

219/2004

Tuesday, September 29, 2026

5:17 PM

पावती

36511539

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2794 दिनांक: 29/09/2026

गावाचे नाव: पेठ अमरावती

दस्तऐवजाचा अनुक्रमांक: बतक-2004-2026

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: पौर्णिमा राजेश मालेकर

मूळ दस्त परत केला

नोंदणी फी

रु. 12500.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 26

एकूण:

रु. 13540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:56 PM ह्या वेळेस मिळेल.

सह द.नि.भातकुली

बाजार मूल्य: रु.857934 /-

मोबदला रु.1250000/-

भरलेले मुद्रांक शुल्क : रु. 62500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926288006107 दिनांक: 29/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.12500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010964243202627E दिनांक: 29/09/2026

बँकेचे नाव व पत्ता:

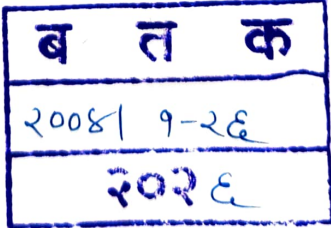


CHALLAN
MTR Form Number-6



GRN	MH010964243202627E	BARCODE			Date	28/09/2026-12:33:43	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		FY0XXXXXXN		
Office Name AMT3_JT AMRAVATI NO 3 SUB REGISTRAR				Full Name		Pournima Rajesh Malekar		
Location AMRAVATI								
Year 2026-2027 One Time				Flat/Block No.		F.S. NO. 30, PLOT NO. 2/3/B		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			62500.00	Road/Street		FLAT NO. D-202		
0030063301 Registration Fee			12500.00	Area/Locality		PETH AMRAVATI		
				Town/City/District				
				PIN			4	4
							4	6
							0	4
				Remarks (If Any)				
				PAN2=BSNPM4572P~SecondPartyName=Nikhil Sanjay Mattani~				
				Amount In		Seventy Five Thousand Rupees Only		
Total			75,000.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572026092809655	IK0DUFRGD1	
Cheque/DD No.				Bank Date	RBI Date	28/09/2026-12:24:34	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : XXXXXXX0000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल द्रव्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



2	(IS)-219-2004	0006242371202627	29/09/2026-15:37:39	IGR461	62500.00
Total Defacement Amount					75,000.00



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0926288006107

Payment Date : 28/09/2026

Received from **POURNIMA RAJESH MALEKAR**, Mobile number **9595636153**, an amount of Rs. **1040/-** towards **Document Handling Charges** for the **ISARITA 1.9** in the Joint District Registrar office of the District **Amravati**.

Payment Details

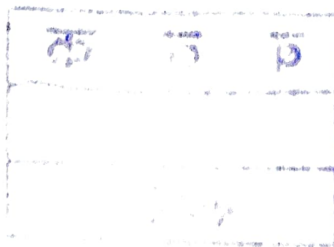
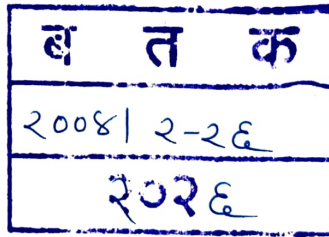
Bank Name : SBIN

Receipt Date : 28/09/2026

Bank CIN : 10029762026092805942

REF No. : 1200330844633

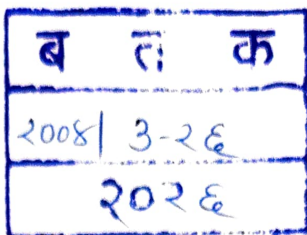
This is computer generated receipt, hence no signature is required.





