

0/18655

पाव

Original/Duplicate

Wednesday, October 06, 2026

नोंदणी क्र.: 39म

Regn.: 39M

01 PM

पावती क्र.: 22086

दिनांक: 06/10/2026

गावाचे नाव: लाव्हा

दस्तऐवजाचा अनुक्रमांक: नगन7-18655-2026

दस्तऐवजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: रोहणीप्रसाद राहांगडाले

नोंदणी फी

रु. 18000.00

दस्त हाताळणी फी

रु. 1440.00

पुण्याची संख्या: 36

एकूण:

रु. 19440.00

आपणाम मूळ दस्त, सेबनेल प्रिंट, सूची-२ अंदाजे
4:20 PM ह्या वेळेस मिळेल.

श्री ३९म निबंधक
मह. द. विभागपूर ७
नगपूर क्र. ७

बाजार मूल्य: रु. 849375 /-

मोबदला रु. 1800000/-

भरलेले मुद्रांक शुल्क : रु. 108000/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु. 1440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1026069509558 दिनांक: 06/10/2026

विक्रेतेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 18000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011362468202627E दिनांक: 06/10/2026

विक्रेतेचे नाव व पत्ता:

१/१८०११ ५५५६



CHALLAN
MTR Form Number-6



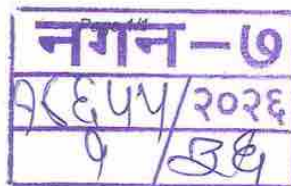
GRN	MH011362468202627E	BARCODE			Date	05/10/2026-12:16:33		Form ID	25.1				
Department Inspector General Of Registration					Payer Details								
Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)								
Type of Payment Registration Fee					PAN No.(If Applicable)		CEXXXXXXL						
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		BHUMESHWARI R RAHANGDALE AND ROHANIPRASAD RAHANGDALE						
Location NAGPUR													
Year 2026-2027 One Time					Flat/Block No.		AS PER SCHDULE						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				108000.00	Road/Street		MOUZA LAVA						
0030063301 Registration Fee				18000.00	Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	2	3
					Remarks (If Any)								
					PAN2=ABQFM9982L~SecondPartyName=METROCITY DEVELOPERS~								
					Amount In		One Lakh Twenty Six Thousand Rupees Only						
Total				126,000.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332026100511268		3007798582				
Cheque/DD No.					Bank Date	RBI Date	05/10/2026-12:18:11		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. : XXXXXX8222

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

सदर चालन केवल दुर्यम निवेशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



Print Date 05-10-2026 12:18:21

नगन-७
१६६५५/२०२६
२/२६



SALE DEED

Valued at Rs. 18,00,000/-

Market Value – -8,49,400/-

Mouza – LAVA, Survey No. 241

(METROCITY - 9)

Plot No. 30, admeasuring 112.50 Sq. Mtr. (1210.95 Sq. ft.)

THIS SALE DEED is made and executed at Nagpur on
this 06th day of **October 2026**, BY AND BETWEEN:

M/S. METROCITY DEVELOPERS, A Registered Partnership Firm,
bearing Registration No. NG000006711, having its Office at Ground Floor, 11-A,
Khare Town, Near Dhanwantari Hospital, Dharampeth, Nagpur-440010 (Income
Tax PAN ABQFM9982L), and acting through its Partners (1) **PRASHANT
BONGIRWAR HUF** PAN AAQHP5771B through Its Karta **SHRI. PRASHANT
S/o MANOHARRAO BONGIRWAR**, Aged about 56 Years, Occupation –
Business, PAN AAPPB8477P & AADHAR UID 2563 1565 3287, Mobile No.
9822577701, Resident of 11-A, Khare Town, Near Dhanwantari Hospital,
Dharampeth, Nagpur-440010, Tahsil and District – NAGPUR, (2) **SHRI. VISHAL
S/o VASANT GANDHEWAR**, Aged about 45 Years, Occupation – Business,

नगन-७
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PAN AZQPG8412P & AADHAR UID 7709 7801 8477, Mobile No. 8421243473, Resident of Flat No. 207, Rachana Sahil Apartment, Subhash Nagar T-Point, South Ambazari Road Ranapratap Nagar, Nagpur Nagpur-440022, 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**.

