



Registration and Stamp Department

Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP108942023A11623306
Registration Date	22/03/2023
Date of Printing e-Registration Certificate	23/03/2023
Market Value of Property (If Applicable)	8367053.4
Consideration / Secured / Premium Amount (Rs.)	7190000
Registration Fee (Rs.)	66937
Total Stamp Duty (Rs.)	794872
SR Name	PALASH MAHESHWARI
SRO Name	SUB REGISTRAR OFFICE DEWAS

Owner-Self

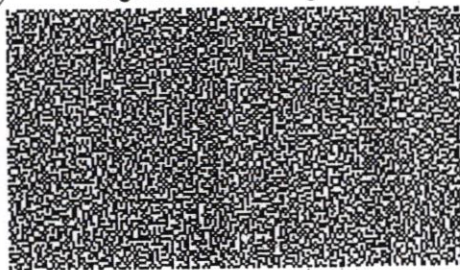
Organisation Name: Bank of Baroda Branch Dewas
Authorized Person's Name: Ashutosh Tiwari
Address: Bank of Baroda Branch Dewas, DEWAS, Madhya Pradesh, INDIA

Buyer-Self

Name: Pranjali Jaiswal
Father/Husband's Name: Mr Kishore Jaiswal
Address: B-1 FLT No 103 Scheme No 98 Samwad Nagar Navlakha Indore, INDOR, Madhya Pradesh, INDIA

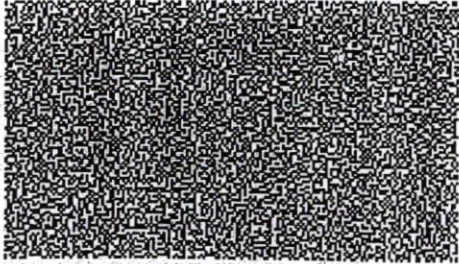
Digitally signed
 by PALASH
 MAHESHWARI
 Date: 2023.03.23
 13:51:10 IST

Signature of Sub-Registrar



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Registration and Stamp Department

Madhya Pradesh

Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code : 01011022032023000802
 Total E-Stamp Amount : 794872
 Govt. Stamp Duty (Rs.) : 418353 Municipality Duty (Rs.) : 251012
 Janpad Duty (Rs.) : 83671 Upkar Amount (Rs.) : 41836
 Exempted Amount(Rs.) : 0
 E-Stamp Type : NON-JUDICIAL
 Issue Date & Time : 22/03/2023 09:40:00
 Service Provider or Issuer Details : NILESH DUBEY/SP011042806201501516
 SP/SRO/DRO/HO Details : 84 Motibunglow Main Road Dewas DEWAS
 DEWAS

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 : Pranjal Jaiswal
 Address : B-1 FLT No 103-Scheme No 98 Samwad Nagar Navlakha Indore
 Number of Persons : 1

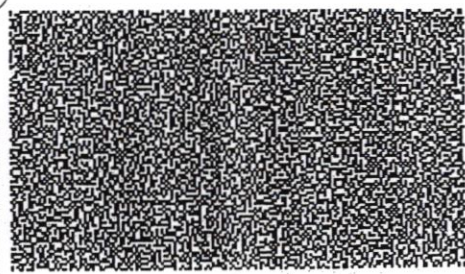
Second Party Details

Organization Name : Bank of Baroda Branch Dewas
 Address : Bank of Baroda Branch Dewas
 Number of Persons : 1

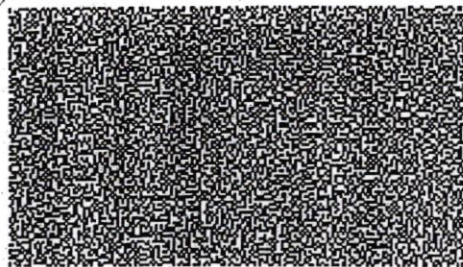
PROPERTY)

SALE CERTIFICATE(FOR IMMOVABLE

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Registration and Stamp Department
Madhya Pradesh

