

गावाचे नाव: कन्हान (पिपरी) त.सा.क्र. 15
दस्तऐवजाचा अनुक्रमांक: पसन-3318-2026
दस्तऐवजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: मनिष भारोती थोटे

नोटणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 82

₹. 30000.00
₹. 3280.00

एकूण: ₹. 33280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:27 PM ह्या वेळेस मिळेल.

सह दुय्यम नोंदधक,
पारशिवनी

बाजार मुल्य: ₹. 747000/-
मोबदला ₹. 4115885/-
भरलेले मुद्रांक शुल्क: ₹. 247000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 3280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926146501133 दिनांक: 15/09/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010171494202627E दिनांक: 15/09/2026
बँकेचे नाव व पत्ता:

धोतर

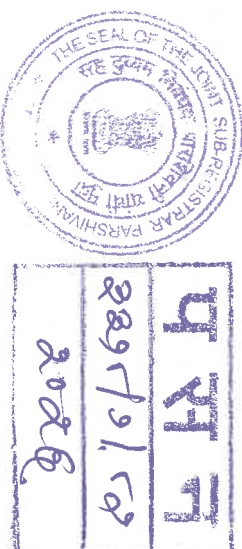
BEHALF PARTNERS~

ind Rupees Only

1/1

Payment Details		UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		02901792026091475682 537922177			
Cheque/DD No.		Bank Date		RBI Date		14/09/2026-15:22:54		Not Verified with RBI	
Name of Bank		Bank-Branch		UNION BANK OF INDIA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID: XXXXXX3370
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखती लागू आहे. नोंदणी न करतावयाच्या दस्ताखती खदर चलन लागू नाही.



SALE DEED

FOR RS. 41,15,885/-

(RUPEES FORTY ONE LAKH FIFTEEN THOUSAND EIGHT

HUNDRED AND EIGHTY FIVE ONLY)

GOVERNMENT VALUE RS. 7,47,000 /-

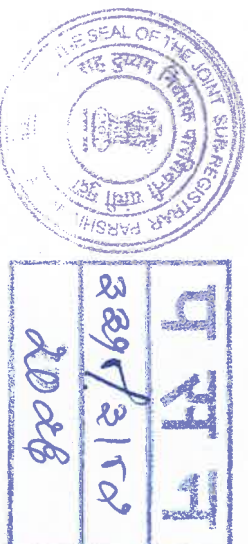
AS PER READY RECKONER FOR THE YEAR 2026-27 OF

MOUZA - KANHAN (PIPRI)

THIS SALE DEED is made and executed at Parsoni on this 15TH day of September, 2026, BY AND BETWEEN:

M/s. GROWMORE VENTURES (PAN - AAXFG 9668 B), A Partnership Firm duly registered under the Partnership Act, having its registered office at Khushbu Motors, Kalamna Road, Kamptee, Tahsil Kamptee, District Nagpur - 441 008 acting through its **Partners (1) SHRI. ABHISHEK MANOJ VIJAYVARGI (AADHAR NO. 5460 3109 2470),** Aged about - 36 Years, Occupation- Business, Resident of 404/405, Plot No. 8A, Gomati Apartment, Law College Square, West High Court Road, Dharampeth, Nagpur, Tahsil and District Nagpur, Pincode -440 010, **(2) SHRI. DILIP PRALHADRAI AGRAWAL (AADHAR NO. 5373 1198 2607),** Aged about - 50 Years, Occupation-Business, Resident of 1301/1401, Plot No. 3/4, Canal Road, Ramdaspeth,, Nagpur, Tahsil and District Nagpur, Pincode -440 010, **(3) SHRI. SOURABH NANDKISHOR SHARMA (AADHAR NO. 5692 5776 7197),** Aged about - 38 Years, Occupation-Business, Resident of House No. 560, Kirana Oli, Kamptee, Tahsil Kamptee, District Nagpur, Pincode - 441 002, **(4) SHRI. SUMEET SUNIL AGRAWAL (AADHAR NO. 7725 9645 4166),** Aged about - 37 Years, Occupation-Business, Resident of Sarafa Bazar, Lala Oli, Kamptee, Tahsil Kamptee and District Nagpur, Pincode -441 002 and **(5) SHRI. AMAR MOHAN GURBAXANI (AADHAR NO. 3374 3488 4406),** Aged about - 38 Years, Occupation-Business, Resident of Plot No. 187-A, Opp. Radhey Apartment, Mecosabagh, Bezonbag, Nagpur, Tahsil and District Nagpur, Pincode -440 004, here-in-after known and referred to as the "**VENDOR/ PROMOTER**" which expression shall unless repugnant to the context or meaning thereof always means and include the said **VENDOR/ PROMOTER**, as well as its present as well as future Partners, their respective heirs, legal Representatives, Executors, administrators, Successors and assignees of the **ONE PART.**

AND



MR. MANISH MAROTI DHOTE S/O MAROTI D
AWQPD0280M) , (AADHAR NO. 9969 9748 9408),
NO.91586 43370, aged about 45 years, Occupation-Sea
MRS. JYOTI MANISH DHOTE W/O MANISH DHOTE
AWYPD9820F) , (AADHAR NO. 3930 1403 5276), aged abo
years, Occupation-House Wife Both Are Resident Of
Road,Deshpande Lay Out, Wardhaman Nagar, Nagpur,Tah Ar
Dist. Nagpur- 440008 hereinafter known and referred to as the
ALLOTTEE/PURCHASERS" which expression shall unless
repugnant to the context and meaning thereof mean and include
the ALLOTTEE /PURCHASERS as well as their heirs, executors,
successors, representatives and assigns of the OTHER PART.