IN FAVOUR OF

MR. ROHANIPRASAD RAHANGDALE

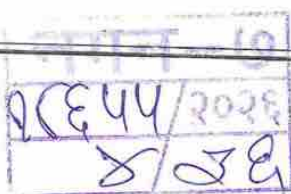
D.O.B. 20/01/1990 Age: 36 yrs Occupation: Business,
Mob No. -9168134016, Email ID : rahangdalerohan1@gmail.com,
PAN No. - CEXPR-6392-R, UIDAI NO 2337 2125 4239,
Address - C/o. Rameshwari Patel, Katol Bypass Road, Bhivsen Khorl,
Chintamani Nagar, Dabha, Wadi, Hingna, Nagpur, Maharashtra - 440023.

Tahsil and District - NAGPUR, hereinafter known and referred to as the "**ALLOTTEE/PURCHASER/S**" which expression shall unless repugnant to the context and meaning thereof, always mean and include the said "**ALLOTTEE/PURCHASER/S**", as well as his/her/their heirs, legal representatives, executors, successors, representatives and assigns of the **OTHER PART**,

WHEREAS, the **VENDOR/PROMOTER** is the exclusive owner of ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 241 of MOUZA - LAVA, P.S.K. 4-A, having an area of 3.88 Hectares (i.e. 38800.00 Sq. Mtrs.), held in occupancy Class - 1 Rights, situated at Village - Lava, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR; AND

WHEREAS, ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 35/2 of MOUZA - LAVA, having an area of 4.18 Hectares, held in Occupancy Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village-Lava in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Yema Mengya Nitnavare along with other agricultural land, according to the records of the year 1954-55 under section 115 of the Madhya Pradesh Land Revenue Code, 1954; AND

WHEREAS, the aforesaid Shri. Yema Mengya Nitnavare died in the year 1958, and consequent upon his demise, the aforesaid property mainly divided among his five legal heirs namely Shri. Jukkal Yema Nitnavare, Shri Hari Yema



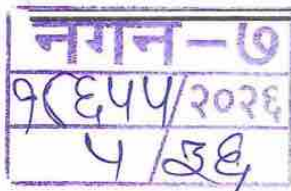
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Nitanavare, Shri. Pancham Yema Nitanavare and Shri. Chintaman Yema Nitanavare and only daughter Anjanabai Santosh Doifode (Before Marriage Anjanabai Yema Nitanavare), the entries of his legal heir has been taken in the book vide Ferfar No. 47 dated 01-11-1979; AND

WHEREAS, according to Adhikar Abhilekh Panji, the right has been recorded over the said Agricultural land bearing Survey/Khasra No. 35/2 having an area of 4.18 Hectares of MOUZA – LAVA in the name of Pandu Dagdu Bhange and after his death the Name of Eiknath Pandu was registered. But according to proposal No. T/Lava/F.R. 42, 5/91, Orders 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 of Bhumapan Tehsildar Nagpur, the order of Hon. Superintendent Land Records Nagpur dated 30-05-1994 in Case No. S. V. 23/S/Case No. 42/89, 5/91, 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 and 30/93 to 297/94 were passed in total 276 cases and Order of Inspector Land Records Nagpur (Rural) dated 02-11-2006 there were modifications in all Mouza - Lava records, as per the said modification the names of Shri. Jukkal Yema Nitanavare, Shri Hari Yema Nitanavare, Shri. Pancham Yema Nitanavare and Shri. Chintaman Yema Nitanavare and Anjanabai Santosh Doifode should be recorded in all records vide Ferfar No. 439 dated 02-09-2007. But the order of Hon. Superintendent Land Records, Nagpur dated 30-05-1994 in Case No. S. V. 23/S/Case No. 42/89, 5/91, 19/91, 47/91, 27/92, 10/93, 22/93, 33/93 and 30/93 to 297/94 were passed in total 276 cases and Order of Inspector Land Records Nagpur (Rural) dated 02-11-2006 there were modifications in all Mouza - Lava records, as per the said modification, the said agricultural land bearing Survey/Khasra No. 241 having an area of 3.88 Hectares was fixed and according to the revenue records of the said agricultural land to the above heirs Ownership and possession have been obtained; AND

WHEREAS, the aforesaid Anjanabai Santosh Doifode left for heavenly abode on 23-04-2000 and consequent upon her demise her share in the aforesaid property devolved upon her only son namely Shri. Ashok Santoshrao Doifode by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 329 dated 30-07-2005; AND

