264/1303

Friday,February 12 ,2021

12:25 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 2543 दिनांक: 12/02/2021

गावाचे नाव: बोरगांव

दस्तऐवजाचा अनुक्रमांक: नगन1-1303-2021

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: मे पूर्णिमा कन्स्ट्रक्शन तर्फे प्रोप्रा श्री. जयदेव प्रभुलाल चौहान

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:43 PM ह्या वेळेस मिळेल.

NGP1

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1202202101538 दिनांक: 12/02/2021
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011503563202021E दिनांक: 12/02/2021
बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6

GRN	MH011503663202021E	BARCODE		Date	11/02/2021-12:01:16	Form ID	25.2

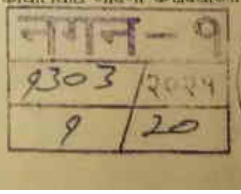
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	MS PURNIMA CONSTRUCTION
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	PLOT NO. 39-B
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	MOUZA BORGAON NAGPUR
0030063301 Registration Fee	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	N A G P U R
		Remarks (If Any)	
		SecondPartyName=MUKUND H CHOTALIA~	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021021178102	IK0AZAPWK4
Cheque/DD No.		Bank Date	RBI Date	11/02/2021-12:24:02	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. : 8381033335

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

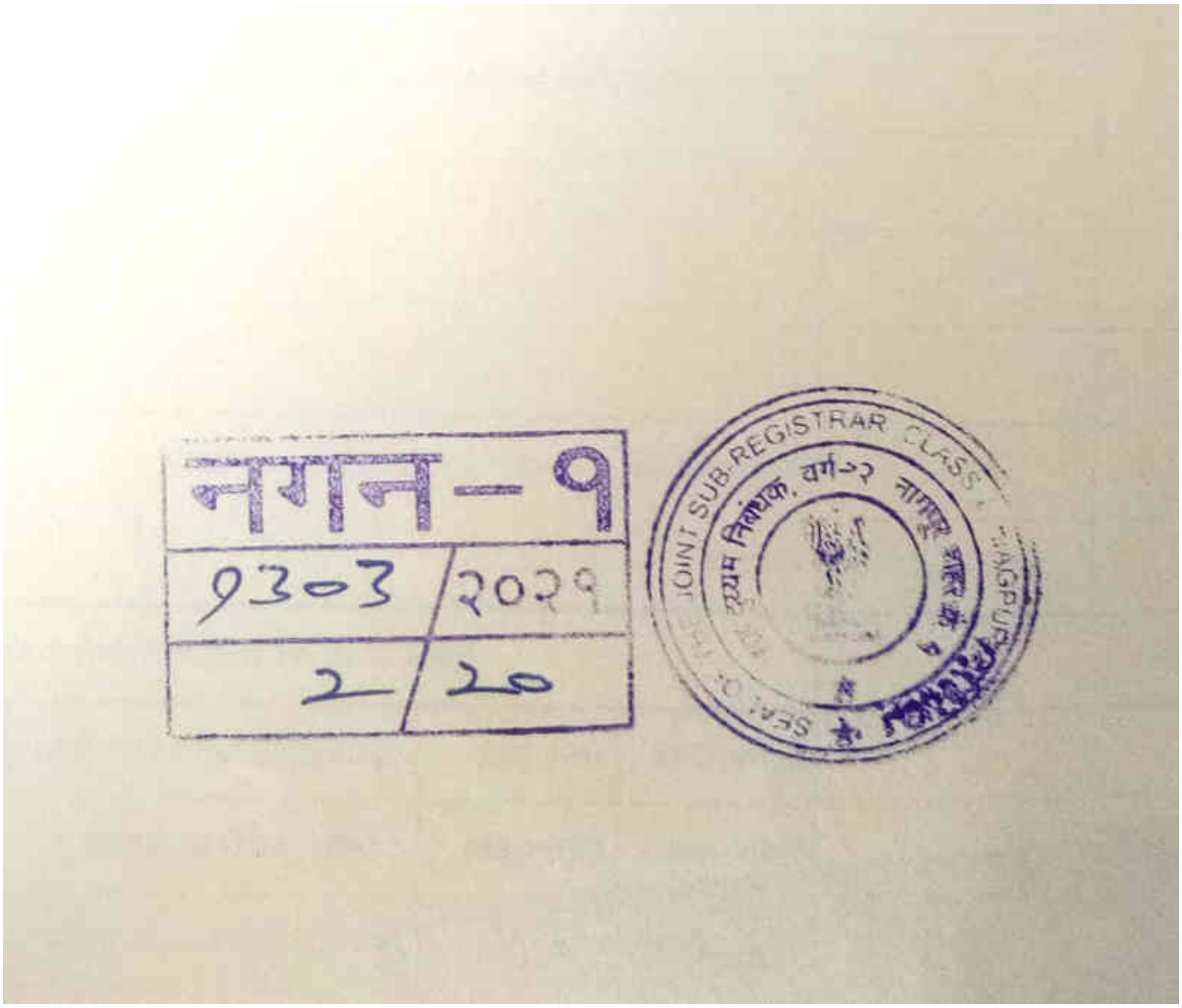
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.







