

270/2983

पावती

Original/Duplicate

Wednesday, February 10, 2021

नोंदणी क्र.: 39M

12:41 PM

Regn.: 39M

पावती क्र.: 3284 दिनांक: 10/02/2021

गावाचे नाव: रेंगापार

दस्तऐवजाचा अनुक्रमांक: नगन7-2983-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मिसेस सलमा अकील सय्यद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 43

एकूण:

रु. 30960.00

आपणास मूळ दस्त, थॉमनेल प्रिंट, मुची-२ अंदाजे

1:00 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 6000000/-

मोबदला रु. 5806450/-

भरलेले मुद्रांक शुल्क: रु. 240000/-

सह दुय्यम निवेद्यक वर्ग-२

NGP7

नागपूर ग्रामिण क्र. ७

1) देयकाचा प्रकार: DHC रक्कम: रु. 960/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0902202117084 दिनांक: 10/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010276115202021M दिनांक: 10/02/2021

बँकेचे नाव व पत्ता:



2/10/2021



CHALLAN
MTR Form Number-6



GRN	MH010276115202021M	BARCODE			Date	18/01/2021-14:47:07	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)		AXVPS6035M		
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		SALMA AKEEL SAYYAD		
Location NAGPUR				Flat/Block No.		Plot No. 02		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		MOUZA â€ RENGAPAR		
0030046401 Stamp Duty			240000.00	Area/Locality		District â€ Nagpur		
0030063301 Registration Fee			30000.00	Town/City/District				
				PIN		4 4 0 0 1 5		
				Remarks (If Any)				
				PAN2=AABFO6642D~SecondPartyName=MS ORANGE AND COTTON				
				REALITIES~CA=5806450~Marketval=6000000				
				Amount In Two Lakh Seventy Thousand Rupees Only				
Total			2,70,000.00	Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042021011907193	210194224486	
Cheque/DD No.				Bank Date	RBI Date	19/01/2021-10:28:34	20/01/2021	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		10120 , 20/01/2021		

Department ID :

Mobile No. :

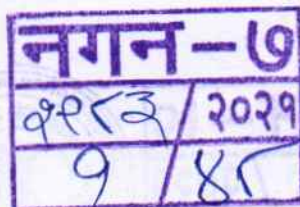
7972585635

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

सदर चालन केवल दायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Signature Not Verified

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.02.03
17:28:33 IST
Reason: Secure
Document
Location: India



SALE – DEED

Rate – Rs. 7200/- Sq.Mtr.

VALUED AT Rs-58,06,450

(Fifty Eight Lakhs Six Thousand Four Hundred Fifty Only)

Value as per Ready Reckoner Rs. 60,00,000/-

**Kh. No. 11/2 & 14, Mouza – Rengapar, Tah & Dist
Nagpur(Gramin)**

THIS DEED OF SALE is made on this 3rd day of February, 2021 **BETWEEN**

M/S ORANGE AND COTTON REALITIES, PAN – AABFO6642D A Partnership Firm represented through its Partners **1) SHRI SUDATTA S/o PRAMOD RAMTEKE**, Aged about 33 Years, Occupation – Business, R/o 12, Sagar Palace, Laxmi Nagar, nagpur, **2) SHRI BHUPESH S/o JANARDHAN WAGHMARE**, Aged about 35 Yrs, Occupation – Business, R/o 445, Kalpana Nagar, Nari Ring Road, Nagpur, hereinafter referred to as "**VENDOR**" which expression shall unless repugnant to the context or meaning thereof always mean and include, the said Vendor, the said Firm, its Partners, their heirs, representatives, successors, assignees, executors, agents of the **FIRST PART:**

AND

MRS.SALMA AKEEL SAYYAD, Aged about 34 Yrs, Occupation-Business, R/o-Saher House, Near Sonai Hall, Pawar Nagar Pune, Pin-411033, **Pan-AXVPS6035M** Adhar No- **6353-2759-1402, Mobile- 7972585635**, hereinafter called the **PURCHASER** which expression shall unless repugnant to the context and meaning thereof mean and include the said Purchaser, his/ her/ their heir, executors, successors, representatives and assigns of the **SECOND PART:**

WHEREAS the aforesaid Vendors are the absolute owners of various plots, including Plot No.02 admeasuring about 830.25 Sq.Mtrs, Mouza Rengapar, Kh. No. 11/2 and 14 at Tah Nagpur Gramin, Dist Nagpur having purchased the same from its

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previous owner Shri Kamalkishore Guruprasad Jaiswal vide Sale deed dated 04/08/2012 at Sr. No. 3955 before the Sub registrar No. 7, Nagpur.

