

266/11914
Friday, September 25, 2026
11:43 AM

पावनी

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M



पावनी क्र.: 16557 दिनांक: 25/09/2026

गावाचे नाव: भिलगाव
दरमोबजाचा अनुक्रमांक: नगन3-11914-2026
दरमोबजाचा प्रकार: विक्रीपत्र
मादर कर्णान्याचे नाव: रामभाऊ उमरावजी केने

नोंदणी फी
दरम हाताळणी फी
पुष्तांची संख्या: 40
₹. 27300.00
₹. 1600.00

DELIVERED

एकूण: ₹. 28900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:01 PM ह्या वेळेस मिळेल.

सह-दुय्यम निवेद्यक
नागपूर क्र. ३

वाजोर मूल्य: ₹. 2000500/-
मोबदला ₹. 2725056/-
थंबनेल मुद्रांक शुल्क: ₹. 163600/-

0 0 9

- 1) देयक्रमा प्रकार: DHC रक्कम: ₹. 1600/-
डीडी/थनादेश/पि ऑर्डर क्रमांक: 0926259900811 दिनांक: 25/09/2026
वेळेचे नाव व पत्ता:
 - 2) देयक्रमा प्रकार: eChallan रक्कम: ₹. 27300/-
डीडी/थनादेश/पि ऑर्डर क्रमांक: MH010737840202627E दिनांक: 25/09/2026
वेळेचे नाव व पत्ता:
- नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

jpees Only

699104

ified with RBI

Department ID :

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

Mobile No. : XXXXXX0000

नगन-३
१९९९४/२०२६
१/४०



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Print Date 23-09-2026 06:06:19

१९९९४/२०२६
२/४०



CHALLAN
MTR Form Number-6



GRN	MH010737840202627E	BARCODE											Date	23/09/2026-18:04:35	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) BHWXXXXXXN														
Office Name NGP8_JT NAGPUR NO 8 SUB REGISTRAR			Full Name RAMBHAU U KENE														
Location NAGPUR																	
Year 2026-2027 One Time			Flat/Block No.			PLOT NO 40											
Account Head Details			Amount In Rs.			Premises/Building											
0030046401 Stamp Duty			163600.00			Road/Street			MOUZA - BHILGAON								
0030063301 Registration Fee			27300.00			Areal Locality			NAGPUR								
						Town/City/District											
						PIN			440009								
			Remarks (If Any)														
			SecondPartyName=MS SMC INFRA-														
Total			190,900.00			Amount In Words			One Lakh Ninety Thousand Nine Hundred Rupees Only								
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK											
			Cheque-DD Details			Bank CIN			Ref. No.			02300042026092313523			262665699104		
Cheque/DD No.						Bank Date			RBI Date			23/09/2026-18:05:58			Not Verified with RBI		
Name of Bank						Bank-Branch			BANK OF MAHARASHTRA								
Name of Branch						Scrol No. , Date			Not Verified with Scrol								

Department ID : XXXXXXX0000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालान केवल दस्तावेज निलंबक कार्यालयों में नोंदणी करवाया गया दस्तावेजों के लिए और, नोंदणी न करवाया गया दस्तावेजों के लिए चालान नहीं है।

नॉट-3
99९9४/२०२६
१/२०



नॉट-3
99९9४/२०२६
२/२०



“GOVIND PARK” SALE DEED

SALE CONSIDERATION OF Rs. 27,25,056/- Only.

MARKET VALUE OF RS. 20,00,500/- Only.

STAMP DUTY OF RS. 1,63,600/- & REG. FEE OF RS. 27,300/-

KHASRA NO. 15/2 out of PLOT NO. 40 SITUATED AT BHILGAON,

MOUZA - BHILGAON, TAH. KAMPTEE, DIST. NAGPUR

(NMRDA ZONE, PAGE NO. 3273, ITEM NO. 2.4.1

@ RATE OF RS. 10,160/- PER SQ. MTR. AS PER ASR 2025-2026)

THIS DEED OF SALE IS MADE AND EXECUTED AT NAGPUR ON THIS
23RD DAY OF SEPTEMBER, 2026

BETWEEN

VENDOR : M/s. SMC INFRA
/ PROMOTER PAN - ACYFS 5453 R

A Partnership Firm

Having it Office at 201, 1st Floor, Brij Bhumi
Complex, C.A. Road, Nagpur.

