receipt (pavti)

270/7899
Wednesday,June 02 ,2021
2:46 PM

पावती

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

पावती क्र.: 8649 दिनांक: 02/06/2021

गावाचे नाव: पोगली (ग्रा)
दस्तऐवजाचा अनुक्रमांक: नगन7-7899-2021
दस्तऐवजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: मेसर्स ओडेन डेव्हलपर्स तर्फे भागीदार श्री प्रतीक राजेश सराओगी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 940.00

DELIVERED

आपणास मूळ दस्त ,धनलेले पुस्तक नं. ७ असलेले
3:04 PM ह्या वेळेस मिळेल.

सह दुय्यम निर्बंधक वर्ग-2
नागपूर शहर क्र. ७

बाजार मुल्य: रु.82144000 /-
मोबदला रु.75100000/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202101577 दिनांक: 02/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001339059202122E दिनांक: 02/06/2021
बँकेचे नाव व पत्ता:
नोंदणी फी माफी अनुच्छाम तपशिल :-
1) Fee Adjusted : Old Doc.No5290-2021 Amt. 30000

CHALLAN

MTR Form Number-6

GRN	MH001339059202122E	BARCODE		Date	19/05/2021-17:57:26	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	MS OZEN DEVELOPERS
Location	NAGPUR	Flat/Block No.	
Year	2021-2022 One Time	Premises/Building	
		Road/Street	MOUZA GHOGLI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	SecondPartyName=SHRI RAJENDRA DHIRAJLAL MANDAVIYA~
		Amount In Words	Two Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021051914776	2681320398
Cheque/DD No.		Bank Date	RBI Date	19/05/2021-17:59:23	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
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 केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाची दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 19-05-2021 05:59:35


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19-2021-2288

SALE DEED FOR RS. 7,51,00,000/- ONLY
(RUPEES SEVEN CRORE FIFTY- ONE LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 8,21,44,000.00 ONLY)

Zone/Item No. 9.4 Page 1326 @ 8,530/- per Sq. Mtrs. (ASR 2020-21)

THIS DEED OF SALE is made at NAGPUR on this 28 Day of MAY, 2021 BETWEEN :(1) SHRI. RAJENDRA S/o DHIRAJLAL MANDAVIYA, Aged 58 Years, Occupation – Agriculturist, PAN ACWPM7359J & AADHAR UID 4940 2690 6229; (2) MRS. VEENA W/o RAJENDRA MANDAVIYA, Aged 56 Years, Occupation – Agriculturist, PAN ACWPM7357G & AADHAR UID 8204 1275 1487; (3) SHRI. NARENDRA S/o DHIRAJLAL MANDAVIYA, Aged 55 Years, Occupation – Agriculturist, PAN ACAPM4952F & AADHAR UID 9504 2389 8495 AND (4) MRS. YAMINI S/o NARENDRA MANDAVIYA, Aged 54 Years, Occupation – Agriculturist, PAN ACWPM7358K & AADHAR UID 5437 2970 6757 All Residents of Wardhaman Nagar, Nagpur, Pin Code No. 440008, Tahsil and District - NAGPUR, Nos. 1, 2 and 4 acting through their Constituted Attorney SHRI. NARENDRA S/o DHIRAJLAL MANDAVIYA, hereinafter all 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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M/S. OZEN DEVELOPERS, A Partnership Firm having its Office at Nagpur and acting through its Partners **(1) SHRI. PRATIK S/o RAJESH SARAOGI,** Aged 29 Years, Occupation – Business, Resident of Anandam World City, Ganeshpeth Road, Nagpur-440018, Tahsil and District – NAGPUR (PAN CKSPS5018J & AADHAR 3068 7010 3995); **(2) SHRI. VIVEK S/o BABANRAO HUSUKALE,** Aged 45 Years, Occupation – Business, Resident of Plot No. 7, Friends Society No. 2, Deendayal Nagar, Nagpur-440022, Tahsil and District – NAGPUR (PAN AABPH9138D & AADHAR 3378 0203 3376); AND **(3) SHRI. AJAY S/o SHRI. NATHUJI KESARE,** Aged 48 Years, Occupation – Business, Resident of Flat No. B-101, Sanchayani Prestige Apartments, Near Poonam Vihar, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR (PAN ALVPK0401D & AADHAR 3993 2176 7996), hereinafter called the **PURCHASER,** which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS,** as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART.**

WHEREAS, the Vendors named hereinabove are full and absolute Owners in possession of the property comprising ALL THAT Piece and parcel of Surplus Land containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District - NAGPUR hereinafter referred to as **'said Property'**; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38, having an area of 1.97 Hectares, held in Bhogwatdar Class – 1 Rights situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District – NAGPUR,Originally belonged to Shri. Bapurao Narayan Rahate, being his separate property; AND

WHEREAS the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri. Bapurao Narayan Rahate had filed a Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 168/2006 Dated 03-07-2006 declared 9000 Sq. Mtrs. of land out of the aforesaid Kh. No. 33/1 of Mouza – Ghogli as a Retainable land and the remaining land of 10700 Sq. Mtrs. as a Surplus vacant land within the meaning of the said Act; AND

