

285/1944

पावती

Original/Duplicate

Friday, May 12, 2023

नोंदणी क्र.: 39म

5:08 PM

Regn.: 39M

पावती क्र.: 3267

दिनांक: 12/05/2023

गावाचे नाव: सिंदी मेघे

दस्तावेजाचा अनुक्रमांक: वरद-1944-2023

पुढीलपत्र परत ठेवा

दस्तावेजाचा प्रकार : अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: इ झेड डेव्हलपर्स तर्फे पार्टनर खदीजा ताहिर इसाजी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

पुढीलपत्र परत ठेवा

Sub Registrar Vardha

वाजार मुल्य: रु.5245000/-

मोवदला रु.6300000/-

भरलेले मुद्रांक शुल्क : रु. 378000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1205202306288 दिनांक: 12/05/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001950617202324E दिनांक: 12/05/2023

वँकेचे नाव व पत्ता:

Jchadi/9



CHALLAN  
MTR Form Number-6

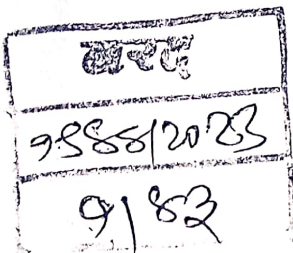


|                           |                                   |               |  |                           |                                        |                          |                       |         |
|---------------------------|-----------------------------------|---------------|--|---------------------------|----------------------------------------|--------------------------|-----------------------|---------|
| RN                        | MH001950617202324E                | BARCODE       |  |                           | Date                                   | 12/05/2023-13:37:35      | Form ID               | 25.1    |
| Department                | Inspector General Of Registration |               |  |                           | Payer Details                          |                          |                       |         |
| Stamp Duty                |                                   |               |  |                           | TAX ID / TAN (If Any)                  |                          |                       |         |
| Mode of Payment           | Registration Fee                  |               |  |                           | PAN No. (If Applicable)                |                          |                       |         |
| Office Name               | WRD_HQR SUB REGISTRAR WARDHA      |               |  |                           | Full Name                              | EZ DEVELOPERS            |                       |         |
| Location                  | WARDHA                            |               |  |                           | Flat/Block No.                         | 0                        |                       |         |
| Year                      | 2023-2024 One Time                |               |  |                           | Premises/Building                      |                          |                       |         |
| Account Head Details      |                                   | Amount In Rs. |  | Road/Street               | 0                                      |                          |                       |         |
| 30046401 Stamp Duty       |                                   | 378000.00     |  | Area/Locality             | WARDHA                                 |                          |                       |         |
| 30063301 Registration Fee |                                   | 30000.00      |  | Town/City/District        |                                        |                          |                       |         |
|                           |                                   |               |  | PIN                       |                                        | 4                        | 4                     | 2 0 0 1 |
|                           |                                   |               |  | Remarks (If Any)          | SecondPartyName=ASHISH PANJABRAO ZODE~ |                          |                       |         |
|                           |                                   |               |  | Amount In                 | Four Lakh Eight Thousand Rupees Only   |                          |                       |         |
|                           |                                   |               |  | Words                     |                                        |                          |                       |         |
| Total                     |                                   | 4,08,000.00   |  |                           |                                        |                          |                       |         |
| Payment Details           |                                   |               |  | FOR USE IN RECEIVING BANK |                                        |                          |                       |         |
| STATE BANK OF INDIA       |                                   |               |  | Bank CIN                  | Ref. No.                               | 00040572023051268657     | IK0CFYOZR9            |         |
| Cheque/DD Details         |                                   |               |  | Bank Date                 | RBI Date                               | 12/05/2023-13:24:38      | Not Verified with RBI |         |
| Cheque/DD No.             |                                   |               |  | Bank-Branch               |                                        | STATE BANK OF INDIA      |                       |         |
| Name of Bank              |                                   |               |  | Scroll No. , Date         |                                        | Not Verified with Scroll |                       |         |
| Name of Branch            |                                   |               |  |                           |                                        |                          |                       |         |

Mobile No. : 9422393052

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

ट चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1205202311621

Date 12/05/2023

Received from e z developers, Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Vardha of the District Wardha.

Payment Details

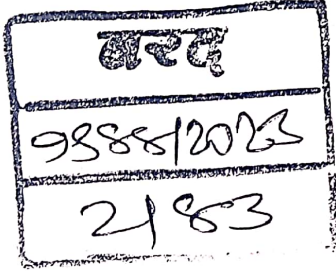
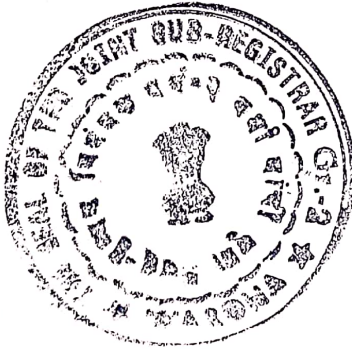
Bank Name SBIN

Date 12/05/2023

Bank CIN 10004152023051210822

REF No. IGAPOQTTC4

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



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1205202306288

Date 12/05/2023

Received from E Z DEVELOPERS THROUGH PARTNERS, Mobile number 9422393052, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Vardha of the District Wardha.