CHALLAN

MTR Form Number-6

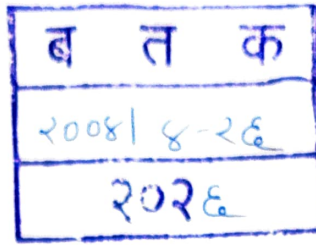


GRN		MH010964243202627E		BARCODE		Date		28/09/2026-12:33:43		Form ID		25.1	
Department						Inspector General Of Registration							
Type of Payment						Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)					
						Registration Fee		PAN No.(If Applicable)		FY0XXXXXXN			
Office Name						AMT3_JT AMRAVATI NO 3 SUB REGISTRAR		Full Name		Pournima Rajesh Malekar			
Location						AMRAVATI							
Year						2026-2027 One Time		Flat/Block No.		F.S. NO. 30, PLOT NO. 2/3/B			
Account Head Details				Amount In Rs.		Premises/Building							
0030046401 Stamp Duty				62500.00		Road/Street		FLAT NO. D-202					
0030063301 Registration Fee				12500.00		Area/Locality		PETH AMRAVATI					
						Town/City/District							
						PIN				4		4	
						Remarks (If Any)							
						PAN2=BSNPM4572P~SecondPartyName=Nikhil Sanjay Mattani-							
						Amount In		Seventy Five Thousand Rupees Only					
Total				75,000.00		Words							
Payment Details						STATE BANK OF INDIA							
Cheque-DD Details						Bank CIN		Ref. No.		00040572026092809655		IK0DUFRGD1	
Cheque/DD No.						Bank Date		RBI Date		28/09/2026-12:09:26		Not Verified with RBI	
Name of Bank						Bank-Branch		STATE BANK OF INDIA					
Name of Branch						Scroll No. , Date		998 , 29/09/2026					

Department ID : _____ Mobile No. : XXXXXX0000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर चतन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी संदर चतन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-219-2004	0006242371202627	29/09/2026-15:37:39	IGR461	12500.00
2	(iS)-219-2004	0006242371202627	29/09/2026-15:37:39	IGR461	62500.00
Total Defacement Amount					75,000.00



SALE DEED OF READY POSSESSION APARTMENT

Situated at

"Gokulddham Society"

(Wing - D) out of Block -2

Mouja - Peth Amravati, Table No. 8.242/90, Rate @ Rs. 23,100/- Per sq. mtr

As per Govt. Valuation, valued at Rs. 8,58,000/-

Stamp Duty is paid as per Government Rules.

(This Building have less than eight flats & area of plot is less than 500 sq.mtrs, hence exempted from MAHA RERA Regn.)

(D.O.D. Regd. On 16.08.2026 at Sr. No. 5614, with S.R.O. Amt. city -3)

(Stamp Duty paid Rs. 62,500/- & Registration Rs. 12,500/-)

Sale Deed valued at Rs. 12,50,000/-

(Rs. Twelve Lacs Fifty thousand only)

THIS DEED OF SALE OF APARTMENT is made and executed on this 28th Day of September, 2026, between :-

Nikhil Sanjay Mattani, (PAN : BSNPM4572P), aged 32 years, occupation - business, resident of Jaibharat Nagar, Near Laxminarayan Chowk, Shankar Nagar road, Amravati - 444606, ADHAR : 7302 7673 2908, MOB : 9823544446, hereinafter referred to as the "VENDOR" (which expression unless repugnant to the context, shall always mean and include his legal heirs, successors and assigns) being the party of **FIRST PART**;

AND

Pournima Rajesh Malekar (PAN - FYOPM4091N), aged 27 years, occupation - service, ADHAR : 4802 2214 2637, resident of Swagatam Colony, Gopal Nagar, Amravati - 444601, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context, shall always mean and include her legal heirs, successors and assigns) being the party of **SECOND PART**;

WHEREAS the previous owner i.e. Amarsukh Builders through Prop. Rajeshkumar Amarlal Tardeja, owns Layout Plot No. 2, admeasuring 227.69 sq.mtrs. and Layout Plot No. 3, admeasuring 227.69 sq.mtrs. who amalgamated & sub - divide the same vide order passed by Hon'ble Sub Divisional Officer, Amravati in Rev. Case No. N.A.P. - 34/Peth Amravati - 277/2023-2024, order dated 28.12.2023, accordingly Plot No. 2/3/A & 2/3/B are formed, and,

WHEREAS from out of the abovesaid layout plots, the plot No. 2/3/B i.e. plot under the said property is purchased by the owner / grantor Nikhil Sanjay Mattani, vide sale deed dated 11.11.2024, regd. sr. no. 5648, with the office Sub Registrar, Amravati City - 1, from Amarsukh Builders through Prop. Rajeshkumar Amarlal Tardeja, resident of Amravati alongwith all the rights of Building permit No. 223486, permit no. DDMCA/B/2024/APL/05318, dated 20.05.2024, as such the grantor became the sole & exclusive owner of the abovesaid plot / land.