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CORRECTION DEED

THIS DEED OF CORRECTION is made on this 12th Day of FEBRUARY, 2021 BETWEEN **(1) SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAAHH6713F)**, Aged 71 Years, Occupation – Business, Resident of A-403, Samarpan Tower, Ankur Cross Road, Narayanpura, Ahmedabad City, Gujarat - 380013 **(2) SHRI. MUKUND S/o HARILAL CHOTALIA (PAN: - AABHM7764C)**, Aged 66 Years, Occupation – BUSINESS, resident of D-15, Axardham Society, Kishan Samosa lane, College Road, Vaniyavad, Nadiad, Kheda, Gujarat.387001, AND **(3) SHRI. SIRISH KUMAR S/o HARILAL CHOTALIA (PAN: - AAFHS1079C)**, Aged 61 Years, Occupation – BUSINESS, Resident of Temple road, Purana Bazar, Dhanbad, Jharkhand – 826001, Vendor No. 1 and 3 acting through their duly constituted attorney **SHRI. MUKUND HARILAL CHOTALIA**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 1, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S PURNIMA CONSTRUCTION, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. JAIDEO S/o PRABHULAL CHAUHAN (PAN: - ACUPC2730K)**, Aged 44 Years, Occupation – Business, Resident of Manji Dana Colony, Gittikhadan, Katol Road, Nagpur, Tahsil and District – NAGPUR, hereinafter called the PARTY NO. 2, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY NO. 2, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

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WHEREAS by a Agreement to Sell Dated 23-11-2020 made between the Parties hereinabove described, the Party No.1 has agreed to sell to the Party No. 2 ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 Sq.Mtrs being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Corporation House No. 808/C/39/B, P.S.K 8A, , City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, and the said Agreement to Sell Dated 23-11-2020, which is duly Registered in the office of Sub-Registrar Nagpur-1, in Book No 1 and at Serial No. 7260 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon; AND

WHEREAS due to inadvertance some mistakes have crept-up in the aforesaid Agreement to Sell Dated 23-11-2020 (hereinafter called the "Principal Deed") and consequentially therefore it has now become expedient to correct and rectify the same in the following manner :-

NOW THESE PRESENTS WITNESSES AS FOLLOWS :-

(1) THAT the Principal Deed shall be so read and construed as if :-

That on Page No. 46 (दस्त घोषवारा भाग-2) of the said Agreement the First Witness sign has not been executed by mistake, so it has been now corrected and amended by this Deed of Correction.

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(3) THAT as rectified and modified as aforesaid the Principal Deed shall remain in full force and effect as hereto before.

IN WITNESS WHEREOF the PARTIES hereinabovenamed have hereto set their respective hands and signed this DEED OF CORRECTION at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By. Adv. Amiit Jain.

Mob. 8381033335.



(MUKUND HARILAL CHOTALIA)

PARTY NO. 1

FOR M/S PURNIMA CONSTRCTION



(JAIDEO PRABHULAL CHAUHAN)

Proprietor

PARTY NO. 2

WITNESSES :



1.



2.

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For original report please
t concern SRO office.