Acting through its Authorised Partner

Mr. SURENDRAMOCHAN MANGALDAS CHADDA

Aged About 71 Yrs, Occ. : Cultivator / Business,

R/o. House No. 19, H.B. Town, Pardi, Bhandewadi

Nagpur - 440035 Aadhar No. 3536 5652 1011

Mobile No. 9822696655

through Power of Attorney for Admission

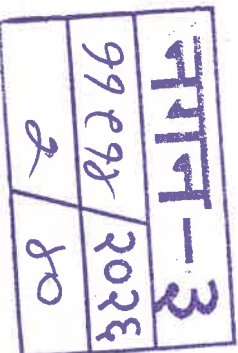
Mr. EKNATH DEORAMJI JANGADE

Aged About 50 Yrs, Occ. : Business/Service,

R/o. Lalbahadur Shastri Ward, Bhandara - 441904

Aadhar No. 7712 5308 8027

Cont. -----



Hereinafter called the "**VENDOR/PROMOTER**", which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR/PROMOTER**, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART. AND**

**ALLOTTEE/
PURCHASER**

Mr. RAMBHAU UMRAOJI KENE

Aged About 62 Years, Occu. - Business

R/o. House No. 4, Tah. Ramtek, Salai,

Pipariya, Nagpur - 441401

PAN - BKWPK3736N DOB - 22.12.1964

Aadhar No. 2556 9067 5223

Mobile No. 9370113873

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

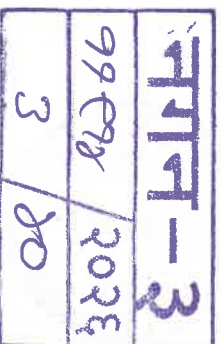
(1) **TITLE HISTORY :-**

The Vendor/Promoter hereinabove named is owns and possess and in possession of the properties comprising :-

(A) **10%+10%+5%+10% = 35% Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.3235 Hectares + 0.647 Hectares = 2.2645 Hectares)** share and interest in ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 15/2 admeasuring 6.47 Hectares of **MOUZA - BHILGAON**, P.S.K. 15, Rental of Rs. 25.00 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat - Bhilgaon, in Tah. Kamptee and Dist. Nagpur.

AND WHEREAS, the Vendor/ Promoter has purchased the aforesaid property i.e. Admeasuring area 2.2645 Hectares from 1) **Mr. Ganesh Laxmanrao Ghate**, 2) **Mr. Laxmikant Laxmanrao Ghate**, 3) **Smt. Sarita Subhash Yadav**, 4) **Alka Laxmanrao Ghate**, Vide it Registered Sale Deed dated **16.11.2021** and its Registered Sr. No. **KMT - 6790/2021** in the Office of the Sub Registered **Kamptee.**

(B) **10% + 10% + 2.5% + 2.5% = 25% Undivided Share and Interest (i.e. 0.647 Hectares + 0.647 Hectares + 0.16175 Hectares + 0.16175 Hectares = 1.6175**



1

100

100

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

73 total admeasuring Area 15.97 Acres (or 6.47 Hectares) and the same has been given a New Khasra Number as Kh. No. 15.

