270/11770
Friday,October 01 ,2021
1:24 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 13118 दिनांक: 01/10/2021

गावाचे नाव: पांजरी फार्म
दस्तऐवजाचा अनुक्रमांक: नगन7-11770-2021
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: उत्कर्ष लिखनलाल मेश्राम तर्फे आ.मु. श्री. लिखनलाल पुरणलाल मेश्राम

नोंदणी फी	रु. 17720.00
दस्त हाताळणी फी	रु. 560.00
पृष्ठांची संख्या: 28	
एकूण:	रु. 18280.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:44.PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
NGP7
नागपूर ग्रामिण क्रं. ७

बाजार मुल्य: रु.1509106 /-
मोबदला रु.1771780/-
भरलेले मुद्रांक शुल्क : रु. 106400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0110202103093 दिनांक: 01/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.17720/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006934948202122E दिनांक: 01/10/2021
बँकेचे नाव व पत्ता:

Plot No. – 12

Shri. Meshram Sir

CHALLAN

MTR Form Number-6

GRN MH006934948202122E	BARCODE	Date 30/09/2021-14:49:33	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	CNHPM1413P
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	UTKARSH LIKHANLAL MESHRAM
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	Plot No. 12

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	106400.00
0030063301 Registration Fee	17720.00
Total	1,24,120.00

Road/Street	PANJARI
Area/Locality Town/City/District	Panjari, Nagpur Rural
PIN	4 4 1 1 0 8
Remarks (If Any)	PAN2=ABFPJ8940A~SecondPartyName=ASHOK NATHUJI JUNANKAR AND JYOTI PRAKASH TITARE~
Amount In Words	One Lakh Twenty Four Thousand One Hundred Twenty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572021093069244	CKR5603353
Bank Date	RBI Date	30/09/2021-14:24:54	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
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 केवळ दुय्यम निबंधक कार्यालयात नोंदणीकरावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

9960/2021

7/2C

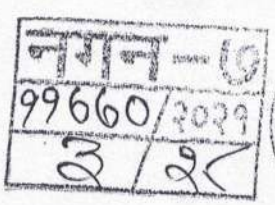
SALE DEED FOR RS. 17,71,780.00 ONLY
(RUPEES SEVENTEEN LAC SEVENTY ONE THOUSAND SEVEN HUNDRED EIGHTY ONLY)
MARKET VALUE RS. 15,10,000.00 ONLY

Vibhag No. 9 Page No. 1368 Rate @ Rs. 8,300/- Per Sq. Mtr.

THIS DEED OF SALE is made on this 1st Day of OCTOBER, 2021 BETWEEN (1) SHRI. ASHOK S/o NATHUJI JUNANKAR, Aged 71 Years, Occupation – Business, Resident of Plot No. 70-N, Sneh Nagar, Wardha Road, Nagpur-440015, Tahsil and District – NAGPUR **(PAN ABFPJ8940A & AADHAR 5123 8549 1266)**; AND (2) MRS. JYOTI W/o PRAKASH TITARE, Aged 62 Years, Occupation – Business, Resident of Plot No. N-83, Suprajyot, Near Little Flower Convent, New Sneh Nagar, Nagpur-440015, Tahsil and District – NAGPUR **(PAN AAUPT6528L & AADHAR 6331 9725 0510)**, hereinafter both jointly called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDORS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

Contd.





WHEREAS a Piece of land having an area of 0.16 Hector is acquired by Government for Road and 0.10 Hectors of land is acquired for Toll Plaza. The remaining land of 0.68 Hectors is now renumbered as Kh. No. 10/1/KH/2 of Mouza – Panjari; AND

WHEREAS the aforesaid land comprising Kh. No. 10/1/KH/2 of Mouza – PANJARI is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 21-7-2020 passed in Revenue Case No. 259/NAP-34/Mouza – Panjari/2019-2020; AND

WHEREAS the Vendors have prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by The Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Order Dated 26-3-2021 passed in Case No. EE/NMRDA/412; AND

WHEREAS the Vendors have registered the aforesaid project under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Nagpur bearing Registration No. P50500026665 Dated 21-10-2020; AND

WHEREAS the Executive Engineer, Nagpur Metropolitan Region Development Authority has Released Plot No. 12 out of the aforesaid layout vide his Letter No. E.E./NMRDA/DPC/RL/601 Dated 3-6-2021. As per the said Release Letter Dated 3-6-2021, the dimensions of the said Plot No. 12 are ½ (16.13 + 16.05) Mtrs. x 11.30 Mtrs. equal to 181.817 Sq. Mtrs.; AND

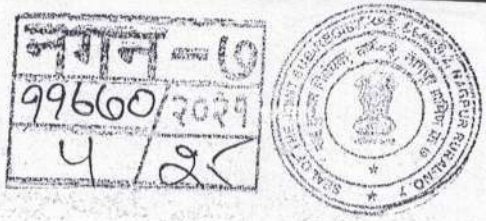
WHEREAS the Vendors do hereby declare that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever. The Vendors have not availed any Project Finance/any Financial assistance against the aforesaid property from any Financial Institutions; AND

WHEREAS the Purchaser hereinabovenamed has satisfied herself/himself in respect of the Vendors' title to the said property as good, valid and marketable; AND

WHEREAS the Purchaser has also seen and approved the Plan of the said Layout; AND

WHEREAS the Purchaser hereinabovenamed being desirous of owning an Independent Plot in said Layout for her/his Residential Use with heritable and transferable rights therein has now approached the Vendors and expressed her/his desire and willingness to purchase the Plot No. 12; AND

Contd. . .



ii) THAT the Vendors further assure the Purchaser that the property hereby sold is their separate and self acquired property belonging to them alone having purchased the same by them exclusively from and out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

iv) THAT the Vendors will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and her/his heirs, successors and assigns etc. as may reasonably be required.

v) THAT the Vendors have paid upto this date all dues with respect to Non-Agricultural Assessment, Grampanchayat Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT the Vendors have this day delivered the actual physical possession of the entire property hereby sold to the Purchaser in vacant condition at the time of Registration of this Sale Deed, without any reservations or limitations whatsoever.

vii) THAT the Vendors will support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

viii) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendors have delivered all the Original/Relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

Contd.