सूची क्र.2

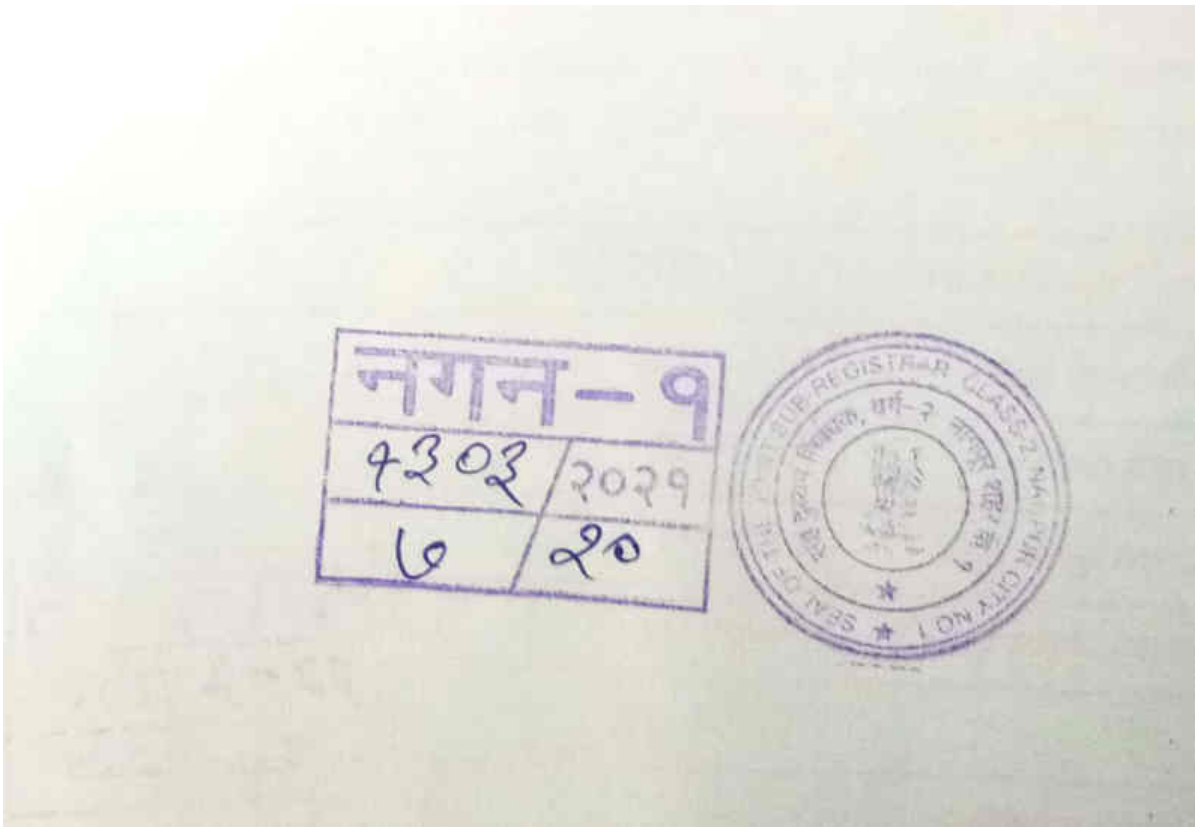
दुय्यम निबंधक : दु नि. नागपूर ।
दस्त क्रमांक : 7260/2020
नोंदणी :
Regn:63m

गावाचे नाव : बोरगांव

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	8100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	7450000
(4) मु.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: विभाग क्र. 14,252/1/14,दर 15260/- चौ.मी गुंठेवारी, मौजा बोरगाव सिटी सर्व्हे नं 11,शिट नं 116/14,गोकुल/जोरस हाउसिंग सोसाइटी तह जि नागपूर येथील खसरा नं 72/1,73/1,76/1,77/1,78/1,81 आणि 82/1 मधील प्लॉट न 39 बी एकूण आराजी 442.415 चौरस मीटर कार्पो घर क्र 808/सी/39/बी,वार्ड न. 62((C.T.S. Number : 11 ; Plot Number : 39-B ;))
(5) क्षेत्रफळ	442.415 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हेमंद हरीलाल चोटालिया व सिरीश कुमार हरीलाल चोटालिया तर्फे आमु - आणि स्वत: करिता श्री. मुकुंद हरीलाल चोटालिया वय:-66 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी 15 अक्षरधाम सोसायटी वानियावाद खेडा गुजरात, गुजरात, खेडा. पिन कोड:-387001 पॅन नं:-AABHM7764C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे पूर्णिमा कन्स्ट्रक्शन तर्फे प्रोप्रा श्री. जगदेव प्रभुलाल चौहान - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मंजी दाना कॉलोनी काटोल रोड नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440013 पॅन नं:-ACUPC2730K
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7260/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	243000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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CHALLAN
MTR Form Number-6

