273/6672

पावती

Original/Duplicate

Wednesday,December 02 ,2020

नोंदणी क्रं. :39म

11:33 AM

Regn.:39M

पावती क्रं.: 7997 दिनांक: 02/12/2020

गावाचे नाव: सुकळी (गुपचुप) त.सा.क्र.45

दस्तऐवजाचा अनुक्रमांक: हगन-6672-2020

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: अंकुश सुधाकर बोंदरे - -

नोंदणी फी	रु. 13000.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 13480.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:48 AM ह्या वेळेस मिळेल.

HGN

बाजार मुल्य: रु.894000 /-

मोबदला रु.1300000/-

भरलेले मुद्रांक शुल्क : रु. 39000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2911202000554 दिनांक: 02/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.13000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007563491202021M दिनांक: 02/12/2020

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH007563491202021M	BARCODE		Date	28/11/2020-09:48:47	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	Ankush Sudhakar Bondre
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	Plot no.30, Kh.No.151/1
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	39000.00	Road/Street	Mouza Sukali Gupchup, Tahsil Hingna
0030063301 Registration Fee	13000.00	Area/Locality	Hingna
		Town/City/District	
		PIN	4 4 1 1 1 0
		Remarks (If Any)	
		SecondPartyName=Nirwana	Indira
		Creation-CA=1300000-Marketval=693160	
		Amount In Words	Fifty Two Thousand Rupees Only
Total	52,000.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020112814486	CPAALBTUV4
Cheque/DD No.		Bank Date	RBI Date	28/11/2020-09:48:50	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 : Mobile No. : 7317875091

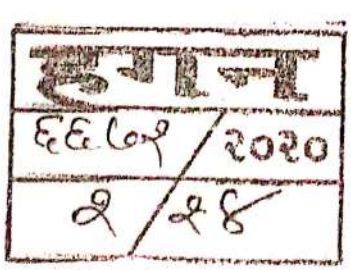
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

हगन
दस्त/2020
1/98

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 HINGNA

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2911202000554	**Date**	29/11/2020
Received from Ankush , Mobile number 7317875091, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R.Hingana of the District NagPur Grm.			
Payment Details			
Bank Name	sbiepay	**Date**	29/11/2020
Bank CIN	10004152020112900500	**REF No.**	202033418943590
This is computer generated receipt, hence no signature is required.			





* SALE DEED OF PLOT *

Market Value Rs.8,93,160 + 89320 = 9,82,480/-
Purchased Value Rs.13,00,000/-
Kh.No.151/1, (Plot Kh.No.151/1/अ/30),
Mouza – Sukali (Gupchup),
Item No.9/9.2, Govt. Rate 5400/- per square meter

THIS SALE DEED IS executed on this 02nd day of December 2020, BETWEEN

NIRVANA INFRA CREATION PROJECTS PVT. LTD, (PAN No. AADCN2966Q) Office address at 2nd floor, Plot No.7, Gawande layout, Ring road, Khamla, Nagpur – 22, through its Director **Shri Prashant S/o Subhash Narkhede,** aged about 40 Years, Occupation – Business, hereinafter referred to and called as the **SELLER,** which expression unless repugnant to the context and meaning thereof shall always mean and include the said purchaser, its partners, Directors, legal representatives, successors administrators, executors, nominees etc of the **FIRST PART. (PAN No. AADCN2966Q)**

AND

Mr. Ankush S/o Sudhakarrao Bondre, (PAN No. BFWPB4800D) (Adhar No. 785090997199) aged about 27 years, occupation – Service, R/o Ward No.2, At Post Udapur, Tahsil Warud, District Amravati 444906, hereinafter referred to and called as the **PURCHASER,** which expression unless repugnant to the context and meaning thereof shall always mean and include the said purchaser, his legal heirs, legal representatives, successors administrators, executors, nominees etc of the **SECOND PART.**





1. WHEREAS, the Seller is the absolute owner Khasra No. **151/1**, P.H.No. 45, Mouza – **Sukli (Gupchup),** admeasuring 1.17 H.R., Gram-Panchayat – Sukali, Tahsil – Hingna, District - Nagpur. That the seller had purchased the said land from **Mr. Anuj Badjate S/o Shantilal Badjate,** (PAN No. ABOPB5644E) aged about 48 years, occupation – Agriculturist / Business, R/o "Shantiniketan" 3C/2, Dharampeth, Nagpur 440010, Tahsil and District – Nagpur by executing sale-deed dated 27.12.2016, registered on same day before Sub-Registrar Hingna, vide HGN/5122/2016. That after purchase of said land, the seller made some development in the said land and carve layout in the that land khasara no.151/1 of mouza Sukali (Gupchup), tahsil Hingna, District Nagpur.

Whereas after purchase of said land and after mutation thereof seller had applied for change of said land from agriculture purpose into non-agricultural use. The hon'ble Collector duly converted the said into non-agricultural use vide its order dated 09.08.2019 passed in RMK-3/NAP-34/Mouza Sukali (Gupchup) / 2019-20.

Whereas on completion of all formalities the sanctioning authority Nagpur Metropolitan Region Development Authority sanction the layout map/plan on 05.02.2020. **That the said development authority also issued release letter dated 09.03.2020 for releasing the plot No.30** in the layout of seller after the development in the layout. (Here-in-after called as the said property), which is already mentioned detailed in schedule of the property of this Sale-Deed.

Whereas the seller also Registered the project with Maharashtra Real Estate Regulatory Authority by registering its project and obtained registration certificate of project form-C dated 18.05.2020. The name of said layout is known as **Nirvana Nagari-I** wherein the said plot is situated is duly sanctioned one. Therefore the seller is having every right to sell the same to the purchaser.

हिंगना
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