

264/8356

पावती

Original/Duplicate

Wednesday, September 09, 2026

नोंदणी क्र.: 39म

3:28 PM

Regn.: 39M



25.1

पावती क्र.: 17019 दिनांक: 09/09/2026

गावाचे नाव: शिरूळ त.सा.क्र. 71

दस्तावेजाचा अनुक्रमांक: नगन1-8356-2026

दस्तावेजाचा प्रकार : विक्रीपत्र

सादर करण्याच्या नाव: राकेशकुमार सुरेश पटले

नोंदणी फी

रु. 15550.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 44

H PATLE

DELIVERED ORIGINAL
REGISTERED DOCUMENT

एकूण:

रु. 17310.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:47 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक-१
नागपूर जिल्हा, ९,

बाजार मूल्य: रु. 522000/-

मोबदला रु. 1554803/-

भरलेले मुद्रांक शुल्क : रु. 93300/-

1 1 0 8

INFRASTRUCTURE

1) देयकाचा प्रकार: DHC रक्कम: रु. 1760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926085003536 दिनांक: 09/09/2026

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 15550/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009811229202627E दिनांक: 09/09/2026

वॅकेचे नाव व पत्ता:

and Fifty Rupees

सह दुय्यम निबंधक-१

COTUDKH9

ot Verified with RBI

XXXXXX7777

int.

सादर चलन लागू

NOTE:- This challan is valid for document to be registered.

सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांचा लागू होतो. अन्यत्र तो ग्राह्यकार्यालयात नोंदणी केला जाणार नाही.

सह दुय्यम निबंधक-१





CHALLAN
MTR Form Number-6



GRN MH009811229202627E		BARCODE		Date 08/09/2026-11:14:45		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)		DGKXXXXXXN	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		SHRI RAKESHKUMAR SURESH PATLE	
Location NAGPUR				Flat/Block No.		Plot No. 39	
Year 2026-2027 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			93300.00		Shirul		
0030063301 Registration Fee			15550.00		Area/Locality		
					90.278 Sq. Mtrs.		
					Town/City/District		
					PIN		
					4 4 1 1 0 8		
					Remarks (If Any)		
					PAN2=AAECL5582D-SecondPartyName=LCPL INFRASTRUCTURE		
					PRIVATE LIMITED-CA=1554803-Marketval=525000		
					Amount In		
					One Lakh Eight Thousand Eight Hundred Fifty Rupees		
Total			1,08,850.00		Words		
					Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572026090830960 IK0DTUDKH9	
Cheque/DD No.				Bank Date	RBI Date	08/09/2026-11:24:16 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : XXXXXX7777
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Signature]

नगन-९
 १३/९/२०२६
 ९/८८





Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926085003536 Payment Date : 08/09/2026

Received from Shri Rakeshkumar Suresh Patle, Mobile number 7777777777, an amount of Rs.1760/- towards Document Handling Charges for the iSARITA 1.9 in the Joint District Registrar's office of the District Nagpur.

Payment Details

Bank Name :	SBIN	Receipt Date :	08/09/2026
Bank CIN :	10029762026090803441	REF No. :	3766119298125

This is computer generated receipt, hence no signature is required.

नगन-९
1348/2026
2/88



SALE DEED

FOR RS. 15,54,803/-

(RUPEES FIFTEEN LACS FIFTY FOUR THOUSAND EIGHT HUNDRED THREE ONLY)

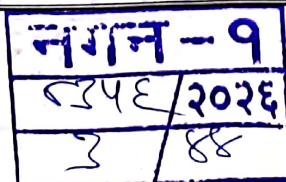
GOVERNMENT MARKET VALUE RS. 5,25,000/-

Valuation of Stamp Duty @ Rs. 5,780/- per Sq. Mtrs. as per Division No. 9/9.2 of Government Stamp Duty Ready Reckoner, 2026 - 2027 for Khasra No. 120 of Mouza - Shirul, Tahsil - Hingna, District - Nagpur]

This **SALE DEED** is made and executed at **NAGPUR** on this 08th Day of **SEPTEMBER, 2026**

BETWEEN

LCPL INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company, duly incorporated under provisions of the Companies Act, 2013 bearing CIN: U70109MH2021PTC357431 (PAN: AAEL5582D), having its Registered Office at Shop Nos. 217 & 218, 2nd Floor, Shreeram Shyam Tower, Kingsway, Nagpur - 440001, E-Mail Id: luvkushcorp213@gmail.com, acting through its **AUTHORISED DIRECTOR, KUSH S/O PRAMOD AGRAWAL**, Aged about 31 years, Occupation - Business (P.A.N: BJBPA4235L) [Aadhaar No. 7506 3592 6212] Mobile No. 7387242089, Resident of Flat No. BW-4, Ganga Sagar Apartments, 83/84, Canal Road, Ramdaspath, Nagpur - 440010, herein afterwards called as the "**VENDOR / DEVELOPER**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**VENDOR / DEVELOPER**" as well as its Chairman, Directors, Shareholders, their respective heirs, successors in title, legal representatives, executors, administrators and assigns of the **ONE PART**.