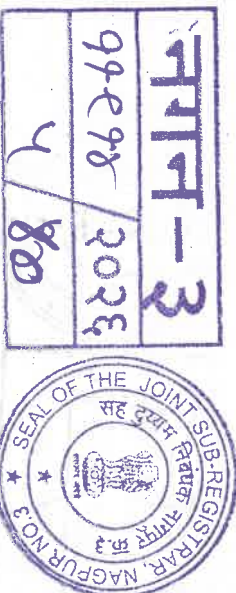
AND WHEREASE, Mr. Laxman Ramaji Ghate left for heavenly abode on 12.04.1988 interest, leaving behind him, his two wives Smt. Radhabai Laxman Ghate (who left for heavenly abode sometime in the year 1950) and Smt. Radabai Laxman Ghate his five sons namely 1) Mr. Raghunath Laxman Ghate and 2) Dwarakanath Laxman Ghate (sons of first wife Smt. Radhabai Laxman Ghate) iii) Mr. Ulhas Laxman Ghate, iv) Mr. Laxmikant Laxman Ghate and V) Mr. Ganesh Laxman Ghate (Sons of Second Wife Smt. Radhabai Laxman Ghate) and his five daughters namely 1) Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav daughter of First wife Smt. Radhabai Laxman Ghate) 2) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop, 3) Smt. Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav (daughters of Second Wife Smt. Radhabai Laxman Ghate) as his only legal heirs who thus inherited his said land bearing Khasra No. 15/2 by way of intestate succession.

AND WHEREASE, one of Co-owner of the said land by name Smt. Radhabai Laxman Ghate (Second wife of Mr. Laxman Ramaji Ghate) also left for heavenly abode on 06.11.2015 intestate, leaving behind her, her three sons namely (1) Mr. Ulhas Laxman Ghate, 2) Mr. Laxmikant Laxman Ghate, 3) Mr. Ganesh Laxman Ghate and her four daughters namely 1) Ku. Alka Laxman Ghate 3) Smt. Sulochana Ashok Gop, 3) Ranjana Nandkishore Yadav, 4) Smt. Usha Devendra Yadav as his only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Radhabai Laxman Ghate by way of intestate succession.

AND WHEREAS, one of co-owner of the said land by name Mr. Dwarakanath Laxman Ghate (legal heirs of Mr. Laxman Ghate and Smt. Radhabai Ghate) left for heavenly abode on 16.09.2017 and his wife Smt. Nirmaladevi Dwarakanath Ghate predeceased him on 28.09.2008 intestate, leaving behind them, their only son Mr. Manish Dwarakanath Ghate and their only married daughter Smt. Sarita Subhase Yadav as their only legal heirs, who thus inherited the undivided share in the said land of deceased Mr. Dwarakanath Laxman Ghate by way of interstate succession.

AND WHEREAS, one of co-owner of the said land Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav (legal heirs of Mr. Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 17.01.2006 intestate, leaving behind her, her three sons namely 1) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav 2) Mr. Ravikant Jaidevprasad alias Jagdevprasad Yadav 3) Mr. Shrikant Jaidevprasad alias Jagdevprasad Yadav and his daughters Namely i) Smt. Seema Harishankar

Cont. ----



Yadav, ii) Smt. Jayshree Santosh Gop, iii) Smt. Bharti Santosh Yadav and iv) Ku. Sushma Jaidevprasad alias Jagdevprasad Yadav as her only legal heirs, who thus inherited the undivided share in the said land of deceased Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav by way of intestate succession.

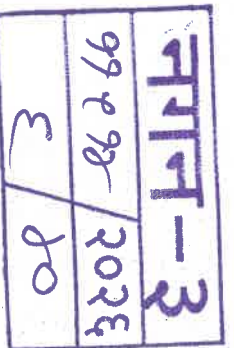
AND WHEREAS, one of the co-owner of the said land by name Smt. Sulochans Ashok Gop (legal heir of Mr. Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 26.06.2018 intestate, leaving behind her, her three daughters namely 1) Smt. Shubhangi Vivek Yadav, 2) Ku. Archana Ashok Gop, 3) Ku. Minakshi Ashok Gop as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Sulocaha Ashok Gop by way of intestate succession.

