A 304

# SALE DEED

Sale Deed of Flat No.304 admeasuring "A" in Building "AB" in "SHRIRAM PARK" Constructed on Gut No. 40, Situated at Padegaon, Aurangabad. the stamp duty and registered charges already paid as per Registered at Sr.No.1526/2019 on dated 25/03/2019 registered at the office of Sub-registrar Aurangabad. The nominal Stamp duty of Rs.100/- now affixed is sufficient

This Sale Deed is executed on this 31st day of May 2019, at Aurangabad by

1) Mr. Karbhari Asaram Bangar Age: 55 years, Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad PAN NO. [illegible] AADHAR NO. 7541 5201 4762

2) Mr. Talsiram Asaram Bangar Age: 52 years, Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. CFDPB1699L AADHAR NO. 5949 9191 9674

3) Mr. Pandurang Asaram Bangar Age: [illegible] Occ. Agril R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible] and

4) Mr. Kailas Asaram Bangar Age: 45 years, Occ. Agril R/o. Padegaon, Tq. & Dist. Aurangabad. PAN NO. CAEPB2269F AADHAR NO. 8291 0436 9923.

(Hereinafter called as OWNERS which expression shall mean and include all the owners' successors, legal representatives, executors, administrators and assigns) of the

1st Part

M/s. **Unique Builders** A Registered Partnership Firm under The Provisions of the Indian Partnership Act 1932 having Reg. No. AUR/2007/0274 dated 31.08.2016 and having its principal place of business at [illegible] Society Opp. Sarveh Vidyalaya Kanchanwadi Aurangabad PAN NO. AAEFU3702D through its Partners 1. **Mr. Pramod** [illegible] Age: [illegible] years, Occ. Agri. & Business R/o. [illegible] Society Opp. [illegible] Mangal Karyalay, Chikalthana, Aurangabad Partner is authorized vide Deed of Partnership on which basis firm registered, hereinafter referred to as the **"DEVELOPER/BUILDER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest executors, administrators [illegible] partners, including present and respective partners)

of the second part

1) Mr. Amol Balkrishna Deshpande
Age: 38 Occ: Business
PAN NO : [illegible] & AADHAR NO : 9214 4318 5429
2) Mrs. Gitanjali Amol Deshpande
Age: [illegible] Occ: [illegible]
PAN NO : [illegible] & AADHAR NO : [illegible]
Both R/o. [illegible] Padegaon Tq. & Dist. Aurangabad 43 001

Seal of the Sub-Registrar Aurangabad

31 [illegible] 1-[illegible]
0246 3 59
2019

31 [illegible] 1-[illegible]
[illegible] 909 [illegible]
[illegible]

401

# SALE DEED

This Deed of Sale No.401 [illegible] at Sr.No.[illegible] "AB" in "SHRIRAM PARK" [illegible] Aurangabad, [illegible] of Rs.14,43,140/- (Rs. Fourteen Lakhs Forty Three Thousand One Hundred Forty Only) and Actual sale value of Rs.21,75,000/- (Rs. Twenty One Lakhs Seventy Five Thousand Only) Zone [illegible] @ 29,500/- per Sq.Mtr.

This Sale Deed is executed today, on [illegible] of January 2020 at Aurangabad

1) Mr. Kalbhali Asaram Bange [illegible] Age: [illegible] Occ: Agri. R/o. Pandegaon [illegible] Tal. & Dist. Aurangabad PAN No. [illegible] Aadhar No. 6416 6801 1758

2) Mr. Taleroo Asaram Bange [illegible] Age: [illegible] Occ: Agri. R/o. Pandegaon [illegible] Tal. & Dist. Aurangabad PAN NO. [illegible] Aadhar No. 8489 9191 9911

3) Mr. Pandurang Asaram Bange [illegible] Age: [illegible] Occ: Agri. R/o. [illegible] Tal. & Dist. Aurangabad [illegible]

4) Mr. Kailas Asaram Bange [illegible] Age: [illegible] Occ: Agri. R/o. Pandegaon [illegible] Tal. & Aurangabad. PAN No. [illegible] Aadhar No. 6751 2483 9926.

[illegible] referred to as OWNERS which expression shall unless [illegible] and include [illegible] Tal. & Dist. Aurangabad [illegible] of the One Part;

AND

M/s. Unique Builders [illegible] Partnership Firm [illegible] dated [illegible] and [illegible] Partnership Deed [illegible] Tal. & Dist. Aurangabad, [illegible] PAN NO. [illegible] Aadhar No. [illegible] through its Partner Mr. Pramod Kashinath Ambekar [illegible] Occ: Agri. [illegible] Tal. & Dist. Aurangabad [illegible] hereinafter referred to as the DEVELOPER/BUILDER [illegible] and assigns) of the Second Part;

By PARTY OF

1) Mr. Rajesh S/o. Kanhaiya Rana
Age: [illegible] Occ: Business
[illegible] AADHAR NO. [illegible]

2) Mrs. Rohini W/o. Rajesh Rana
[illegible] PAN NO. [illegible] AADHAR NO. [illegible]

[illegible]

Seal of the Joint Sub-Registrar Aurangabad no. 3

Seal of the Sub-Registrar Aurangabad

2020

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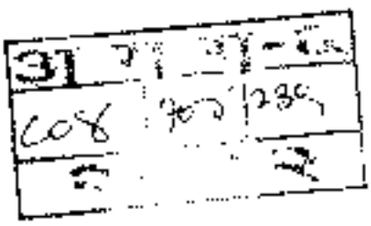
| 408 | 903 | 230 |
| | | |



Seal of the Sub-Registrar

# SALE DEED

This Deed of Flat No.402 [illegible] AB [illegible] SHRIRAM PARK [illegible] registered at Sr.No.5611/2018 dated 25/10/2018 [illegible] Stamp duty [illegible]

This Sale Deed is executed on this 20th day of May 2019 at Aurangabad [illegible]

1) Mr. Karbhari Asaram Bange Age 53 Years Occ. Agril R/o. Padegaon Tal. [illegible] Dist. Aurangabad PAN NO [illegible] AADHAR NO 756193014756

2) Mr. Talesao Asaram Bange Age [illegible] Years Occ. Agril R/o. Padegaon Tal. [illegible] Dist. Aurangabad [illegible]

3) Mr. Pandurang Asaram Bange Age [illegible] Years Occ. Agri R/o. Padegaon Tal. [illegible] Dist. Aurangabad [illegible]

4) Mr. Kailas Asaram Bange Age [illegible] Years Occ. Agri R/o. Padegaon Tal. [illegible] Dist. Aurangabad [illegible]

hereinafter referred to as the VENDORS [illegible]

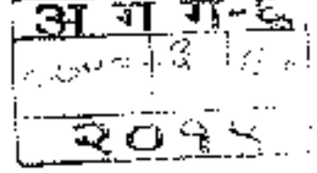
AND

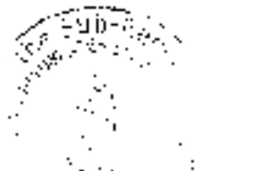
M/s. Unique Builders A Partnership firm registered under the Provisions of the Indian Partnership Act 1932 having Regd. No. AUR0000274 dated 31.08.2016 of [illegible] having its principal place of business at [illegible] Aurangabad NO) PAN NO [illegible] through its Partner's - Mr. Pramod Kanhaiyalal Mudra Age [illegible] Occ. Business [illegible]

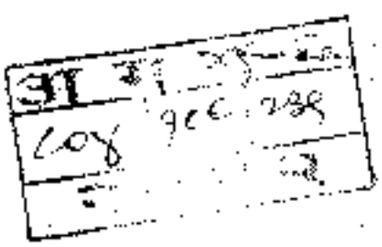
hereinafter referred to as the DEVELOPER BUILDER [illegible]

WITNESSETH

1) Sangita Laxman Kshate
Age [illegible] Occ. [illegible]
PAN NO [illegible] AADHAR NO [illegible]
2) Sarish Shivaji Mestre
Age [illegible] Occ. [illegible]
PAN NO [illegible] AADHAR NO [illegible]
R/o. [illegible]







Treasury (Online/Offline)-1)

24/05/2019

सूची क्र.2

दस्त नोंदणी : सह दु नि
औरंगाबाद 6

दस्त क्रमांक : 2752/2019

नोंदणी :

Regn:63m

गावाचे नाव : पडेगांव

(1)विलेखाचा प्रकार — पेल डीड

(2)मोबदला — 2510000

(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणी देतेवेळी कोणत्या दस्तऐवजाचा आधार घेतला (उदा. मूल्यांकन पत्रक, रेडीरेकनर इ.) — 1441665

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) — 1) जमिनीचे वर्णन : इतर माहिती: मौजे. पडेगाव,औरंगाबाद येथील गट(सर्वेक्षणातील) क्रमांक 42 चे 40,या नवीन भूमापन क्रमांक चे पुढीलप्रमाणे विभाजन- एबी - विंग-ए मालिक यांचे सदनिकेचे आरसीसी बांधकाम चालेट नं. ए-402,मोजमे क्षेत्रफळ 46.73 चौ.मीटर,विक्रीचा क्षेत्रफळ 48.92 चौ.मीटर,बाल्कनी क्षेत्रफळ 7.08 चौ.मीटर व जमीन क्षेत्रफळ 4.26 चौ मीटर सदर स्वरूपाचा हा वरील वर्णीत लिहून घेणार यांना दिनांक 26/10/2016 रोजीच्या कन्व्हेन्स ऑप्टीमेंट फॉर सेल(विक्री करारनामा)दस्त क्रं. 5611/2016 अन्वये कायमस्वरुपी विक्री केला आहे,करीता हा सदरच्या या दस्तानुसार सर्वेस्वर मुद्रांक शुल्कामधे 'पेल डीड' या शिर्षकाखाली नोंदणिकृत करत ( ( GAT NUMBER : 40 - 'भीराम पर्वत' ) )

(5) क्षेत्रफळ — 1) 46.73 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात आली तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता — 1): नाव:-श्री. कारभारी झुंबरराव थोरात व इतर मार्गदर्शक तर्फे पत्ता क्रं. 6709/2015 नाव:-मुख्त्यारदाराचे नाव:-श्री. प्रमोद वसंतराव मुथा - वे. मुखिया डिव्हलपर्स पार्टनरशिप फर्म तर्फे पार्टनर. वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं -, रोड नं: ए - 35ए, संजय झाल्टेकिंग सोसायटी, उस्मानपुरा, औरंगाबाद., महाराष्ट्र औरंगाबाद पिन कोड: 431001 पॅन नं:-
2): नाव:-वे.मुखत्यार/विलासराव - वे. मुखिया डेव्हलपर्स पार्टनरशिप फर्म तर्फे पार्टनर श्री. प्रमोद वसंतराव मुथा - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं -, रोड नं: ए - 35ए, संजय झाल्टेकिंग सोसायटी, उस्मानपुरा, औरंगाबाद महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-AAEFU3700R

(8)दस्तऐवज करुन देणा-या/लिहून ठेवणाऱ्या पक्षकाराचे व त्यांच्या वितीय व्यवहाराचे ठिकाण (वितीय व्यवहाराचे ठिकाण म्हणजे, पक्षकाराचे बँक खाते असल्यास, बँकेचे नाव व पत्ता) — 1): नाव:-मोहसीन वसंतराव मुथा वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए - 35ए, संजय झाल्टेकिंग सोसायटी, उस्मानपुरा, औरंगाबाद, महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-BJMPB5660P
2): नाव:-श्री. राहुल दिनकरी मगरे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: - ब्लॉक नं: -, रोड नं: ए - झाल्टेक नं. 51, संजयनगर सोसायटी, हिमायतबाग रोड, कन्नड, तालुका: कन्नड, जिल्हा: औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन कोड:-431103 पॅन नं:-CVCPM9724Q

(9) दस्तऐवज करुन दिल्याचा दिनांक — 27/05/2019

(10)दस्त नोंदणी केल्याचा दिनांक — 28/05/2019

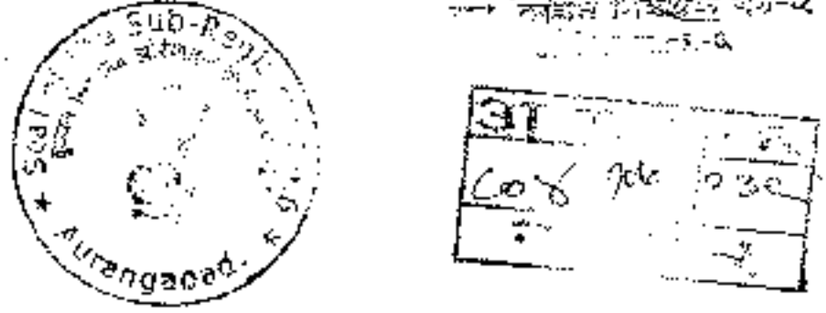
(11)अनुक्रमांक,खंड व पृष्ठ — 2752/2019

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क — 100

(13)एकत्रित मुद्रांक शुल्क — 100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:- — मुल्यांकनासाठी विचारात घेतलेला तपशील नाही कारण दस्तऐवजानुसार आकारणी नाही. वरीलप्रमाणे दस्तऐवजानुसार आकारणी नाही



A 403

SALE DEED

... Deed of Flat No.402 ... A/P ... SHRIRAM PARK ... Aurangabad ... Rs 14,86,505/- (Rs. Fourteen Lakhs Eighty Six Thousand five Hundred five Only) and Actual Sale Value of Rs.21 60 000/- (Rs. Twenty One Lakhs Sixty Thousand Only) Zone 'B' Sec. 8, 21,000/- per Sq.Mtr.