GRN MH007277276202021E	BARCODE	Date 23/11/2020-08:46:32	Form ID 25.2

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 NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name MS PURNIMA CONSTRUCTION
Location NAGPUR	
Year 2020-2021 One Time	Flat/Block No. PLOT NO. 39-B

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	243000.00
0030063301 Registration Fee	30000.00
Total	2,73,000.00

Premises/Building	
Road/Street	MOUZA BORGAON NAGPUR
Area/Locality	GOKUL SOCIETY
Town/City/District	
PIN	N A G P U R
Remarks (If Any)	SecondPartyName=HEMENDRA H CHOTALIA AND OTHERS~
Amount In Words	Two Lakh Seventy Three Thousand Rupees Only

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Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020112312000	IK0AUWZPH0
Cheque/DD No.		Bank Date	RBI Date	23/11/2020-08:24:51	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. : 8381033335
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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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Print Date 23-11-2020 08:51:10

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2311202000881	Date	23/11/2020

Received from chauhan, Mobile number 8381033335, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.

Payment Details

Bank Name	SBIN	Date	23/11/2020
Bank CIN	10004152020112300883	REF No.	IGAJWZZCM6

This is computer generated receipt, hence no signature is required.

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नगन – ९
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AGREEMENT TO SELL FOR RS. 81,00,000.00 ONLY
(RUPEES EIGHTY ONE LAC ONLY)
MARKET VALUE 74,50,000.00 ONLY

THIS AGREEMENT TO SELL is made on this 23rd Day of NOVEMBER, 2020 BETWEEN **(1) SHRI. HEMENDRA S/o HARILAL CHOTALIA (PAN: - AAAHH6713F)**, Aged 71 Years, Occupation – Business, Resident of A-403, Samarpan Tower, Ankur Cross Road, Narayanpura. Ahmedabad City, Gujarat - 380013 **(2) SHRI. MUKUND S/o HARILAL CHOTALIA (PAN: - AABHM7764C)**, Aged 66 Years, Occupation – BUSINESS, resident of D-15. Axardham Society, Kishan Samosa lane, College Road, Vaniyavad, Nadiad, Kheda, Gujarat.387001, AND **(3) SHRI. SIRISH KUMAR S/o HARILAL CHOTALIA (PAN: - AAFHS1079C)**, Aged 61 Years, Occupation – BUSINESS, Resident of Temple road, Purana Bazar, Dhanbad, Jharkhand – 826001, Vendor No. 1 and 3 acting through their duly constituted attorney **SHRI. MUKUND HARILAL CHOTALIA** the Vendor No. 2, hereinafter called the VENDORS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDOR, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

M/S PURNIMA CONSTRUCTION, A Proprietary Concern having its Office at Nagpur, acting through its Sole Proprietor **SHRI. JAIDEO S/o PRABHULAL CHAUHAN (PAN: - ACUPC2730K)**, Aged 44 Years, Occupation – Business, Resident of Manji Dana Colony, Gittikhadan, Katol Road, Nagpur, Tahsil and District – NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

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WHEREAS ALL THAT Piece and Parcel of land bearing Plot No. 39 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 929.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to the Vendors hereinabovenamed, having purchased the same by them from Gokul/Joras Housing Society, Nagpur by a Sale Deed Dated 18-4-1990, which is duly Registered in the Office of the Joint Sub-Registrar - 1, Nagpur in Addl. Book No. 1, Volume No. 1653 on Pages 19 to 20 at Sr. No. 5033(P) on even date; AND

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WHEREAS the aforesaid Plot No. 39 is covered under the Scheme of 1990 Layouts of the Nagpur Improvement Trust, Nagpur.

