documents produced before me}

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTO	SIGNATURE & FULL NAME
01			FOR M/S. PRASANNA PLANNERS  (1) (AMIT GOPALJI HEDA)
02			 (2) (PRAKASH DEORAVJI CHAPLE)
03			 (3) (SHAKTI GIRISH JAISWAL) Partners "EXECUTANTS"



04		 (ROHIT ARUN LICHADE) <u>"CONSTITUTED ATTORNEY"</u>
WITNESSES :		
01		 (NIKHIL PRAKASH CHAPLE) <u>"WITNESS NO. 1"</u>
02		 (RAJESH BABURAO BAHADURE) <u>"WITNESS NO. 2"</u>

[illegible]

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सद्वत् संसार शून्य...
सर्वत्र सुखेति साक्षात् सिद्धा
असंख्य संसारे
सर्वत्र सुखेति सिद्धा, सर्व-
संसार सं.

काल -	
२००८	२००९
९	१८



भारत सरकार
Government of India



प्रकाश देवराजी चापले
Prakash Debraoji Chaple
जन्म तिथि/DOB: 10/08/1964
पुण्य/MALE
Mobile No: 9371502804

5727 3782 5271
UID - 9936 7823 1877871

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



प्रकाश देवराजी चापले
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भारत सरकार
Government of India



निकिल प्रकाश चापे
Nikhil Prakash Chape
जन्म तिथि/DOB: 25/10/1992
पुण्य/MALE

9451 6201 9038

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



निकिल प्रकाश चापे
Nikhil Prakash Chape
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पुण्य/MALE

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Government of India

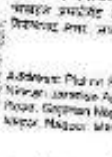


निकिल प्रकाश चापे
Nikhil Prakash Chape
जन्म तिथि/DOB: 25/10/1992
पुण्य/MALE

3802 6756 2814

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



निकिल प्रकाश चापे
Nikhil Prakash Chape
जन्म तिथि/DOB: 25/10/1992
पुण्य/MALE

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भारत सरकार
Government of India

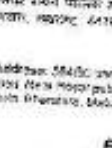


अशु गोपाल मेठा
Ashu Gopal Mehta
जन्म तिथि/DOB: 25/08/1977
पुण्य/MALE

6848 3421 7515

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



अशु गोपाल मेठा
Ashu Gopal Mehta
जन्म तिथि/DOB: 25/08/1977
पुण्य/MALE

6848 3421 7515

भारत सरकार
Government of India



प्रकाश देवराजी चापले
Prakash Debraoji Chaple
जन्म तिथि/DOB: 10/08/1964
पुण्य/MALE

7801 2815 1146

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



प्रकाश देवराजी चापले
Prakash Debraoji Chaple
जन्म तिथि/DOB: 10/08/1964
पुण्य/MALE

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Order No. 2821/28058/01208

To
The Hon. Member
Bharat Chakravarti
P.O. No. 46, 13 Lakshmi Society
Bharat Road
Prabhu Raj Nagar, Kharadi Road
Village Datta Mandla
Mumbai
Bharat Road
Mumbai Maharashtra - 400007
Kharadi Road

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दस्तावेज संख्या: 8904/2025

अनादि कृष्ण. प. ०३८

सौ. ५५५५. न. ७३५५

आमंत्रित मुद्रांक शुल्क: ₹.500/-

३. नि. ४३, ३. नि. नमनोऽपि आदित्यवत्

प्राप्त-दि: 11/8/86

आदर्श निसंक्र: 300/12025

अ.सं. 8904 दि.30-07-2025

महोदयगणधने नमः प्राप्ता पत्नीतं तर्कं वामीवम क्षमिन् गोपालनी देवा

गैजिट 4:30 ए.म. वा. पूरुब मेला

સોદશી ભી	₹. 100.00
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दम्न हानाब्धी की = 490.00

पृष्ठांशः संख्या: 12

इसका अर्थ है कि प्रत्येक व्यक्ति को अपनी जगह पर रहना चाहिए।

વી મહાલેલી વાગે (૨) કી
 ૯૦ / - વાદલી ક્રમાંક ૧૨૦૧૧
 ૩૦ / ૦૬ / ૨૦૨૫ ગમશે

PRICE: 520.00

सर्वप्रथम प्रमाणित, वर्ष-२,
मार्च १९८६

4. मुल केमरी

सर्वे सुखम निबन्धक, वर्ग-२
भाषा प्र. ८

सिद्धान्त
सर्वे उपरान्त सिद्धिप्राप्त - २.
माधव सं. ४

अन्वयः प्रकाशः कुलसुखस्योत्पत्तिः

[illegible]