This Sale Deed is executed today on 9th day of January 2020 at Aurangabad ...

1) Mr. Kabharl Asaram Bange ... Agri. Age 49 ... Pasodadri Tq. & Dist. Aurangabad (MS) ... PAN NO. ... AADHAR NO. 7511 5701 4268

2) Mr. Taferao Asaram Bange, ... Agri. ...

3) Mr. Pandurang Asaru... Bange ...

4) Mr. Kailas Asaram Bange ... Agri. ... Pin. 2314903

hereinafter referred to as the Owner/s ... his heirs, executors, administrators and assigns of the First Part;

AND

M/s. Unique Builders ... Partnership Firm ... registered under the Partnership Act 1932 having registration No. ... dated 31/08/20... and ... Housing Society ... Aurangabad ... Partner's Mr. Pramod Vasantrao Nalwa ...

DEVELOPER/BUILDER ...

hereinafter called the Purchaser (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the Second Part;

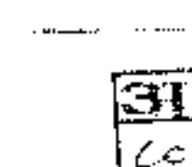
WHEREAS

1) Mr. Vishe Vilas Kulkarni
Age ... Occ. ... AADHAR NO. ...
2) Mr. ... Vilas Kulkarni
Age ... Occ. ... AADHAR NO. ...
All ...

Seal of the Sub-Registrar Aurangabad-10

Seal of the Sub-Registrar No. 10 Aurangabad

31 ... 2020
Lok ... 238



EPayment Receipt

Seal of the Sub-Registrar

P 404 (18)

# SALE DEED

... Flat No.404 ... AB ... "SHRIRAM ..." ... Rs.14,86,505/- (Rs. Fourteen Lakhs Eighty Six Thousand Five Hundred & Five Only) ... Actual Sale value of Rs.21,50,000/-(Rs. Twenty One Lakhs Fifty Thousand Only) ...

... 4th ... October 2019 ... Aurangabad ...

1) Mr. Kardhari Asaram Bange ... Agri. Prop. ... Dist. Aurangabad PAN No. ... Aadhar No. 7841 5651 4765

2) Mr. Tofeeqe Asaram Bange ... Agri. Prop. ... Dist. Aurangabad, ... No. ... 9874

3) Mr. Pandurang Asaram Bange ... Agri. ...

4) Mr. Kailas Asaram Bange ... Agri. Prop. ... Pan No. ... Aadhar No. 5126 2659 9974

... hereinafter called as OWNERS ... their heirs, executors, administrators, successors, assigns and shall ...

AND

M/s. Unique Builders ... Partnership Firm ... Partnership Act, 1932 having its registered office at ... dated 31.08.2010 and having its registered office at ... through its Partners - Mr. Pramod ... hereinafter called as the DEVELOPER/BUILDER ...

WITNESSETH

1) Mr. Pravin S/o. Ramdas Bankar
Age: ... Occ: ...
PAN NO. ... & AADHAR NO: 4701 8841 ...
2) Mrs. Ranjana W/o. Pravin Bankar
Age: ... Occ: ...
PAN NO. ... & AADHAR NO. ...

Seal of the Sub-Registrar ... Aurangabad.

31 ... 608 099 ... 12:30 ... 2

# SALE DEED

This Deed of Plot No.10[illegible] of Building "AB" in "SHRIRAM PARK" Constructed on Gut No. [illegible], Shendra Kd. Taluka, Aurangabad, has been executed and registered alongwith Index II vide Registered Document No. 143/2019 dated 28/01/2019 by and between [illegible]

This Sale Deed is executed on this [illegible] day of April 2019 at Aurangabad

1) Mr. Karbhari Asaram Bange Age [illegible] Occ. Agriculture R/o. [illegible] Dist. Aurangabad PAN No.[illegible] AADHAR NO. 734150614168

2) Mr. Tatarao Asaram Bange Age [illegible] Occ. Agri R/o. Pandegaon [illegible] Dist. Aurangabad [illegible]

3) Mr. Pandurang Asaram Bange Age [illegible] Occ. Agri R/o. Pandegaon [illegible] Dist. Aurangabad. [illegible]

4) Mr. Kailas Asaram Bange Age [illegible] Occ. Agri R/o. Pandegaon [illegible] Aurangabad PAN No. [illegible] AADHAR NO. 525134269925

[illegible]

AND

M/s. Unique Builders [illegible] through its Partner's - Mr. Pramod Keruchand Sukla Jaiswal Age 49 Occ. Agri & Business R/o. Shelay Housing Society, Gut [illegible] DEVELOPER/BUILDER [illegible]

AND PURCHASER

1) Rahul Sudam Thakur
Age [illegible] Occu [illegible]
PAN NO [illegible] AADHAR NO. [illegible]
2) Madhuri Rahul Sonawane
Age [illegible] Occu [illegible]
PAN NO [illegible] AADHAR NO. 536 7001 3401
R/o [illegible]

Sub-Registrar No.5 Aurangabad.

[illegible]

( ) ( ) ( ) ( ) ( )

( ) ( ) ( ) ( ) ( )

( ) ( ) ( ) ( ) ( )

Index-2( सूची - २ )

15/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद ६
दस्त क्रमांक : 2004/2019
नोंदणी
Regn 63m

गावाचे नाव पडेगांव

| | |
|---|---|
| (1)विलेखाचा प्रकार | करार |
| (2)मोबदला | 2800000 |
| (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 1484735 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: मौजे. पडेगाव,औरंगाबाद तिसगाव ग्रामपंचायतीच्या हद्दीतील जमीन गट नं. 40,४१ गायकवाड पार्क मधे. मुद्रांकव्यवहार किंमत- एकी - बिल्ट-बी मधील फ्लॅट फ्लावरवर्ल्ड आरसीसी बांधकाम प्लॅट नं एस-११०, मजल्यावर बांधकाम क्षेत्रफळ 48.64 चौ.मीटर,बिल्टअप क्षेत्रफळ 50.99 चौ मीटर,गॅलरी क्षेत्रफळ 5.42 चौ मीटर व वाहन क्षेत्रफळ 3.00 चौ.मीटर असे,सदरचा हा व्यवहार वरील उभय लिहून घेणार यांचा दिनांक 08/04/2019 रोजीचा नोंदणीकृत ॲग्रीमेंट फॉर सेल(विक्री करारनामा)दस्त नं 143/2019 अन्वये कायमस्वरुपी विक्री केला आहे,परंतु सदर ॲग्रीमेंट मधील उभय लिहून घेणार यांचा नोंदणीकृत दस्त ( GAT NUMBER : 40 - गायकवाड पार्क , ) |
| (5) क्षेत्रफळ | 1) 48.64 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात आली असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता. | 1): नाव:-श्री. कमलाकर आनंदराव कदम व इतर यांच्या तर्फे दस्त क्र. 0709/2015 अन्वये मुखत्यारदार म्हणुन श्री. प्रमोद बाबुराव कदम वय - ४, पुनिक डिलर्स पार्टनरशिप फर्म तर्फे पार्टनर, वय:-52, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-35, वसंत हाऊसिंग सोसायटी, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद पिन कोड :-431001 पॅन नं:-<br>2): नाव:-देवदत्त प्रमोद कदम - ४, पुनिक डिलर्स पार्टनरशिप फर्म तर्फे पार्टनर श्री. प्रमोद भगवानराव कदम - वय:-52, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रोड नं: ए-35, वसंत हाऊसिंग सोसायटी, उस्मानपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन कोड :-431001 पॅन नं:-AAEFU3700B |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता. | 1): नाव:-श्री. साहुल मुहाम मोहम्मद वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए- विमानतळ, रक्षा पेट्रोल पंपजवळ, एअरपोर्ट, औरंगाबाद.. महाराष्ट्र औरंगाबाद पिन कोड :-431001 पॅन नं:-AHLPT8965C<br>2 : नाव: साहुरी मोहम्मद मोहम्मद वय:-25 पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: - ब्लॉक नं: -, रोड नं: ए1-विमानतळ रक्षा पेट्रोल पंपजवळ, एअरपोर्ट, औरंगाबाद, महाराष्ट्र औरंगाबाद पिन कोड :-431001 पॅन नं:-JGVPS0972P |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 15/04/2019 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 15/04/2019 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 2004/2019 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 148 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 160 |
| (14)शेरा | |

CANCELLED CANCELLED

| | |
|---|---|
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | मुल्यांकनासाठी आवश्यकतेनुसार नाही म्हणून दस्तऐवजानुसार आकारणी करण्यात आलेली आहे. |
| पुढील पृष्ठ असल्यास त्याची संख्या | 0 (Zero) |

Seal of the Sub-Registrar (H.Q.) Aurangabad

दुय्यम निबंधक सह दु.नि.
औरंगाबाद क्र.-६

अ. क्र. ८-६
८०४ १९९ २०१९

# SALE DEED

Sale Deed of Flat No.102 [illegible] Building "AB" in "SHRIRAM PARK" Constructed on [illegible] and registered vide Document Registered at Sr. 2662/2017 on dated 29/06/2017 registered at the office of Sub-registrar Aurangabad. Said document stamp duty of Rs. [illegible]

This Sale Deed is executed on this 20th day of June 2019 at Aurangabad

1) Mr. Kailas Asaram Banje [illegible]

2) Mr. Tulsiram Asaram [illegible]

3) Mr. Pandurang Asaram Banje [illegible] Aurangabad. PAN [illegible]

4) Mr. Kailas Asaram Banje [illegible] PAN [illegible]

hereinafter jointly called as OWNERS which expression shall mean and include their heirs, successors, legal representatives, executors, administrators etc. of the First Part

AND

M/s. Unique Builders [illegible]

Partners - Mr. Pramod Kashinathrao [illegible]

hereinafter called as DEVELOPER/BUILDER which expression shall mean and include its partners, heirs, successors, executors, administrators, legal representatives etc. of the Second Part

Witnesseth as follows

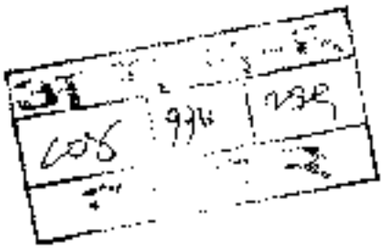
1) Mr. [illegible] & Mrs. [illegible]

2) Mr. [illegible]

Solicitor [illegible]

Sub-Registrar Aurangabad

[illegible]



# SALE DEED

This Deed of Flat No.103 ... in the building "SAIRAM Park... Constructed on Gut No. ... Situated in Paithan Aurangabad, the stamp duty and registered charges already paid or are Registered at Sr No.2867/2017 on dated 07/07/2017 registered at the office of Sub-registrar Aurangabad. The total Stamp duty of Rs. 30/- paid which is sufficient.

