

270/12646

पावती

Original/Duplicate

Thursday, October 24, 2024

नोंदणी क्र.: 39म

3:05 PM

Regn.: 39M

पावती क्र.: 15158 दिनांक: 24/10/2024

गावाचे नाव: गोटाळ पांजरी

दस्तऐवजाचा अनुक्रमांक: नगन7-12646-2024

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: प्रशांत ओमकुमार डहाके

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मुद्रांक अर्जास

3:24 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, क्रम २

नागपूर क्र.७.

बाजार मूल्य: रु. 959614.2/-

मोबदला रु. 4900000/-

भरलेले मुद्रांक शुल्क : रु. 245000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024058602784 दिनांक: 24/10/2024

विक्रेतेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008880533202425M दिनांक: 24/10/2024

विक्रेतेचे नाव व पत्ता:

P. Salunke





CHALLAN
MTR Form Number-6



GRN	MH008880533202425M	BARCODE	Date		27/09/2024-12:15:35	Form ID	25.1
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR			
Location				NAGPUR			
Year				2024-2025 One Time			
Flat/Block No.				PLOT NO 19			
Premises/Building				MOUZA GOTAL PANJARI			
Road/Street				NAGPUR			
Area/Locality				TOWN/CITY/DISTRICT			
PIN				4 4 0 0 1 0			
Remarks (If Any)				SecondPartyName=HANSA KANTIBHAI PATEL AND OTHER-			
Amount In				Two Lakh Seventy Five Thousand Rupees Only			
Words							
Total				2,75,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
00040572024092753532				CPAEGUJAE4			
Bank Date				RBI Date			
27/09/2024-13:18:03				Not Verified with RBI			
Name of Bank				Bank-Branch			
STATE BANK OF INDIA				Not Verified with Scroll			
Name of Branch				Scroll No. , Date			

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7385182509

नगन-७
०२६४६/२०२४
१/८२



SALE DEED FOR RS. 49,00,000.00 ONLY
(RUPEES FORTY NINE LAKH ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 9,60,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this 24th Day of OCTOBER 2024, BETWEEN:

(1) **SMT. HANSA KANTIBHAI PATEL**, Aged about 63 Years, Occupation—Business, PAN NO. ACEPP6598G, AADHAR UID NO. 7465 9309 4788, Mobile No. 9158833336, Resident of Flat No. 301, Chanakya Apartment, Near Dhantoli Park, Abhyankar Road, Patwardhan Ground, Dhantoli, Nagpur-440012, Tahsil and District-NAGPUR.

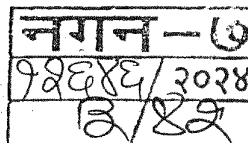
(2) **MISS. KAVERI KANTIBHAI PATEL**, Aged about 18 Years, Occupation—Business, PAN NO. HYPPP3499Q, AADHAR UID NO. 2389 9713 1120, Mobile No. 8767962820, Resident of Flat No. 301, Chanakya Apartment, Near Dhantoli Park, Abhyankar Road, Patwardhan Ground, Dhantoli, Nagpur-440012, Tahsil and District-NAGPUR. Hereinafter called the “**VENDORS/PROMOTERS**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “**VENDORS/PROMOTERS**”, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

SHRI. PRASHANT OMKUMAR DAHAKE,
Aged about 33 Years, Occupation - Service,
Income Tax Permanent Account No. CDEPD3808E Mobile No. 9423382703
Aadhar Unique Identity No. 2407 9452 9781
Resident of – Tedha Road Mundipar, Mundipar, Gondiya – 441801.

hereinafter called the “**ALLOTTEE/PURCHASER**”, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said “**ALLOTTEE/PURCHASER**”, as well as, her/his heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

(1)	Title History:	The Vendors/Promoters hereinabove named is owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Land bearing Khasra No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other
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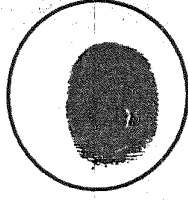



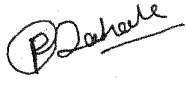

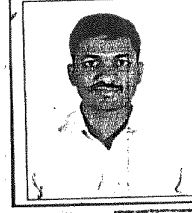
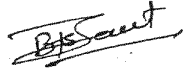