SHRI RAKESHKUMAR SURESH PATLE, Aged about 34 years, Occupation - Service (P.A.N: DGKPP6141N) [Aadhaar No. 2665 2279 3402], Mobile No. 8806117672, rakeshkumarpatile@gmail.com, Resident of Ward No. 1, At Post - Paraswada, Tahsil & Gondiya - 441601, herein afterwards called as the "PURCHASER" which expression shall be repugnant to the context or meaning thereof always mean and include the said "PURCHASER" as well as his heirs, successors in title, legal representatives, executors, administrators and assigns of the SECOND PART.

A. DESCRIPTION OF THE PROJECT LAND:

WHEREAS the Vendor / Developer is sole and absolute owner of All That piece of parcel of Non - Agricultural land admeasuring 18800.00 Sq. Mtrs. bearing Khasra No. 120, P. No. 71 of Mouza - Shirul, situated within the limits of Grampanchayat - Shirul in Tahsil Hingna and District - Nagpur, which is more particularly described in the Schedule of Properties hereunder written (Hereinafter referred to as the "Project land").

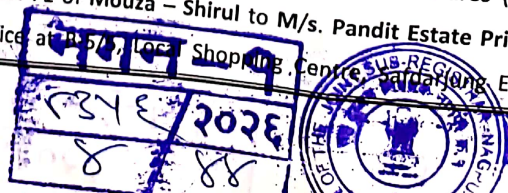
B. TITLE HISTORY OF THE LAND:

WHEREAS originally, All That piece and parcel of Agricultural land admeasuring 1.88 Hectares (4.645 Acres) bearing Khasra No. 124 (Old), P.H. No. 71 of Mouza - Shirul, held in Bhuwarg Class - I rights, situated within the limits of Grampanchayat - Shirul in Tahsil - Hingna and District - Nagpur belonged to Shri Pandurang Kisan who in turn lateron sold the said Agricultural land to Shri Shalikram Chintaman Gode, Resident of Chandan Nagar, Nagpur by virtue of registered Sale Deed dated 26-05-1972.

WHEREAS in due course of time, the re-survey of Mouza - Shirul was conducted pursuant thereto, the said Agricultural land admeasuring 1.88 Hectares (4.645 Acres) was re-numbered as Khasra No. 120 (New).

WHEREAS lateron, Shri Shalikram Chintaman Gode (Being the Vendor) and M/s. Jagdamba Realtors Private Limited, having its Registered office at 6th Floor, Nikalas Towers, Central Bazar Road, Ramdaspath, Nagpur, acting through its Authorised Signatory, Shri Vishal Nanaji Kondawar, Resident of 202, Hare Krishna Enclave, Ramdaspath, Nagpur (Being the Confirming Party) sold the said Agricultural land admeasuring 1.88 Hectares (4.645 Acres) bearing Khasra No. 120, P.H. No. 71 of Mouza - Shirul to M/s. Pandit Estate Private Limited, having its then Registered Office at 15/2, Local Shopping Centre, Ramdaspath Enclave, Near

[Signature]



HDFC Bank, New Delhi, acting through its Authorized Signatory, Shri Gopal Ramkishore Sharma, Resident of 15- A, Vandana Apartment, Ramdaspeth, Nagpur by virtue of a Sale Deed which is registered at Serial No. 06153 / 2009 on 31-12-2009 in the office of Sub – Registrar – Hingna and accordingly its name was mutated in 7/12 extract vide Mutation Entry No. 1534 dated 01-08-2011.