This Sale Deed is executed today on 24 day of May 2019, at Aurangabad, by

1) Mr. Karbhari Asaram Bange Age: 35 Years, Occ.: Agri. R/o. Padegaon Ta. & Dist. Aurangabad PAN NO.BBLPB8270J & AADHAR NO. 7561 5201 4766

2) Mr. Taterao Asaram Bange Age: 37 Years, Occ.: Agri. R/o. Padegaon Ta. & Dist. Aurangabad. PAN NO. CEOPB7199L & AADHAR NO. 9949 9199 5874

3) Mr. Pandurang Asaram Bange Age: ... Years, Occ.: Agri. R/o. Padegaon Ta. & Dist. Aurangabad. PAN NO. ...

4) Mr. Kailas Asaram Bange Age: ... Years, Occ.: Agri. R/o. Padegaon, Ta. & Dist. Aurangabad PAN NO. ... & AADHAR NO. 5781 4830 4922.

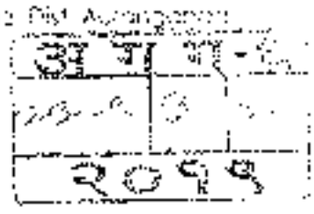
hereinafter called as OWNERS which expression shall mean and include (i) their heirs, successors, executors, administrators and assignees.

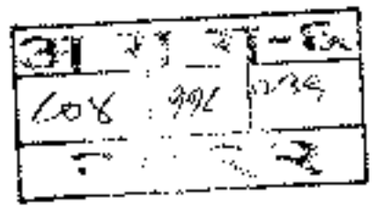
AND

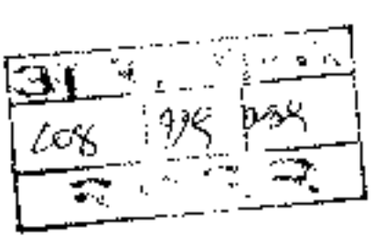
M/s. Unique Builders A Partnership Firm duly registered under the Provisions of Indian Partnership Act, 1932 having Regd. No. AU03/02274 dated 31.08.2015 and Pan No. ... having its place of business at 35 A, Sanjay Housing Society, Opp. Sanjay Nagar Karyalay, Osmanpura, Aurangabad, PAN NO. AAEFU3708J through its Partner's: - Mr. Pramod Kashinathrao Munde Aadhar No. 6950 4901 ... Age: ... Years, Occ.: Agri. & ... Partner of the said firm having its place of business at Sanjay Nagar Karyalay, Osmanpura, Aurangabad, duly authorized by the said firm vide ... hereinafter referred to as the DEVELOPER/BUILDER" (which ... shall mean and include its successor-in-interest, executors, administrators and assigns) of the other part.

IN FAVOUR OF

1) Mr. Dnyaneshwar S/o. Eknath Bidve.
Age: 39 Years, Occ.: Service.
PAN : AHOPB6858K & AADHAR : 4001-9704-7936.
2) Mrs. Vaishali W/o. Dnyaneshwar Bidve
Age: 34 Years, Occ.: Housewife.
PAN : ... & AADHAR : 4714 9063 4096
both R/o. ... Dist. Aurangabad.







# SALE DEED

Flat No.704 ... SHRIRAM PARK" ...

... Rs.13,80,760/-(Rs. Thirteen Lakhs Eighty Thousand Seven Hundred Sixty ... Rs.93,50,000/- (Rs. Ninety Three Lakhs Fifty ...

... Aurangabad ... 2020

1) Mr. Keraba Asaram Bange Age ... Pol ... Paithan Dist ... PAN NO.BBJPB8672J ... 9970814794

2) Mr. Tukaram Asaram Bange Age ... Pol ... Paithan Dist ... PAN NO. ...

3) Mr. Chandrabhang Asaram Bange Age ... Pol ... Paithan Dist ... PAN NO. ...

4) Mr. Kailas Asaram Bange Age ... Pol ... Paithan Dist ... PAN NO. ... 9764923

... OWNERS

AND

M/s. Unique Builders ... Partner ... Proprietor ... Partnership Firm ... Pan No. ... Partnership Deed ... Partner ... Partnership Firm ... Partnership Deed ... Partner ... Partnership Firm ... Partnership Deed ... Partner ... Partnership Firm ... Partnership Deed ... Mr. Pramod Kashirchand Mutha ... Partnership Deed ... Partner ... Partnership Firm ... Partnership Deed ... BUILDER

... Purchaser

1) Mr. Prabhakar Shankarrao Bankar
Age ... Occ. ...
PAN NO. ...
2) Mrs. Smita Prabhakar Bankar
Age ... Occ. ...
PAN NO. ... AADPA2140Q ...
R/o. ...

Seal of the Sub-Registrar No.6 Aurangabad.

Sr. No. 926 926

Seal of the Sub-Registrar

B 29

# SALE DEED

This Deed of Flat No 201 [illegible] "AS" - SHRIRAM PARK [illegible]

Rs 16,31,855/-(Rs. Sixteen Lakhs Thirty One Thousand Eight Hundred Fifty Six Only) [illegible] Stamp Duty on Rs 24,50,000/- (Rs.Twenty Four Lakhs Fifty Thousand Only) [illegible]

This Deed is executed on [illegible] day of November 2020 [illegible]

1.Mr. Kanheri Asaram Bange Age: 76 Years, Occ.: Agril R/o : Pandegaon [illegible] Aurangabad PAN: BLPB5731J AADHAR NO. 754150014768.

2. Mr. Taleraо Asaram Bange Age: 67 Years, Occ. Agl. R/o Pandegaon, Tq. & Dist. Aurangabad PAN: CQDPB7499J AADHAR NO. 594991919821.

3. Mr. Pandurang Asaram Bange Age: [illegible] Years, Occ. Agril. R/o Pandegaon [illegible]

4. Mr. Kailas Asaram Bange, Age: [illegible] Years, Occ. Agril. R/o Pandegaon [illegible]

hereinafter called as OWNERS (which expression [illegible]

AND

1) Ashok Ramdas Bade

Age :- [illegible] Occ :- Service

Pan No :- CADPB5397oF & Aadhar No :- [illegible]

2) Sindhu Ramdas Bade

Age :- [illegible] Occ :- Housewife

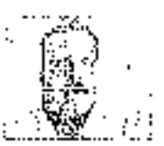
Pan No :- [illegible] & Aadhar No :- [illegible]

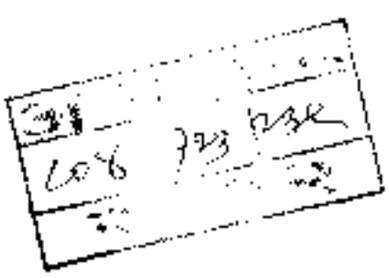
Both R/o [illegible] Shiv Sagar Shopping Centre, Aurangabad.

hereinafter called as ALLOTTEE PURCHASER [illegible]

AND

M/s. Unique Builders [illegible] Partnership Firm registered under the Indian Partnership Act 1932, Bearing Registration No. [illegible] dated 31.03.2016 having its principal place of business at 98, A Sanjay Housing Society, Near Tirupati Mangal Karyalaya, Osmanpura, Aurangabad (PAN:AADFU3702C) through its Partner's Mr. Pramod Kesurchand Muttha Aadhar No. [illegible], Age: [illegible] [illegible] Business, R/o B/3, Dwarka Housing Society, Opp. Samarth Nagar, Osmanpura, Aurangabad hereinafter called as Developer [illegible]





Seal of the Sub-Registrar

B 213

# SALE DEED

Sale Deed of Flat No.209 admeasuring "B" of building "A8" in "SHRIRAM PARK" Constructed on Gat No. [illegible] Aurangabad. The Market value and agreed charges of Rs.[illegible] per Registered at Sr. 3338/2017 dated on 02/08/2017 registered at the office of Sub-registrar Aurangabad. The nominal Stamp duty of Rs.500/- paid vide e-challan No. [illegible]

This Sale Deed is executed on this [illegible] day of May 2019 at Aurangabad.

1) Mr. Kanbhari Asaram [illegible] Aurangabad. PAN No. [illegible]

2) Mr. Tatarao Asaram Bange Age [illegible] Aurangabad. PAN No. [illegible]

3) Mr. Pandurang Asaram Bange Age [illegible] Aurangabad. PAN No. [illegible]

4) Mr. Kailas Asaram Bange Age [illegible] Aurangabad. PAN No. [illegible]

Hereinafter called as OWNERS which expression shall mean and include their heirs, successors, legal representatives, executors, administrators and assignees.

And

M/s. Unique Builders [illegible] Aurangabad through its Partners - Mr. Pramod Kashiramji Muthal [illegible] hereinafter called as "DEVELOPER/BUILDER" which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include its successors in office, executors, administrators and permitted assigns of the said firm of its respective partners.

And

1) [illegible]
Age [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
2) Mrs. [illegible]
Age [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
Both R/o. [illegible] Aurangabad.

Seal of the Sub-Registrar Office Aurangabad

अ मा मा-६
२५५ | ६३ | २१
२०९३

Seal of the Sub-Registrar Office Aurangabad

अ [illegible] ६-६
८०४ | ७९६ | २०१९
[illegible]

सूची क्र.2

दुय्यम निबंधक : सह दु नि
औरंगाबाद ६
दस्त क्रमांक : 2341/2019
नोंदणी :

| | |
|---|---|
| १) पक्षकाराचे नाव | सह दुय्यम |
| २) दस्तऐवज | 2140000 |
| ३) दस्तऐवज हाताळणी करणाऱ्या दुय्यम निबंधकाचे नाव व दस्त क्रमांक | 1336712 |

१) पक्षकाराचे नाव: मे.एन.ए.डी. इंडस्ट्रीज तर्फे भागीदार नोंद.

