

271/3898

Friday, June 24, 2022

1:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6857 दिनांक: 24/06/2022

गावाचे नाव: Bhamati

दस्तऐवजाचा अनुक्रमांक: नगन8-3898-2022

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: कविता रमेश उर्फ रमेशचंद्र मेश्राम . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 980.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:45 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, का-२,
नागपूर शहर केंद्र
NGP8

वाजार मूल्य: रु.1449000 /-

मोवदला रु.1500000/-

भरलेले मुद्रांक शुल्क : रु. 500/-

DELIVERED

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202208036 दिनांक: 24/06/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003853741202223E दिनांक: 24/06/2022

वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1034-2004 Amt. 15000

Chandanrao



CHALLAN
MTR Form Number-6



GRN	MH003853741202223E	BARCODE			Date	23/06/2022-13:10:17	Form ID	25.1		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	NGP8_JT NAGPUR NO 8 SUB REGISTRAR			Full Name	KAVITA RAMESH ALIAS RAMESHCHANDRA MESHRAM					
Location	NAGPUR			Flat/Block No.	PLOT No 18					
Year	2022-2023 One Time			Premises/Building						
Account Head Details	Amount In Rs.			Road/Street	MOUZA BHAMTI					
0030046401	Stamp Duty		500.00	Area/Locality	NAGPUR					
0030063301	Registration Fee		100.00	Town/City/District						
				PIN	4	4	0	0	2	2
				Remarks (If Any)	SecondPartyName=PURUSHOTTAM NARAYAN BHANGE-					
				Amount In	Six Hundred Rupees Only					
Total			600.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332022062314786		2752760146		
Cheque/DD No.				Bank Date	RBI Date	23/06/2022-13:11:01		Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. . Date	Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Handwritten signature

नगण-८
3755/2022
9/88



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2306202208036	Date 23/06/2022
Received from KAVITA RAMESH ALIAS RAMESHCHANDRA MESHARAM, Mobile number 0000000000, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 8 of the District Nagpur.	
Payment Details	
Bank Name IBKL	Date 23/06/2022
Bank CIN 10004152022062307436	REF No. 2770640256
This is computer generated receipt, hence no signature is required.	

नगन-८
 ३५९५ / २०२२
 २ / ४४



WITHIN THE JURISDICTION OF SUB-REGISTRAR, NAGPUR
MOUZA-BHAMTI

SALE DEED

Item No. 29.425, Page No. 160, Rate Rs. 28,050/- per Sq. Meters
City Survey No. 9, Sheet No. 606/14,

Stamp Duty paid of Rs. 76,250/- & Registration fee paid of Rs.
15,000/- on dated 12.04.2004 at the time of Agreement of Sale

THE SALE DEED is made and executed at NAGPUR on
this 24 day of June 2022

नगन-८	
3585	2022
3	88



SHRI. PURUSHOTTAM NARAYAN BHANGE,

PAN NO. ABWPB1908K,

ADHAR NO. 6086 0257 4830

Aged 65 Years, Occupation-Business,

R/o 25-R, Bhange Vihar, Trimurti Nagar, Nagpur.

hereinafter called and referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Vendor, as well as his/her heirs, legal representatives, successors, executors, administrators and assigns etc.) of the **FIRST PART**.

AND

SMT. KAVITA RAMESH @ RAMESHCHANDRA MESHAM,

PAN NO. AATPM4479N

ADHAR NO. 2863 2219 1096

Aged 56 Years, Occupation-Business,

R/o 802, Sadguru Sharm-I, Chafekar Bandu Marg, Mulund, East, Mumbai-440 081.

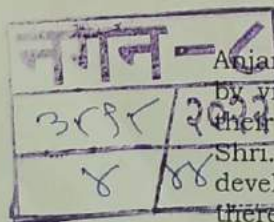
hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof always mean and include the said Purchaser as well as his/her legal heirs, representatives, executors, administrators, successors & assigns etc.) of the **SECOND PART**.