कुलपुत्राणां च, अथवा, व्याप्ति
इत्यादि शब्दाः । इत्येवम् । अथवा
व्याप्ति शब्दार्थात् । इत्येवम् ।



90899/2028
80/48



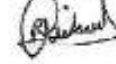
घोषणापत्र

मी ~~जेव्हिल कारुभा लेचडे~~ याद्वारे घोषित करतो की, दुय्यम निबंधक-~~५~~
~~५~~ यांचे कार्यालयात ~~विहीरपत्र~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. ~~श्री. ह्यामीत डोपाळजी हेडा~~ व इ. यांनी दि. २०/०६/२०२५ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कायन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षण मंत्री यांनी याची मला जाणीव आहे.

दिनांक ३१/८/२६

कुलमुखत्यारपत्रधारकाचे नाव

व सही



(शिर्षक अरुण किचर)

नगन-८
१०४९६/२०
४३/५४



नगन-८
१०४१६/२००
४४/५४



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

आयकर विभाग का पत्र
Income Tax Department's Letter
AAZFP8407H

आयकर दाखल
Income Tax Return

आयकर दाखल
Income Tax Return

आयकर दाखल
Income Tax Return

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

आयकर विभाग का पत्र
Income Tax Department's Letter
CGEPK4259B

आयकर दाखल
Income Tax Return

आयकर दाखल
Income Tax Return

आयकर दाखल
Income Tax Return

भारत सरकार
GOVERNMENT OF INDIA

रोहित अरुण लिचडे
Rohit Arun Lichade
जन्म तारीख/DOB: 16/12/1993
पुरुष/ MALE
Mobile No: 7387131919

3802 6756 2814

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
फ्लैट नं 85-ए, फ्लैट नं 501, निरमन पैराडिस अपार्टमेंट,
वार्डहे रोड, गजानन नगर, विवेकानंद नगर, नागपुर,
महाराष्ट्र - 440015

Address:
Flat no 85-A, Flat no 501, Nirman paradise
Apartment, Wardha Road, Gajanan Nagar,
Vivekanand Nagar, Nagpur,
Maharashtra - 440015

आयकर विभाग का पत्र
Income Tax Department's Letter
AAZFP8407H

आयकर दाखल
Income Tax Return

आयकर दाखल
Income Tax Return

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भारतीय विशिष्ट पहचान प्राधिकरण
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वार्डहे रोड, गजानन नगर, विवेकानंद नगर, नागपुर,
महाराष्ट्र - 440015

Address:
Flat no 85-A, Flat no 501, Nirman paradise
Apartment, Wardha Road, Gajanan Nagar,
Vivekanand Nagar, Nagpur,
Maharashtra - 440015

आयकर विभाग का पत्र
Income Tax Department's Letter
AAZFP8407H

आयकर दाखल
Income Tax Return

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
फ्लैट नं 85-ए, फ्लैट नं 501, निरमन पैराडिस अपार्टमेंट,
वार्डहे रोड, गजानन नगर, विवेकानंद नगर, नागपुर,
महाराष्ट्र - 440015

Address:
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Maharashtra - 440015

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Income Tax Department's Letter
AAZFP8407H

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Income Tax Return

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आयकर दाखल
Income Tax Return

भारतीय विशिष्ट पहचान प्राधिकरण
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वार्डहे रोड, गजानन नगर, विवेकानंद नगर, नागपुर,
महाराष्ट्र - 440015

Address:
Flat no 85-A, Flat no 501, Nirman paradise
Apartment, Wardha Road, Gajanan Nagar,
Vivekanand Nagar, Nagpur,
Maharashtra - 440015

नमन-८	
१०४९६	२०
४८	५४



नगन-८
१०४९६/२०
५०/५४



दस्त गोपवारा भाग - 1

271/10416

सोमवार, 31 ऑगस्ट 2026 17:42

नमब ५१-५४

दस्त क्रमांक : 10416/2026

दस्त प्रकार : विधीपत्र

वाजारमूल्य : ₹ 10,55,680/-

सोबदता : ₹ 15,00,000/-

पंथपत्र मुद्रांक शुल्क : ₹ 90,000/-

नॉंदणी की माफी असलेल्या तपशील :

मुद्रांक शुल्क याची असलेल्या तपशील :

दस्त मादर करणाऱ्याचे नाव दु. नि. नागपुर 8
 शिवाजी क्रमांक 1 (मादरीकरण)
 तारीख : 31-08-2026 वेळ : 17:41 वा. मादर केला

