270/11816
Tuesday,October 05 ,2021
3:48 PM

पावती

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

पावती क्रं.: 13184 दिनांक: 05/10/2021

गावाचे नाव: पांजरी फार्म
दस्तऐवजाचा अनुक्रमांक: नगन7-11816-2021
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: दिक्षा बाळकृष्ण बोर्डे

नोंदणी फी	रु. 23200.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 23700.00

CHECKED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ वरील 4:08 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
नागपूर ग्रामिण क्र. ७

बाजार भुल्य: रु.1619579 /-
मोबदला रु.2310506/-
भरलेले मुद्रांक शुल्क : रु. 138700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0510202104945 दिनांक: 05/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.23200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007100777292112M दिनांक: 05/10/2021
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Plot No. 4

Shri — Borde.

Original/Duplicate

सांकेतांक नं. :39म

CHALLAN

MTR Form Number-6

GRN	MH007100777202122M	BARCODE		Date	05/10/2021-11:13:49	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)	CJGPB4911E
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	DEEKSHA BALKRISHNA BORDE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	KH NO-10/1/KH/2 PLOT NO-04
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	138700.00	Road/Street	MOUZA- PANJRI FARM
0030063301 Registration Fee	23200.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	PAN2=ABFPJ8940A~SecondPartyName=ASHOK NATTHUJI JUNANKA~
		Amount In Words	One Lakh Sixty One Thousand Nine Hundred Rupees Only
Total	1,61,900.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021100594395	CPABCMTSH8
Cheque/DD No.		Bank Date	RBI Date	05/10/2021-11:13:55	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8668603305

Department ID :

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

नोंदणी-७ 99C9E 2021 9 24

JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

Print Date 05-10-2021 12:16:20

SALE DEED FOR RS. 23,10,506/- ONLY

(RUPEES TWEENTY THREE LACS TEN THOUSAND FIVE HUNDRED SIX ONLY)

MARKET VALUE RS. 16,20,000/- ONLY

Vibhag No. 9 Page No. 1368 Rate @ Rs. 8300 Per Sq. Mtr.

THIS DEED OF SALE is made on this 5th Day of OCTOBER 2021 BETWEEN (1) SHRI ASHOK S/O NATTHUJI 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 TITRE, Aged 62 Years , Occupation - Business, Resident of Plot No. 83 Sneh Nagpur, Wardha Road , 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.

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Book No. 1 at Sr. No. 599 on even date. As a Result therefore the Vendors hereinabove have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records; AND

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 26-03-2021 passed in Case No. EE/NMRDA/412; AND

WHEREAS the Vendors have registered the aforesaid project under the provision 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.04 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 dimension of the said Plot No. 04 admeasuring Length 16.75Mtrs.X Width 11.65 Mtrs. equal to 195.138 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 hereinabove named has satisfied herself/himself In Respect of the Vendors title to the said property as good, valid and marketable; and

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MANNER OF PAYMENT :-

RS. 23,10,506/-	(Rupees Tweenty Three Lacs Ten Thousand Five Hundred Six)Only Paid by the purchaser to the Vendors by Cheques bearing Nos. 096389 dated 04/10/2021 for Rs. 23,10,506/-drawn on Central Bank of India, The receipt whereof is hereby acknowledged by the Vendors.
Rs. 23,10,506/-	**(TOTAL RUPEES TWEENTY THREE LACS TEN THOUSAND FIVE HUNDDRED SIX ONLY)**

The Vendors do hereby jointly and severally declare that they have received the entire agreed sale consideration from the purchaser and consequentially therefore they have now nothing to receive from the purchaser against the instant transaction of sale.

2) **THAT THE VENDORS do hereby covenant with purchaser as follows :-**

i) THAT the vendors have Good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to convey, assign and transfer the same by way of sale to the purchase absolutely forever.

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 earning 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.

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