Registration and Stamp Department
Madhya Pradesh

Registration Certificate

Registration Details	
E-Registration Number	MP179132023A12123685
Registration Date	12/07/2023
Date of Printing e-Registration Certificate	12/07/2023
Market Value of Property (If Applicable)	16046674
Consideration / Secured / Premium Amount (Rs.)	10520000
Registration Fee (Rs.)	1000
Total Stamp Duty (Rs.)	1000
SR Name	Varsha Parihar
SRO Name	SUB REGISTRAR OFFICE INDORE 2

Mortgagee-Self

Organisation Name: PNB Housing Finance Ltd.
Authorized Person's Name: Chetan Choudhary
Address: 201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.) , INDORE, Madhya Pradesh, INDIA

Mortgager-Self

Organisation Name: M/s Anylinux Work Pvt. Ltd.
Authorized Person's Name: Vivek
Address: Flat No. 47, Manish Bag Colony, Near Sapna Sangita Cineplex, Indore M.P. , INDORE, Madhya Pradesh, INDIA

Digitally signed by VARSHA PARIHAR
Date: 2023.07.12 17:35:37 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	01011711072023015914
Total E-Stamp Amount	1000
Govt. Stamp Duty (Rs.)	1000
Municipality Duty (Rs.)	0
Janpad Duty (Rs.)	0
Upkar Amount (Rs.)	0
Exempted Amount(Rs.)	0
E-Stamp Type	NON-JUDICIAL
Issue Date & Time	11/07/2023 17:20:37
Service Provider or Issuer Details	Anirudh Sharma/SP011743106202000014
SP/SRO/DRO/HO Details	Add-4/2,South Tukoganj,Indore INDORE INDORE

Deed Details	
Deed Type	Re-conveyance of mortgage property
Deed Instrument	Reconveyance of Mortgaged Property, including deposit of title deeds - One thousand rupees.
Purpose	Re-conveyance of mortgage property

First Party Details	
Organization Name	PNB Housing Finance Ltd.
Address	201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.)
Number of Persons	1

Second Party Details	
Organization Name	M/s Anylinux Work Pvt. Ltd.
Address	Flat No. 47, Manish Bag Colony, Near Sapna Sangita Cineplex, Indore M.P.
Number of Persons	1

DEED OF RE-CONVEYANCE OF MORTGAGE PROPERTY

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DEED OF RE-CONVEYANCE OF MORTGAGE PROPERTY

That, this deed of reconviniance executed between PNB Housing Finance Ltd. Branch 201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.) through its Authorized Officer Mr. Chetan Choudhary S/o Mr. Dilip Choudhary who is the party of the first part who is called Mortgagee and M/s Anylinux Work Pvt. Ltd. Through its Director/Authoriesed Signatory Mr. Vivek S/o Mr. Mahesh Singhal R/o Flat No. 47, Manish Bag Colony, Near Sapna Sangita Cineplex, Indore M.P. who is the party of the second part in this deed and called as Mortgagor.

That, M/s Anylinux Work Pvt. Ltd. Through its Director/Authoriesed Signatory Mr. Vivek S/o Mr. Mahesh Singhal R/o Flat No. 47, Manish Bag Colony, Near Sapna Sangita Cineplex, Indore M.P. taken a Non-Housing loan Facility under the various facilities given by PNB Housing Finance Ltd. Branch 201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.) of Rs. 52,60,000/- (Rs. Fifty Two Lakh Sixty Thousand Only) and Rs. 52,60,000/- (Rs. Fifty Two Lakh Sixty Thousand Only) Total Loan Amount Rs. 1,05,20,000/- (Rs. One Crore Five Lakh Twenty Thousand Only) in the mode of secure advance/loan facility and also handed over and deposited original title deeds described in Schedule-I pertaining to the properties mentioned in Schedule-II hereunder with PNB Housing Finance Ltd. Branch 201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.) by Registered Declaration Deed No. 1A/1448 and 1A/1447 Dated- 15/07/2015.

SCHEDULE - I

Original of Registered Sale Deed No. 1A/849 and 1A/848 Dated : 08/07/2015.

Schedule - II
(Description of property/ies)

Plot No. A-09 and A-10 Business Park, Silver Spring Township Phase-2 , A. B. Road, Bypass, Village Mundla Nayta Tehsil and Dist. Indore (M.P.) Admeasuring

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

प्रस्तुति मुद्रा :

PNB Housing Finance Ltd. प्रतिनिधित्व:- Chetan Choudhary

के द्वारा उप जिला इन्दौर जिला इंदौर के उप पंजीयक कार्यालय में तारीख 12/07/2023 को मध्यान्ह पूर्व/मध्यान्ह पश्चात 03:54:34 बजे प्रस्तुत किया गया।

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2

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Plot No. 9 Area 4520 Sq.ft. and Plot No. A-10 Area 4520 Sq.ft.