[illegible] प्लॉट नं. बी-203, जवळचे लॅन्डमार्क असफल 43.91 चौ.मीटर, किचन असफल 5.42 चौ.मीटर, बाल्कनी क्षेत्रफळ 10.58 चौ.मीटर व कॉमन क्षेत्रफळ 4.16 चौ.मीटर असुन वरील हा फ्लॅट पहिले विक्रय खत दिनांक 02/08/2017 रोजीच्या फेरफारपत्र नोंदणी कर असलेबाबतचा दस्त क्र. 3316/2017 असून जन्मदस्तऐवज नोंदी केला असुन तो सदरच्या या दस्तामध्ये सविस्तर नमुद केल्याप्रमाणे पुर्ण क्षेत्र व मिळकत फेरफारपत्र दस्त.( ( GAT NUMBER : 46 - सेलम पार्क ; ) )

| | |
|---|---|
| ५) क्षेत्रफळ | 1) 46.73 चौ.मीटर |
| ६) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| ७) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय, मुख्यालयाचे किंवा महसूल अधिकारी,यांचेसमोर ठसे दि दस्त. | 1) नाव:-श्री. डोरगरी आकारम् झाले व इतर/संस्था तर्फे दस्त क्र. 6703/2019 असणे मुखत्यारपत्र देणार श्री. डोरगरी आकारम् झाले - मे. पुनित बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर, वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए- 35/2, सेवन हिल्स सोसायटी, उस्मानपुरा, औरंगाबाद , महाराष्ट्र, औरंगाबाद, पिन कोड:-431001 पॅन नं:-<br>2) नाव:-मुखत्यारपत्रधारक - मे.पुनित बिल्डकॉन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री. डोरगरी आकारम् झाले - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-35/2, सेवन हिल्स सोसायटी, उस्मानपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAFPU3700B |
| ८) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय, मुख्यालयाचे किंवा महसूल अधिकारी,यांचेसमोर ठसे दि दस्त | 1) नाव:-श्री. दत्तात्रय पंढरीनाथ राहाणे - - वय:-34; पत्ता:-, -, -, -, ए.- मेहरबान कॉलनी, औरंगाबाद., कॅलिफोर्निया (नं-), MAHARASHTRA, AURANGABAD Non-Government. पिन कोड:-431001 पॅन नं:-AMAPR1358J<br>2) नाव:-इस्टेट दिलीप पुते - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.- मेहरबान कॉलनी, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-BHTPP8655C |
| ९) दस्तऐवज करुन दिल्याचा दिनांक | 06/05/2019 |
| १०)दस्त नोंदणी केल्याचा दिनांक | 16/05/2019 |
| ११)अनुक्रमांक,खंड व पृष्ठ | 2341/2019 |
| १२)बाजारभावाप्रमाणे मुद्रांक शुल्क | 100 |
| १३)बाजारभावाप्रमाणे नोंदणी शुल्क | 100 |
| १४)शेरा | |

| | |
|---|---|
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | मुल्यांकनासाठी विचारात घेतलेला तपशील आवश्यक नाही कारण दस्तऐवज हस्तांतराचा आवश्यक नाही |
| दस्त हस्तांतरण करणाऱ्या मिळकतीचे वर्णन :- | (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |

सह- दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-६

Seal of the Sub-Registrar No.6 Aurangabad

CANCELLED

# SALE DEED

Sale Deed of Flat No.204 [illegible] of Building "AB" in "SHRIRAM PARK" Construction on Gut No. 45 [illegible] Aurangabad the same duly registered vide Regd. No. 5529/2017 on dated 28/12/2017 [illegible] Sub Registrar Aurangabad [illegible] hereinafter shall be referred as the said flat.

The Sale Deed is executed today on 6th day of May 2019 at Aurangabad by

1) Mr. Kanhaiya Asaram Bange Age 34 Yrs, Occ. Agri, R/o. Pisadevi Tq. & Dist. Aurangabad [illegible]

2) Mr. Taleroo Asaram Bange [illegible] Aurangabad [illegible]

3) Mr. Pandurang Asaram Bange Age 31 Years, Occ. Agri, R/o. Pisadevi Tq. & Dist. Aurangabad PAN NO. [illegible]

4) Mr. Kailas Asaram Bange Age 28 Years, Occ. Agri, R/o. Pisadevi Tq. & Dist. Aurangabad, Pan No. [illegible] Aadhar No. 9730 2436 8973

(hereinafter called as the "VENDOR" which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, legal representatives, executors, administrators and assigns)

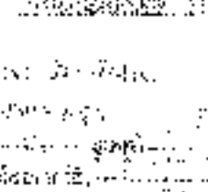
AND

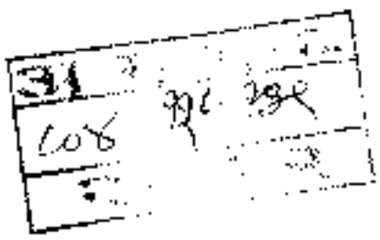
M/s. Unique Builders [illegible] Partnership Firm registered under the Partnership Act, 1932 [illegible] Partners - Mr. Pramod Ashok Kumbhar [illegible] Years, Occ. - Agril. & Partner of the Firm, [illegible] Unique Complex, Chikalthana, Aurangabad [illegible] hereinafter referred to as the DEVELOPER/BUILDER [illegible] successors-in-interest, administrators and assigns of the other parties.

WHEREAS

Pooja Shivaji Gill
Age [illegible]
Occ. [illegible]
R/o [illegible] AURANGABAD

[illegible]





Flat 301

# SALE DEED

This Deed of Flat No.301 having "B" at Building "A8" in "SHRIRAM PARK" Constructed on Gut No. 40, Village at Padegaon, Aurangabad ... for a consideration of Rs.14,86,505/- (Rs. Fourteen Lakhs Eighty Six Thousand Five Hundred Five Only) and Agreed consideration ... Rs.22,30,600/-(Rs. Twenty Two Lakhs Thirty Thousand Only) ...

This Sale Deed is executed on 30th day of October 2019 at Aurangabad ...

1) Mr. Kailas Asaram Bange ...

2) Mr. Tukaram Asaram Bange ...

3) Mr. Pandurang Asaram Bange ...

4) Mr. Kailas Asaram Bange ...

(hereinafter called as OWNERS ...

AND

M/s. Unique Builders ...

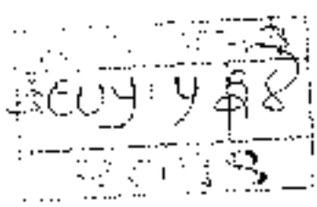
Through its Partners Mr. Pramod Kasturchand Mutha ...

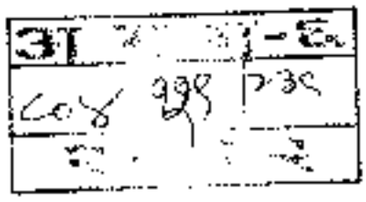
DEVELOPER/BUILDER ...

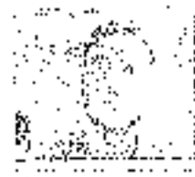
IN FAVOUR OF

1) Mahendra ..., Valaje
Age ...
PAN No. ... AADHAR NO. ...

2) Gunwant ... Sagde
Age ...
PAN NO. ... AADHAR NO. ...
Both R/o ...







Seal of the Sub-Registrar No. 6

# SALE DEED

Flat No.302 ... A8 ... "SHRIRAM PARK" ... Rs.14,46,505/- (Rs. Fourteen Lakhs Forty Six Thousand Five Hundred Five Only) ... Rs.18,30,000/- (Rs. Eighteen Lakhs Fifty Thousand Only) ...

... November 2019

1) Mr. Korbhari Asaram Bangar ...

2) Mr. Tolaram Asaram Bangar ...

3) Mr. Pandurang Asaram Bangar ...

4) Mr. Kailas Asaram Bangar ...

... QANDS ...

M/s. Unique Builders ...

... through its Partners ... Mr. Pramod Ramchandra Mate ...

DEVELOPER/BUILDER ...

...

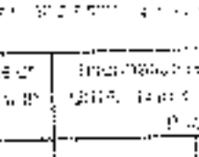
1) Mr. ...
Age ...
PAN NO ... AADHAR NO ...
2) Mrs. Rekha Wd/o Suresh Chavan
Age ...
PAN NO ... AADHAR NO ...

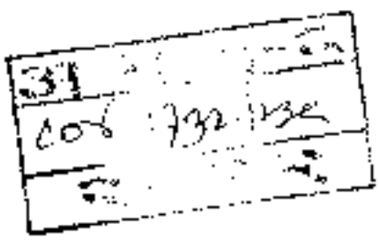
Sub-Registrar Aurangabad-3

Receipt
2099

Sub-Registrar Aurangabad No.3

Cash 939





Seal of the Sub-Registrar

dated 11/12/2017 [illegible]

[illegible]

This Deed is executed on this 3rd day of June 2019 at Aurangabad by

1) Mr. Karbhari Asaram Bange Age 58 Years, Occ. Agri. R/o [illegible] Tal. & Dist. Aurangabad, PAN NO. [illegible] ADHAR NO. [illegible]

2) Mr. Tulsirao Asaram Bange [illegible] Occ. Agri. R/o [illegible] Tal. & Dist. Aurangabad, PAN NO. [illegible] ADHAR NO. [illegible]

3) Mr. Pandurang Asaram Bange [illegible] Occ. Agri. R/o [illegible] Tal. & Dist. Aurangabad, PAN NO. [illegible]

4) Mr. Kailas Asaram Bange [illegible]

[illegible] Owners

[illegible]

AND

M/s. Unique Builders [illegible] Partnership Firm registered under the Indian Partnership Act, 1932 [illegible] Mangal Karyalay Osmanpura, Aurangabad, PAN NO. AAEFU4013 through its Partner's Mr. Prasad Kasturchand Mutha [illegible] Occ. Occ. Agri. & Business [illegible] Developer Builders

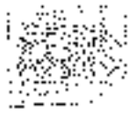
[illegible]

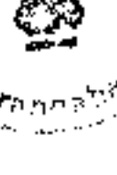
1) PARVATI

1) Suvarna Ashokrao Gaikwad
Age [illegible] Occ. [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
2) Ramkishan Shankar Tarade
Age [illegible] Occ. [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
Both R/o [illegible]

The Sub-Registrar No. 5 Aurangabad

31 106 933





B 30

# SALE DEED

This Deed of Flat No.304 ... "B" ... "AB" ... "SHRIRAM PARK" ... Rs.13,39,090/- (Rs. Thirteen Lakhs Thirty Nine Thousand Eight Hundred Ninety Only) ... Rs.21,00,000/- (Rs. Twenty One Lakhs Only) ...

... December 2019 ...

1) Mr. Kanchan Asaram Bange ...

2) Mr. Tulsiram Asaram Bange ...

3) Mr. Pandurang Asaram Bange ...

4) Mr. Kailas Asaram Bange ...

... hereinafter called as OWNERS ...

AND

M/s. Unique Builders ...

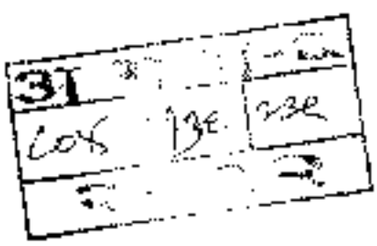
... hereinafter called as DEVELOPER/BUILDER ...

IN FAVOUR OF

Name ...
Age ... Occupation ...
PAN NO. ... AADHAR NO. ...
Both R/o ...

... hereinafter called as PURCHASER ...

WHEREAS ...



B 401

# SALE DEED

This Deed of Flat No.401 ... admeasuring "A3" on "SHRIRAM PARK" ... Gut No. 12 ... Aurangabad, ... value of Rs.15,31,856/-(Rs. Fifteen Lakhs Thirty One Thousand Eight Hundred Fifty Six Only) and Actual sale value of Rs.21,50,000/-(Rs. Twenty One Lakhs Fifty Thousand Only) ... Rs. ...

This ... Deed is ... day of October 2020 ...

1) Mr. Kanbhari Asaram Bange ...

2) Mr. Tatarao Asaram Bange ...

3) Mr. Pandurang Asaram Bange ...

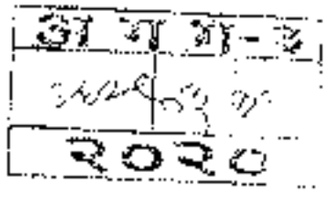
4) Mr. Kailas Asaram Bange ... Plot No. ..., Aurangabad, ... PAN NO. ... & ... PAN NO. ...

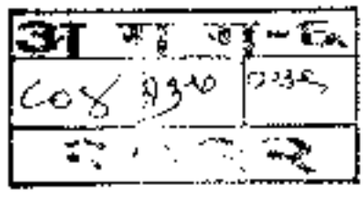
... hereinafter called as "OWNERS" ...

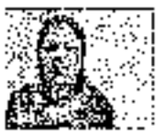
AND

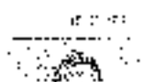
M/s. Unique Builders ... Partnership Firm ... Partners ... Mr. Pramod ... hereinafter referred to as the "DEVELOPER/BUILDER" ...

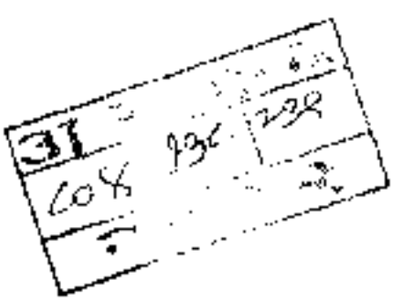
Manisha Ekatpure ...