WHEREAS, during the course of time the aforesaid Shri. Jhukkal Yema Nitanaware left for his heavenly abode on 04-07-1987 and consequent upon his demise his share in the aforesaid property devolved upon his 4 sons namely (i) Shri. Roshan Jhukkal Nitanaware, (ii) Shri. Hansdas Jhukkal Nitanaware (iii) Shri. Vasanta Jhukkal Nitanaware (iv) Shri. Bhimrao Jhukkal Nitanaware and 3 daughters namely (i) Smt. Bhaganbai Dashrath Shambharkar, (ii) Smt. Leelabai Premdas Aavle and (iii) Mrs. Kaushalyabai Sadashiv Nagrare, by intestate succession being the only heirs of the deceased; AND



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WHEREAS, the aforesaid Smt. Bhaganbai Dashrath Shambharkar left for her heavenly abode on 01-06-2015 and consequent upon her demise her share in the aforesaid property devolved upon her 2 sons namely Shri. Ashok Dashrath Shambharkar, and Shri. Pramod Dashrath Shambharkar, and 4 married daughters namely (i) Mrs. Malabai Ramesh Tambe, (ii) Mrs. Pramila Doma Meshram, (iii) Mrs. Baby Ramdas Gaikwad and Mrs. Lata alias Leela Siddharth Kale by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2530 dated 18-04-2016; AND

WHEREAS, the aforesaid Shri. Hansdas Jhukkal Nitaware left for heavenly abode on 21-09-2020 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Kanta Hansdas Nitaware, 2 sons namely (i) Shri. Manoj Hansdas Nitaware, (ii) Shri. Mahendra Hansdas Nitaware and 3 daughters namely (i) Smt. Babita Ujjwal Barahate, (ii) Smt. Leena Vimlesh Jaamgade and (iii) Smt. Priya Sacchidanand Meshram, by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record. And the aforesaid Shri. Bhimrao Jhukkal Nitaware the legal heirs of Shri. Jhukkal Yema Nitaware left for heavenly abode on 15-07-2016 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Nanubai Bhimrao Nitaware, 2 sons namely (i) Shri. Prashant Bhimrao Nitaware, (ii) Shri. Pravin Bhimrao Nitaware and only daughter namely Mrs. Purna Sunil Lingayat by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2738 dated 29-05-2017; AND

WHEREAS, the aforesaid Mrs. Purna Sunil Lingayat left for heavenly abode on 21-06-2017 and consequent upon her demise her share in the aforesaid property devolved upon her husband. Shri. Sunil Ashok Lingayat, 2 sons namely (i) Shri. Swapnil Sunil Lingayat, (ii) Shri. Samrat Sunil Lingayat and only daughter namely Miss. Purvi Sunil Lingayat by intestate succession being the only heirs of the deceased; AND

WHEREAS, the aforesaid Shri. Hari Yema Nitaware left for heavenly abode on 14-04-1998 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Bayajabai (Baynabai) Hari Nitaware, son namely Shri. Sheshrao Hari Nitaware and 2 married daughters namely (i) Mrs. Rama Satish Manvtakar, (ii) Ananda Kevalram Tambe, by intestate succession being the only heirs of the deceased and the same is recorded in the Revenue Record Vide Ferfar Entry No. 329 dated 30-07-2005; AND



Contd. ...

WHEREAS, the aforesaid Smt. Bayajabai (Baynabai) Hari Nitnaware left for heavenly abode on 15-05-2017 and there were no other legal heirs left consequent to her demise other than the ones mentioned above, the aforesaid Ananda Kewalram Tambe left for heavenly abode on 28-11-2020 (her son namely Shri. Vilas Kewalram Tambe predeceased her on 23-11-2020) and consequent upon her demise her share in the aforesaid property devolved upon her son Shri. Pramod Kewalram Tambe and only married daughter namely Mrs. Shashikala Ramesh Dule, daughter-in-law Smt. Amrapali Vilas Tambe Widow, Aditya Vilas Tambe and Apeksha Vilas Tambe, and the same is recorded in the Revenue Record Vide Ferfar Entry No. 3519 dated 20-05-2021; AND

WHEREAS, the aforesaid Shri. Sheshrao Hari Nitnavare left for heavenly abode on 08-04-2018 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Usha Sheshrao Nitnavare and only son namely Shri. Kapil Sheshrao Nitnavare, and 3 married daughters namely Mrs. Manisha Subhash Dhore, Mrs. Rajani Prashant Mankar and Mrs. Komal Niljay Nagrare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 3905 dated 12-12-2022; AND