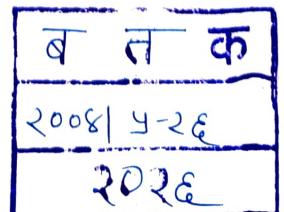
WHEREAS the vendor has commenced the construction of the building on the said plot - known as "**GOKULDHAM SOCIETY**" (Wing - D) in pursuance of the map sanctioned by the Municipal Corporation of City of Amravati vide building permit No. 223486, permit no. DDMCA/B/2024/APL/05318, dated 20.05.2024, the Grantor decided to construct the building known as "GOKULDHAM SOCIETY (Wing-D) out of Block-2, on the land as per her desire and plan of the building showing the layout, location apartment number and certificate of the architect as required by section 13 of the Maharashtra Apartment Ownersnip Act, 1970.

WHEREAS the postal Address of the said building is "GOKULDHAM SOCIETY" (Wing-D) out of Block - 2, Desai Layout, Behind Ganesh Colony, Amravati - 444605 (Maharashtra) and the Vendor has submitted the said plot and apartment constructed thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 under section 2 of the said Act by duly executing and registering the declaration as provided by sec. 11 of the said Act, registered on 16.08.2026 at Sr. No. 5614 with the office of the Sub-Registrar, Amravati City-3, and copy thereof is also sent to the competent authority, and

WHEREAS the purchaser abovenamed is acquiring ann apartment described in Schedule - B hereto, out of building named "**GOKULDHAM SOCIETY**" (Wing-D) out of Block - 2 constructed on the land described in Schedule - A, and,

WHEREAS the construction has been and is being made and common amenities and facilities have been and are being provided, as per the desire and as per the instructions of the purchaser, who is fully satisfied in all respects with regard to the construction quality of the building & the common amenities & facilities, and,

WHEREAS the vendor abovenamed have given inspection to the purchaser of the original documents of title deeds, deed of declaration, and the plans etc. and upon verification of the same, the Purchaser is fully satisfied about the title of the Vendor over the said land and rights of constructed building including the apartment, and,





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WHEREAS upon such satisfaction, the purchaser has agreed to purchase the said apartment described in Schedule B, situated in the building "Gokuldham Society" constructed on the land described in Schedule A, for a total consideration of Rs. 12,50,000/- (Rs. Twelve Lacs Fifty thousand only), on the terms and conditions hereinafter stated, and,

WHEREAS the Vendor has already completed the construction of the said apartment hereby purchased by the purchaser and the purchaser has personally inspected the entire building including the said apartment more particularly described in Schedule B, purchased by her and upon such personal inspection and verification the purchaser is absolutely satisfied with the quality of construction, workmanship, area, size, height and also of the fact that there is no leakage or breakage or seepage of any kind whatsoever in said apartment or the building and upon such complete satisfaction, the purchaser has requested the vendor to execute the conveyance deed in her favour in respect of the said apartment together with proportionate joint share in the common areas and facilities and in view of such satisfaction by the purchaser about the quality of construction, the workmanship, the area etc. and upon request of the purchaser, the vendor have execute this Deed of Apartment in favour of the purchaser.

**NOW THEREFORE THIS DEED OF SALE OF APARTMENT
WITNESSETH AS UNDER :-**

1. In consideration of the total amount of Rs. 12,50,000/- (Rs. Twelve Lacs Fifty thousand only), is paid by the purchaser to the vendor in following manner :-

Amount (Rs.)	Particulars
Rs. 1,00,000/-	Paid by IMPS Bearing No. Y2M1318484918484865024, dated 23.09.2026, drawn on State Bank of India, Br. Amravati
Rs. 11,50,000/-	Rs.11,50,000/- (Eleven Lacs Fifty thousand only) paid by purchaser to the vendor / developer by way of Cheque no. 285693, DT. 26/09/2026 drawn on Punjab National Bank ECE House, K.G. Marg, New Delhi. Finance by PNB Housing Finance Ltd, Branch Amravati.