	The Allottee/Purchaser shall permit the Vendors/Promoters and their surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land/Lay-out or any part thereof to view, examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.												
	The Allottee/Purchaser assures that after possession of the said Plot he/she shall not cause any hindrance/obstruction/objection to the movement of men and machinery required for the future works.												
	In view of the mutual agreement between the parties hereto, the stamp duty along with appropriate registration fees applicable to the said contract as per Maharashtra Stamp Act, 2015 are paid by the Allottee/Purchaser.												
	That, it is specifically agreed and understood by the allottee/purchaser that in case, if in future the planning authority or any other Competent Authority raised any demand towards additional development/sanction of the said Lay-out, then all such charges shall be borne and paid by the Allottee/Purchaser alone. Under no circumstances the Vendors/Promoters will be liable for the same.												
	<p style="text-align: center;">SCHEDULE-A (SAID ENTIRE PROJECT LAND)</p>												
	<p>ALL THAT Piece and parcel of Land bearing Kh. No. 37 of MOUZA-GOTAL PANJARI, P. S. K. 38-A, having an area of 1.46 Hectares, Rental Rs. 7.06 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Gotal Panjari, Within the limits of the Grampanchayat-Vela (Harishchandra) in Tahsil-Nagpur (Rural) and District-NAGPUR and bounded as under -</p> <table><tr><td>ON THE EAST</td><td>-</td><td>18.00 MTRS. WIDE DP ROAD,</td></tr><tr><td>ON THE WEST</td><td>-</td><td>SHANKARPUR SHIV,</td></tr><tr><td>ON THE NORTH</td><td>-</td><td>KHASRA/SURVEY NO. 38,</td></tr><tr><td>ON THE SOUTH</td><td>-</td><td>KHASRA/SURVEY NO. 36.</td></tr></table>	ON THE EAST	-	18.00 MTRS. WIDE DP ROAD,	ON THE WEST	-	SHANKARPUR SHIV,	ON THE NORTH	-	KHASRA/SURVEY NO. 38,	ON THE SOUTH	-	KHASRA/SURVEY NO. 36.
ON THE EAST	-	18.00 MTRS. WIDE DP ROAD,											
ON THE WEST	-	SHANKARPUR SHIV,											
ON THE NORTH	-	KHASRA/SURVEY NO. 38,											
ON THE SOUTH	-	KHASRA/SURVEY NO. 36.											
	<p style="text-align: center;">SCHEDULE-B (SAID PLOT)</p>												
	<p>ALL THAT Piece and Parcel of land bearing Plot No. 19 containing by admeasurements 146.730 Square Meters. (OR 1579.40 Square Feet) out of the sanctioned layout carved on the land described in Schedule-A and known and styled as "KAVERI ESTATE", and the said Plot is bounded as under -</p> <table><tr><td>ON THE EAST</td><td>-</td><td>BY PLOT NO. 18,</td></tr><tr><td>ON THE WEST</td><td>-</td><td>BY PLOT NO. 20 & 21,</td></tr><tr><td>ON THE NORTH</td><td>-</td><td>BY 12.00 MTRS WIDE ROAD,</td></tr><tr><td>ON THE SOUTH</td><td>-</td><td>BY KH. NO. 36.</td></tr></table>	ON THE EAST	-	BY PLOT NO. 18,	ON THE WEST	-	BY PLOT NO. 20 & 21,	ON THE NORTH	-	BY 12.00 MTRS WIDE ROAD,	ON THE SOUTH	-	BY KH. NO. 36.
ON THE EAST	-	BY PLOT NO. 18,											
ON THE WEST	-	BY PLOT NO. 20 & 21,											
ON THE NORTH	-	BY 12.00 MTRS WIDE ROAD,											
ON THE SOUTH	-	BY KH. NO. 36.											

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१२/४२






IN WITNESS WHEREOF the VENDORS/PROMOTERS and the ALLOTTEE/PURCHASER herein above named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say and instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written. Only for KH. NO. 37, "KAVERI ESTATE", PLOT NO. 19
Drafted by: - Adv. Yogesh S. Gonnade

SR. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE AND FULL NAME
01			1)  SMT. HANSA KANTIBHAI PATEL <u>VENDOR/PROMOTER</u>
02			2)  MISS. KAVERI KANTIBHAI PATEL <u>VENDOR/PROMOTER</u>
03			 (PRASHANT OMKUMAR DAHAKE) <u>ALLOTTEE/PURCHASER</u>
WITNESSES:-			
1			 Bhupendra Raut <u>WITNESS NO. 1</u>

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१२६४६/२०२४
१६/१२



II			<p> <u>Umesh L. Wanjhare</u> WITNESS NO. 2</p>
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नगन-७
१२६१९/२०२४
१४/४२