Whereas,

The undersigned being The Authorized Officer Of the BANK OF BARODA under the Securitization and Reconstruction Of Financial Assets and Enforcement Of Security Interest Act 2002 and in Exercise Of the Powers Conferred under section 13 read with Rule 8 and 9 Of the Security interest (Enforcement) Rules, 2002 Sold on behalf Of the BANK OF BARODA , Zone Stressed Recovery Branch Jabalpur in favour Of Mr Pranjali Jaiswal S/o Mr Kisore Jaiswal (Purchaser) , the immovable property assets shown in the Schedule below secured in favour of BANK OF BARODA by Shri Radheshyam Agrawal , Shri Basant Kumar Agrawal , Mrs Anita Agrawal & Mrs Padma Agrawal (the name of the Mortgagors /guarantors/borrowers) toward the Financial facility OD Limit (A/c No 07240400024891) in the name of by M/S Agrawal Agencies offered by BANK OF BARODA , Dewas Branch Dewas (M.P.) (secured Creditor) The undersigned acknowledge the receipt of Rs 71,90,000/- (Rupees Seventy One Lakh Ninety Thousand Only) the sale price in full and handed over the delivery and possession of the Schedule Property. The sale of the scheduled Property was made free from all encumbrances know to the secured creditor listed below or deposit of the money demanded by the undersigned .

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part parcel of the property consisting of Commercial house no 15 and 16 Part Vijaya Road Dewas (M.P.) 455001

Total Area - 1598 Sq Ft. (Total Built up Area 1598 Sq Ft at Ground Floor)

Bounded-

East - Gali

West - Vijaya Road

North - House No. 14

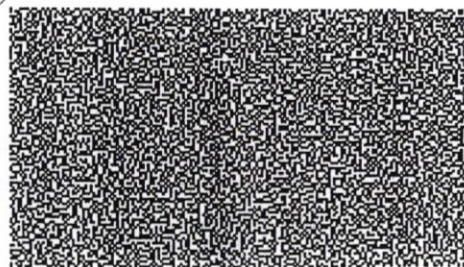
South - House No. 17

विक्रय प्रतिफल विवरण

विक्रय प्रतिफल राशि 71,90,000/- (अक्षरी इक्कोत्तर लाख नब्बे हजार रुपये मात्र) विक्रेता पक्ष ने क्रेता पक्ष से निम्नानुसार प्राप्त कर लिये है।

राशि 7,20,000/- (अक्षरी सात लाख बीस हजार रुपये मात्र) क्रेता पक्ष द्वारा दिनांक 23.09.2021 के

धरोहर राशि के रूप में जमा किया गया।



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Registration and Stamp Department
Madhya Pradesh

Presentation Seal:

Bank of Baroda Branch Dewas Represented By:- Ashutosh
Tiwari



Ashutosh

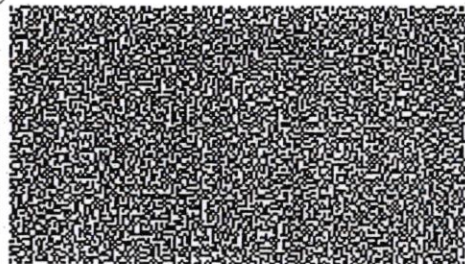


के द्वारा उप जिला देवास
जिला देवास के उप पंजीयक कार्यालय में तारीख 22/03/2023 को मध्यान्ह पूर्व/मध्यान्ह पश्चात 02:37:05 बजे प्रस्तुत किया
गया।

Palash Maheshwari

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS

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Registration and Stamp Department

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राशि 10,78,000/- (अक्षरी दस लाख अठोत्तर हजार रुपये मात्र) क्रेता पक्ष द्वारा दिनांक 24.09.2021 को विक्रेता बैंक BANK OF BARODA , Zone Stressed Recovery Branch Jabalpur को RTGS किया गया।

राशि 18,00,000/- (अक्षरी अट्ठारह लाख रुपये मात्र) क्रेता पक्ष द्वारा दिनांक 30.09.2021 को विक्रेता बैंक BANK OF BARODA , Zone Stressed Recovery Branch Jabalpur को RTGS किया गया।

राशि 18,00,000/- (अक्षरी अट्ठारह लाख रुपये मात्र) क्रेता पक्ष द्वारा दिनांक 04.10.2021 को विक्रेता बैंक BANK OF BARODA , Zone Stressed Recovery Branch Jabalpur को RTGS किया गया।