Seal of the Sub-Registrar No.6

Black

# SALE DEED

This Deed of Flat No.402 [illegible] A6 of SHRIRAM PARK [illegible] for a consideration of Rs.14,86,695/-(Rs. Fourteen Lakhs Eighty Six Thousand Five Hundred & Five Only) [illegible] of Rs.21,95,000/-(Rs. Twenty One Lakhs Ninety Five Thousand Only) [illegible] 2% [illegible]

This Sale Deed is executed on this 26th day of November 2019 [illegible]

1) Mr. Kalabade Asaram Sonje [illegible]

2) Mr. Tolerao Asaram Sonje [illegible]

3) Mr. Pandurang Asaram Sonje [illegible]

4) Mr. Kailas Asaram Sonje [illegible]

hereinafter called as OWNERS [illegible]

AND

M/s. Unique Builders [illegible]

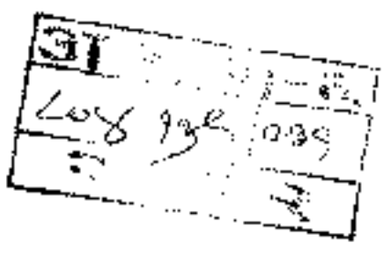
Partners 1) Mr. Pramod Kedu [illegible]

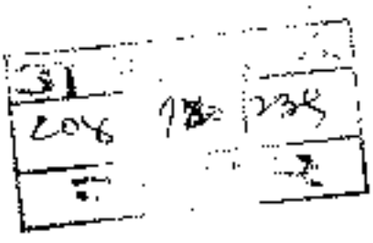
DEVELOPER BUILDER [illegible]

WITNESSETH

1) Mr. Sanjay [illegible]

2) Mrs. Gauri [illegible]





D 402

# SALE DEED

... Deed of Flat No.403 ... Building ABC ... "SHRIRAM PARK" ... Rs.13,20,768/- (Rs. Thirteen Lakhs Twenty Thousand Seven Hundred Sixty Eight Only) and Additional ... Rs.16,00,000/- (Rs. Sixteen Lakhs Only) ... 19 to 3 of 30 402 ... Sale ...

... Deed is executed ... 5th ... October 2020 ...

1) Mr. Kalbhari Asaram Bange ... Agriculturist ... Pabbaj ... Ajantapatana ...

2) Mr. Talerao Asaram Bange ... Agriculturist ... Pabbaj ...

3) Mr. Pandurang Asaram Bange ... Agriculturist ... Pabbaj ...

4) Mr. Kailas Asaram Bange ... Agriculturist ... Pabbaj ...

... hereinafter referred to as "OWNERS" ...

AND

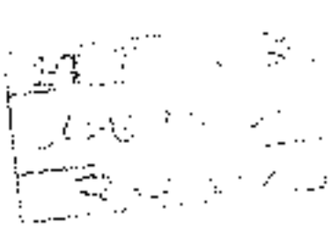
M/s. Unique Builders ... Partnership ... Partners ... Aurangabad ... through its Partners: Mr. Pramod Kasturchand Mutha ... Age ... Occupation ... Aurangabad ...

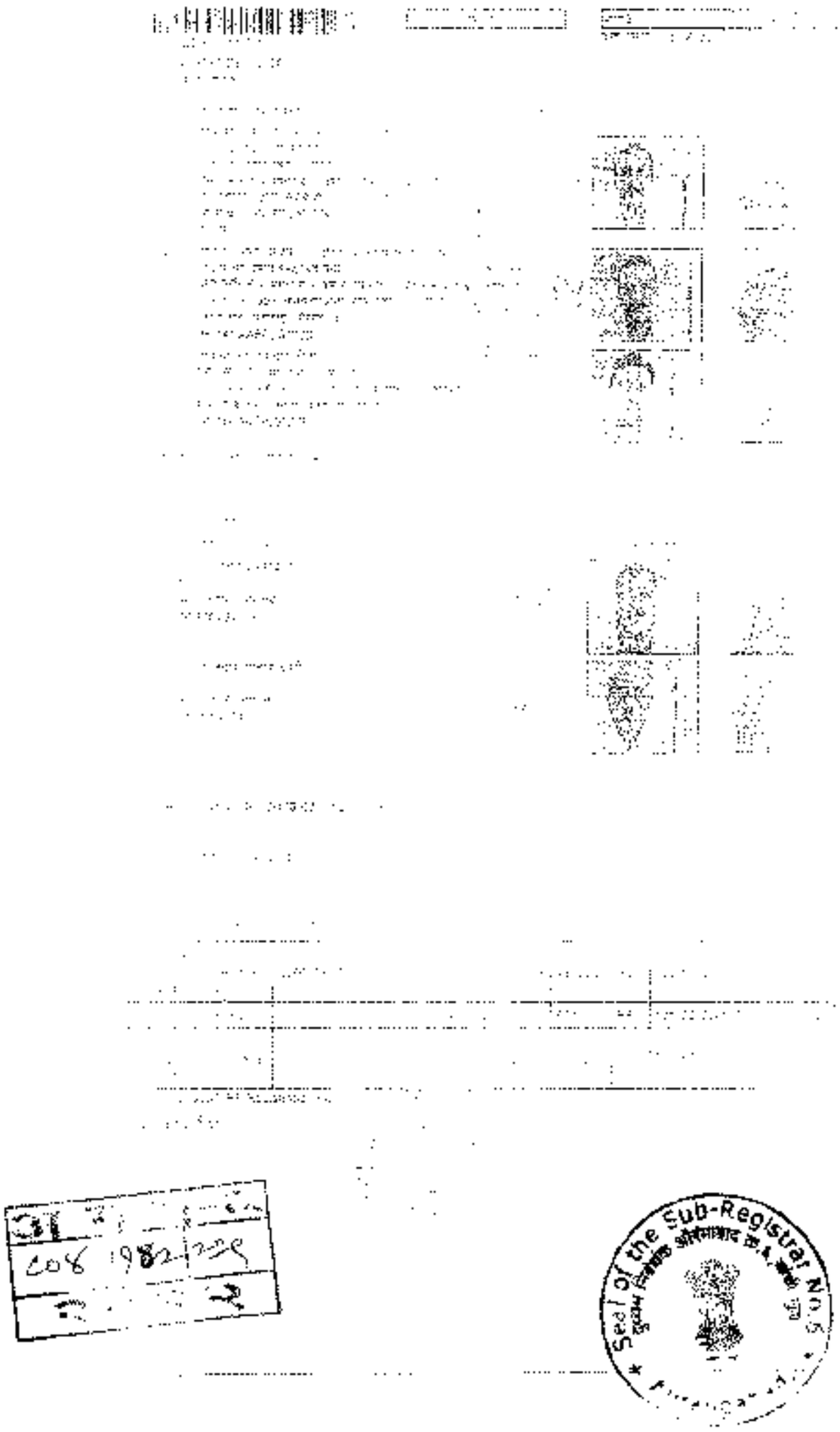
DEVELOPER-BUILDER ...

... hereinafter referred to as the "DEVELOPER-BUILDER" ...

WITNESSETH:

Gulabrao Somi Dalvi
Age ... Occupation ... Aurangabad
PAN NO. ... AADHAR NO. ...
R/o ... Aurangabad ...





B 504

SALE DEED

Flat No. 404 ... AS ... SHRIRAM AARA ...

... Rs. 3,39,890 (Rs. Three Lakh Thirty Nine Thousand Eight Hundred Ninety Only) ... (Rs. Seventeen Lakhs ...

... January 2025 ...

1) Mr. Vaibhav Asaram Sange ... Aged ... Occupation ... R/o ... Aurangabad PAN ... Aadhar No. ... Mobile No. ...

2) Mr. Tatera Asaram Sange ... Aged ... Occupation ... R/o ... Aurangabad PAN ... Aadhar No. ... Mobile No. ...

3) Mr. Pandurang Asaram Sange ... Aged ... Occupation ... R/o ... Aurangabad PAN ... Aadhar No. ... Mobile No. ...

4) Mr. Kailas Asaram Sange ... Aged ... Occupation ... R/o ... Aurangabad PAN ... Aadhar No. ... Mobile No. ...

... (Vendors)

And

M/s. Unique Builders ... Partnership Firm ... Aurangabad ... Partnership Deed ... Partners ... Mr. Pramod Kailasrao Gulhane ... (Purchaser)

DEVELOPER BUILDER

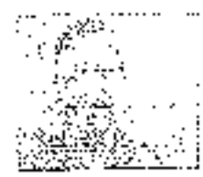
... (Purchaser)

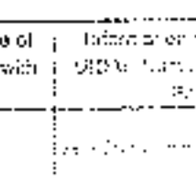
PRAYOJAN CE

Mr. Tukaram Shiv Seva Chavan
Age ...
PAN NO. ... AADHAR NO. ...
... (Witness)

Seal of the Sub-Registrar No. 6 Aurangabad.

31
Cost 989/-





Seal of the Sub-Registrar

Annex-2( सूची - २ )

02/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु नि औरंगाबाद ३

दस्त क्रमांक : 1966/2019

नोंदणी

Regn 63m

सादर करणार : पक्षकार

| | |
|---|---|
| (1)विलेखाचा प्रकार | सेल डीड |
| (2)मोबदला | 1730000 |
| (3) बाजार भाव(भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) | 1138700 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: मौजे. पडेगाव,औरंगाबाद येथील गट नं.४०,४१ पैकी प्लॉट नं. ४०,४१ पैकी प्लॉट नं. ४ पैकी प्लॉट नं. ५ पैकी प्लॉट नं. ६ पैकी प्लॉट नं. ७ पैकी प्लॉट नं. ८ पैकी प्लॉट नं. ९ पैकी प्लॉट नं. १० पैकी प्लॉट नं. ११ पैकी प्लॉट नं. १२ पैकी प्लॉट नं. १३ पैकी प्लॉट नं.

# SALE DEED

Sale Deed of Flat No.303 admeasuring 707 sq.ft. (Carpet) "CD" in "SHRIRAM PARK" constructed on Gut No. 47 situated at Mitmita, Aurangabad, the stamp duty and registration charges already paid as the same registered at Sr.No.1221/2019 on dated 11/03/2019 registered at the office of Sub-registrar Aurangabad-5 and Franking Stamp duty of Rs.1,00,000/- paid vide challan.

