CHALLAN
MTR Form Number-6

GRN MH008149142202122E	BARCODE	Date 28/10/2021-14:07:24	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)	CHAPP5016Q
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	MAYUR GAJANAN PISE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO 3 KH NO 10/1/KH/2 P S K NO 42
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	204000.00	Road/Street	MOUZA PANJARI FARM
0030063301 Registration Fee	30000.00	Area/Locality	255.773 SQ MTR
		Town/City/District	
		PIN	4 4 1 1 1 0
		Remarks (If Any)	PAN2=ABFPJ8940A~SecondPartyName=ASHOK NATTHUJI JUNANKAR AND JYOTI PRAKASH TITRE~
Total	2,34,000.00	Amount In Words	Two Lakh Thirty Four Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021102824487	CKR8018847
Cheque/DD No.		Bank Date	RBI Date	28/10/2021-14:24:10	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. : 0000000000

Department ID :

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 28-10-2021 02:10:32

नगन-७
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१/२६

SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

SALE DEED FOR RS. 34,00,000/- ONLY

(RUPEES THIRTY FOUR LACS ONLY)

MARKET VALUE RS. 21,22,916/- ONLY

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

THIS DEED OF SALE is made on this 29th 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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नगन-७
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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7

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.03 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. 03 admeasuring Length 16.75Mtrs.X Width 15.27 Mtrs. equal to 255.773 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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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 1