Plot No 09 BOUNDARIES

East - Township Road
West - Plot No. A-4
North - Plot No. A-10
South - Open Space & Township Road

Plot No 10 BOUNDARIES

East - Township Road
West - Plot No. A-3
North - Open Space
South - Plot No. A-9

That, the Mortgagor fulfill the loan amount with interest which was taken by him and party of the first part (Mortgagee) issued a No Objection Certificate of Loan Account No. 00066710004835 and 00066710004836 in the favour of Mortgagor on Dated : 26/11/2019.

That, it is pertinent to mention here that there is no charge create on the properties which was described in Schedule-I and Schedule-II in this deed and charge free in the favour of Mortgagor.

----------Please turn over/क्रप्या पृष्ठ पलटिये।----------

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

निष्पादन की मुद्रा :

PNB Housing Finance Ltd.	प्रतिनिधित्व:-	Chetan Choudhary	पता: 201, 2nd floor, Megapolis Building, NO. 579, M.G Road Indore (M.P.)
M/s Anylinux Work Pvt. Ltd.	प्रतिनिधित्व:-	Vivek	पता: Flat No. 47, Manish Bag Colony, Near Sapna Sangita Cineplex, Indore M.P.

स्वीकार करते हैं कि कथित बंधकित संपत्ति का प्रतिहस्तांतरण विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूपए 0 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूपए 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 12/07/2023

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

Property Details Annexure

Property Id	1797202309383710
Property Type	PLOT
Property Landmark : --	
Property Address : Plot No. A-09 and A-10 Business Park, Silver Spring Township Phase-2 , A. B. Road, Bypass, Village Mundla Nayta Tehsil and Dist. Indore (M.P.)	
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
Plot No. A-10	420.07	0	NA	Township Road	Plot No. A-3	Open Space	Plot No. A-9
Plot No. A-09	420.07	0	NA	Township Road	Plot No. A-4	Plot No. A-10	Open Space & Township Road

Additional Uploads
noc_0.jpeg
noc_1.jpeg

District	INDORE
Tehsil	INDORE
Area Type	URBAN AREA
Governing Municipal Body : NAGAR NIGAM INDORE	
Ward : WARD NO. 75 (PALDA)	
Village/Mohalla/Colony : SILVER SPRINGS PHASE-2 (MUDLA NAYTA)	
Total Area of Plot (sqm)	840.14
Residential Area out of Total Area (sqm)	840.14
Commercial Area out of Total Area (sqm)	--

Registration and Stamp Department
Madhya Pradesh

Witness Seal:

BHARAT KURIL	S/O BABULAL	Address: 246/2 BADGANGA INDORE MP
CHANDAR LAL MALVIYA	S/O MANGILAL	Address: WARD NO 7 BADODIYA SHAJAPUR MP

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 12/07/2023

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2

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Industrial Area out of Total Area (sqm)	--
Educational Units area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Educational Units layout is passed by	--
Health Services area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Health Services layout is passed by T&CP ?	--
Area for Other usage out of Total Area (sqm)	--
Is the plot being used for Residential Cum Commercial purpose only?	No

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)		1000.0	
Total Payable Registration fee(INR)		1000.0	
Loan / Secured Amount(INR)		10520000	

Thumb Impression Seal:

इस दस्तावेज के निष्पादक Chetan Choudhary के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 12/07/2023 को लिया गया ।

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2

इस दस्तावेज के निष्पादक Vivek के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 12/07/2023 को लिया गया ।

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2

Witness Seal:

BHARAT KURIL

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I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 34971838 and e-Stamp code 01011711072023015914, and also execute the deed with my/our signatures below.

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

For PNB Housing Finance Ltd.

Authorised Signatory

(Chetan Choudhary s/o Mr. Dilip Choudhary)

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

M/s Anylinux Work Pvt. Ltd. through its Director/Authorised signatory (Mr. Vivek s/o Mr. Mahesh Singhal)

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

Witness 1 Name Chandar lal Maliya
Address Post Chama Bangala, Ward No 09, Teh. Shajapur (M.P)
Signature MO Badodiya, Shajapur Dist. Shajapur (M.P)
ID Proof type and number
ID Proof. Aadhar Card-6124 3688 9681
Mob. No:- 8085177351

Witness 2 Name Bharat Kuril
Address 224/2 Bombay Hospital main Road Indore
Signature
ID Proof type and number Aadhar Card
4614 3218 5266 8
mobile 9131088557

Witness Seal:

CHANDAR LAL MALVIYA

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MP-IGRS MP-IGRS MP-IGRS MP-IGRS

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Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 12/07/2023 को क्रमांक MP179132023A12123685 दे कर किया गया है। जिसमें 15 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	1000

पंजीयन शुल्क	1000
प्रतिलिपि शुल्क	0
अधिक	0
योग	1000

Varsha Parihar
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 2