AND

WHEREAS the above said vendor is the owner of ALL THAT piece and parcel of land bearing Khasra No. 11 of MOUZA-BHAMTI, admeasuring about 36600 Sq. Mtrs. situated at Bhange Vihar, Trimurti Nagar, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur more particularly described in the schedule hereunder written.

AND WHEREAS the above said vendor acquired the title by virtue of the estate succession and relinquishment of rights, title and interest by legal heirs of late Shri. Durgaji Bhange who was the absolute owner of the Agricultural land under Khasra No. 11, admeasuring about 36600 Sq. Mtrs. of Mouza-Bhamti, Tahsil & District-Nagpur. He expired in the year 1992 leaving behind him five sons and three daughters, names as 1. Narayan Durgaji Bhange, 2. Ghanshyam Durgaji Bhange 3. Shyamrao Durgaji Bhange, 4. Sitaramji Durgaji Bhange, 5. Ramdas Durgaji Bhange, 6. Smt. Chindhabai Mahadeo Jamdade, 7. Smt. Anjanabai Vivek Kothare and 8. Bhimabai Mahadeo Bhagat.

AND WHEREAS Smt. Bhimabai Mahadeo Bhagat, Smt. Anjanabai Vivek Kothare and Shri. Ghanshyam Durgaji Bhange by virtue of a mutual agreement and consideration relinquish their rights and gave irrevocable General Power of Attorney to Shri. Purushottam Narayan Bhange to look after the development of the layout and to do all other things contained therein. The said document is duly registered in the office of the Sub-Registrar, Nagpur vide Serial No. 44, Addl. Book No. 1,



8. THAT, in case the purchaser is deprived of the whole or any part of the property hereby sold reasons of any defect found in the title of the vendors or of any encumbrance or charge on the same to which this sale is not subject the vendor will pay to the purchaser by way of damages amount of property.

9. THAT, the maintenance, repairs of the common road, sewer lines, common water pipe line, common storm drains, septic tank and any other items of common use in the layout, the purchaser agrees to pay the same from time to time.

10. THAT, the purchaser shall pay the personal demand note given by MSEB for electric meter & other expenses to be paid by the purchaser to the concerned authority.

11. THAT, the purchaser shall agree to pay the Corporation taxes, Land revenue and any other charges in respect of the said property sold hereunder.

12. THAT, all expenses on account of preparation of this sale deed including the cost of stamp duty, registration fees, payable on this sale deed have been born and paid by the purchaser on dated thereon have been borne and paid by the purchaser. That entire stamp duty of Rs. 76,250/- and registration fee amounting to Rs. 15,000/- is paid on 12.04.2004 i.e. at the time registered agreement of sale which is duly registered at Serial No. 1034 in the office of Sub-Registrar, Nagpur. Hence this deed of sale is executed on stamp of 500/- as per the provision of the Bombay Stamp Act 1956.

SCHEDULE OF PROPERTY
(DESCRIPTION OF THE PLTO HERBY SOLD)

ALL THAT piece and parcel of land bearing **Plot No. 18**, containing by admeasuring area of about 228.69 Sq. meter, situated at Bhange Vihar, being a part or portion of the entire land bearing Khasra No. 11 of **Mouza-Bhamti**, bearing City Survey No. 9, Sheet No. 606/14 & constructed house admeasuring 88.9 Sq. Meter, within the limits of Corporation of the City of Nagpur, Tahsil & District-Nagpuris bounded as follows:-

On the East	:	Plot No. 19
On the West	:	9.0 Meter Road
On the North	:	Plot No. 17
On the South	:	6.00 Mtrs wide Road

IN WITNESS WHEREOF the VENDOR, the PURCHASER and the VENDOR herein above named have set their respective hands & signed this **DEED OF SALE** at Nagpur in the presence