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WHEREAS the Regularization Letter regarding the aforesaid Plot No. 39 is issued by the Building Engineer (North-East), Nagpur Improvement Trust, Nagpur vide his Permit No. BE\NE\1908/2249 Dated 14-2-2007 in Case No. 200303274844. As per the said Regularization Letter the area of the said Plot No. 39 ,is shown and declared as 884.8340 Sq. Mtrs. Thus the area of the said Plot No. 39 is at present 884.8340 Sq. Mtrs; AND

WHEREAS lateron the Vendors applied for division of the said Plot No. 39. The Nagpur Improvement Trust, Nagpur divided the said Plot No. 39 into 39-A and 39-B respectively by letter No. ईमा.अभि.(प)/265 Dated 24-7-2019. Therefore the Plot agreed to be purchased by the Purchaser is now 39-B containing by admeasurement 442.415 Sq.Mtrs.

WHEREAS for cogent reasons and good causes the Vendors has now decided to sell the aforesaid Plot No. 39-B to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefits of their family members; AND

WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabovenamed having expressed his desire and willingness to purchase the same for a fairly good price, the Vendors after detailed negotiations has now agreed to sell the same to the Purchaser for a total consideration of Rs. 81,00,000/- (Rupees Eighty One Lac) Only upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGEED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

(1) THAT the VENDORS will SELL and the PURCHASER will BUY THE ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 Sq.Mtrs being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Corporation House No. 808/C/39/B, P.S.K 8A, , City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed is Rs. 81,00,000/- (Rupees Eighty One Lac) Only which the Purchaser has specifically agreed to pay to the Vendors in the following manner :-

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MANNER OF PAYMENT :

Rs. 26,73,000.00	(Rupees Twenty Six Lac Seventy Three Thousand) Only paid by the Purchaser to the Vendors by 3 different RTGS bearing UTR Nos. (1) ALLA20201119501416161618 to Vendor No. 1 (2) ALLA20201119501416111142 TO Vendor No. 2 and (3) ALLA20201119501416078 2 to Vendor No. 3 All Dated 19-11-2020 each for Rs. 8,91,000/- through the Purchaser's Account having in Allahabad Bank, Friends Colony Branch, Nagpur, as earnest money, the receipt whereof is hereby acknowledged by the Vendors.
RS. 27,000.00	(Rupees Twenty Seven Thousand) Only deducted and deposited by challan nos. (1) 02164 (2) 01972 and (3) 02397, All Dated 20-11-2020, for Rs. 9,000/- each, towards TDS, the receipt whereof is hereby acknowledged by the Vendors
Rs. 54,00,000.00	(Rupees Fifty Four Lac) Only agreed to be paid by the Purchaser to the Vendors at the time of Sale Deed.
Rs.81,00,000.00	**(TOTAL RUPEES EIGHTY ONE LAC) ONLY**

(3) THAT the Vendors assures the Purchaser that the property hereby agreed to be sold is their separate and self acquired property belonging to them alone having purchased/acquired 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.

(4) THAT the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Society Dues, Nagpur MUNCIPAL Corporation Taxes, Non Agriculture Tax, Cesses, Electricity and Water Charges and all other outgoings, etc. levied on the property hereby agreed to be sold and payable by the Vendors upto the date of Registration of the Sale Deed.

(5) THAT the Vendors shall answer all reasonable requisitions on the title to be made by the Purchaser and shall establish good, valid and marketable title to the property hereby agreed to be sold.

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

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(7) THAT the Vendors shall deliver the actual physical possession of the prop... hereby agreed to be sold to the Purchaser or its nominee(s) in vacant condition at the time of Registration of the Sale Deed.

(8) THAT the sale will be completed on or before 30th April 2021 from the date hereof by the Vendors executing a proper Sale Deed relating to the aforesaid property hereby agreed to be sold in favour of the Purchaser or its nominee(s) and the Purchaser paying the balance sale price to the Vendors in the manner stipulated hereinabove, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular Work of executing the Sale Deed ("**Force Majeure**").