WHEREAS the aforesaid entire land of MOUZA - GHOGLI is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 24-03-2005 passed in Revenue Case No. 533/NAP-34/2004-2005; AND

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WHEREAS the said Shri. Bapurao Narayan Rahate later on applied for exemption to the aforesaid surplus vacant land containing by admeasurements 10700 Sq.Mtrs. under Talegaon Dabhade Scheme; AND

WHEREAS considering the application of the said Shri. Bapurao Narayan Rahate, the Government of Maharashtra through Competent Authority, (U.L.C.), Nagpur vide his Order Dated 14-08-2006 passed in Case No. ATP/ULC/TD(768)/1708/2006 exempted the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department, Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977) D-III Dated 15-01-1992 upon the several terms and conditions contained therein; AND

WHEREAS the aforesaid Shri. Bapurao Narayan Rahate prepared a Plan of the layout for the said Kh. No. 33/1 consisting of various Plots of different sizes and Public Utility Land therein and the said layout is sanctioned and approved by the Addl. Collector and Competent Authority, ULC, Nagpur on 14-02-2006; AND

WHEREAS the aforesaid Shri. Bapurao Narayan Rahate executed a General Power of Attorney in favour of Babulal Roshanlal Patni, Proprietor of Patni Real Estate on 04-08-2007, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4947 on even date; AND

WHEREAS the aforesaid Shri. Bapurao Narayan Rahate through his Power of Attorney Holder Babulal Roshanlal Patni later on transferred the said property comprising ALL THAT Piece and parcel of Surplus Land containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Rajendra Dhirajlal Mandviya, Mrs. Veena Rajendra Mandviya, Shri. Narendra Dhirajlal Mandviya and Mrs. Yamini Narendra Mandviya, the Vendors named hereinabove, by a Sale Deed Dated 13-03-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 1482 on even date. The said Sale Deed is duly signed by Miss. Sushaila Bapurao Rahate, Miss. Nallu BapuraoRahate, Miss. Sumitra Bapurao Rahate, Miss. Pushpa Bapurao Rahate and Shri. Gyanshwar Bapurao Rahate, as a Consentors Capacity. As result therefore the Vendors have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also mutated in their names in the Revenue Records vide Ferfar Entry No. 567 Dated 04-04-2008; AND

WHEREAS for cogent reasons and good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilize the sale

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proceeds thereof in their best interest and for the benefits of their respective family members; AND

WHEREAS the Vendors being thus desirous of selling the aforesaid property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendors by an Agreement to Sell dated 23-03-2021 agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 7,51,00,000/- (Rupees Seven Crore Fifty-One Lakh) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

(1) THAT in pursuance of the said Agreement dated 23-03-2021 and in consideration of a total sum of Rs. 7,51,00,000/- (Rupees Seven Crore Fifty-One Lakh) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt whereof the Vendors do hereby acknowledge, the Vendors as the absolute and full Owners in possession thereof do hereby grant, convey, assure, assign and transfer by way of sale to the PURCHASER ALL THAT Piece and parcel of Surplus Land containing by total admeasurement 10700 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 33/1 of MOUZA - GHOGLI, P.S.K. 38 including all other easementary rights appurtenant belonging thereto, situated at Village – Ghogli in Tahsil – Nagpur (Rural) and District – NAGPURmore particularly described in the scheduled here under written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property TO HOLD SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Non-Agricultural Assessment, Grampanchayat Taxes, Cesses, outstanding Dues/Penalties and all other outgoings etc. levied thereon and payable by the Vendor upto date or upto the date of possession, whichever is earlier.

MANNER OF PAYMENT :-

Rs. 41,87,500/- (Rupees Forty-One Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mr. Rajendra Dhirajlal Mandaviya vide RTGS through Cheque No. 000550 dated 23.03.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 41,87,500/- (Rupees Forty-One Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mrs. Veena Rajendra Mandaviya vide RTGS through Cheque No. 000551 dated 23.03.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

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Rs. 41,87,500/- (Rupees Forty-One Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mr. Narendra Dhirajlal Mandaviya vide RTGS through Cheque No. 000552 dated 23.03.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 41,87,500/- (Rupees Forty-One Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mrs. Yamini Narendra Mandaviya vide RTGS through Cheque No. 000553 dated 23.03.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 1,87,750/- (Rupees One Lakh Eighty-Seven Thousand Seven Hundred Fifty) Only deducted by the Purchaser Mr. Rajendra Dhirajlal Mandaviya from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,87,750/- (Rupees One Lakh Eighty-Seven Thousand Seven Hundred Fifty) Only deducted by the Purchaser Mrs Veena Rajendra Mandaviya from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,87,750/- (Rupees One Lakh Eighty-Seven Thousand Seven Hundred Fifty) Only deducted by the Purchaser Mr. Narendra Dhirajlal Mandaviya from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 1,87,750/- (Rupees One Lakh Eighty-Seven Thousand Seven Hundred Fifty) Only deducted by the Purchaser Mrs. Yamini Narendra Mandaviya from the Sale Consideration payable to Vendors towards Tax Deducted at Source (TDS) @ 1% and undertaken to credit the same in the appropriate account of Income Tax Department.