WHEREAS, the aforesaid Shri. Chintaman Yema Nitnavare left for heavenly abode on 11-03-2007 and consequent upon his demise his share in the aforesaid property devolved upon his 2 sons namely Shri. Raju Chintaman Nitnavare and Shri. Pradeep Chintaman Nitnavare, and 2 married daughters namely Mrs. Shalini Shiva Lingayat and Mrs. Nalanda Bhagwan Waghmare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 473 dated 05-12-2007; AND

WHEREAS, the aforesaid Shri. Raju Chintaman Nitnavare left for heavenly abode on 01-06-2022 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Babita Raju Nitnavare and only son namely Shri. Harsh Raju Nitnavare and the same is recorded in the Revenue Record Vide Ferfar Entry No. 4106 dated 17-04-2023; AND

WHEREAS, the aforesaid Shri. Pancham Yema Nitnavare left for heavenly abode on 05-05-2015 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Devakubai Pancham Nitnavare, 5 sons namely Shri. Tarachand Pancham Nitnavare, Shri. Kalidas Pancham Nitnavare, Shri. Gajanan Pancham Nitnavare, Shri. Ramdas Pancham Nitnavare, and only married daughter namely Mrs. Bebi Madhukar Karwade and the same is recorded in the Revenue Record Vide Ferfar Entry No. 2492 dated 03-02-2016; AND



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WHEREAS, the aforesaid Smt. Devakubai Pancham Nitnavare left for heavenly abode on 29-01-2022 and consequent upon her demise her share in the aforesaid property devolved upon her heirs namely Shri. Tarachand Pancham Nitnavare, Shri. Kalidas Pancham Nitnavare, Shri. Gajanan Pancham Nitnavare, Shri. Ramdas Pancham Nitnavare, and only married daughter namely Mrs. Bebi Madhukar Karwade and the same is recorded in the Revenue Record; AND

WHEREAS, the aforesaid Shri. Kalidas Pancham Nitnavare left for heavenly abode on 20-01-2019 and consequent upon his demise his share in the aforesaid property devolved upon his widow Smt. Karunabai Kalidas Nitnavare, 2 sons namely Shri. Ritesh Kalidas Nitnavare and Shri. Nikhil Kalidas Nitnavare, and only married daughter namely Mrs. Rasika Vipin Tabhane and the same is recorded in the Revenue Record. As a result therefore the above said present owners have now become an exclusive, absolute and full owners of their respective shares in the aforesaid property bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A having an area of 3.88 Hectares with heritable and transferable rights therein and the same is recorded in the Revenue Record; AND

WHEREAS, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4-A having an area of 3.88 Hectares, is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Tahsildar, Nagpur, vide its Order passed in the Revenue Case No. 253/LND-18/2018-19 dated 27-07-2018 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2970 dated 27-07-2018; AND

WHEREAS, the aforesaid (i) Shri. Ashok Santoshrao Doifode, (ii) Shri. Tarachand Pancham Nitnavare, (iii) Shri. Gajanan Pancham Nitnavare, (iv) Shri. Ramdas Pancham Nitnavare, (v) Mrs. Bebi Madhukar Karwade, (vi) Smt. Karunabai Kalidas Nitnavare, (vii) Shri. Ritesh Kalidas Nitnavare, (viii) Shri. Nikhil Kalidas Nitnavare, (ix) Mrs. Rasika Vipin Tabhane, lateron transferred/sold their respective share in the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 1.55 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the



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VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 11-08-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 8380 on even date; AND

WHEREAS, the aforesaid (i) Smt. Shalini Shiva Lingayat, (ii) Mrs. Nalanda Bhagwan Waghmare, (iii) Shri. Pradeep Chintaman Nitnavare, (iv) Smt. Babita Raju Nitnavare, (v) Shri. Harsh Raju Nitnavare, lateron transferred/sold their respective share in the said property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/ PROMOTER named hereinabove, by a Sale Deed dated 24-08-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 8795 on even date; AND

WHEREAS, the aforesaid Smt. Usha Sheshrao Nitnavare and 10 others lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 20-12-2023, which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 12942 on even date; AND

