



CHALLAN
MTR Form Number-6



RN	MH001603304202425E	BARCODE	01 1100 0 1 10000 0100110 000 00 010000 0100110 01 00 10 000	Date	06/05/2024-11:20:27	Form ID	25.1
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Payer Details	
Location		NAGPUR				TAX ID / TAN (If Any)	
Year		2024-2025 One Time				PAN No.(If Applicable)	
Account Head Details		Amount In Rs.		Premises/Building		Full Name	
30046401 Stamp Duty		1800000.00		Road/Street		MODERN ARCH BUILDERS AND DEVELOPER	
30063301 Registration Fee		30000.00		Area/Locality		Khasara No. 201/1	
				Town/City/District		Mouza & Pipla	
				PIN		4 4 0 0 3 4	
				Remarks (If Any)			
				SecondPartyName=EARTH INFRA-			
Total		18,30,000.00		Amount In Words		Eighteen Lakh Thirty Thousand Rupees Only	

Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02202292024050605251	169140527		
Cheque/DD No.		Bank Date	RBI Date	06/05/2024-11:20:27	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

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 निबंधक कार्यालयात नोंदणी करायच्या दुरुपयोगी नसून नोंदणी के कार्यालयात नोंदणी के सदर चलन वारी नाली.

नगण - ७
6/5/2024
9/25



Mobile No. 9422119470

WITHIN THE JURISDICTION OF SUB-REGISTRAR, NAGPUR (RURAL)

MOUZA - PIPLA

SALE DEED

Land bearing Survey No. 201/1

FOR RS. 3,00,00,000 /-

(Rupees Three Crore Only)

ITEM NO. 12.3.2.3 @ RS. 2,760 /-

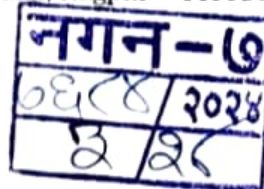
MARKET VALUE RS. 1,65,69,000/- ,STAMPS RS. 18,00,000/-

THIS SALE DEED is made and executed at Nagpur on 13th day of June, 2024.

B E T W E E N

EARTH INFRA, a Partnership Firm PAN ABFFM 2182 B, having its office Manewada Road, Nagpur, Acting through its Partners:

- 1) **SHRI GOPAL S/O RAMDASJI KUMBHARE**,
aged about 39 years, occ. Business, PAN. AMFFPK 2043 N
Aadhar No. 7710 5260 2012,
R/o 133, Shrikrushna Nagar, Manewada, Besa Road,
Nagpur - 440024
- 2) **SHRI SHYAM S/O DEORAO NIMBALKAR**,
aged about 50 years, occ. Business, PAN. ACPFN 3274 Q
Aadhar No. 8757 8873 0309,
R/o 104, Shrikrushna Nagar, Manewada, Besa Road,
Nagpur - 440024
- 3) **SHRI PRAVIN S/O NARAYAN KHARBIKAR**,
aged about 38 years, occ. Business, PAN. COVFK 8929 M
Aadhar No. 6010 2062 1901,
R/o Flat No. 202, Krishna Apartment, Shesh Nagar,
Amar Nagar Road, Nagpur - 440034
- 4) **SHRI DILIP S/O VINAYAKRAO AHIRRAO**,
aged about 54 years, occ. Business, PAN. AEGPA 2140 D
Aadhar No. 2603 3368 6415,
R/o Doye Layout, Zingabal Takli, Nagpur - 440030



hereinafter called as **VENDOR** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor, its legal representatives, heirs, executors, successors, administrators, and assignees) of the **FIRST PART, AND**

MODERN ARCH BUILDERS AND DEVELOPERS, a Partnership Firm having its registered office at Shop No.2, Keshav Smruti, Fule Lane, Mahal, Nagpur - 440032, **PAN. ABZFM 4473 H.** acting through its Partners :

1) SHRI MILIND S/O VITTHALRAO GORE,

aged about 58 years, occ. Business, **PAN. AAPPG6732L**
r/o Keshav Smruti, Fule Lane, Mahal, Nagpur - 440032
Aadhar No. 7667 5835 8726, Mobile No. 9371688522,

2) SHRI NARAYAN S/O KAMALKISHOR SARDA,

aged about 39 years, occ. Business, **PAN. BPMPS4382B**
r/o B-162/A, Derawal Nagar, Model Town II,
North West Delhi, Delhi - 110009

Aadhar No. 4864 4925 3049, Mobile No. 9373908230,

3) SHRI KRISHAN KUMAR S/O KAMALKISHOR SARDA,

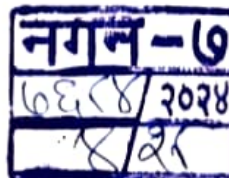
aged about 41 years, occ. Business, **PAN. ATDPS8466J**
r/o Plot No. 17, Dwarka Sadan, Gandhibag, Nagpur - 440002
Aadhar No. 4790 4344 5530, Mobile No. 9373908230,