WHEREAS the said Shri Kamalkishore Guruprasad Jaiswal was the absolute owner and are in peaceful possession of ALL THAT piece and parcel of Non-Agricultural land admeasuring 3.50 Hectares, situated at **MOUZA - RENGAPAR**, Kh.No 11/2 & 14, Tah & Dist - Nagpur(Gramin) better described in the first schedule hereto and hereinafter referred to as the said property having purchased the same from

Kh. No. 11/2

SOU. KAVITA YUDHISHTIR BANSWANI vide Sale Deed dated 29/11/07 at Sr. No. 6864 before the Sub registrar No. 7, Nagpur.

The said Sou. Kavita Banswani had purchased the aforesaid Kh. No. 11/2 from its previous owner Smt Sonal Manish Ganatra vide Sale Deed dated 25/01/07 at Sr. No. 595 before the Sub registrar No. 7, Nagpur.

Kh. No. 14

From SHRI GAJANAN NATTHUJI WARGHANE vide Sale Deed dated 28/09/10 at Sr. No. 6163 before the Sub registrar No. 7, Nagpur.

WHEREAS the said original owner got the aforesaid land converted into Non-Agricultural vide order No. 21/NAP-34/10-11 passed by SDO, Nagpur on 29/09/10 vide order No. 1048/2010.

WHEREAS the layout has also finally been approved by the Assistant Director Town Planning vide its order no. 1360 dated 17/04/10 and the total plottable area is determined at 18634.07 Sq.Mtrs and further details are as under.

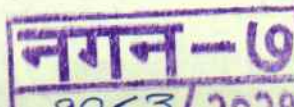
WHEREAS the Purchaser was in search of a proper investment and after verifying all the original documents relating to the said property and after satisfying himself in respect of the Vendors title as good, valid and marketable and also on inspection of the sanctioned plan of the said entire land has expressed his desire to purchase **PLOT NO. 02** out of the said layout which Vendor after due discussions and deliberations agreed to sell the same to the Purchaser for a total consideration of

Rs. 58,06,450- (Rupees Fifty Eight Lakh Six Thousand Four Hundred Fifty Only) in the following manner:



MANNER OF PAYMENT

- Rs.5,00,000/-** (Rupees Five Lakh Only) paid by PURCHASER to the VENDOR, vide Cheque bearing No. "000141", dated 22/05/2019, drawn on ICICI Bank, Butibori.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Cheque bearing No. "016105", dated 15/06/2019, drawn on ICICI Bank, Butibori.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Cheque bearing No. "016107", dated 15/06/2019, drawn on ICICI Bank, Butibori.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Cheque bearing No. "016108", dated 26/08/2019, drawn on ICICI Bank, Butibori.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Bank Transfer to Bank of India, Ranapratap Nagar, dated 11/09/2019.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Cheque bearing No. "016109", dated 24/10/2019, drawn on Bank Of Maharashtra Butibori.
- Rs.1,00,000/-** (Rupees One Lakh Only) paid by PURCHASER to the VENDOR, vide Bank Transfer to Bank of India, Ranapratap Nagar, dated 25/11/2019.
- Rs. 20,000/-** (Rupees Twenty Thousand Only) paid by PURCHASER to the VENDOR, vide Bank Transfer to Bank of India, Ranapratap Nagar, dated 16/12/2019.



- Rs. 30,000/- (Rupees Thirty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 21/12/2019.
- Rs. 50,000/- (Rupees Fifty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 24/12/2019.
- Rs. 20,000/- (Rupees Twenty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 23/01/2020.
- Rs. 30,000/- (Rupees Thirty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 26/01/2020.
- Rs. 30,000/- (Rupees Thirty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 06/02/2020.
- Rs. 20,000/- (Rupees Twenty Thousand Only)** paid by PURCHASER to the
VENDOR, vide Bank Transfer to Bank of India, Ranapratap
Nagar, dated 12/02/2020.
- Rs. 1551/- (Rupees One Thousand Five Hundred Fifty One Only)** paid by
PURCHASER to the VENDOR, vide Bank Transfer to Bank of
India, Ranapratap Nagar, dated 13/03/2020.
- Rs. 1,19,900/- (Rupees One Lakh Ninteen Thousand Nine Hundred Only)**
paid by PURCHASER to the VENDOR, vide Bank Transfer to
Bank of India, Ranapratap Nagar, dated 13/03/2020.