पावती क्रमांक : 13699

पावती दिनांक : 31/08/2026

मादरकरणाचे नाव : अशोक सुदर्शन कुर्वे

नॉंदणी की : ₹ 15,000

दस्त हाताळणी की : ₹ 2,160

पृष्ठांची संख्या : 54

एकूण : ₹ 17,160/-

अशोक कुर्वे

अशोक सुदर्शन कुर्वे

दस्त मादर करणाऱ्याचे नाव व सही

Maharaj
 दिवाजी विठ्ठलराव महल्ये
 सड दु. नि. नागपुर 8
 शिवाजी क्रमांक 1 (मादरीकरण)
 तारीख : 31-08-2026, वेळ : 17:41

Maharaj
 दिवाजी विठ्ठलराव महल्ये
 सड दु. नि. नागपुर 8
 शिवाजी क्रमांक 2 (फी)
 तारीख : 31-08-2026, वेळ : 17:41

मुद्रांक शुल्क : (25-4) पुढील हद्दीत असलेल्या मादर मालमत्तेच्या बाबतीत असेल तर - (दोम) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा पंचायत असलेल्या कोणत्याही कटक वेमाच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही हामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निश्चरण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक वितरणबाबतील दरप्रमाण प्रभाव क्षेत्रात.

Payment Details:

Sr. No.	Purchaser Name	Payment Head	Amount to be Paid	Paid Amount	Payment Mode	Reference No.
1	Ashok Sudarshan Kurve	SD SD LBT	75000 (5%) 15000 (1%) 90000	90000.00	eChallan	GRN Number: MH009227366202627E Defacement No.: 0005225758202627 Deface Date: 31/08/2026
2		DHC	2160	2160	DHC	PRN No.: 0826294406497 Defacement No.: 0826294406497D Deface Date: 31/08/2026
3	Ashok Sudarshan Kurve	RF	21600	15000	eChallan	GRN No.: MH009227366202627E Defacement No.: 0005225758202627

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] [LBT: Local Body Tax]





31-08-2026 17:45

दस्तावेज प्रमाण-2

प्रमाण-2

दस्तावेज क्रमांक: 10416/2026

दस्तावेज क्रमांक : नमन8/10416/2026

दस्तावेज प्रकार : विहीन

क्र.सं.	पक्षधाराचा प्रकार	पक्षधाराचे नाव, पत्ता व वय	स्वाक्षरी	छायाचित्र	दस्तावेज प्रमाणित
1	विहीन पक्षधार	नाव : मेसर्स प्रसन्न प्रॉपर्टी सर्व्हिसेस प्रा. लि. जयसवाल, मेसर्स प्रसन्न प्रॉपर्टी सर्व्हिसेस प्रा. लि. सोपानजी देसा, मेसर्स प्रसन्न प्रॉपर्टी सर्व्हिसेस प्रा. लि. प्रसन्न देवरावजी सापले व्हा तर्फे दस्तऐवज प्रतिष्ठाभाती कु.मु. रोहित अरुण निचडे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, अंकी नं: 0, रोड नं: प्लॉट नं: 88-ग, प्लॉट नंबर 501, निर्माण पॅराडाईज अपार्टमेंट, गजानन नगर, वर्धा रोड, नागपुर, महाराष्ट्र, नागपुर, पिन नंबर: AAZFP8407H वय: 32			
2	विहीन पक्षधार	नाव : अशोक सुदर्शन कुर्वे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: .. अंकी नं: .. रोड नं: प्लॉट क्रमांक 302, श्री रीजल्टी, जयताळा, शंकर नगर, महाराष्ट्र, नागपुर, पिन नंबर: CGEPK4259B वय: 40			

मधील दस्तऐवज करून देणार तथाकथित विहीन ना दस्तऐवज करून दिल्याने कबूल करतात.

दिवाली विहीनपत्र घटवले

सह दु.नि.नागपुर 8

शिक्का क्र.3 (कवचीनवाव)

नामस: - 31-08-2026 वेळ : 17:43

टीप:-

दस्तावेज निष्पत्तीचा कवचीनवाव देण्याचा सर्व पक्षधारांनी अक्षर संमती-आधारित - आधार प्रमाणीकरणे पडताळण्यात आली आहे. संपादन प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पोर ऑफ अटॉर्नी होल्डर रोहित अरुण निचडे	31-08-2026 05:43:37 म.न.	रोहित अरुण निचडे M 1168828201172553728
2	विहीन पक्षधार अशोक सुदर्शन कुर्वे	31-08-2026 05:44:37 म.न.	अशोक सुदर्शन कुर्वे M 1543957389306959232