(9) THAT if the Vendor fails or neglects to fulfill and observe the obligations on their part as contained hereinabove or otherwise required by law and to execute a Sale Deed relating to the aforesaid property in favour of the Purchaser or in favour of its nominee(s) within the time stipulated hereinabove, then in such event the Purchaser shall be entitled to enforce specific performance of this Contract/Agreement by instituting legal proceedings against the Vendors and in such event they will be liable to pay all costs and damages to the Purchaser.

(10) THAT if the Purchaser fails or neglects to pay the balance sale price to the Vendors strictly within the time stipulated in Clause 2 above then in such event the Vendors shall be entitled to claim and receive an interest at the rate of 12% (TWELVE PERCENT) Per Annum on the unpaid balance sale price from the date default till the date of actual payment thereof from the Purchaser. However such grace period with interest shall not exceed more than 30 (THIRTY) days.

(11) THAT it is specifically understood and agreed by the Purchaser that the Sale Deed Dated 18-4-1990 and terms and conditions contained in the Principal Deed shall always remain binding upon it and its successors-in-title. That the Purchaser shall apply for the Sanctioning of Building Plan to the Concern Department in the name of the Vendors, the expenses shall be borne and paid by the Purchaser.

(12) THAT the Vendors shall deliver all the Original documents relating to the aforesaid property to the Purchaser at the time of Registration of the Sale Deed.

(13) THAT this Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur.

नगन-१
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(14) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchaser.

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02607 2020
2 / ४६

SCHEDULE REFERRED TO ABOVE

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(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 39-B, in the sanctioned layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR admeasuring 442.415 Sq.Mtrs being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Corporation House No. 808/C/39/B, P.S.K 8A, City Survey No. 11 and Sheet No. 116/14, of Mouza – BORGAON, situate at Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 31.
ON THE WEST	-	9.00 MTRS WIDE ROAD.
ON THE NORTH	-	PLOT NO. 39-A.
ON THE SOUTH	-	PLOT NO. 38.

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF AGREEMENT TO SELL at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By. Adv. Amiit Jain.

Mob. 8381033335.



WITNESSES :



(MUKUND HARILAL CHOTALIA)

For Self and duly Constituted attorney for the Vendors No. 1 and 3.

VENDORS

FOR M/S PURNIMA CONSTRCTION



(JAIDEO PRABHULAL CHAUHAN)

Proprietor

PURCHASER

नगन-९ 9303 /२०२० २४/20

WITNESSES :

1.





2.

नगन-९ ०२६०१/२०२० 6 18E

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23/11/2020 11:16:46 AM

दस्त नोंदवहीत क्रमांक 2

दस्त क्रमांक 7260/2020

दस्तऐवज प्रकार : विक्री करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे पूर्णिमा कन्स्ट्रक्शन तर्फे डीजे पी. कपरेज रघुनाथ भीडान - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सर्वेक्ष नं: -, गाव: पंजी हाऊस कॉलोनी कार्यालय रोड नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ACUPC2730K	विक्रेता वय :-44 स्वाक्षरी		
2	नाव:देवेंद्र हरिलाल भोतमांगे व निलेश कुमार हरिलाल भोतमांगे तर्फे कु. - अधि स्वत: कॉलेज ची. मुखत्व हरिलाल भोतमांगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, सर्वेक्ष नं: -, गाव: ता. हो. 15 अशोकधाम सोसायटी भांतिवाडा खेरा गुजरात, गुजरात, खेरा पॅन नंबर:AABHM7784C	विक्रेते वय :-66 स्वाक्षरी		

दस्तऐवज करून देणार इसमांची ओळख पटवणारे : विक्री करारनामा या दस्त ऐवज करून देणाऱ्याने सादर केला.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

दिनांक 23 / 11 / 2020 11 : 14 : 33 AM

ओळख :

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणारे यांनाओळखतात, व त्यांची ओळख पटविलेली

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विक्रम रामेश्वर बाहुने - - वय:23 पत्ता:सुभाष नगर नागपूर पिन कोड:440022	स्वाक्षरी	
2	नाव:अमित सुरेश बंद - - वय:38 पत्ता:इतवारी नागपूर पिन कोड:440009	स्वाक्षरी	

9
नंबरचे बुकाचे
6260 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्तातला एकूण 8..पाने आहेत.

