



Registration and Stamp Department  
Madhya Pradesh

Registration Certificate	
Registration Details	
E-Registration Number	MP179132021A1239460
Registration Date	08/03/2021
Date of Printing e-Registration Certificate	09/03/2021
Market Value of Property (If Applicable)	1799767.2
Consideration / Secured / Premium Amount (Rs.)	0
Registration Fee (Rs.)	14399
Total Stamp Duty (Rs.)	116986
SR Name	NEETA TANWAR
SRO Name	SUB REGISTRAR OFFICE INDORE 2

Owner-Self


Organisation Name: AXIS BANK LTD  
Authorized Person's Name: GUNPREET SINGH BHATIA  
Address: Axis Bank Ltd, 3rd Floor, PU-4, Dhan Trident, Scheme No. 54, Near Metro Tower, Indore (MP), INDORE, Madhya Pradesh, INDIA

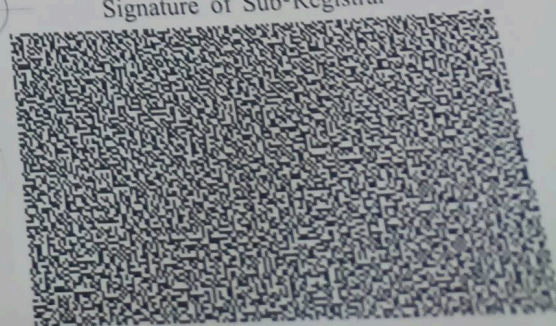
Buyer-Self

Name: SURAJ KANODIYA  
Father/Husband's Name: Bacchulal Kanodiya  
Address: 114/5, North Musakhedi, Indore (MP), INDORE, Madhya Pradesh, INDIA

Name: RANI KANODIYA  
Father/Husband's Name: SURAJ KANODIYA  
Address: 114/5, North Musakhedi, Indore (MP), INDORE, Madhya Pradesh, INDIA

Digitally signed  
by Neeta Tanwar  
Date: 2021.03.09  
11:39:21 IST

  
Signature of Sub-Registrar





Registration and Stamp Department  
Madhya Pradesh

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SR Name	NEETA TANWAR
SRO Name	SUB REGISTRAR OFFICE INDORE 2

Owner-Self

Organisation Name                      **AXIS BANK LTD**  
Authorized Person's Name           **GUNPREET SINGH BHATIA**  
Address                                    **Axis Bank Ltd, 3rd Floor, PU-4, Dhan Trident, Scheme No. 54, Near Metro Tower,  
Indore (MP), INDORE, Madhya Pradesh, INDIA**


Buyer-Self

Name                                        **SURAJ KANODIYA**  
Father/Husband's Name               **Bacchulal Kanodiya**  
Address                                    **114/5, North Musakhedi, Indore (MP), INDORE, Madhya Pradesh, INDIA**

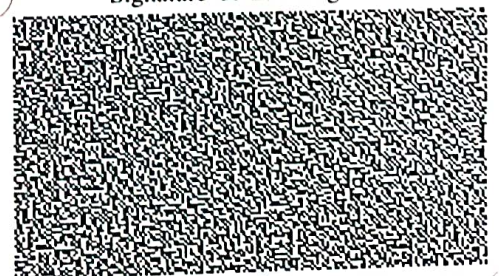
Name                                        **RANI KANODIYA**  
Father/Husband's Name               **SURAJ KANODIYA**  
Address                                    **114/5, North Musakhedi, Indore (MP), INDORE, Madhya Pradesh, INDIA**

Digitally signed  
by Neeta Tanwar  
Date: 2021.03.09  
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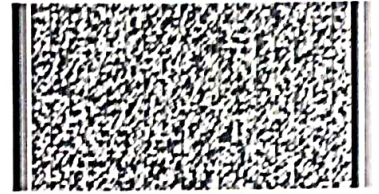