AND WHEREAS, One of Co-Owner of the said land by name Smt. Rajani Nandkishore Yadav (Legal heirs of Laxman Ghate and Smt. Radhabai Ghate) also left for heavenly abode on 09.12.2003 intestate, leaving behind her, her two sons namely Mr. Hariom Nandkishor yadav and Mr. Harihar Nandkishore Yadav and her two daughters namely Smt. Venu Roshan Yadav, Smt. Renu Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Rajani Nandkishore Yadav by way of intestate succession.

AND WHEREAS, Smt. Renu Prakash Yadav also left for heavenly abode on 10.03.2006 intestate, leaving behind her, her two daughters namely Ku. Kalyani Prakash Yadav and Ku. Indrayani Prakash Yadav as her only legal heirs who thus inherited the undivided share in the said land of deceased Smt. Renu Prakash Yadav by way of intestate succession.

AND WHEREAS, as such i) Mr. Raghunath Laxman Ghate ii) Smt. Nirmaladevi Dwarkanath Ghate, iii) Mr. Manish Dwarkanth Ghate, iv) Smt. Sarita Subhash Yadav, (Sr. No. (iv) the previous Vendor No. 3 hereinabove named) (Sr. No.(ii) to iv legal heirs of Shir Dwarkanath Laxman Ghate) v) Mr. Krishnakant Jaidevprasad alias Jagdevprasad Yadav, vi) Mr. Ravikant Jaidevprasad alias jagdevprasad yadav, vii) Smt. Seema Harishankar Yadav, ix) Smt. Jayshree Ssantosh Gop, X) Smt. Bharti Santosh Yadav (Sr. No. (V) to (x) legal heirs of Smt. Tarabai Jaidevprasad alias Jagdevprasad Yadav), xi) Mr. Uhas Laxman Ghate, xii) Mr. Ganesh Laxman Ghate, xiii) Shri Laxmikant Laxman Ghate, Xiv) Ku. Alka Laxman Ghate legal heirs of Smt. Renu Prakash Yadav) thus jointly became the absolute and co-owners of the said land admeasuring 6.47 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON in which the Previous Vendors having 10% + 10%+5% + 10% = 35% Undivided Share and interest (i.e. 0.647 Hectares +0.647 Hectares+0.3235 Hectares+0.647 Hectares, bearing Khasra No. 15/2 of MOUZA- BHILGAON with

Cont. ----



heritable and transferable rights therein names are duly recorded in all relevant Govt. Records.

N.A. PERMISSION :

The aforesaid lands bearing Survey / Khasra / Gat No. 15/2 (Part) of **MOUZA - BHILGAON**, P.H. No. 15, admeasuring **3.88 Hectare R (38800.00 Sq. Mtrs.)** is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. **KA.Abhi./Nampurvipra/9737**, Dated **07-10-2024** passed in Revenue Case No. **31/N.A.P. 34/2024 - 25** dated **11 December 2024**, Mouza-Bhilgaon, P.H. No. 15, Tah. Kamptee Dist. Nagpur, issued by Collector Kamptee

LAY-OUT SANCTION :

For the purpose of development of said land the aforesaid Vendor/Promoter the aforesaid Vendor/Promoter have prepared a layout on the said lands by carving out various Plots of different sizes therein and the said layout Plan is finally sanctioned and approved by the Metropolitan Commissioner, Nagpur Metropolitan Regional Development Authority on **05.03.2025 and 12.11.2025** upon the several terms and conditions contained therein and thereafter Executive Engineer, Nagpur Metropolitan Region Development Authority has issued released letter on **05.03.2025 and 12.11.2025** as per Letter No. (1) **E.E./NMRDA/DPC/RL - 1774**, and (2) **A.E.I.(East)/NMRDA/4228** issued by the Executive Engineer - I Nagpur Metropolitan Region Development Authority.