Rs. 12,50,000/- (Rs. Twelve Lacs Fifty thousand only)

The vendor (subject to realization of abovesaid instrument) hereby acknowledges the receipt of the abovesaid amount. The vendor as an owner hereby transfer, conveys, sell, grant and assigns unto the purchaser by way of sell the said Apartment, described in Schedule "B" from out of the said building known as "Gokuldham Society" together with all common areas and facilities as described and listed in the said deed of Declaration, to HOLD the same as the owner thereof which is hereinafter

20. By this deed, the vendor has sold and the purchaser has purchased is only the said flat / apartment, mentioned in Schedule 'B' hereto, and nothing beyond it. Similarly, all the terms, conditions and liabilities mentioned in this deed shall apply and binding on subsequent purchaser.

21. PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give fullest possible scope and effect to any contract or covenants herein contained, the expression "the Vendor" and "the Purchaser" hereinbefore used, shall include their respective heirs, legal representatives, successors and assigns and it shall bind their.

SCHEDULE - "A"

(Description of Said Plot)

"All the piece and parcel of land situated at **Mouje - Peth Amravati**, Pragane - Badnera, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, bearing **Field Survey No. 30**, admeasuring 5 Acre 17 Guntha, which is converted into layout in pursuance of order passed by Hon'ble Sub-Divisional Officer, Amravati, in Rev Case No. NAP-34/Peth Amravati-32/1985-86, dated 27.02 1986, in the area known as '**Desai Layout**', out of this sub-divided **Layout Plot No. 2/3/B**, admeasuring **2450 sq.ft. (227.69 sq.mtrs)**, which is bounded as under-

Towards East : Nalla / Service Lane,
Towards West : 7.50 mtrs. Wide Layout Road,
Towards North : Sub Divided Layout Plot No. 2/3/B,
Towards South : Layout Plot No. 4...."

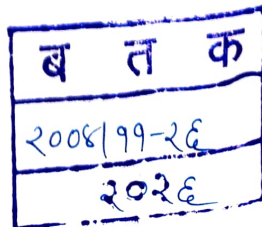
which is hereinabove referred to as the "said plot/land".

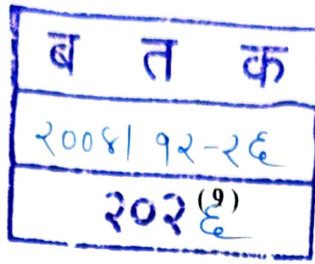
SCHEDULE - "B"

(Description of Said Flat / Apartment)

"The residential apartment bearing Family Unit / **Flat No. D-202** (Middle of Building), situated on Second floor of the building/apartment, having Carpet Area admeasuring 28.83 sq.mtrs, **builtup area 37.14 sq.mtrs**. The Apartment consists of living area / dining, kitchen, one bed rooms, utility area, toilets & balconies situated in the building known as "GOKULDHAM SOCIETY" (Wing - D) out of Block - 2, constructed on the land / plot described hereinabove, alongwith the 9.47% undivided share in the land / plot described in the Schedule "A", which is bounded as under :-

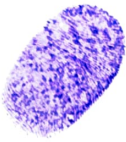
Towards East - By Flat No. D-201,
Towards West - By Flat No. D-203,
Towards North - By Lobby, Staircase, and,
Towards South - By Open Marginal space and thereafter Layout Plot No. 4...."





IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT FOR SALE OF APARTMENT ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Name of **Purchaser** :- **Pournima Rajesh Malekar**

Thumb	Signature
	

Name of **Vendor** :- **Nikhil Sanjay Mattani**

Passport Photo	Thumb	Signature
		

Witness No. 1 :- **Vijay Shriram Gulhane**

ID Proof/No. :- Adhar - 5022 2425 1164

Signature



Witness No. 2 :- **Naseeb Khan Sher Khan**

ID Proof/No. :- Adhar - 9532 2000 0252

Signature

