

Receipt (pavli)

274/2001

Tuesday, March 16, 2021

* 5:44 PM

पावती

Original/Duplicate

नॉदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2970

दिनांक: 16/03/2021

गावाचे नाव: बोरगांव

दस्तऐवजाचा अनुक्रमांक: नगन8-2001-2021

दस्तऐवजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मोहानिश अंकुशराव परतेती . .

नॉदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 18

रु. 30000.00

रु. 360.00

रु. 30360.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:02 PM ह्या वेळेस मिळेल.

रह दुर्यम निबंधक अर्क-२.
नागपूर शहर-क्र. ८.

वाजार मुल्य: रु. 5180536 /-

मोबदला रु. 100000000/-

भरलेले मुद्रांक शुल्क : रु. 400000/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु. 360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202111815 दिनांक: 16/03/2021

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 300000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013212363202021E दिनांक: 16/03/2021

वैकेचे नाव व पत्ता:

mpeetehi

SALE DEED

FOR Rs. 1,00,00,000.00 (RUPEES ONE CRORE ONLY)

MARKET VALUE: Rs.51,80,536.00

Stamp Duty- 4,00,000/- Registration Duty- 30,000/-

Page no. 436 Item No. 14.249/40 Rate @ 18700/-

THIS DEED OF SALE is made and executed at NAGPUR on 15TH Day of MARCH 2021.

BETWEEN

SMT. SOSAMMA JOSE W/O M.M.JOSE, Aged about 61 Years 1/C/2 Basera Apartment Near R.M.S Colony Nagpur 440013(PAN- ABGPJ3672A) (AADHAR NO. 7462 9953 4367) hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof always mean and included the said **VENDOR**, as well as her respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

नगन-८	
2009	2029
२	१८



SHRI. MOHNISH S/o ANKUSHRAO PARTETI, Aged about 36 Years, Occupation - Business, R/o BEHIND POLICE STATION TEACHER COLONY NAVIN VASTI VTC KHAPA NAGPUR 441101, (PAN -APYPP3568D) AADHAR NO. 280764330503 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 respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS All that piece and parcel of Plot No. 19/B, admeasuring 1500 Sq. Ft i.e 139.354 Sq. Mtrs and having admeasuring 10 Ft x 11 Ft. Sq. ft room in dilapidated condition situated in Nehru Co-op. Housing Society Ltd., Nagpur having Registration No. NGP/HSC Mouza- Borgaon, Mah, District Nagpur and as more fully described in the Schedule written hereinbelow and hereinafter referred to as the "said property" was owned by Smt. Durgabai Jogdishprasad Agarwal, sold the said plot the to the Santosh Godbole by a registered Sale deed on dated 18.05.1987 which is registered with the office of Registor-2 at Nagpur at Serial No.1892 on 18.05.1987 and accordingly the name of the SMT. ANUSUYABAI WD/o SANTOSH GODBOLE came to be entered into the records of rights. After the death of the Santosh Godbole on dated 09.06.1998 the name of SMT. Anusuyabai Wd/o Santosh Godbole was recorded in the Municipal Corporation Record..

WHEREAS Later on said SMT. Anusuyabai Wd/o Santosh Godbole Sold the aforesaid Plot to the Smt. Sosamma Jose W/o M. M. Jose By way of Registered Sale deed Which Was Registered at serial no. (Cha) 9004 in the Additional Book No. 1 Volume No. 409 Page No. 51 to 58 on Dated 14.05.1999 Therefore Vendor Become the Absolute Owner of Aforesaid Property.

WHEREAS in view of that the said Smt. Sosamma Jose W/o. M. M. Jose became the absolute owner of the aforesaid property and her name is mutated in the records of city survey and NMC.

WHEREAS for various cogent reasons and good causes the Vendor has now decided to sell the aforesaid Plot. to aforesaid purchaser and to utilize the Sale proceeds thereof in their best interests AND

WHEREAS the Vendor being thus selling the said property and the Purchaser hereinabove named having Purchasing the same for a fairly good price, the Vendor after detailed negotiations has now selling the same to the Purchasers for a total consideration of Rs. 1,00,00,000/- (Rupees One crore Only) upon the following terms and conditions.

NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS FOLLOWS :-

(1) THAT in pursuance of the said consideration of a total sum of Rs. 1,00,00,000.00 (RUPEES ONE CRORE ONLY) paid by the Purchaser to the Vendor in the manner appearing

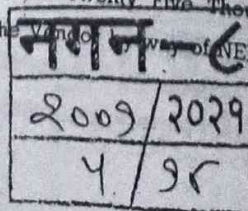
नगन-८
2003/2029
४/९८



herein below, the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full Owners in possession thereof do hereby grant, convey, assign and transfer by way of sale to the PURCHASER the said property comprising All that piece and parcel of land bearing Plot No. 19/B and Having RCC Construction Admeasuring 106.2240 Sq. Mtrs having corp. House No. 486/A/19-B situated at Mouza Borgaon, Patwari Halka No. 08, Khasra No. 123/1,124/1,125/1,126/1 and 128/1 Mouza Borgaon purchased by Nehru Co-op, Housing Society Ltd. Nagpur Plot No. 19/B of the said layout admeasuring about East-West 30Ft and North-south 50 Ft. and Total admeasurement about 1500 Sq. Ft. e 139.354 Sq. Mtrs, as per Regularised letter 125.8210 Sq. Mtrs, City Survey No.435, Sheet No. 40, Nagpur, within the limits of Tahsil and District Nagpur and more particularly described in the Schedule hereunder written, **TO HOLD THE 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, Corporation Taxes, Cesses and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT :-

- Rs. 2,00,000/- (Rupees Two Lakh only) paid by the Purchaser to the Vendor by way of RTGS/NEFT from ICICI Bank Nagpur on dated 29.02.2020 the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 5,00,000/- (Rupees Five Lakh only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur Reference ID - 0042793642 on dated 11.02.2021. the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 6,00,000/- (Rupees Six Lakh only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur Reference ID-0046462827 on dated 16.02.2021 the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 1,00,000/- (Rupees One Lakh only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur Reference ID- 0047921876 on dated 18.02.2021 the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 6,00,000/- (Rupees Six Lakh only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur Reference ID - 490362760 on dated 01.03.2021 the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 2,00,000/- (Rupees Two Lakh only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur Reference ID - 0062818941 on dated 08.03.2021 the receipt whereof is hereby acknowledged by the Vendor .
- Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand only) paid by the Purchaser to the Vendor by way of NEFT from ICICI Bank Nagpur



Reference ID – 0068640389 on dated 18.03.2021 the receipt whereof is hereby acknowledged by the Vendor .

Rs. 40,00,000/-

(Rupees Forty Lakh only), paid by the Purchaser to the Vendor, by way of Cheque/D.D. No. 300136, on Dated- 16/02/2021, drawn on Punjab National Bank, K. G. Marg, New Delhi, Finance by PNB Housing Finance Ltd., Civil Lines Nagpur, at the time of Sale Deed.

Rs. 35,00,000/-

(Rupees Thirty Five Lakh only), paid by the Purchaser to the Vendor, by way of Cheque/D.D. No. 300138, on Dated- 16/03/2021, drawn on Punjab National Bank, K. G. Marg, New Delhi, Finance by PNB Housing Finance Ltd., Civil Lines Nagpur, at the time of Sale Deed.

Rs. 75,000.00

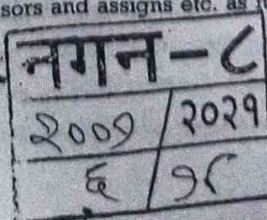
(Rs. Seventy Five Thousand only) is paid towards the Vendor's Tax Deducted at Source vide challan No. 00700, Dated- 12/03/2021, which the Vendor acknowledge to have Received it.