Rs. 11,12,250/- (Rupees Eleven Lakh Twelve Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendor Mr. Rajendra Dhirajlal Mandaviya by Cheque No. 000563 dated 23.05.2021

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drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 11,12,250/- (Rupees Eleven Lakh Twelve Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendor Mrs. Veena Rajendra Mandaviya by Cheque No. 000564 dated 23.05.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 11,12,250/- (Rupees Eleven Lakh Twelve Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendor Mr. Narendra Dhirajlal Mandaviya by Cheque No. 000565 dated 23.05.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 11,12,250/- (Rupees Eleven Lakh Twelve Thousand Two Hundred Fifty) Only paid by the Purchaser to the Vendor Mrs. Yamini Narendra Mandaviya by Cheque No. 000566 dated 23.05.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 65,00,000/- (Rupees Sixty-Five Lakh) Only paid by the Purchaser to the Vendor Mr. Rajendra Dhirajlal Mandaviya by Cheque No. 000554 dated 23.09.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 65,00,000/- (Rupees Sixty-Five Lakh) Only paid by the Purchaser to the Vendor Mrs. Veena Rajendra Mandaviya by Cheque No. 000555 dated 23.09.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 65,00,000/- (Rupees Sixty-Five Lakh) Only paid by the Purchaser to the Vendor Mr. Narendra Dhirajlal Mandaviya by Cheque No. 000556 dated 23.09.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 65,00,000/- (Rupees Sixty-Five Lakh) Only paid by the Purchaser to the Vendor Mrs. Yamini. Narendra Mandaviya by Cheque No. 000557 dated 23.09.2021 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 67,87,500/- (Rupees Sixty-Seven Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mr.

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Rajendra Dhirajlal Mandaviya by Cheque No. 000733 dated 23.03.2022 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 67,87,500/- (Rupees Sixty-Seven Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mrs. Veena Rajendra Mandaviya by Cheque No. 000737 dated 23.03.2022 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 67,87,500/- (Rupees Sixty-Seven Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mr. Narendra Dhirajlal Mandaviya by Cheque No. 000741 dated 23.03.2022 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor .

Rs. 67,87,500/- (Rupees Sixty-Seven Lakh Eighty-Seven Thousand Five Hundred) Only paid by the Purchaser to the Vendor Mrs. Yamini Narendra Mandaviya by Cheque No. 000745 dated 23.03.2022 drawn on ICICI Bank, the receipt whereof is hereby acknowledged by the Vendor.

RS. 7,51,00,000/- (TOTAL RUPEES SEVEN CRORE FIFTY-ONE LAKH ONLY)

(2) THAT the VENDORS does hereby covenant with the PURCHASER as follows:-

i) THAT the Vendors undertake and assure the Purchaser that they have good, valid and marketable title and absolute right and full authority to sale/convey and transfer the said property hereby transferred/sold to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property, nor is there any notice issued under the Income Tax Act against the Vendors and there is no impediment of any nature for transfer of the said Property to take place in accordance with the terms hereof.

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ii) THAT the Vendors does hereby assure the Purchaser that the property hereby sold to the Purchaser is 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 Vendors undertake, agree and assure that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

iv) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through under or in trust for the Vendors and without any lawful interruption or disturbance by any other person who-so-ever.

vi) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any way or whereby the Vendors are debarred from transferring the same by way of sale to the Purchaser absolutely forever with heritable and transferable rights therein. The Vendors hereby assures the Purchaser that there is no legal impediment of what-so-ever nature for transfer of the said property by her in favour of the Purchaser.

vii) 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 legal heirs, legal representatives, executors, successors and assigns etc. of the Purchaser as may reasonably be required.

viii) 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/transferred and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertake to pay the same and keep the Purchaser always indemnified against such payments and the Vendors shall continue to pay the same till handing over the possession of the said Property to the Purchaser.

ix) THAT the Vendors hereby declares that they are in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property and thus the Vendors have this day delivered the actual physical possession of the property hereby sold/transferred to the Purchaser in vacant condition at the time of Registration of this Sale Deed without any limitation and Reservation and the Purchaser hereby accepted the same in vacant condition.

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

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

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

xv) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge on the same to which this sale is not subject, the Vendors will keep and hold the Purchaser indemnified.

(3) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(4) THAT wherever in this Sale Deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees and Misc. Expenses etc. have been agreed to be paid by the Purchaser.

(6) THAT the Full Stamp Duty of Rs. 32,85,800/- and full Registration Fee of Rs. 30,000/- is already paid at the time of registration of the Agreement to Sell dated 23-03-2021, which is duly registered at the Office of Joint Sub-Registrar, Nagpur – 7 in Book No. 1 at Sr. No. 5290 on 24-03-2021.

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