AND WHEREAS, the Vendor/Promoter has got the Project registered under the provisions of the Maharashtra Real Estate (Regulation and Re Development) Act, 2016 with the Real Estate Regulatory Authority and the **MAHARERA** granted the Registration on 03.02.2025 and its Project Registration Number **P505000 79061**
Real Estate Project Name :

The said Real Estate Project is purely a Plotted Development and shall be known and styled as **"GOVIND PARK"** (Hereinafter referred to as the "Project")

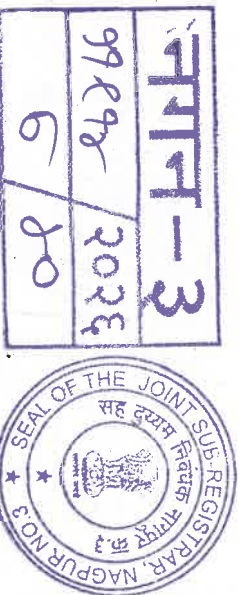
ADDRESS :

Survey / Khasra / Gut Nos. 15/2 (Part) of MOUZA - BHILGAON, P.S.K. 15, Grampanchayat - Bhilgaon Tahsil - Kamptee and District - NAGPUR, PIN Code - 441001.

(4) Interest shown by the ALLOTTEE/PURCHASER :

ALLOTTEE/PURCHASER was in search of residential Plot in vicinity of Metro Region and that is when she/he came to know about the said project of the

Cont. ----



Vendor/Promoter. The Vendor/Promoter have disclosed entire information alongwith all sanctioned documents to the complete satisfaction of the ALLOTTEE/PURCHASER and thereafter the ALLOTTEE/PURCHASER has conveyed his readiness and willingness to purchase the **PLOT NO. 40** out of the project known as "**GOVIND PARK**" which is more particularly described in the Schedule B and location of which is shown on authenticated copy sanctioned Lay-out plan annexed herewith as "Annexure C".

(5) Offer and acceptance :

The Parties relying on the confirmations representation and assurances of each other to faithfully abide by mutually agreed all the terms, conditions and stipulations and all applicable laws, upon the terms and conditions stated therein.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) THAT in pursuance of the agreement and in consideration of a **total Consideration of Rs. 27,25,056/- (Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only)** paid by the PURCHASER to the Vendor/Promoter in the manner appearing here in below, the receipt whereof the Vendor/Promoter do hereby acknowledge and the Vendor/Promoter being the absolute Owners of the said lands, do hereby convey, grant, sell and transfer the property comprising ALL THAT Piece and Parcel of land bearing **PLOT NO. 40** containing by admeasurements area **157.50 Sq. Mtrs. or 1695.33 Sq. Ft.** in **Khasra No. 15/2 (Part) of Mouza-Bhilgaon, Tah. Kamptee, Dist. Nagpur, Khate No. 19797 P.H. No. 15** out of the sanctioned lay-out known and styled as "**GOVIND PARK**", being a portion of the entire Non Agricultural lands bearing Survey/Khasra/ Gut No. 15 and including all other easementary rights appurtenant and belonging thereto, situated at Village - **BHILGAON**, in Tahsil - Kamptee and District - NAGPUR, hereinafter termed shortly as the "**SAID PLOT**" more particularly described in Schedule B hereunder written, to and unto the PURCHASER to hold the same as an absolute owner, free from all encumbrances.

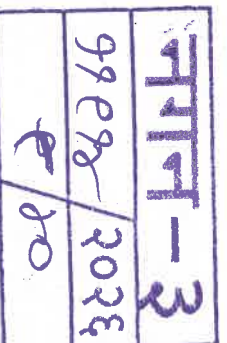
(2)

MANNER OF PAYMENT :-

1) **Rs. 51,000/-** **Rs. Fifty-one Thousand Only** paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 694017 dtd. 04.05.2026

2) **Rs. 2,50,000/-** **Rs. Two Lakh Fifty Thousand Only** paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 672693 dtd. 19.08.2026