4) SHRI MILIND S/O SHARAD BANDHAOKAR,

aged about 58 years, occ. Business, **PAN. AEOPB 7828 P**
r/o Plot No. 127, Impress mill colony, Shri Nagar,
Nagpur - 440015
Aadhar No. 948380211391, Mobile No. 9423515050,

hereinafter called as **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser, its respective legal representatives, heirs, successors, executors, administrators and assignees) of the **SECOND PART, AND**

WHEREAS Vendor is the absolute owner of all that piece and parcel of land bearing Khasara No. 201/1, (Part) admeasuring about 0.14 Hectors out of land admeasuring 1.48 Hectors and as per Regularization letter admeasuring 1331.9070 Sq. Mtrs. of Mouza - Pipla, P. H. No. 38, Class - 1, Revenue Rs. 1.04/-, Account No. 2286, Nagar Panchayat Besa- Pipla, within the limits of



4. THE PURCHASER DO HEREBY COVENANT WITH THE VENDOR AS FOLLOWS :

- a) The Purchaser shall hereafter get its name mutated in all the relevant records wherever found necessary and for which the Vendor has no objection.
- b) The Purchaser shall hereafter regularly pay all the taxes, cesses, land revenue and other Govt. or semi Govt. dues with respect to its property as may be assessed from time to time from the date of this sale deed.
- c) The Purchaser has paid the total cost of the said property and as such the Purchaser are the absolute owner thereof and have heritable and transferable rights thereto.
- 5) The expenses on account of stamp duty, Registration fees and other charges is borne & paid by the Purchaser.

SCHEDULE

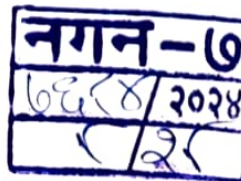
DESCRIPTION OF THE PROPERTY HEREBY SOLD

All that piece and parcel of land bearing Khasara No. 201/1, (Part) admeasuring about 0.14 Hectors out of land admeasuring 1.48 Hectors and as per Regularization letter admeasuring **1,331.9070 Sq. Mtrs.** of Mouza - Pipla, P. H. No. 38, Class - 1, Revenue Rs. 1.04/-, Account No. 2286, of Nagar Panchayat Besa- Pipla, within the limits of Tah. Nagpur (Gramin) and Dist. Nagpur and bounded as under :-

On the East by	:	7.50 Mtrs. Wide Road
On the West by	:	18 Mtrs. Wide Road
On the North by	:	Plot No. 4 & 14
On the South by	:	9 Mtrs. Wide Road

It includes all types of trees, stone & all other instruments & things, including easementary rights.

I, Advocate Kishor Shivalaji Gautam, Reshimbag, Nagpur, Mobile No. 9422119476 do hereby state that This sale deed is drafted by me as per instructions and documents provided by client **EARTH INFRA**, Nagpur





Besa-Pipla Nagar Panchayat

(Regularization of Unauthorised Construction/Plot/Layout)

Permit for Regularisation of Unauthorised construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001.

Permit No. : 322
Case No. : 202308261

Dated : 19/09/2023
Layout No. : NEW/S

Name of Applicant / Plot Holder	EARTH INFRA THROUGH PARTNERS : SHRI DILIP VINAYAKRAO AHIRPAO SHRI. GOPAL RAMDASJI KUMBHARE : SHRI. PRAVIN NARAYAN KHARBIKAR SHRI. SHYAM DEORAO NIMBALKAR	
Address	133, SHRIKRUSHNA NAGAR, MANEWADA BE SA ROAD, NAGPUR	
Application No. & Date	Application No.1420 dt. Aug 14,2023	Details of Development Charges/Penal Amount paid in Cash/Cheque/D.D. 05-SEP-2023 => Rs 406696.00
Mouza & Khasra	Pipla-201/1 PART	
Name of Layout	MALIK MAKBUJA	
Plot Number	LAND	
Plot Area	As per Sale Deed / 7-12 1,399.6790 (Sq.m)	
Area	Regularized Area 1,331.9070 (Sq.m)	
Built up Area Regularised	.0000 (Sq.m)	
User for which the plot is regularised.	Residential	
Plot Area surrendered to Nagar Panchayat	67.7720 (Sq.m)	
Area of Construction to be demolished	(Sq.m)	

Schematic Plan

Reference :-

- 1) Plot Boundary Shown Thus
- 2) Area Surrendered to Nagar Panchayat For Road Widening

DIMENSIONS OF PLOT IN METERS :-

AB	.000	Mt.
BC	43.834	Mt.
CD	31.242	Mt.
DA	46.512	Mt.
BE	22.202	Mt.
DF	25.956	Mt.
AC	55.928	Mt.

PLOT AREA AS PER SALE-DEED	1,399.6790	Sq. M.
DEDUCT AREA FOR M TANGENT	52.988	Sq. M.
DEDUCT AREA UNDER ROAD WIDENING	14.784	Sq. M.
NET AREA REGULARIZED	1331.907	Sq. M.