WHEREAS thereafter, M/s. Pandit Estate Private Limited, having its Registered Office at 31, Link Road, 2nd Floor, Lajpat Nagar – 3, New Delhi, acting through its Authorized Signatory, Shri Nishant Suresh Parhad, Resident of 57, Hudkeshwar Road, Freedom Fighter Colony, Mhalginagar, Nagpur sold the said Agricultural land admeasuring 1.88 Hectares bearing Khasra No. 120, P.H. No. 71 of Mouza – Shirul to LCPL Infrastructure Private Limited, having its Registered Office at Shop Nos. 217 & 218, 2nd Floor, Shreeram Shyam Tower, Kingsway, Nagpur, acting through its Authorised Director, Shri Kush Pramod Agrawal, Resident of Flat No. BW-4, Ganga Sagar Apartments, 83/84, Canal Road, Ramdaspeth, Nagpur by virtue of a Sale Deed which is registered at Serial No. 12453 / 2025 on 12-11-2025 in the office of Sub – Registrar No. 5, Nagpur and accordingly, its name was mutated in 7/12 extract vide Mutation Entry No. 4082 dated 03-12-2025.

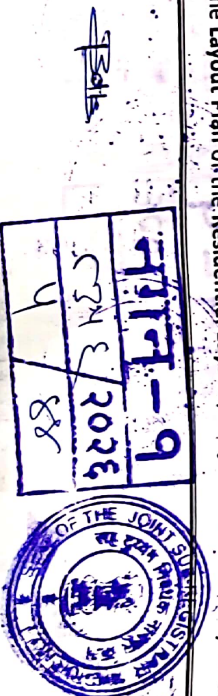
WHEREAS subsequently, the Vendor / Developer i.e. LCPL Infrastructure Private Limited decided to develop the said Agricultural land admeasuring 1.88 Hectares bearing Khasra No. 120, P.H. No. 71 of Mouza – Shirul in Tahsil – Hingna and District – Nagpur into a Residential Layout / Project by laying several Plots of different dimensions therein.

C. N.A. CONVERSION OF LAND:

The Government of Maharashtra (Revenue and Forest Department) has given exemption for obtaining any separate Non-Agricultural permission from the Collector or Tahsildar for development of a land which is eligible for development permission or approval and the land shall be deemed to be converted for Non – Agricultural use under Section 42 of the Maharashtra Land Revenue Code (Second Amendment Act), 2025 vide G.R. No. N.A.P. – 2025 / CR-177 / Land -01A, dated 10-02-2026. The provisions of the said G.R. are applicable to the aforesaid land, hence the Vendor / Developer is not under obligation to obtain separate Non – Agricultural permission from the Collector or Tahsildar for development of the Residential Layout / Project.

D. SANCTION OF THE LAYOUT PLAN:

The Layout Plan of the Residential Layout / Project named and styled as Oasis Vatika laid over



levied thereon and payable till date.

SCHEDULE OF MANNER OF PAYMENT

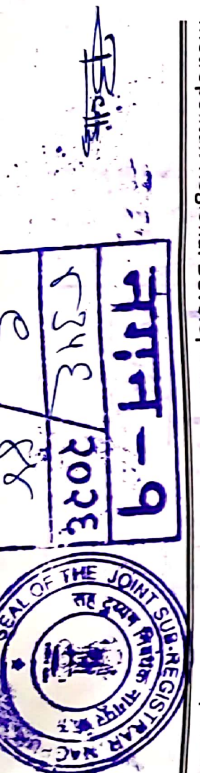
DATE	AMOUNT	CHEQUE / RTGS / NEFT / UTR NO.	BANK & BRANCH
27-06-2026	Rs. 51,000/-	NEFT UTR No. IN42617859337256	ICICI Bank
04-08-2026	Rs. 90,000/-	UPI: 34841165286	State Bank of India
05-08-2026	Rs. 14,481/-	UPI: 607595149395	State Bank of India
07-09-2026	Rs. 13,99,322/-	(Rupees Thirteen Lacs Ninety Nine Thousand Three Hundred Twenty Two Only) financed by ICICI HFC Ltd. to the Purchaser and paid for and behalf of the Purchaser to the Vendor / Developer towards full & final sale consideration amount in lieu of purchasing the said Plot by Pay Order No. 949105, dated 07-09-2026, drawn on ICICI Bank, Nariman Point, Mumbai, the receipt whereof is hereby acknowledged by the Vendor / Developer.	
TOTAL	Rs. 15,54,803/-	(RUPEES FIFTEEN LACS FIFTY FOUR THOUSAND EIGHT HUNDRED THREE ONLY)	

THAT THE VENDOR / DEVELOPER AND THE PURCHASER DO HEREBY COVENANT WITH EACH

OTHER AS FOLLOWS:-

1. THAT the Vendor / Developer confirms that the project land bearing Khasra No. 120 is its self acquired and exclusive owned property belonging to it and it further confirms that no other person has any ownership, title, right, share, interest or claim of partition or possession in the said land or part thereof in any manner.
2. THAT the Vendor / Developer confirms that it has absolute legal right and authority to develop the project land bearing Khasra No. 120 into a residential layout without any let, hindrances or interference from any third person or authority and the Vendor / Developer has all legitimate rights to assign, convey, sell, transfer the Plots in the residential layout including the Plot purchased by the Purchaser, absolutely and forever.