Cont. -----



- 3) Rs. 2,50,000/- Rs. Two Lakh Fifty Thousand Only paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 672694 dtd. 19.08.2026
- 4) Rs. 2,50,000/- Rs. Two Lakh Fifty Thousand Only paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 672695 dtd. 07.09.2026
- 5) Rs. 2,50,000/- Rs. Two Lakh Fifty Thousand Only paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 672696 dtd. 07.09.2026
- 6) Rs. 1,74,056/- Rs. One Lakh Seventy-four Thousand Fifty-six Only paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 672697 dtd. 07.09.2026
- 7) Rs. 15,00,000/- Rs. Fifteen Lakh Only paid by the ALLOTTEE/PURCHASER to the Vendor/Promoter by Cheque No. 308912 dtd. 22.09.2026 drawn on Punjab National Bank, E.C.E. House, Kasturba Gandhi Marg, New Delhi and ALLOTTEE/PURCHASER has availing Housing Loan from PNB Housing Finance Ltd., and the receipt whereof is hereby acknowledge by the Vendor / Promoter.

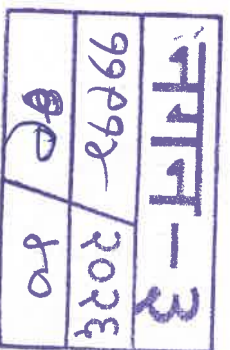
Rs. 27,25,056/-	Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only
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That the ALLOTTEE/PURCHASER paid the total Sale Consideration of Rs. 27,25,056/- (Rs. Twenty-seven Lakh Twenty-five Thousand Fifty-six Only) to the Vendor Promoter and the receipt whereof is hereby acknowledged by the Vendor/Promoter.

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

- i) THAT, the Vendor/Promoter has good, valid and marketable title to the property hereby sold and that he 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.
- ii) THAT, the interest hereby transferred subsists the Vendor/Promoter has full authority, right and power to transfer the same to the PURCHASER absolutely.
- iii) THAT, the Vendor/Promoter has not done any act whereby the said Property transferred here under and is not encumbered in any way or whereby he is debarred from transferring the same to the PURCHASER absolutely.

Cont. -----



iv) THAT, the Vendor/Promoter has neither mortgaged, sold or gifted the said property hereby sold nor created any encumbrances liens, attachment of whatsoever nature over the property hereby sold and the Vendor/Promoter undertakes to clear the same if found later on and the Vendor/Promoter hereby agrees to indemnify and compensate the PURCHASER for all losses, damages and the costs that the PURCHASER might matter.

v) THAT, the area and interest in the above said Property hereby sold shall be quietly entered into, held and enjoyed the rents and profits received there from by the PURCHASER without any interruption or disturbance by the Vendor/Promoter and/or any person claiming on behalf of the Vendor/Promoter.

vi) THAT, the Vendor/Promoter have paid NA, Grampanchayat Taxes, rents etc. up to this date of Sale deed for the said Plot to the proper authorities. However, if it is noticed and disclosed that there subsists any arrears to be paid to the proper assessing authorities by the Vendor/Promoter undertakes to pay the same to the respective authorities and keep the PURCHASER indemnified.

vii) THAT, the possession of the above said Plot transferred hereunder is handed over today to the PURCHASER, who will hold and enjoy the same hereinafter with heritable and transferable rights.

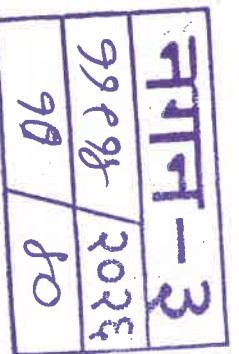
viii) THAT, the PURCHASER, shall from the date hereof always pay regularly the Non Agricultural Assessment and all other outgoings etc. whatsoever assessed on her/his/their Plot of land.

ix) THAT, the PURCHASER, shall construct her/his/their Residential House on the said plot of land in accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Region Development Authority.

x) THAT, the PURCHASER is/are fully aware that all the conditions, covenants, terms and undertakings as may be imposed by the Collector, Nagpur, Competent Local Authority, Nagpur Metropolitan Region Development Authority, Town Planning Department & other department and by the decision as may be taken by the Government of Maharashtra regarding the said land shall always remain binding upon her/his/their successors in-title. Similarly the PURCHASER has /have agreed to pay the proportionate charges and expenses required for development of the said Lay-out, as and when demanded by the Competent Authorities empowered on that behalf.

xi) THAT, the Vendor/Promoter will support any application made by the PURCHASER for mutation of her/his/their name(s) in the Govt. and Local Body Records.