WHEREAS, the aforesaid Shri. Vasanta Zukul Nitnavare and 22 others lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 0.77 Hectares out of the entire land bearing Survey / Khasra / Gut No. 241 of MOUZA – LAVA, P.S.K. 4A, having an area of 3.88 Hectares, held in Occupancy Class-1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of M/s. Metrocity Developers, a Partnership Firm, the VENDOR/PROMOTER named hereinabove, by a Sale Deed dated 01-01-2024,

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which is duly registered in the Office of Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 35 on even date; AND

WHEREAS, the aforesaid land bearing Khasra No. 241 of MOUZA – LAVA is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), vide his Order Dated 07-10-2025 passed in Revenue Case No. 27/NAP-34/2025-2026; AND

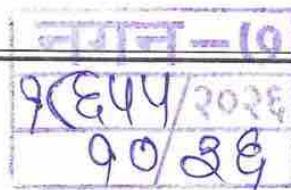
As a result therefore the said **M/S. METROCITY DEVELOPERS**, the **VENDOR/PROMOTER** named hereinabove has now become an exclusive, absolute and full owner of the aforesaid property comprising ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, having an area of 3.88 Hectares (i.e. 38800 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR with heritable and transferable rights therein.

WHEREAS, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Planning Authority for Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area; AND

WHEREAS, the aforesaid **M/S. METROCITY DEVELOPERS**, the **VENDOR/PROMOTER** named hereinabove later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as “**METROCITY-9**” and the said layout is Finally sanctioned and approved by the Executive Engineer, Nagpur, Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/DPC/Agree/1994 Dated 20-01-2026; AND

WHEREAS, the **VENDOR/PROMOTER** has agreed to develop the Lay-out as per the drawing, designs & specification to be approved by the Executive Engineer, NMRDA; AND

WHEREAS, the **VENDOR/PROMOTER** got the Lay-out Project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority and the said Authority granted



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the registration of the Project bearing No. PP1190002502366 and the same is attached hereto; AND

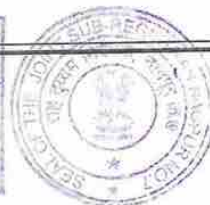
WHEREAS, the ALLOTTEE/PURCHASER/S hereinabove being interested to own one of the Residential Plot in the said Lay-out, approached the VENDOR/PROMOTER herein and visited the office of the VENDOR/PROMOTER and also satisfied himself/ herself/ themselves in respect of the title of the said entire property and VENDOR/PROMOTER authority and right to develop the said land and to sell the various residential Lay-out plots to the prospective buyers; AND

WHEREAS, the ALLOTTEE/PURCHASER/S here-in-above approached to the VENDOR/ PROMOTER for the purchase of Residential Plot for his/her/their residential purposes in the said Lay-out known as "METROCITY-9" and has agreed to pay the cost of developed plot to the VENDOR/PROMOTER; AND

WHEREAS, the VENDORS/PROMOTERS here-in decided to sell the various Lay-out plots and the PURCHASER/S approached the VENDOR/PROMOTER for purchase of Plot in the said Lay-out and the VENDOR/PROMOTER having accepted the proposal of the ALLOTTEE/PURCHASER/S agreed to sell the Plot No. 30, admeasuring about 112.50 Sq. Mtrs. (OR 1210.95 Sq. Ft.) for a total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) upon following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

(1) That in consideration of total sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) paid by the ALLOTTEE/PURCHASER/S to the VENDOR/PROMOTER as per the Manner of Payment appearing in the Schedule - "B" appended herewith, the receipt whereof the VENDOR/PROMOTER do hereby acknowledges as beneficial owner thereof do hereby grant, assign, convey and transfer to the ALLOTTEE/PURCHASER/S the property being ALL THAT piece and parcel of land bearing Plot No. 30, admeasuring about 112.50 Sq. Mtrs. (OR 1210.95 Sq. Ft.) (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "METROCITY-9", carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA - LAVA, P.S.K. 4-A, situated at Village - Lava, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR and more particularly described in the Schedule hereunder written, alongwith all easement rights in road etc. TO HOLD THE SAME TO AND UNTO THE ALLOTTEE/PURCHASER/S as absolute owner thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue, Taxes, cesses etc. payable upto date.



Contd. ...