3. THAT the Vendor / Developer confirms that it has lawful rights and requisite approvals from planning, statutory and revenue authorities, government departments and local bodies etc. for laying and developing the said land into residential layout. The Vendor / Developer confirms that it has complied all terms, conditions, stipulations of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A) and planning, statutory and revenue



23. THAT the Vendor / Developer confirms that any change in constitution, viz. voluntary winding up or statutory liquidation or admission, retirement, removal or death of any Director in future shall not invalidate this Sale Deed or affect its enforceability, which may be detrimental or prejudicial to legitimate rights and interests of the Purchaser.

24. THAT the Vendor / Developer confirms that any change in constitution, viz. voluntary winding up or statutory liquidation or admission, retirement, removal or death of any Director in future shall not invalidate this Sale Deed or affect its enforceability, which may be detrimental or prejudicial to legitimate rights and interests of the Purchaser.

25. THAT the Vendor / Developer and the Purchaser confirm and declare that they have thoroughly read and understood each and every content and covenants of this Sale Deed and every content and covenants of this Sale Deed are also read over and explained to them in vernacular and thereafter they have voluntarily and willingly signed and executed this Sale Deed without any confusion, threat, coercion, undue influence, misrepresentation, intoxication of any kind whatsoever, from any person, whomsoever and they further confirm and declare that they are absolutely satisfied with covenants of this Sale Deed.

SCHEDULE OF PROPERTY REFERRED HEREINABOVE

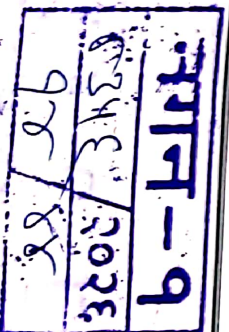
(RESIDENTIAL)

ALL THAT piece and parcel of Plot No. 39 (Thirty Nine) total containing by admeasurement 90.278 Sq. Mtrs. (971.752 Sq. Fts.) in the Residential Layout known as Oasis Vaitika laid over Non - Agricultural land admeasuring 18144.164 Sq. Mtrs. forming part and parcel of Land total containing by admeasurement 18800.00 Sq. Mtrs. bearing Khasra No. 120, P.H. No. 71 of Mouza - Shirul, situated within the limits of Grampanchayat - Shirul in Tahsil - Hingna and District - Nagpur, which is delineated in Red colour lines in the approved "Layout Plan" annexed herewith and bounded as under:-

ON THE EAST BY	-----	9.00 MTRS. WIDE ROAD
ON THE WEST BY	-----	PLOT NO. 46
ON THE NORTH BY	-----	PLOT NO. 40
ON THE SOUTH BY	-----	PLOT NO. 38

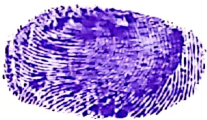
IN WITNESS WHEREOF the Vendor / Developer has executed this SALE DEED at NAGPUR and signed attesting WITNESSES named and signed as under:-
Drafted by: R.H. AGRAWAL (Advocate)

SR. NO. PHOTOGRAPH EXECUTANT



IN WITNESS WHEREOF the VENDOR / DEVELOPER and the PURCHASER have signed and executed this SALE DEED at NAGPUR on this 08th Day of SEPTEMBER, 2026 in presence of under named and signed attesting WITNESSES.

Drafted by: R.H. AGRAWAL (Advocate), Nagpur.

Sr. No.	PHOTOGRAPH OF EXECUTANTS	LEFT HAND THUMB IMPRESSION OF EXECUTANTS	SIGNATURE & FULL NAME OF EXECUTANTS
1)			 FOR LCPL INFRASTRUCTURE PRIVATE LIMITED KUSH PRAMOD AGRAWAL (AUTHORISED DIRECTOR) (VENDOR / PROMOTER)
2)			 SHRI RAKESHKUMAR SURESH PATLE (PURCHASER)
WITNESSES			
Sr. No.	PHOTOGRAPH OF WITNESSES	LEFT HAND THUMB IMPRESSION	SIGNATURE AND FULL NAME OF WITNESSES
1)			 ()
2)			 ()

१११-१
०९/०९/२०२६
१५/४४