Payment Details

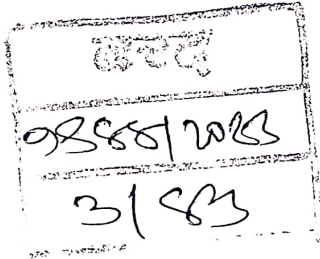
Bank Name SBIN

Date 12/05/2023

Bank C/N 10004152023051205826

REF No. IGAPOPSXZ7

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



## SALE – DEED

VALUED AT Rs. 63,00,000/- (Rs. Sixty Three Lakhs only)

AS PER GOVT. R.R. VALUED AT Rs. 52,45,000/-

Stamp Duty Rs. 3,78,000/- & Reg Fee Rs.30,000/- paid herewith.

Mouza Sindi Meghe, M.No.143,TSNo.19, Tahsil and District Wardha,

Field Serve No.43/2/A,43/2/B, Amalgamated Plot Nos. 5/6/7/8,

admeasuring area 1417.43 Sq.Mtrs.

ITEM No. 9.2, Page No.120, RATE Rs. 3700/- PER Sq.mtrs.

THIS SALE DEED made and executed at WARDHA on This 12<sup>th</sup> Day of MAY, 2023.

BETWEEN :-

**SHRI ASHISH PANJABRAO ZODE**

Aged about 43 years, Occupation – Business ,

R/o Sevagram Road, Near Home Guard Office, Satpute Layout,

Ward no.4,Wardha, T and D Wardha.

(PAN – AAFPZ0037M, AADHAAR No. 7276 9361 6711, M.NO.9637735553)

Hereinafter referred to and called the “VENDOR” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said VENDOR as well as their/its heirs, legal representatives, successors, executors, assigns etc. of the ONE PART.

AND

**EZ DEVELOPERS**

(PAN – AAKFE3372R)

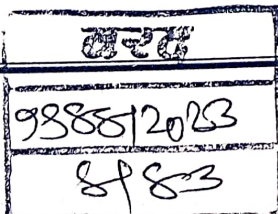
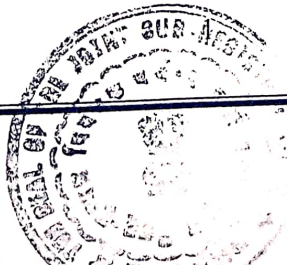
Through its partners,

1. **KHADIJA TAHER ESSAJI**

Aged about 39 years, Occupation – Business ,

R/o. Tilak Chowk, Mahadevpura, Wardha.

PAN- AAUPE1804G, AADHAR NO.2936 3068 7586 M.No.9422393052



2. **TARANA ASHISH ZODE,**

Aged about 40 years, Occupation – Business,

R/o Sevagram Road, Near Home Guard Office, Satpute Layout, Ward no.4,  
Wardha, T and D Wardha.

(PAN – AAWPZ9439N, AADHAAR No. 4882 3223 8792, M.NO.9637735553)

Hereinafter jointly referred to and called as the “**PURCHASERS**” which term and expression shall, unless inconsistent to the context or contrary to the meaning thereof, always mean and include the said **PURCHASERS** as well as their/its respective heirs, legal representatives, successors, executors, assigns etc. of the **OTHER PART**.

*Where the context so requires, words and expression referring to the parties hereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.*

WHEREAS; the **VENDOR** is the sole and absolute owner of ALL THAT piece and parcel of land comprising of amalgamated plot Nos. 5,6,7,8 having total area of 1417.43 Sq. m. out of Survey No. 43/2/A, 43/2/B of Mouza – Sindi Meghe Tahsil and District – Wardha.

AND WHEREAS; the said land has been converted into non-agriculture for residential use as per order passed by the office of the **Upper Collector**, Wardha, vide order dated **25/04/2013** in revenue case No. **NAP-34/05/2013-2014** and a layout plan relating to the said land has also been sanctioned by the Town Planning Department, Wardha.

AND WHEREAS; the plot Nos. 5,6,7,8 have been clubbed/amalgamated as a one large piece of land as per order passed by the Sub-Divisional Officer, Wardha, vide case No. 186/Kirkol-80/2020 dated 31/12/2020 and the total area after clubbing/amalgamation is **1417.43** Sq. m. The No-Due for the amalgamation have been given by the Chief Officer, Town Planner, Wardha, as per outward letter No. 2670/2020 dated 23/12/2020.