: MANNER OF PAYMENT :

Rs.	2,50,000 =00	(Rupees Two Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor by Cheque. No. 000003 On dated 24/08/2026, drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	1,50,000 =00	(Rupees One Lakh Fifty Thousand) Only paid by the Purchaser to the Vendor Through Bank TRF IMPS Ref. No. 627847727510 On dated 05/10/2026, the receipt whereof is hereby acknowledged by the Vendors.
Rs.	14,00,000 =00	(Rupees Fourteen Lakh) Only paid by the Purchaser to the Vendor by D.D. No./Ch. No. 911580 On dated 29/09/2026 at the time of submission of sale deed by availing Loan from ICICI Housing Finance Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs	18,00,000 =00	(TOTAL RUPEES EIGHTEEN LAKH ONLY)

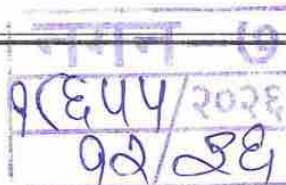
(2) THAT the VENDOR/PROMOTER does hereby covenant with the ALLOTTEE/PURCHASER/S that it has good, valid and marketable title to the property hereby sold and that has absolute right and full authority to convey, assign and transfer the same by way of sale to the ALLOTTEE/PURCHASER/S absolutely forever with heritable and transferable rights therein.

(3) THAT the VENDOR/PROMOTER further assures the ALLOTTEE/PURCHASER/S that the property hereby sold is its separate property belonging to it alone and none except it has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

(4) THAT the VENDOR/PROMOTER assures to the ALLOTTEE/PURCHASER/S that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way or sale to the ALLOTTEE/PURCHASER/S.

(5) THAT the VENDOR/PROMOTER further assures to the ALLOTTEE/PURCHASER/S that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

(6) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the ALLOTTEE/PURCHASER/S without any interruption or disturbance by the VENDOR/PROMOTER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.



Contd. ...

- (7) THAT the VENDOR/PROMOTER 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/S and his/her/their heirs, successors and assigns etc. as may reasonably be required.
- (8) THAT the VENDOR/PROMOTER have paid upto this date all dues with respect to non agricultural assessments, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDOR/PROMOTER undertakes to pay the same and keep the ALLOTTEE/PURCHASER/S always indemnified against such payments.
- (9) THAT the VENDOR/PROMOTER has this day delivered the actual physical possession of the property hereby sold to the ALLOTTEE/PURCHASER/S in vacant condition at the time of execution of this Sale Deed and the ALLOTTEE/PURCHASER/S has/have taken over the same.
- (10) THAT the VENDOR/PROMOTER will support any application made by the ALLOTTEE/PURCHASER/S for mutation of name on the property hereby sold and shall render necessary assistance to the ALLOTTEE/PURCHASER/S for obtaining the mutation in respect thereof in favour of the ALLOTTEE/PURCHASER/S in all relevant records.
- (11) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and 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.
- (12) THAT the VENDOR/PROMOTER has delivered copies of all the relevant Title Deeds, documents and papers related to the property hereby sold to the ALLOTTEE/PURCHASER/S at the time of execution of this Sale Deed.
- (13) THAT in case the ALLOTTEE/PURCHASER/S is/are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDOR/PROMOTER or any encumbrance or charge on the same to which this sale is not subject, the VENDOR/PROMOTER will indemnify the ALLOTTEE/PURCHASER/S in all respects.
- (14) THAT the VENDOR/PROMOTER covenants with the ALLOTTEE/PURCHASER/S that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.



Contd. ...

(15) The ALLOTTEE/PURCHASER/S covenants that he/she/they fully satisfied himself/herself/themselves regarding correctness of the dimensions of the plot and agrees to enjoy all facilities commonly with other ALLOTTEE/PURCHASER/S of the plots in the said layout.

(16) The ALLOTTEE/PURCHASER/S after taking over the possession of the said plot shall use the said Plot or any part thereof or permit the same to be used only for Residential / legal Purposes.

(17) THAT the ALLOTTEE/PURCHASER/S covenant that he/she/they shall get the building plan approved from the appropriate authority at his/her/their own cost and shall construct the house on the said plot or land as per rules and regulations of appropriate authorities.

(18) It is agreed that the ALLOTTEE/PURCHASER/S shall obtain his/her/their own electric meter on payment of necessary deposit, connection charges, overhead expenses to the MSEDCL / SNDL as and when required.

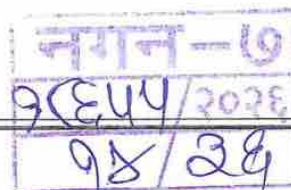
(19) THAT expenses on account of payment of Stamp Duty and Registered Fees and other related expenses are borne and paid by ALLOTTEE/PURCHASER/S.

