

285/3700

पावती

Original/Duplicate

Thursday, December 24, 2020

नोंदणी क्र.: 39म

7:07 PM

Regn.: 39M

पावती क्र.: 6930 दिनांक: 24/12/2020

गावाचे नाव: सावंगी मेघे

दस्तऐवजाचा अनुक्रमांक: वरद-3700-2020

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: पवनसुत बिल्डर्स तर्फे पार्टनर प्रशिल गणेशलाल साहू

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

मूळदस्त परवड ठेवा

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:20 PM ह्या वेळेस मिळेल.

Sub Registrar Vardha

बाजार मूल्य: रु. 2082000/-

मोबदला रु. 12000000/-

भरलेले मुद्रांक शुल्क : रु. 360000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2412202001998 दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008915583202021E दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2412202001998	Date 24/12/2020
Received from PAWANSUT BUILDERS TARFE PARTNER PRASHIL GANESHLAL SAHU , Mobile number 7152253242, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSAR/TA) in the Sub Registrar office S.R. Vardha of the District Wardha.	
Payment Details	
Bank Name SBIN	Date 24/12/2020
Bank CIN 10004152020122401870	REF No. IGAKCSCXU1
This is computer generated receipt, hence no signature is required.	

वरद
2600/2020
9/30





CHALLAN
MTR Form Number-8



GRN	MH008915583202021E	BARCODE			Date	23/12/2020-19:36:47	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		PAWANSUT BUILDERS THR PARTNER		
Location WARDHA						PRASHIL GANESHLAL SAHU		
Year 2020-2021 One Time				Flat/Block No.		FSNO.422 PLOT NO.21 22 23 24		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			360000.00	Road/Street		MZ SAWANGI MEGHE		
0030063301 Registration Fee			30000.00	Area/Locality		WARDHA		
				Town/City/District				
				PIN			4	4
						2	0	0
								1
				Remarks (If Any)				
				SecondPartyName=GANESHLAL MOTILAL SAHU~				
Total				3,90,000.00	Amount In		Three Lakh Ninety Thousand Rupees Only	
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572020122374382	IK0AWLRAN0	
Cheque/DD No.				Bank Date	RBI Date	23/12/2020-19:24:38	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 :

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

Mobile No. : 0000000000

सदर चलन केवल मुख्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

वरद
3600/2020
21/20



STAMP DUTY RS. 3,60,000/-

AGREEMENT TO SALE

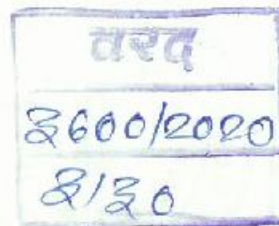
MOUZA : SAWANGI (MEGHE), SURVEY NO. 422,
PLOT NO. 21, 22, 23, 24, AREA 669.16 SQ.MTR.
TOTAL CONSIDERATION VALUE RS. 1,20,00,000/-
GOVT. VALUE RS. 20,82,000/-

THIS AGREEMENT TO SALE is entered into on this 24th day of December, 2020 between.

Shree Ganeshlal Motilal Sahu, aged about 72 years, Occ. / Agriculturist, PAN No. BGGIPS4341K, R/o. Opp. Bank of Maharashtra, Main Road, Wardha, hereinafter referred to in the agreement as the **VENDER** of one part which expression shall, unless repugnant to the subject and context hereof, include all its successors in title and interest.

AND

PAWANSUT BUILDERS a Partnership firm acting through it's Partner No. (1) **Shree PRASHIL GANESHLAL SAHU**, aged about 42 years, Occ. Business, PAN No. BWYPS1050F, & Partner No. (2) **Shree NIKHIL GANESHLAL SAHU**, aged about 38 years, Occ. Business, PAN No. BWYPS1049E having it's office situated Behind HDFC Bank, Gadi Karakhamna Road, Opp. Kanchan Enterprises, Telengpura, WARDHA, hereinafter referred to in the agreement as the Purchaser / Vendee of other part which expression shall, unless repugnant to the subject and context hereof, include all its successors in title and interest.



WHEREAS The **VENDOR** is the sole and absolute owner and in the possession of ALL THAT piece and parcel of Plot No. 21, 22, 23 and 24 of Old Field Survey No. 74/1, 84/2 of Mouza No. 138 and having new Field Survey No. 422 is covented for non agricultural purpose by the order of Tahsildar, Wardha in revenue case No. NAP-34/43/1984-1985, Total admeasuring 669.16 Sq.mt. of Mouza Sawangi (Meghe), Mouza No. 138 within the limits of Gram Panchayat, Sawangi (Meghe), Wardha, Tahsil and District Wardha.

WHEREAS, The Vendee is a firm engaged in the business of Builder and Developer and interested to construct Flat Scheme on above said plot and therefore intend to purchase the said plot no. 21, 22, 23 & 24 and made the proposal to the vendor to purchase the said plots.

WHEREAS, The proposal made by the Vendee is at for the best price and market value and the vendor being intersted to sale those plots no. 21, 22, 23 & 24 to the vendee on the terms and conditions as herein after mentioned.

NOW THEREFORE IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

It is agreed that the vendor shall sale and vendee shall purchase the said Plot No. 21, 22, 23 & 24 admeasuring 669.16 Sq.Mtr. against the consideration of Rs. 1,20,00,000/- (Rs. One Crore Twenty Lacs only) out of which the purchaser / vendee paid an amount of Rs. 1,00,000/- (Rs. One Lacs only) through cheque bearing no. 000593 drawn on HDFC Bank, Wardha as of the earnest amount and amount of Rs. 25,00,000/- (Rs. Twenty Five Lacs only) by Cheque No. 000594 of HDFC Bank, Wardha in favour of vendor as a part payment. The remaining consideration is agreed to be paid at the time of the execution and registration of the sale deed.

The sale deed is agreed to be executed on or before 30.06.2022. The vendor shall execute and register the sale deed with in the agreed period in favour of the purchased or in the name of the nominee of the purchaser and the vendee shall get the sale deed executed on the payment of the balance consideration with in prescribed period.