Rs.1,00,00,000.00

(RUPEES ONE CRORE ONLY)

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

- i) THAT the Vendor has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.
- ii) THAT the Vendor further assure the Purchaser that the Property hereby sold is having their sole and absolute ownership property belonging to them alone 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 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 Vendor or any person claiming through under or in trust From her and without any lawful interruption or disturbance by any other person who-so-ever.
- iv) THAT the Vendor has done no act whereby the property hereby sold/transferred is encumbered in any way or whereby she is debarred from transferring the same by way of sale to the Purchaser absolutely forever.
- v) THAT the Vendor 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 her heirs, successors and assigns etc. as may reasonably be required.



vi) THAT the Vendor had delivered the possession of the aforesaid property to the Purchaser at the time of this Sale Deed.

vii) THAT the Vendor will support any application made by the Purchaser for mutation of his name on 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.

viii) 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 mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT the Vendor have delivered all Original documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

(3) THAT all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

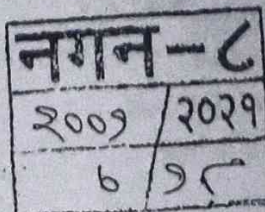
SCHEDULE REFERRED TO ABOVE

All that piece and parcel of land bearing Plot No. 19/B and Having RCC Construction Admeasuring 106.2240 Sq.Mtrs having corp. House No. 486/A/19-B situated at Mouza Borgaon, PatwariHalka No. 08, Khasra No. 123/1, 124/1, 125/1, 126/1 and 128/1 Mouza Borgaon purchased by Nehru Co-op, Housing Society Ltd. Nagpur Plot No. 19/B of the said layout admeasuring about East-West 30Ft and North-south 50 Ft. and Total admeasurement about 1500 Sq. Ft. e 139.354 Sq. Mtrs, as per Regulraised letter 125.8210 Sq. Mtrs, City Survey No.435, Sheet No. 40, Nagpur, within the limits of Tahsil and District Nagpur and is bounded as under:-

ON THE EAST	-	Plot of Durgabai Jagdishprasad Agarwal,
ON THE WEST	-	House of Shri. Mendhe,
ON THE NORTH	-	Plot No. 16,
ON THE SOUTH	-	Road

IN WITNESS WHEREOF the VENDOR and the PURCHASER, hereinabove named have hereto set their respective hands and signed this Sale Deed at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by :- Adv. Ankit K Sharma.



OK, 1.2

भूपापन क्रमांक	शेव	प्रधारण पद्धती	शासनांतून सरण्याच्या महसुलाच्या अंश भांडपाच्या रकमेचा तपशील व ती पुनरीक्षणाला केव्हा पात्र आहे.
834	0806/8	5	शासनांतून सरण्याच्या महसुलाच्या अंश भांडपाच्या रकमेचा तपशील व ती पुनरीक्षणाला केव्हा पात्र आहे.

धारक वन १९७२ वास्तुदेव नर पुननगाठ की गवाळ
 हवाके मूल (उपलब्ध) दुगाईकी प. जगादीवा पलाई कागजात
 साम्याप्रमाणे) शत्रुवन पं. मोहनगाठ की गवाळ
 २०२० की हवाके

इतर घेरे--

दिनांक	व्यवहार	नौदणी खंड व मांक	नवीन धारक (घा) इतर धार (भा)	साक्षक
११३	खेवरे	१	११६	११६
२३-२-८०	जवा. ३३३	३३३	११६	११६
	जवा. ३४	३४	११६	११६
	दि. ११-६-८३	३३	११६	११६
	११०००/-	३३	११६	११६
११४	खेवरे	१	११६	११६
२३-२-८०	जवा. ३४	३४	११६	११६
	जवा. ३३५२	३३५२	११६	११६
	दि. २-६-८३	३३	११६	११६
	११०००/-	३३	११६	११६

295



মুদ্রিত

28/12/08
28/12/08

শ্রীমতী সুশীলা দেবী
কল্যাণী ১, কলকাতা

3/16/2021

27/1/2001

मंगळवार, 16 मार्च 2021 5:44 म.जे.

Summary 1 (Dasgoshwara bhag 1)

दस्त गोपबारा भाग-1

नगन8

दस्त क्रमांक: 2001/2021

दस्त क्रमांक: नगन8 /2001/2021

वाजार मुल्य: रु. 51,80,536/-

मोबदला: रु. 1,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,00,000/-

दु. नि. सह. दु. नि. नगन8 यांचे कार्यालयान

अ. क्र. 2001 वर दि.16-03-2021

रोजी 5:41 म.जे. वा. हजर केला.