Cont. ----



xii) THAT, the Vendor/Promoter will at the cost of the person requiring the same execute and do every such assurance or things necessary for further and more perfectly assuring the said property to the PURCHASER as may reasonably be required.

xiii) THAT it is clearly agreed and understood by the PURCHASER(s) that it shall be her/his/their sole liability and responsibility to pay the betterment and development charges in respect of said Plot of land hereby sold to her/him/them to the concern department within time period as and when the same are demanded by it any time in future in accordance with the terms and conditions as may be imposed by the Local Planning Authority / NMRDA / under any prevailing provisions of the Statues.

xiv) THAT, it is specifically agreed and understood between the Parties hereto that they shall abide by all the terms and conditions stipulated in the Development Agreement Dated 21-09-2021 executed between the Vendor/Promoter and the Nagpur Metropolitan Region Development Authority.

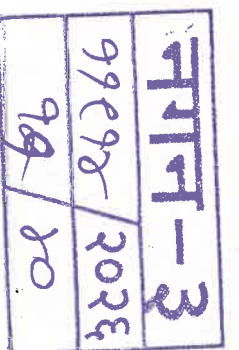
The ALLOTTEE/PURCHASER shall permit the Vendor/Promoter and its surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land / Lay-out or any part thereof to view, examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.

The ALLOTTEE/PURCHASER is well aware that the Vendor/Promoter will complete development works of said Lay-out. The ALLOTTEE/PURCHASER assures that after possession of the said Plot she/his/they shall not cause any hindrance/obstruction/ objection to the movement of men and machinery required for the future works.

THAT, it is clearly agreed, understood and accepted by the PURCHASER named hereinabove that Goods and Service Tax (GST) applicable on the instant transaction of Sale is specifically agreed to borne and paid by the PURCHASER and no circumstances the Vendor / Promoter shall be held liable for payment of such charges.

In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra **Stamp Act, 2015** are paid by the **ALLOTTEE/PURCHASER** However, if there is any increase in stamp duty by the Government at the time of registration of conveyance in favour of **ALLOTTEE/PURCHASER** and/or federation/Apex body, then such incremental stamp duty shall be borne and paid by the **ALLOTTEE/PURCHASER**.

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That the aforesaid Layout is developed / got sanctioned in accordance with presently applicable charges. In case, if in future the planning authority or any other Competent Authority raised any demand towards development / sanction of the said Lay-out, then all such charges shall be borne and paid by the ALLOTTEE / PURCHASER alone. Under no circumstances the Vendor / Promoter will be liable for the same.

SCHEDULE - A (SAID LAND)

ALL THAT Piece and Parcel of Non - Agricultural land bearing Survey / Khasra / Gut No. 15/2 (Part) Admeasuring Area 3.88 Hectares of MOUZA - BHILGAON, P.S.K. 15, Rental of Rs. 14.99 held in Occupancy Class-1 Rights, Khate No. 19797 and including all kinds of tree, shrubs, rights of easement, pathways water courses etc. and all other rights belonging thereto, situated at Bhilgaon, within the limits of the Grampanchayat - Bhilgaon, in Tah. Kamptee and Dist. Nagpur and bounded as under -

TOGETHER BOUNDARIES OF SURVEY/KHASRA/GUT NO. 15/2 -

ADMEASURING AREA :- 3.88 HECTARE R.

ON THE EAST	-	BY KHASRA NO. 19, KHASRA NO. 20 AND ROAD.
ON THE WEST	-	BY KHASRA NO. 14
ON THE NORTH	-	BY KHASRA NO. 17 AND KHASRA NO. 18
ON THE SOUTH	-	BY ROAD.