Signature of Sub-Registrar





Registration and Stamp Department  
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code 01011708032021007503  
Total E-Stamp Amount 116986  
Govt. Stamp Duty (Rs.) 89989 Municipality Duty (Rs.) 0  
Janpad Duty (Rs.) 17998 Upkar Amount (Rs.) 8999  
Exempted Amount(Rs.) 0  
E-Stamp Type NON-JUDICIAL  
Issue Date & Time 08/03/2021 14:02:54  
Service Provider or Issuer Details AASIF KHAN/SP011743304201900023  
SP/SRO/DRO/HO Details 86-B, LAXMIPURI COLONY, NEAR KILA MAIDAN, INDORE INDORE

Deed Details

Deed Type Certificate of Sale  
Deed Instrument Certificate of Sale (in respect of each property put up as a separate lot and sold), granted to the purchaser of any property sold by public auction by a Civil or Revenue Court or Collector or other Revenue Officer or an officer authorised to do so under any law for the time being in force. - The same duty as a conveyance (No.25) on market value of the property or purchase amount, whichever is higher.  
Purpose SALE CERTIFICATE

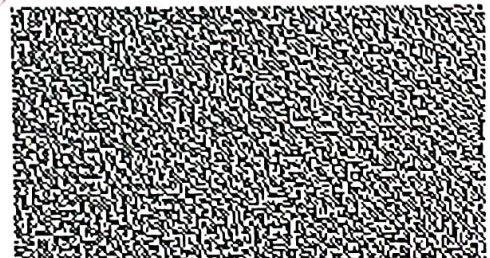
First Party Details

Name RANI KANODIYA  
Address 114/5, North Musakhedi, Indore (MP)  
Number of Persons 2

Second Party Details

Organization Name AXIS BANK LTD  
Address Axis Bank Ltd, 3rd Floor, PU-4, Dhan Trident, Scheme No. 54, Near Metro Tower, Indore (MP)  
Number of Persons 1

:: SALE CERTIFICATE::





रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

:: SALE CERTIFICATE ::  
(For Immovable Properties)

(Under the Securitizations and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

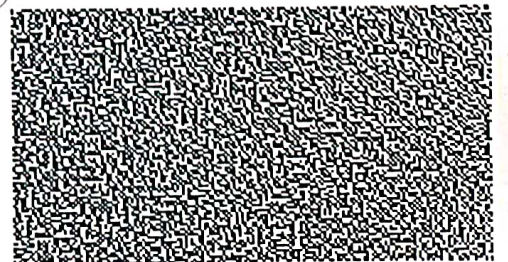
Whereas,

The undersigned, being the Authorized Officer of the Axis Bank Ltd., having its registered office at "Trishul", 3rd Floor, Opposite Samarsheshwar Temple, Near Law Garden, Ellis Bridge, Ahmadabad 380006. and various branches including the one at Axis Bank Ltd, 3rd Floor, PU-4, Dhan Trident, Scheme No. 54, Near Metro Tower, Indore (MP), under the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13 read with Rules 8 and 9 of the Security interest (Enforcement) Rules 2002, sold on behalf of Axis Bank Ltd, in favour of (1) Mr. Suraj Kanodiya S/o Mr. Bacchulal Kanodiya and (2) Mrs. Rani Kanodiya W/o Mr. Suraj Kanodiya both R/o 114/5, North Musakhedi, Tehsil and Dist. Indore (MP) 452001 the immovable property shown in the schedule below, secured in favor of the Axis Bank Ltd. by Mr. Vishal Singh, of the property FLAT NO. 301-A, 3rd Floor "Nilgiri Apartment", Block-A, Khasara No. 11/1, 22, 23, 24, 58/1, 58/2, Village Devguradia of Tehsil and District Indore (MP) towards the financial facility offered by Axis Bank Ltd. Through its Indore branch.

The undersigned acknowledge the receipt of the sale price of Rs. 12,24,850/- (Twelve Lac Twenty Four Thousand Eight Hundred Fifty Rupees Only) in full and handover the delivery and possession of the schedule property. The Sale of scheduled property was made in "as is, where it is, and no recourse basis without any knowledge of encumbrance to the Axis Bank Ltd.