राशि 17,92,000/- (अक्षरी सत्रह लाख बानवे हजार रुपये मात्र) क्रेता पक्ष द्वारा दिनांक 07.10.2021 को विक्रेता बैंक BANK OF BARODA , Zone Stressed Recovery Branch Jabalpur को RTGS किया गया।

मेरे कार्यालय मे उभयपक्ष द्वारा दी गई जानकारी एव निर्देपानुसार इस विलेख का प्राप्प तैयार किया गया है। पक्षकारो , गवाहो की पहचान , सम्पत्ति तथा सम्पत्ति के छायाचित्र से मेरा कोई संबध नही है।

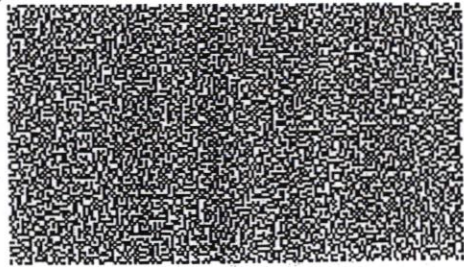
स्थान - देवास
दिनांक 22.03.2023

मयंक कुमार ईनाणी
एडव्होकेट देवास

निलेश दुबे (सर्विस प्रोवायडर)
मोबा 9981144468

-----Please turn over/कृप्या पृष्ठ पलटियो।-----

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Registration and Stamp Department
Madhya Pradesh

Admission Seal:

Bank of Baroda Branch Dewas Represented By:-

Ashutosh Tiwari

Address: Bank of Baroda Branch Dewas

Pranjal Jaiswal

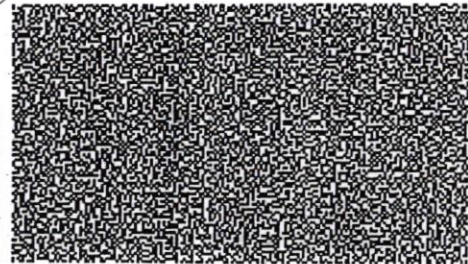
S/O Mr Kishore Jaiswal

Address: B-1 FLT No 103 Scheme No 98
Samwad Nagar Navlakha Indore

स्वीकार करते हैं कि कथित विक्रय प्रमाण-पत्र विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 7190000 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख 22/03/2023

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS

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Registration and Stamp Department
Madhya Pradesh

Witness Seal:

LOKENDRA JI

S/O KRIPAL SINGH

Address: GRAM DEHARIYA SAHU
DEWAS

SHISH JI

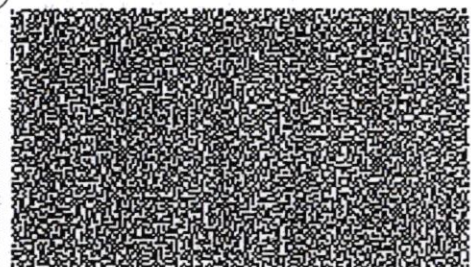
S/O BABULAL

Address: 61 UPADHYAY NAGAR
DEWAS

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है। तारीख 22/03/2023

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
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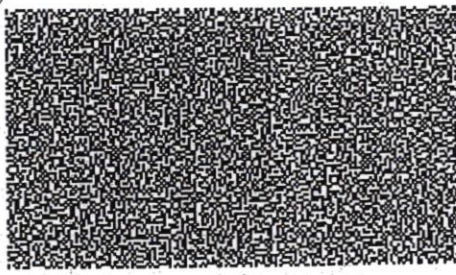
Commercial Area out of Total Area (sqm)	148.51
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BUILDING DETAILS	
Commercial (SQM)	
Floor Name	GROUND FLOOR
SHOP	148.51
OFFICE	0
GODOWN	0

Applicable Sub-Clauses on the Property	
WHETHER THE BUILDING IS 25 YEAR OLDER OR MORE THAN 25 YEARS - YES	

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)	794872.0		
Total Payable Registration fee(INR)	66937.0		
Amount of Purchase Money(INR)	7190000		

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Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



दस्तावेज के निष्पादक Ashutosh Tiwari के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति
दिनांक 22/03/2023 को लिया गया ।

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS



इस दस्तावेज के निष्पादक Pranjal Jaiswal S/O Mr Kishore Jaiswal के अंगूठे का
निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 22/03/2023 को लिया गया ।

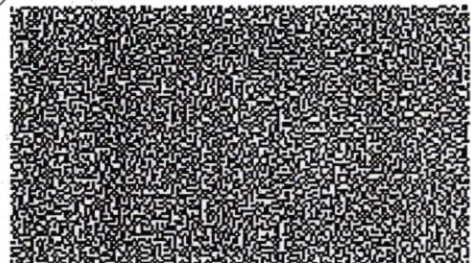
PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS

Witness Seal:



LOKENDRA JI

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Registration and Stamp Department Madhya Pradesh

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 32953101 and e-Stamp code 01011022032023000802, and also execute the deed with my/our signatures below.