पावती:2970

पावती दिनांक: 16/03/2021

सादरकरणाराचे नाव: मोहानिश अंकुशराव परतेती . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

m. k. k.

दस्त हजर करणाऱ्याची सही:

एकुण: 30360.00

NGP8

सह दुय्यम निबंधक, वर्ग-२,

नागपूर शहर क्र. ८,
दस्ताचा प्रकार: विक्रीपत्र

MGP8

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ८,

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 16 / 03 / 2021 05 : 41 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 16 / 03 / 2021 05 : 42 : 42 PM ची वेळ: (फी)



प्रतिज्ञापत्र
'सकल दस्तावेज हा नोंदणी कार्यादा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत बाबिल केलेला आहे. 'दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती; साक्षीदार व घोषित जीवलेल्या कागदपत्रांची सत्यता तपासली आहे. 'दस्ताची सत्यता पैघता कायदेशीर बाबीत' वस्तु निष्पादक व कजुलीधारक हे संपूर्णपणे जबाबदार राहतील
Sasama
लिहून देणारे
m. k. k.
लिहून घेणारे

3/16/2021

Summary-2

16/03/2021 5 49:35 PM

दस्तावेज प्रकार भाग-2

दस्तावेज क्रमांक : नगन8/2001/2021

दस्तावेज प्रकार : विक्रीपत्र

नगन8

दस्तावेज क्रमांक: 2001/2021

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: सोमभा जोम एम. एम. जोम . .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. 1/ वय :- 61
भी/2, बनेरा अपार्टमेंट, आर.एम.एस कॉलोनी जवळ, नागपूर,
महाराष्ट्र, नागपूर.
पिन नंबर: ABGPJ3672A

पक्षकाराचा प्रकार

निवृत्त देणार

स्वाक्षरी:-

छायाचित्र

अंगठ्याचा छपा



2 नाव: मोहननिश अंकुशराव परतेनी . .
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. .
पोलीस टिचर कॉलोनी, मागे, नविन वस्ती, खापा, नागपूर, महाराष्ट्र,
बार्धा.
पिन नंबर: APYPP3568D

निवृत्त देणार

वय :- 36

स्वाक्षरी:-



वरिष्ठ दस्तऐवज करून देणार तथाकथित विक्रीपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 16 / 03 / 2021 05 : 46 : 43 PM

ओळख:-

खात्रीस इमम अमे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: नीरज नरेंद्र भेलकर . .
वय: 30
पत्ता: प्लॉट नं. 166 ओम नगर सक्करदरा चौक नागपूर
पिन कोड: 440009

स्वाक्षरी

सह दुय्यम निवेदक, वर्ग-2,
नागपूर शहर क्रं. ८.

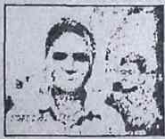
छायाचित्र

अंगठ्याचा छपा



2 नाव: दिनेश विष्णुजी आदमने . .
वय: 55
पत्ता: काटोन रोड नागपूर
पिन कोड: 440013

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 16 / 03 / 2021 05 : 47 : 32 PM

शिक्का क्र.5 ची वेळ: 16 / 03 / 2021 05 : 47 : 38 PM नोंदणी पुस्तक 1 मध्ये

NGP8

सह दुय्यम निवेदक, वर्ग-2,
नागपूर शहर क्रं. ८.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRI MOHNISH ANKUSHRAO PARTETI	eChallan	02202292021031506819	MH013212363202021E	400000.00	SD	0006245701202021	16/03/2021
2		DHC		1603202111815	360	RF	1603202111815D	16/03/2021
3	SHRI MOHNISH ANKUSHRAO PARTETI	eChallan		MH013212363202021E	30000	RF	0006245701202021	16/03/2021

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

महाराष्ट्र नोंदणी
2009 नोंदणी नोंदला

प्रमाणित करण्यात येते की या दस्तऐवजात
प्रमाणित करण्यात येते की या दस्तऐवजात

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