SCHEDULE - B (SAID PLOT)

ALL THAT Piece and Parcel of land bearing Plot No. 40 containing by admeasurements area **157.50 Sq. Mtrs. or 1695.33 Sq. Ft.** in Khasra No. 15 / 2 (Part) of Mouza-Bhilgaon, Tah. Kamptee, Dist. Nagpur, Khate No. 19797 P.H. No. 15 out of the sanctioned layout carved on the land described in Schedule - A and known and styled as "**GOVIND PARK**" and the said Plot is bounded as under

ON THE EAST	-	BY PLOT NO. 39
ON THE WEST	-	BY PLOT NO. 41
ON THE NORTH	-	BY 12.00 METER WIDE ROAD
ON THE SOUTH	-	BY PLOT NO. 26

IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/ PURCHASER herein above named have fully examined and read over this DEED OF SALE 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.

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१२/१०

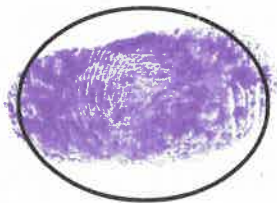


This Deed is prepared as per the Instructions and Documents supplied
by the Parties to Adv. Vinod R. Samarth. Mobile No. 9422133525

FINGER PRINT PASSPORT SIZE SIGNATURE & FULL NAME
(LEFT THUMB) PHOTOGRAPH SALE DEED FOR PLOT No. 40

M/s. SMC INFRA

Acting through its Authorised Partner



Surendra

Mr. SURENDRAMOCHAN MANGALDAS CHADDA
through Power of Attorney for Admission
Mr. EKNATH DEORAMJI JANGADE

VENDOR / PROMOTER

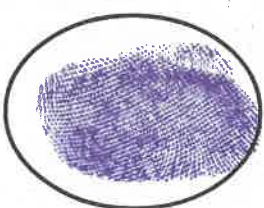


Eknath

Mr. RAMBHAU UMRAOJI KENE
ALLOTTEE / PURCHASER

WITNESSES :-

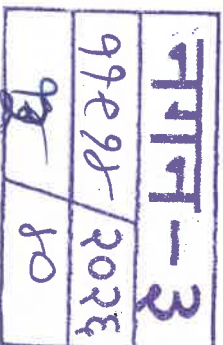
(1) *Rambhau*



2) *Rambhau*



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DECLARATION

I **Mr. EKNATH DEORAMJI JANGADE**, Aged About 50 Yrs, Occu. : Business/Service, R/o. Lalbahadur Shastri Ward, Bhandara - 441904, **Aadhar No. 7712 5308 8027** has declare that I am submitted the **Sale Deed** for execution and registration before the Sub-Registrar Office at **Nagpur**, Distt. - Nagpur. That, **M/s. SMC INFRA, PAN - ACYFS 5453 R** Acting through its Authorised Partner **Mr. SURENDRAMOCHAN MANGALDAS CHADDA**, R/o. House No. 19, H.B. Town, Pardi, Bhandewadi Nagpur - 440035 **Aadhar No. 3536 5652 1011, Mobile No. 9822696655** has given the Power Of Attorney dtd. **14.08.2018** and its Sr. No. **NGN 7 - 7323/2018** in favour of me. That, the said Power of Attorney has Registered before the Sub -Registrar Nagpur No. 7. That I am declaring that the said Executants of the Power of Attorney have not revoke the Powers or Cancel or no body has expired. That the said Power has given by the Executants have still in existence and Valid for execution and registration of the **Sale Deed**. That I am right to execute the said **Sale Deed, Sale Deed** without any objection. That If the aforesaid statements will be false, then I will be prosecuted and Punishable under section 82 of Registration Act 1908. I knows the above facts and fully aware the same. Hence this Declaration.

PLACE : NAGPUR

POWER OF ATTORNEY



Mr. EKNATH DEORAMJI JANGADE

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