This Sale Deed is made and executed on this 6th day of April 2019 at Aurangabad by

1) **Mr. Karbhari Asaram** Sange age about 60 years, Occ. Agril s/o Pandurang Sange R/o Jalgaon Tq. & Dist. Aurangabad PAN NO.BPBPS2144A AADHAR NO. 7641 5200 4768

2) **Mr. Talarao Asaram Bange** Age. 56 years, Occ. Agril R/o Pandurang Sange Tq. & Dist. Aurangabad, PAN NO. CFQPB7499F, AADHAR NO. 5949 6919 8574

3) **Mr. Pandurang Asaram Sange** Age. 27 years, Occ. Agri. R/o. Pandurang Sange Tq. & Dist. Aurangabad PAN NO. [illegible]

4) **Mr. Kailas Asaram** Sange Age. 25 years, Occ. Agril s/o. Pandurang Sange, Tq. & Dist. Aurangabad, PAN No. [illegible] AADHAR No. 5781 0456 9928

[hereinafter called as OWNERS (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, executors, administrators and assigns) of the FIRST PART

AND

M/s **Unique Builders** [illegible] Partnership Act 1932 having Regd. No. [illegible] dated 31.10.2015 and having its principal place of business at 35 A, Sanjay housing Society, Opp. Mitmita Ayurved Kalyanam, Osmanpura, Aurangabad. PAN NO. AAEFU2150B, through its Partner's - **Mr. Pramod** Kasturchand Mutha [illegible] Agril & Business, R/o. [illegible] Mangal Karyalay, Osmanpura, Aurangabad authorized vide Deed of Partnership on which basis he is duly authorized hereinafter referred to as the **DEVELOPER/BUILDER** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners, executors, administrators, successors and assigns of the partnership firm) of the SECOND PART

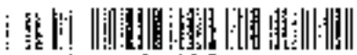
And

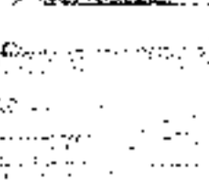
Mr. Gajanan Bhaurao Ade
Age: 37 Occu: [illegible]
PAN NO : AQNPA9964 & AADHAR NO : 6[illegible]
R/o. At Post Mitmita Tq. Jafrabad

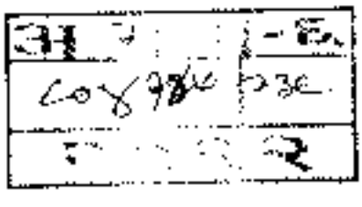
[illegible]

Seal of the Sub-Registrar No.5

C.O
59







C 102

# SALE DEED

This Deed of Flat No.102 in Wing "C" in Building "CD" in "SHRIRAM PARK" constructed on Gut No.40, Situated at Pandeyvadi, Aurangabad and the stamp duty and registered charges thereon were paid and registered at S.R.No.4600/2017 on dated 06/11/2017 registered at Sr.No.

This ... day of June 2019

1. Mr. Kalshiri Asaram Bange ...

2. Mr. Tolirao Asaram ...

3. Mr. Pandurang Asaram Bange ...

4) Mr. Kailas Asaram Bange ...

... hereinafter called as OWNERS ...

AND

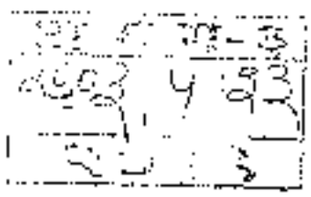
M/s. Unique Builders ...

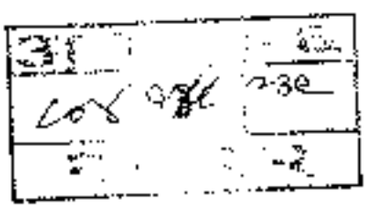
Partners : Mr. Pramod Kashiramji Mundada ...

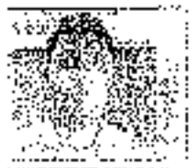
DEVELOPER/BUILDER ...

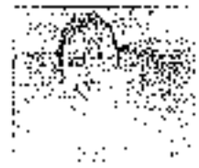
PAN NO ...

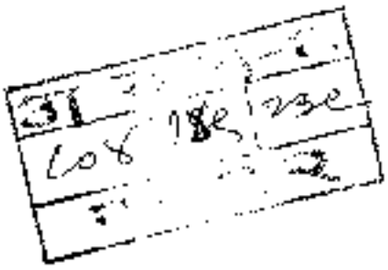
Both R/o ...











Seal of the Sub-Registrar No.9

Flat 103

## SALE DEED

Sale Deed of Flat No.103 in Wing "C" of Building "CD" in "SHRIRAM PARK" Constructed on Gut No. 46, Shendra Bk. Aurangabad, free from encumbrances and registered charges already paid as per Registered at Sr.No.3312/2017 on dated 01/08/2017 registered at the office of Sub-Registrar Aurangabad. The [illegible]

[illegible] April 2019 at Aurangabad.

1) Mr. Karbhari Asaram Bange [illegible] Aurangabad PAN No. [illegible]

2) Mr. Ishwar Asaram Bange [illegible]

3) Mr. Pandurang Asaram Bange [illegible] Aurangabad PAN No. [illegible]

4) Mr. Kailas Asaram Bange Age [illegible] Occ. Agri R/o. Pabalgaon Tal. & Dist. Aurangabad. PAN NO. CFJPB0575H AADHAR NO. 5781 2483 2905.

hereinafter called as OWNERS (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns)

AND

M/s. Unique Builders [illegible]

hereinafter called as "DEVELOPER/BUILDER" (which expression shall unless repugnant to the context or meaning thereof mean and include its partners, heirs, executors, administrators and assigns)

IN FAVOUR OF

1) Mr. [illegible] S/o. Pandharinath Mahale

Age [illegible] Occ. [illegible]

PAN NO. [illegible] AADHAR NO. [illegible]

[illegible]

AADHAR NO. [illegible]

[illegible]

Seal of the Sub-Registrar No. 6 Aurangabad.

| | | |
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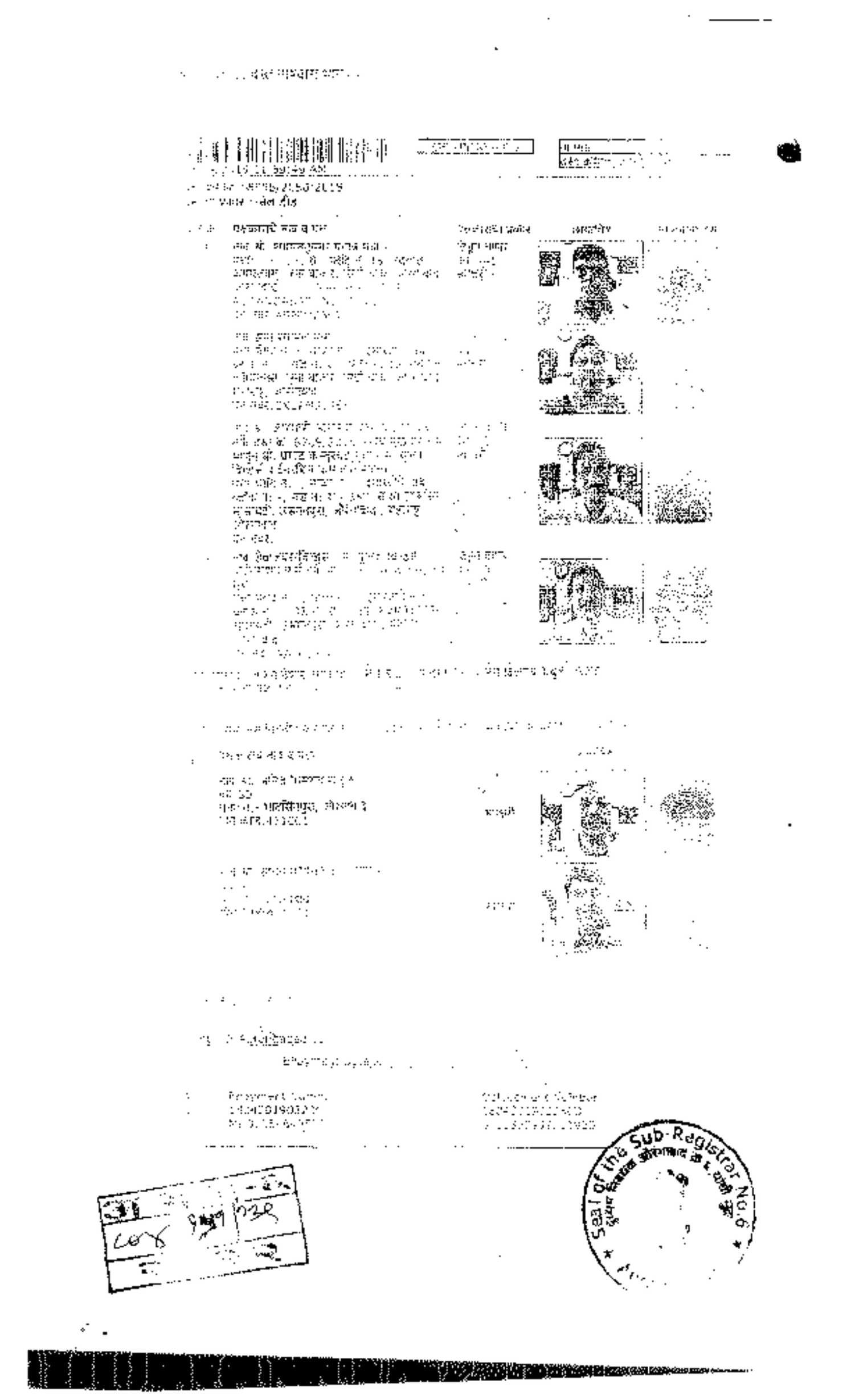
| 2019 | 3 | 30 |
| | | |

Seal of the Sub-Registrar No. 6 Aurangabad.



1904 2019

सूची क्र.2

दुय्यम निबंधक : sub g.ni. अरंगाबाद 6
दस्त क्रमांक : 2050/2019
नोंदणी :
Regn. 63m

गावाचे नाव : पडेगाव

| | |
|---|---|
| ...पत्रे मिळकतीचा प्रकार | मोजा दर |
| ...क्षेत्र | 1.0 चौ.मी |
| ...मिळकतीचा, आकारणी किंवा जुडी देण्यात असेल तेव्हा) | 11 रु.[illegible] |
| ...मुल्यांकनासाठी विचारात घेतलेले ...प्रकार) | 1) पडेगाव,पैठणरोड ... इतर वर्णन : इतर माहिती: मौजे. पडेगाव,औरंगाबाद ... येथील ... मौजे - पिसादेवी येथील फर्म ...मोजमापनीक यानीसी यानीसी यानीसी यानीसी ... 38.8 ... चौ.मीटर चतु:सीमा पूर्वेस 2.42 मी.रोड व पोटहिस्सा क्रमांक 2/65 ची मोजणी झाली,मालक हा पश्चिम ...पत्र मिळकत पैठण,तसेच दिनांक 31/05/2017 रोजी दाखल नोंदणीकृत अॅग्रीमेंट फॉर सेल (विक्री करारनामा)दस्त क्रं 3312/2017 अन्वये कायमस्वरूपी विक्री केला आहे,सदरचा हा सेल डीड या लिखाणाने नोंदणीकृत दस्त.( ( GAT NUMBER : 40 - पैठण पार्ट ) ) |
| 15, दस्तऐवज | 1) 35.94 चौ.मीटर |
| 16)मालमत्तेचा सिटी सर्वे/सर्व्हे/हद्द क्रमांक ... | |
| ...दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा ...प्रतिनिधीचे नाव व पत्ता | 1) ...यांनी मुखत्यारपत्र म्हणून दस्त नोंदणीकृत दस्त क्रं 6729/2015 अन्वये दुय्यम निबंधक ...दुय्यम नोंदणी प्रणाली क्रमांक ... यांचे तुलसि विलास कॉलेजसमोर,हर्ष नगर, गट नं. 62, एका ... मौजे - ..., पडेगाव पैठण रोड, ... औरंगाबाद, महाराष्ट्र औरंगाबाद पिन कोड :-431001 पॅन नं -<br>2) ...तर्फे मुखत्यारपत्रधारक - ..., वय ..., व्यवसाय ..., राहणार ... गट नं. 62, ...मौजे पडेगाव, ...पैठण रोड, ...औरंगाबाद, महाराष्ट्र औरंगाबाद पिन कोड :-431 001 पॅन नं -AAEFC3702B |
| ...दस्तऐवज करुन घेणा-या पक्षकाराचे नाव किंवा ...प्रतिनिधीचे नाव व पत्ता | ... वय :-41 ... ..., ... ..., ... ...,

# SALE DEED

This Deed of Flat No 104 [illegible] CD" at "SHRIRAM PARK" [illegible] Kolhapur Municipal Corporation Kolhapur hereinafter referred to as the said Flat for the sale consideration of Rs.11,79,824/- (Rs. Eleven Lakhs Seventy Nine Thousand Eight Hundred Twenty Four Only) and market/ready reckoner value of Rs.16,50,000/-(Rs. Sixteen Lakhs Fifty Thousand Only) [illegible] this Sale Deed is executed on this 28th day of September 2020 at [illegible]

1) Mr. Karbhari Asaram Bonge [illegible]

2) Mr. Tatarao Asaram Bonge [illegible]

3) Mr. Pandurang Asaram Bonge [illegible]

4) Mr. Kailas Asaram Bonge [illegible]

hereinafter referred as OWNERS which expression shall unless it is repugnant to the context or meaning thereof be deemed to include [illegible]

AND

M/s. Unique Builders [illegible]

Partners Mr. Prashant [illegible]

DEVELOPER/BUILDER [illegible]

WITNESSETH

1) Mr. Karbhari Shivaji [illegible]
Age [illegible] AADHAR NO [illegible]
PAN NO [illegible]
R/o [illegible]

[illegible]

Seal of the Sub-Registrar Kolhapur

[illegible]

Seal of the Sub-Registrar

# SALE DEED

Sale Deed of Flat No.201 [illegible] "C" [illegible] building "CD" in "SHRIRAM PARK" constructed on Gut No. [illegible] Shendra Kasba, Tal. Aurangabad Dist. Aurangabad by [illegible] registered vide [illegible] Sub-registrar Aurangabad [illegible] Stamp duty of Rs. [illegible] respectively.

