

270/8534

पावती

Original/Duplicate

Tuesday, July 02, 2024

नोंदणी क्र.: 39म

11:42 AM

Regn.: 39M

पावती क्र.: 10118 दिनांक: 02/07/2024

गावाचे नाव: गोटाळ पांजरी

दस्तऐवजाचा अनुक्रमांक: नगन7-8534-2024

दस्तऐवजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: नामदेव लक्ष्मण हेडाऊ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेले सिट, मुली-२ अदाज
12:00 PM ह्या वेळेस मिळेल.

सह नुय्यम निबंधक वर्ग-२
नामपूर ग्रामपंच. क्र. १९

बाजार मूल्य: रु. 957717.6 /-

मोबदला रु. 4875000/-

भरलेले मुद्रांक शुल्क : रु. 243800/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724024203103 दिनांक: 02/07/2024

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003602657202425M दिनांक: 02/07/2024

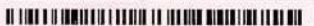
विक्रेते नाव व पत्ता:

Trul

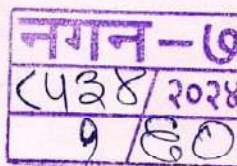


CHALLAN
MTR Form Number-6



GRN	MH003602657202425M	BARCODE			Date	14/06/2024-17:55:31			Form ID	25.1										
Department Inspector General Of Registration					Payer Details															
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)															
					PAN No.(If Applicable)															
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		NAMDEO LAXMAN HEDAU													
Location NAGPUR																				
Year 2024-2025 One Time					Flat/Block No.		PLOT NO 12													
Account Head Details			Amount In Rs.		Premises/Building															
0030046401 Stamp Duty			243800.00		Road/Street		MOUZA GOTAL PANJARI													
0030063301 Registration Fee			30000.00		Area/Locality		NAGPUR													
					Town/City/District															
					PIN				4		4		0		0		1		0	
					Remarks (If Any) SecondPartyName=HANSA KANTIBHAI PATEL AND OTHER~															
					Amount In		Two Lakh Seventy Three Thousand Eight Hundred Rupe													
Total			2,73,800.00		Words		es Only													
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK															
Cheque-DD Details					Bank CIN		Ref. No.		69103332024061610079				743253123							
Cheque/DD No.					Bank Date		RBI Date		15/06/2024-20:25:55				Not Verified with RBI							
Name of Bank					Bank-Branch				IDBI BANK											
Name of Branch					Scroll No. , Date				Not Verified with Scroll											

Department ID : Mobile No. : 7385182509
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



SALE DEED FOR RS. 48,75,000.00 ONLY
(RUPEES FORTY EIGHT LAKH SEVENTY FIVE THOUSAND ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 9,58,000.00 ONLY

THIS DEED OF SALE is made and executed at NAGPUR on this 2 Day of JULY 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. NAMDEO LAXMAN HEDAU,
Aged about 50 Years, Occupation - Service,
Income Tax Permanent Account No. AAWPH2682P, Mobile No. 9421466717
Aadhar Unique Identity No. 5309 9273 0722,
Resident of -Plot No. 171/2 Flat No A- 106, Katol Bypass Road,
Kanyakapuram Society Metrocity Homes, Manishlayout Dabha, Wadi,
Nagpur – 440023.

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



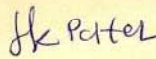


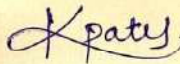


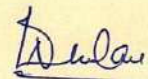


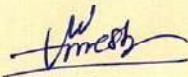


	<p>The Allottee/Purchaser shall permit the Vendors/Promoters and their surveyors, contractors, engineers and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land/Lay-out or any part thereof to view, examine and/or execute any changes as may required as per direction of the local authority and/or otherwise required to maintain and preserve the state and condition thereof.</p>												
	<p>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.</p>												
	<p>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.</p>												
	<p>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>												
	<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. 12 containing by admeasurements 146.440 Square Meters. (OR 1576.28 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. 11,</td></tr><tr><td>ON THE WEST</td><td>-</td><td>BY PLOT NO. 13,</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. 11,	ON THE WEST	-	BY PLOT NO. 13,	ON THE NORTH	-	BY 12.00 MTRS WIDE ROAD,	ON THE SOUTH	-	BY KH. NO. 36.
ON THE EAST	-	BY PLOT NO. 11,											
ON THE WEST	-	BY PLOT NO. 13,											
ON THE NORTH	-	BY 12.00 MTRS WIDE ROAD,											
ON THE SOUTH	-	BY KH. NO. 36.											



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. 12.

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 VENDOR/PROMOTER
02			2)  MISS. KAVERI KANTIBHAI PATEL VENDOR/PROMOTER
03			 (NAMDEO LAXMAN HEDAU) ALLOTTEE/PURCHASER
WITNESSES:-			
1			 Umesh D. Wandhase WITNESS NO. 1