[Handwritten Signature]


(Seller) Seal & Signature

Bank of Baroda Dewas Branch

Through Branch Manager Mr Ashutosh Tiwari

[Handwritten Signature]

Purchaser Signature

Mr Pranjali Jaiswal S/o Mr Kisore Jaiswal

Witness 1

Name *[Handwritten Name]*

Father name *[Handwritten Name]*

Address *[Handwritten Address]*

ID number *[Handwritten ID]*

Witness 2

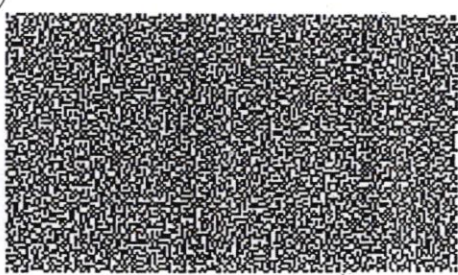
Name *[Handwritten Name]*

Father name *[Handwritten Name]*

Address *[Handwritten Address]*

ID number *[Handwritten ID]*

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Registration and Stamp Department
Madhya Pradesh

Witness Seal:

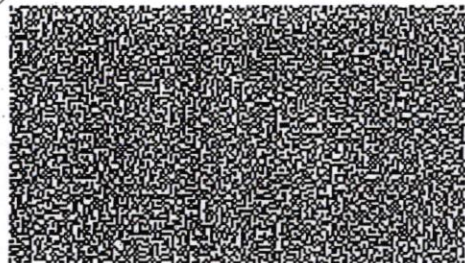


Ashish Ji



ASHISH JI

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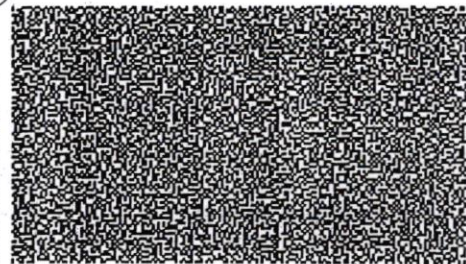
Stamp Duty Seal:

स्टाम्प शुल्क	418353
नगरीय शुल्क	251012
जनपद पंचायत शुल्क	83671
उपकर	41836
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	794872

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
DEWAS



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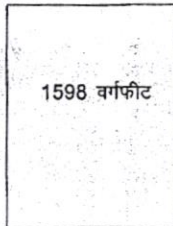
Registration and Stamp Department Madhya Pradesh

मानचित्र

शहर देवास में विजया रोड पर (वार्ड क्रमांक 38 अनुक्रमांक 735) में स्थित मकान क्रमांक 16 और
16 जिसका कुल क्षेत्रफल 1598 वर्गफीट का मानचित्र

पूर्व

गली



उत्तर- मकान न 14

दक्षिण - मकान न 17

पश्चिम

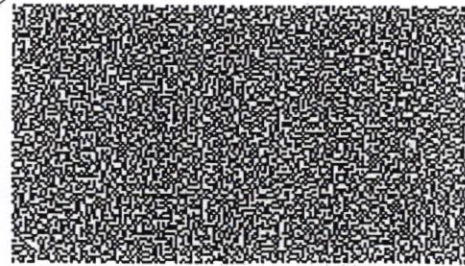
विजया रोड

(Seller) Seal & Signature

Purchaser Signature



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Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 22/03/2023 को क्रमांक
MP108942023A11623306 दे कर किया गया है। जिसमें 18 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 794872

पंजीयन शुल्क 66937
प्रतिलिपि शुल्क 0
अधिक 0
योग 66937

PALASH MAHESHWARI
Sub Registrar
SUB REGISTRAR OFFICE
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