A. DESCRIPTION OF THE LAND & PROPERTY:-

ALL THAT piece and parcel of land bearing Kh. No. 281/1 and
281/2 Mouza-Kanhan (Pipri), P. H. No. 15, held in Occupancy
Class 1 (Bhumiswami Right), total Land Revenue Rs. 11370.00
yearly, having total area 7.58 Hectors, and Kh. No. 189 (Old Kh. No.
175) of Mouza Kanhan (Pipri), P. H. No. 15, held in Occupancy
Class 1 (Bhumiswami Right), Land Revenue Rs. 0.50 yearly, having
an area of 0.02.00 Aar. Sq. Mtr., situated at Village-Kanhan (Pipri),
within the limits of Tahsil - Parseoni and District - Nagpur.

(i) HISTORY OF AFORESAID PROPERTY

KH. NO. 281/2

ALL THAT piece and parcel of land admeasuring about 3.00 H. R.
i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion
out of land bearing Kh. No. 281/2, in all admeasuring about 7,58
Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs.
11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in
Mouza - Kanhan (Pipri), P. H. No. 15. Tahsil Parseoni, District
Nagpur.

By and under an Indenture dated 18th March, 1963 made and
executed by and between Brooke Bond India Private Limited
therein referred to as "the Vendor" of the One Part And (1) Shri
Waman Govind Bapat, (2) Shri V. Raghavan Pillai and (3) Shri
Tulshiram Balaji Choudhary therein collectively referred to as "the
Purchasers" of the Other Part and registered with the office of the
Sub Registrar, Nagpur under serial No. 1523, in Book No. 1,
Volume No. 44 at page Nos. 60 to 69, the Vendor therein conveyed,
transferred and assigned a portion admeasuring approximately
4.80 acres out of the Total Property (being the south west portion



(19) THAT expenses on account of payment of Stamp Registered Fees and other related expenses are borne and ALLOTTEE/PURCHASERS.

SCHEDULE - "A"

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land being **Plot No.67 (Sixty Seven)**, admeasuring about **201.250 Sq. Mtrs. (OR 2166.26 Sq.Fts.)** (dimensions are as shown in the plan annexed herewith) (Identified as Revenue **Kh. No. 281/1/2/67** of Mouza - Kanhan (Pipri) being portion of Lay-out known as "**R SANDESH HINDUSTAN ESTATE**" carved on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Kh. No. 281/1 and 281/2 Mouza-Kanhan (Pipri), P. H. No. 15, held in Occupancy Class 1 (Bhumiswami Right), total Land Revenue Rs. 11370.00 yearly, having total area 7.58 Hectors, and Kh. No. 189 (Old Kh. No. 175) of Mouza Kanhan (Pipri), P. H. No. 15, held in Occupancy Class 1 (Bhumiswami Right), Land Revenue Rs. 0.50 yearly, having an area of 0.02.00 Aar. Sq. Mtr., situated at Village-Kanhan (Pipri), within the limits of Tahsil - Parseoni and District - Nagpur and the same is bounded as under :

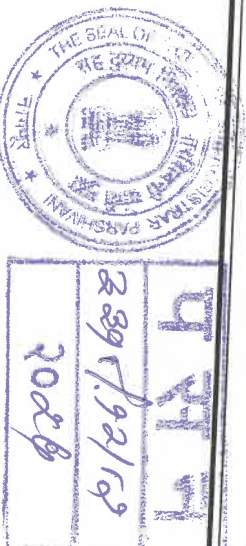
ON THE EAST	:	PLOT NO. 68.
ON THE WEST	:	12.00 MTR.WIDE ROAD.
ON THE NORTH	:	PLOT NO. 66.
ON THE SOUTH	:	AMENITY SPACE.

SCHEDULE - "B"

MANNER OF PAYMENT

Amount Rs.	CH. No. / UTR No.	Date	Bank
51,000/-	637560427629	09.01.2026	AXIS BANK
3,00,000/-	096782	23.02.2026	AXIS BANK
64,885/-	680932	05.09.2026	State Bank of India
37,00,000/-	Paid by the Allottee/Purchaser to the Vendor/Promoter By Cheque No. 308829, Dated 21/08/2026, Drawn On Punjab National Bank K.G. Marg New Delhi Finance by PNB Housing Finance Ltd, Sadar Chaoni Nagpur, at the time of Sale Deed the Receipt Whereof is Hereby Acknowledged By the Vendor/ Promoter.		

Total Rs. 41,15,885/- (RUPEES FORTY ONE LAKH FIFTEEN THOUSAND EIGHT HUNDRED AND EIGHTY FIVE ONLY)



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

LEFT HAND THUMB IMPRESSIO N	PHOTOGRAPH	SIGNATURES
		FOR M/s. GROWMORE VENTURES 
		SHRI. ABHISHEK MANOJ VIJAYVARGI
		SHRI. DILIP PRALHADRAI AGRAWAL 
		SHRI. SOURABH NANDKISHOR SHARMA 
		SHRI. SUMEET SUNIL AGRAWAL 
		SHRI. AMAR MOHAN GURBAXANI PARTNERS VENDOR / PROMOTER

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3895/22152
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