This Sale Deed is executed today on [illegible] of **June 2019** at Aurangabad by:

1) **Mr. Kalbhari Asaram Bange** Age: 35 years Occ: Agri R/o: Padegaon, Tq. & Dist. Aurangabad PAN NO. [illegible] AADHAR NO. 764192014761

2) **Mr. Tulsiram Asaram Bange** Age: 32 years Occ: Agri R/o: Padegaon, Tq. & Dist. Aurangabad PAN NO. CLPB62499J AADHAR NO. 594991919674

3) **Mr. Pandurang Asaram Bange** Age: 31 years Occ: Agri R/o: Padegaon, Tq. & Dist. Aurangabad PAN NO. [illegible]

4) **Mr. Kailas Asaram Bange** [illegible] Occ: [illegible] R/o: Padegaon, Tq. & Dist. Aurangabad PAN NO. [illegible]

[illegible]

AND

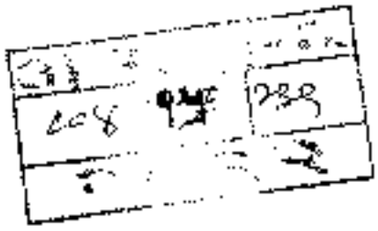
**M/s Unique Builders** a Partnership firm registered under the [illegible] Partnership Act 1932 bearing registration no. [illegible] dated 31.12.20[illegible] having its principal place of [illegible] at Sai Sanjay Housing Society, Opp. [illegible] Aurangabad, Dist. [illegible] (PAN NO. AAIF [illegible]) through its Partners - **Mr. Pramod Kapurchand Mutha** [illegible] Occ: Agri & Business R/o: 104 Sai Sanjay Housing Society, Opp. Sai Krupa Mangal Karyalay, Dist. [illegible] hereinafter referred to as the "DEVELOPER/BUILDER" [illegible]

[illegible]

IN FAVOUR OF

**Mr. Rakesh S/o. Arjun Dabre**
Age: [illegible] Occ: [illegible]
PAN NO. [illegible] AADHAR NO. [illegible]
[illegible]

Seal of the Sub-Registrar No.5 Aurangabad.



Seal of the Sub-Registrar No.1

SALE DEED

Flat No.202 [illegible] "SHRIRAM ANAN

[illegible] Rs. 44,600/- (Rupees Forty Four Thousand Six Hundred Only)

[illegible] Rs.2,00,000/- (Rupees Two Lakhs Only)

[illegible]

This Sale Deed is executed at [illegible] on this 06th day of December 2019 at Aurangabad

[illegible]

1) Mr. Karbhari Asaram Bange [illegible] Age [illegible] Occupation [illegible]

[illegible] Aurangabad [illegible]

2) Mr. Tanaji Asaram Bange [illegible]

[illegible]

3) Mr. Pandurang Asaram Bange [illegible]

[illegible]

[illegible] Hindu Asaram [illegible]

[illegible]

[illegible] hereinafter referred to as Vendor [illegible]

[illegible] hereinafter referred to as Vendors [illegible]

AND

M/s. Unique Builders [illegible]

[illegible]

[illegible] hereinafter referred to as the Purchaser [illegible]

Partner : Mr. Pramod Asaram Bange [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

IN FAVOUR OF

1) Mr. Nilesh Sanjay Bange [illegible] PAN

Age [illegible] Occ.

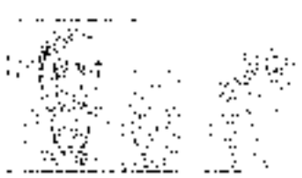
[illegible] Aadhar No.

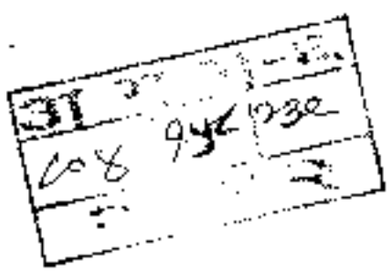
2) Mrs. Sonali Nilesh Bange [illegible]

Age [illegible] Occ.

PAN No. [illegible] Aadhar No.

Both R/o [illegible]





Seal of the Sub-Registrar No.6

# SALE DEED

This Deed of Sale Flat No.203 [illegible] "CD" at "SHRIRAM PARK" [illegible] Survey No.5799 2018 [illegible] 02/11/2018 registered [illegible] Stamp Duty of Rs.30/- Affixed thereon.

This Sale Deed is executed on this [illegible] day of March 2019 at Aurangabad.

1) Mr. Kalbhori Asaram Bange Age [illegible] Occ. Agri. R/o. Paradgaon Tq. & Dist. Aurangabad. Aadhar No. 734150[illegible]

2) Mr. Tarerao Asaram Bange Age 37 Years Occ. Agri. R/o. Paradgaon Tq. & Dist. Aurangabad. PAN No. CDFPB[illegible] Aadhar No. 5949 9179 9074

3) Mr. Pandurang Asaram Bange Age [illegible] Occ. Agri. R/o. Paradgaon Tq. & [illegible]

4) Mr. Kailas Asaram Bange [illegible]

hereinafter called as "Confirming Parties" [illegible]

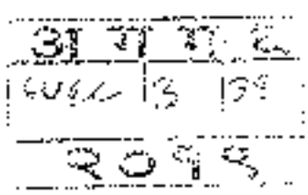
AND

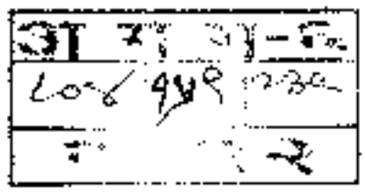
M/s. Unique Builders [illegible] Partnership Act 1932 [illegible] dated 31.03.07 [illegible] Partners (1) Mr. Pramod Kesharchand Mutha Aadhar No. 6933[illegible]4916 Age 57 [illegible] Housing Society [illegible] hereinafter called as "DEVELOPER/BUILDER" [illegible]

WHEREAS

1) Mr. Prabhat Shivajirao Sarap
Age [illegible] Occ. [illegible]
PAN NO. [illegible] AADHAR NO. 4[illegible]

2) Mrs. Anni Prabhat Sarap
Age [illegible] Occupation [illegible]
PAN NO. [illegible] & AADHAR NO. [illegible]
R/o. [illegible]





Plot No. C

# SALE DEED

Sale Deed of **Flat No.202** on floor "C" of Building "CD" in "**SHRIRAM PARK**" Constructed on G. # No. 61, Survey no. 81 Padegaon, Aurangabad. Per Stamp duty and registered charges already paid as per Registered at Sl. **210/2019** on dated **10/01/2019** registered at the office of Sub-registrar Aurangabad. The nominal Stamp duty of Rs.100/- is affixed on this deed.

This Sale Deed is executed at Aurangabad, on [illegible] day of April **2019** at Aurangabad.

1) **Mr. Radhkisan Asaram** Jangir Age [illegible] Occ: Agri R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible] Aadhar NO. 2511 5201 4768

2) **Mr. Talerao Asaram** Bangar Age [illegible] Occ: Agri R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible] Aadhar NO. 6969 9198 [illegible]

3) **Mr. Pandurang Asaram** Bangar Age [illegible] Occ: Agri R/o. Padegaon Tq. & Dist. Aurangabad. PAN NO. [illegible] Aadhar NO. [illegible]

4) **Mr. Kailas Asaram** Bangar Age: 28 Years Occ: Agri R/o. Padegaon, Tq. & Dist. Aurangabad. PAN NO. CFUPB3503L Aadhar NO. 5789 2436 9923.

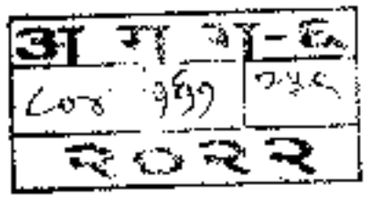
(hereinafter called as **OWNERS** which expression shall mean and include all their heirs, successors, legal representatives, executors, administrators and assigns etc.)

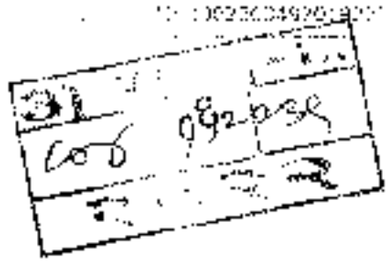
AND

M/s. **Unique Builders** [illegible] Partnership Act 1932 having Partnership Deed dated 31.05.2015 having its principle place of business at [illegible] Taluka Sambhaji Chhatrapati Nagar Aurangabad. Pin Code [illegible] PAN NO. AAKFU3705B through its Partners **Mr. Pramod** [illegible] Age [illegible] Occ: [illegible] R/o. [illegible] Taluka Sambhaji Chhatrapati Nagar Aurangabad. Pin Code [illegible] PAN NO. [illegible] Aadhar NO. [illegible] hereinafter referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest, executors, administrators, [illegible] partners, including those who may hereafter become partners)

IN FAVOUR OF

1) [illegible] Waghchaure
Age: [illegible]
PAN NO. [illegible] Aadhar NO. [illegible]
2) Asha [illegible] Waghchaure
Age: [illegible]
PAN NO. [illegible] Aadhar NO. [illegible]
R/o. [illegible]





Sr 41

Schedule

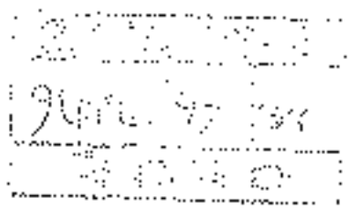
[illegible] No.301 in wing "C" of Building "CD" in "SHAHAJI RAJE" [illegible] Society at Padegaon, Aurangabad. The same [illegible] Rupees Eighty Four Thousand Six Hundred Only) [illegible] Rs.20,000/- (Rupees Eighteen Thousand Five Hundred Only) [illegible]

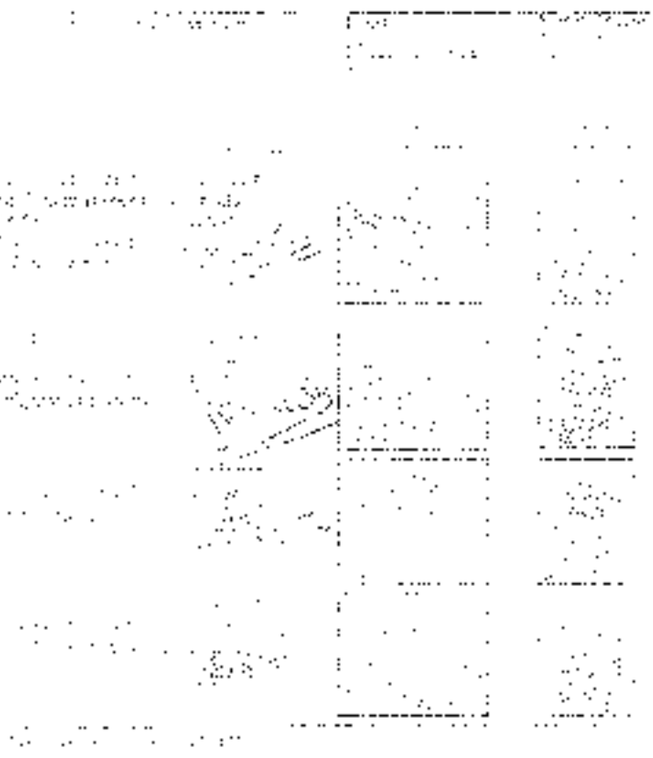
[illegible] on 24th day of August 2020. [illegible]

[illegible] Age 58 Years, Occ. Agri R/o Padegaon Tq. & [illegible] [illegible] [illegible]

SCHEDULE

SCHEDULE-II





SALE DEED

... Flat No.302 ... "SHRIRAM PARK ... Rs.11,77,520/-(Rs. Eleven Lakhs Seventy Nine Thousand Five Hundred Twenty Only) and Action ... Rs.12,05,000/-(Rs. Twelve Lakhs Five Thousand Only) for e... December, 2023 ...