**Payment Details**

(a)Rs. 1,30,000/- (Rupees One Lake Thirty Thousand Only) already paid by DD No. 241009 dated 05/10/2020 of State Bank of India.





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मध्य प्रदेश

(b)Rs. 1,76,213/- (Rupees One Lac Seventy Six Thousand Two Hundred Thirteen Only) already paid by DD No. 241018 dated 10/10/2020 of State Bank of India.

(c)Rs. 1,42,500/- (Rupees One Lac Forty Two Thousand Five Hundred Only) already paid by NEFT No. SBIN420305340789 dated 31/10/2020 of State Bank of India.

(d)Rs. 7,76,137/- (Rupees Seven Lac Seventy Six Thousand One Hundred Thirty Seven Only) already paid by RTGS No. SBINR52021011105939311 dated 11/01/2021 of State Bank of India.

DESCRIPTION OF IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF THE PROPERTY IN THE NAME OF MR. VISHAL SINGH S/O MR. PREAM SINGH OF PURCHASE FLAT SITUATED AT NO. 301-A, 3RD FLOOR, "NILGIRI APARTMENT", BLOCK-A, KHASARA NO. 11/1, 22, 23, 24, 58/1 & 58/2, VILLAGE DEVGURADIA OF TEHSIL AND DISTRICT INDORE (MP) AD MEASURING AREA 1047.93 SQ.FT. (97.39 SQ.MTRS)

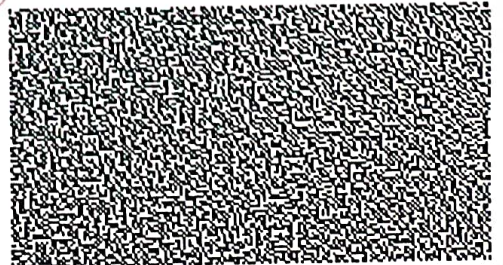
BOUNDARIES:-

EAST :- BLOCK-B

WEST :- FLAT NO. 308-A

NORTH :- OPEN SPACE

SOUTH :- FLAT NO. 302-A





रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

**Property Details Annexure**

Property Id	1797202105551115
Property Type	BUILDING
Property Landmark : --	
Property Address : FLAT NO. 301-A, 3rd Floor "Nilgiri Apartment", Block-A, Khasara No. 11/1, 22, 23, 24, 58/1, 58/2, Village Devguradia of Tehsil and District Indore (MP)	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : --	

**Khasra Details and Four Boundary Details**

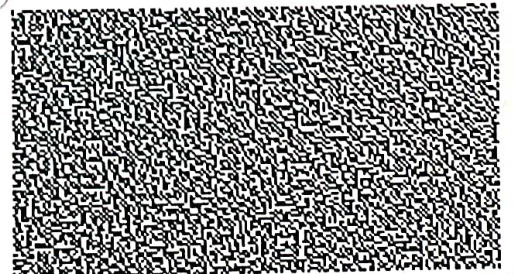
Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
301	97.39	0	0	BLOCK-B	FLAT NO. 308-A	OPEN SPACE	FLAT NO. 302-A

**Additional Uploads**

CONCERNLETTER\_0\_0.jpeg

**Property Details - Multistorey - Residential**

District	INDORE
Tehsil	INDORE
Area Type	RURAL AREA
Sub-Area Type : PLANNING AREA	
Patwari Halka/Village : PATWARI HALKA NO. 55	
Village/Mohalla/Colony : KALINDI MIDTOWN, SHIVALIK, NILGIRI, VINHYA (DEVGURADIA)	
Total area of flat (sqm)	97.39
Buit-Up Area (sqm)	97
Common Area (sqm)	0.39