दिनांक 23 / 11 / 2020 11 : 15 : 09 AM

दिनांक 23 / 11 / 2020 11 : 15 : 19 AM नोंदणी फुलक 1 वाजे

NGP1

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. १

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Bank	Amount	Used At	Remark	Balance	Date
1	MS PURNIMA CONSTRUCTION	eChallan	00040572020112312801	MH007277276202021E	243000	SD	0003295161202021		23/11/2020
2		DHC		2311202000981	920	RF	2311202000981D		23/11/2020
3	MS PURNIMA CONSTRUCTION	eChallan		MH007277276202021E	30000	RF	0003295161202021		23/11/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7260 /2020

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नगन – १
२२०३ / २०२१
९५ / २०

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1:16 PM (GoshwaraBhag-1)

1303/1303

शुक्रवार, 12 फेब्रुवारी 2021 12:25 म.नं.

दस्त गोषवारा भाग-1

नगन1 १९१२०
दस्त क्रमांक: 1303/2021

दस्त क्रमांक: नगन1 /1303/2021

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नगन1 यांचे कार्यालयात

अ. क्र. 1303 वर दि.12-02-2021

रोजी 12:22 म.नं. वा. हजर केला.

पावती:2543 पावती दिनांक: 12/02/2021

सादरकरणाराचे नाव: मे पूर्णिमा कन्स्ट्रक्शन तर्फे प्रोप्रा थी. जयदेव प्रभुलाल चौहान

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकुण:	500.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. १

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: "दुरुस्ती विधानपत्र

शिक्का क्र. 1 12 / 02 / 2021 12 : 22 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 02 / 2021 12 : 23 : 47 PM ची वेळ: (फी)

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दस्त गोषवारा भाग-2

नोंदणी 20/20
दस्त क्रमांक:1303/2021

20/2021 12:26:46 PM

दस्त क्रमांक :नवन1/1303/2021
दस्ताचा प्रकार :-65-खुष मुखत्यार पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हेमंत हरीलाल चोटालिया व सिरील कुमार हरीलाल चोटालिया तर्फे जागृ तनेत्र स्वत: करीता पी. मुकुद हरीलाल चोटालिया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी 15 घनश्याम सोसायटी खेडा गुजरात, गुजरात, खेडा पॅन नंबर:AABHM7764C	लिहून देणार वय :-66 स्वाक्षरी:-		
2	नाव:मे पूर्णिमा कन्स्ट्रक्शन तर्फे जोद्रा थी. जयदेव प्रभुलाल चौहान पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेवी दाना कॉलोनी काटोल रोड नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:ACUPC2730K	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तसेच वर दस्तऐवज करुन देणाऱ्यांनी कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 02 / 2021 12 : 24 : 39 PM

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

ओळख -
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणाऱ्यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिषभ रामेश्वर माहुले - - वय:24 पत्ता:सुभाष नगर नागपूर पिन कोड:440022		
2	नाव:नितीश रामेश्वर माहुले - - वय:22 पत्ता:राह, सुभाष नगर नागपूर पिन कोड:440021		

स्वाक्षरी

7303 नबराचे बुकाः
नंबरी नोंदला
प्रमाणित करण्यात येते कि
या दस्तात एकूण 20 पाने आहे.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. १

शिक्का क्र.4 ची वेळ:12 / 02 / 2021 12 : 25 : 12 PM

शिक्का क्र.5 ची वेळ:12 / 02 / 2021 12 : 25 : 19 PM नोंदणी पुस्तक 1 मध्ये

NGP1

सह दुय्यम निबंधक, वर्ग-२.
नागपूर शहर क्र. १

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS PURNIMA CONSTRUCTION	eChallan	0004057202102017/8109	MH011503563202021E	100.00	RF	0035411998202021	12/02/2021
2		DHC		1202202101538	400	RF	1202202101538D	12/02/2021
3	MS PURNIMA CONSTRUCTION	eChallan		MH011503563202021E	100	RF	0035411998202021	12/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1303 /2021

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