(20) That, the Purchaser has agreed to pay the Maintenance charges as determined by the vendor from the date of execution of sale deed to the next five years and after that the responsibility of maintenance of the said plot is of the purchaser/Society of the said layout. If the purchaser fails to pay such maintenance charges as determined by the vendors then the same amount will have to pay by the respective associates of that plot. After the clearance of all dues of the plot and maintenance charges vendors will mutate the name of customers in Govt. records.

SCHEDULE – "A"

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land Plot No. 30 admeasuring about 112.50 Square Meters. (OR 1210.95 Square Feet) (dimensions are as shown in the plan annexed herewith) being portion of Lay-out known as "METROCITY-9" carved on non-agricultural land bearing Khasra / Survey No. 241 of MOUZA – LAVA, P.S.K. 4-A, situated at Village – Lava, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and the same is bounded as under:

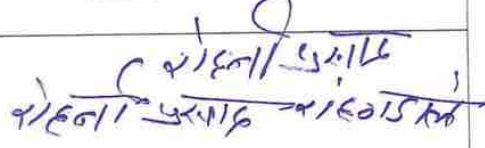


Contd. ...

Plot No. 30

ON THE EAST - BY KHASARA BOUNDARY,
 ON THE WEST - BY 9.00 MTR ROAD,
 ON THE NORTH - BY PLOT NO. 31,
 ON THE SOUTH - BY PLOT NO. 29.

IN WITNESSES WHEREOF THE VENDOR/PROPMOTOR AND THE ALLOTTEE/PURCHASER/S hereto have signed this SALE DEED at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. METROCITY DEVELOPERS 1)  (PRASHANT BONGIRWAR, HUF) through Karta PRASHANT MANOHARRAO BONGIRWAR
02			2)  (VISHAL VASANT GANDHEWAR) Partners <u>VENDOR/PROMOTER</u>
03			 <u>MR. ROHANIPRASAD RAHANGDALE</u> <u>PURCHASER</u>
<u>WITNESSES :-</u>			
01			1)  महेश पुनाराम शरणागत

नगन-७
१६५५/२०२६
१५/०६



Contd. ...

02			 2) <u>सवित्र गोरेलाल देवमर्</u>
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नगन-७
 १८६५५/२०२६
 १६/२६





06-10-2026 16:06

दस्त गोपबारा भाग-2

नगन7

दस्त क्रमांक:18655/2026

38/26

दस्त क्रमांक : नगन7/18655/2026

दस्त प्रकार : विक्रीपत्र

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	द्वयाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :मेमर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार प्रशांत मनोहरराव बोंगीरवार एच यु एफ, मेमर्स मेट्रो सिटी डेव्हलपर्स तर्फे भागीदार विशाल वसंत गंधेवार ज्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. सचिन विजय वनकर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: ११ ए खरे टाउन धर्मपेठ,नागपूर,आधार क्र 256315653287, महाराष्ट्र, नागपूर. पैन नंबर: ABQFM9982L वय: 34	Sachin		
2	लिहून घेणार	नाव :रोहणीप्रसाद राहांगडाले पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: काटोल बायपास रोड, भिवसेन खोरी, चिंतामणी नगर, दाभा, नागपूर,आधार क्र 2337 2125 4239, महाराष्ट्र, नागपूर. पैन नंबर: CEXPR6392R वय: 36	रोहणीप्रसाद		

वरील दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 06-10-2026 वेळ :16:03

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

ओळख:-दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आचार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत 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	पॉवर ऑफ अटॉर्नी होल्डर सचिन विजय वनकर	06-10-2026 04:04:21 म.नं.	सचिन विजय वनकर M 1168792509876822016
2	लिहून घेणार रोहणीप्रसाद राहांगडाले	06-10-2026 04:04:01 म.नं.	रोहणीप्रसाद राहांगडाले M 1427111842116358144

95844 नंबराचे बुकाचे
नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण 38 पाने आहेत.

योगिणी नामदेवराव कडू

सह दु.नि.नागपूर 7

शिक्षा क्र.4 (ओळख)

तारीख:- 06-10-2026 वेळ :16:04

सह दुय्यम निबंधक

नागपूर क्र. ७,

दि ०८ माहे १० सन २०२६