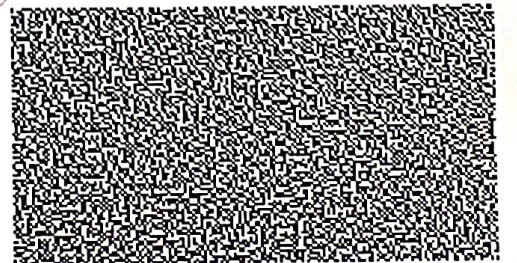


रजिस्ट्रीकरण एवं स्टाम्प विभाग  
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Floor Name	THIRD FLOOR AND ABOVE
Is the building older than 20 years (sqm)	No
Whether the building is older than 20 years but less than 50 years (sqm)	No
Whether the building is older than 50 years	No
Is the Lift facility available in the Building	Yes

**TOTAL DUTY AND EXEMPTION**

Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)	116986.0		
Total Payable Registration fee(INR)	14399.0		
Amount of Purchase Money(INR)	0		





Registration and Stamp Department  
Madhya Pradesh

Thumb Impression Seal:



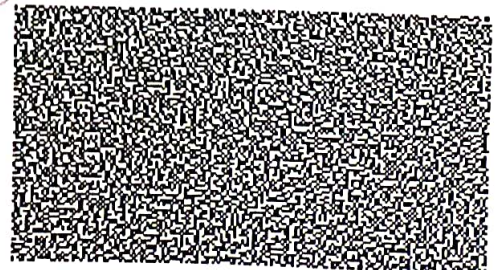
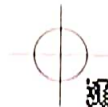
इस दस्तावेज के निष्पादक GUNPREET SINGH BHATIA के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 08/03/2021 को लिया गया ।

NEETA TANWAR  
उप पंजीयक  
उप पंजीयक कार्यालय इन्दौर 2



इस दस्तावेज के निष्पादक SURAJ KANODIYA पुत्र/आत्मज Bacchulal Kanodiya के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 08/03/2021 को लिया गया ।

NEETA TANWAR  
उप पंजीयक  
उप पंजीयक कार्यालय इन्दौर 2





रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

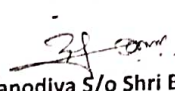


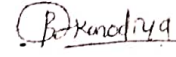
I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 4 of this deed with Deed ID 21554583 and e-Stamp code 01011708032021007503, and also execute the deed with my/our signatures below.



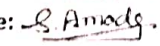
Axis Bank Ltd.  
(Authorized Seal and Signature)

Signature Of First Party/Parties:  
Name and Father's Name:

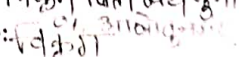
Signature Of Second Party/Parties:   
Name and Father's Name: Suraj Kanodiya S/o Shri Bacchulal Kanodiya

  
Rani Kanodiya W/o Suraj Kanodiya

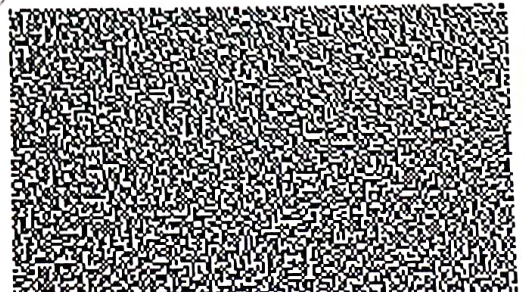
Signature of Third Party/Parties:  
Name and Father's Name:

Witness: 1 SANTOSH AMODE  
S/o SONJIND AMODE  
Address: 69/2 SHANTINAGAR  
MUSAKHEDI MOORE  
Signature: 

ID Proof type and Number:  
9582.83533800

Witness: 2 विक्रम  
Address: विक्रम खिन्ना अरवकुमार पोस्ट  
Signature: 

ID Proof type and Number:  
519789179577





Registration and Stamp Department  
Madhya Pradesh

Thumb Impression Seal:



*Rani Kanodiya*



इस दस्तावेज के विधायक RANI KANODIYA पत्नी SURAJ KANODIYA के अंगुठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 08/03/2021 को लिया गया ।

*Neeta Tanwar*

NEETA TANWAR  
उप पंजीयक  
उप पंजीयक कार्यालय इन्दौर 2

Witness Seal:



*Vikram Portey*



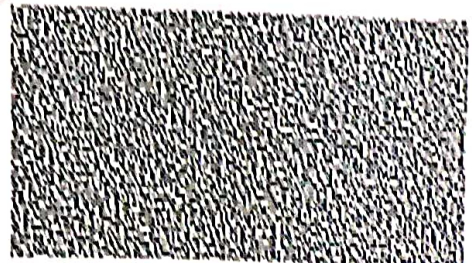
VIKRAM PORTEY



*Santosh Amode*

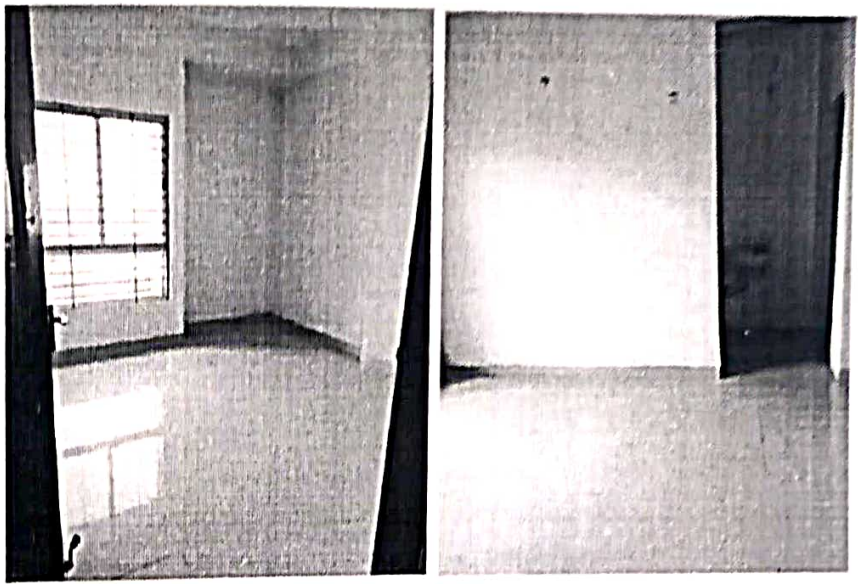


SANTOSH AMODE

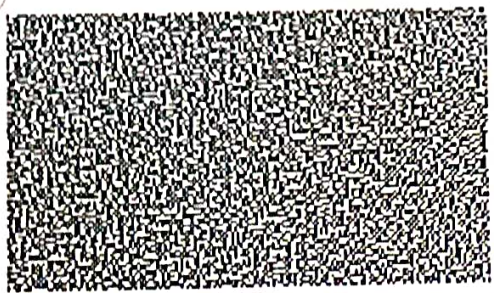




रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश



Handwritten signature and text, possibly a name and address.



रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

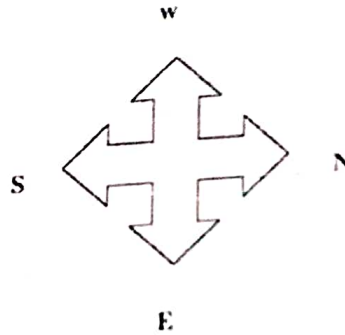


SITE PLAN

DESCRIPTION OF IMMOVABLE PROPERTY:- FLAT NO.301-A, <sup>3RD</sup> FLOOR, "NILGIRI APPARTMENT", BLOCK-A, KHASARA NO, 11/1, 22, 23, 24, 58/1, 58/2, DEVGURADIA, TEHSIL & DIST, INDORE (M.P.) AD MEASURING AREA 1047.93 SQ.FT. (97.39 SQ. MTRS)

BOUNDARIES:

EAST	:	BLOCK -B
WEST	:	FLAT NO. 308- A
NORTH	:	OPEN SPACE
SOUTH	:	FLAT NO. 302-A



① *[Handwritten Signature]*

② *[Handwritten Signature]*