1) Mr. Kalibhai Asaram Bange ...

2) Mr. Tejaram Asaram Bange ...

3) Mr. Pandurang Asaram Bange ...

4) Mr. Kailas Asaram Bange ...

... OWNERS ...

AND

M/s. Unique Builders ...

... Mr. Pramod ...

... DEVELOPER BUILDER ...

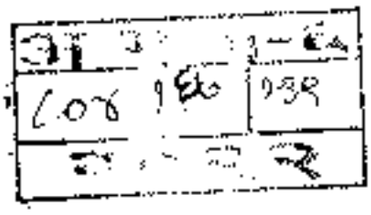
IN FAVOUR OF

M. ... Bandal ...

... Sub-Registrar ... Aurangabad-3 ...

... 2023 ...

31 ... 1-Ea ...



Seal of the Sub-Registrar No.5

(43) (303)

# SALE DEED

Plot No 203 ... "CH" ... SHRIRAM ...

... Rs.11,79,824/-(Rs ... Eleven Lakhs Seventy Nine Thousand Eight Hundred Twenty Four Only) ... Rs.11,90,000/-(Rs Eleven Lakhs Ninety Thousand Only) ... 10th ... September 2020 ...

1) Mr. Karbhari Asaram ...

2) Mr. Tatarao Asaram Kand ...

3) Mr. Pandurang Asaram ...

4) Mr. Kailas Asaram ...

... Owners ...

AND

M/s. Unique Builders ...

... through its ... Mr. Pramod ...

DEVELOPER BUILDER ...

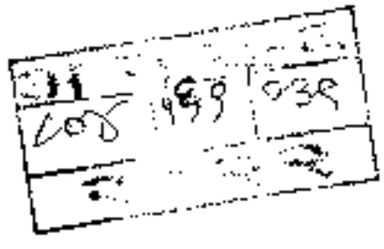
... ADDRESS

PAN NO: ... AADHAR NO: ...

21 SEP 2020

Seal of the Sub-Registrar No.6 Aurangabad

31 Cor 9960 230



Seal of the Sub-Registrar No.6

C 304

# SALE DEED

[illegible] Flat No.504 [illegible] "CD" in "SHRIRAM PARK"

[illegible] Rs.11,79,624/- [illegible] Eleven Lakhs Seventy Nine Thousand Eight [illegible]

(Twenty Four Only) [illegible] Rs.Eu.89,230/-(Rs. Eighty [illegible]

[illegible] Five Thousand Two [illegible] December 201[illegible]

[illegible]

1) Mr. Kalidheri Asaram Bunge [illegible]

[illegible]

2) Mr. Balaram Asaram Bunge [illegible]

[illegible]

3) Mr. Pandurang Asaram Bunge [illegible]

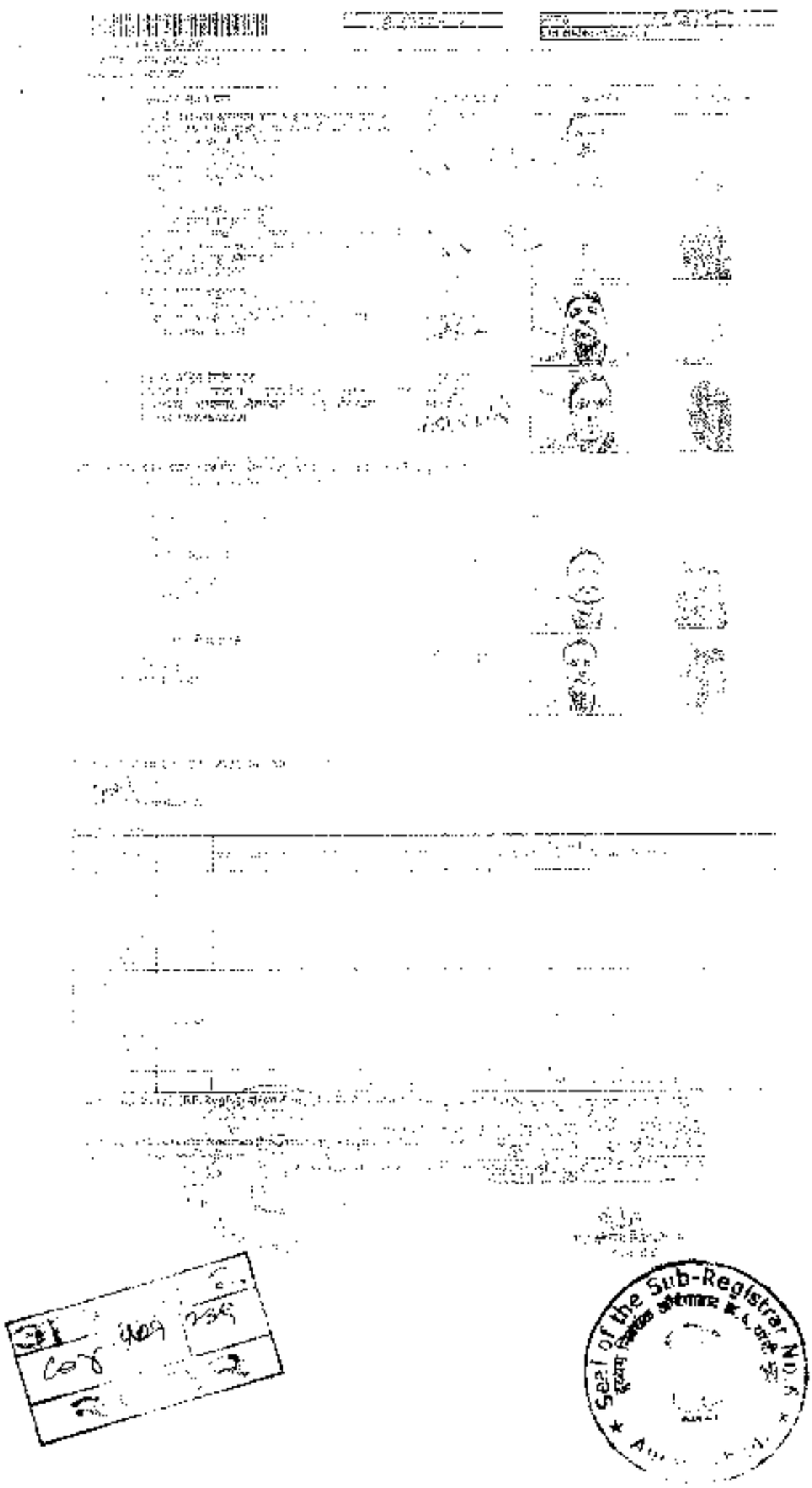
[illegible]

4) Mr. Kailas Asaram Bunge [illegible]

[illegible]

[illegible]

[



# SALE DEED

Sale Deed of Flat No.103 ... wing "D" of building "CD" ... "SHRIRAM PARK" ... area at Gut N... ... Aurangabad ... and registered at Sr.No.2602/2016 ... dated 10/05/2018 ... Stamp ...

... Deed ... 31st May 2019 ...

1) Mr. Karbhari Asaram Bange ...

2) M... Tolerao Asaram ...

3) Mr. Pandurang Asaram Bange ... Dist. Aurangabad PAN NO. ...

4) Mr. Kailas Asaram Bange ... Dist. Aurangabad PAN NO. ...

... hereinafter called as "OWNERS" ...

AND

M/s. Unique Builders ...

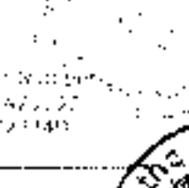
... Partner's ... Mr. Pramod Keshavrao Mulik ... Agra & Outside ... Housing Society ... Chikalthana, Tal. & Dist. Aurangabad Konvalay. ... DEVELOPER/BUILDER" ...

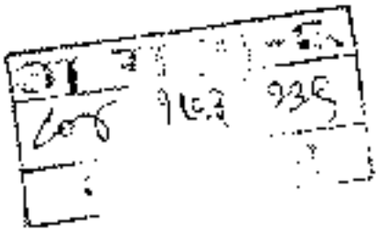
... PAN NO. ... AADHAR NO. ...

... PAN NO. ... AADHAR NO. ...

Sub-Registrar Aurangabad-6

Sub-Registrar Aurangabad-6





Seal of the Sub-Registrar
Aurangabad

p1-3

# SALE DEED

Sale Deed of Flat No.103 in wing "D" of Building "CD" in "SHRIRAM PARK" constructed on Gut No. 40, Shendra Bk. Aurangabad, the stamp duty and registered amongst already paid as per Registered at Sr.No.3660/2017 on dated 31/08/2017 registered at the office of Sub-registrar Aurangabad the nominal Stamp duty of Rs.100/- paid which is sufficient.

This Sale Deed is executed today on 2nd day of April 2019, at Aurangabad, by

1) Mr. Kashiram Asaram Bange Age 37 Years, Occ. Agri R/o. Padegaon Tq & Dist. Aurangabad PAN NO. [illegible] AADHAR NO. 774-5701-4759

2) Mr. Tukaram Asaram Bange Age 32 Years, Occ. Agri R/o. Padegaon Tq & Dist. Aurangabad PAN NO. CJOPB7491L AADHAR NO. 594991919874

3) Mr. Pandurang Asaram Bange Age 27 Years, Occ. Agri R/o. Padegaon Tq & Dist. Aurangabad. PAN NO. DEZPB4845L and

4) Mr. Kailas Asaram Bange Age 25 Years, Occ. Agri R/o. Padegaon, Tq & Dist. Aurangabad PAN No. [illegible] AADHAR NO. 578124365923.

(hereinafter called as OWNERS which expression shall mean and include all the owners, successors, legal representatives, executors, administrators and assignees)

AND

M/s. Deepak Builders [illegible] under the Provisions of the Partnership Act 1932 [illegible] PAN allotted to it as [illegible] its principal place of business at [illegible] Sunjay Housing Society, Opp. Sankar Mandir, Kanyalay, Osmanpura, Aurangabad, (PAN NO. AAFFL3700B) through its Partner's - Mr. Pramod Kasturchand Mutha (Aadhar No. 690321490616) Age 51 years, Occ. : Agril & Business R/o. 3&A, Sunjay Housing Society, Opp. Sankar Mandir Kanyalay, Osmanpura, Aurangabad partner is authorised vide Deed of Partnership on which basis it is registered (hereinafter referred to as the "DEVELOPER/BUILDER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-office, executors, administrators and permitted assignees, including those of its respective partners).

IN FAVOUR OF

1) Mrs. [illegible]
Age [illegible]
PAN NO [illegible] AADHAR NO : 5469-7650-6100
2) Mrs. Sonia W/o. Shrinivas Kanaiv & D/o Rajendra M. Mutha
Age : 24 Occ : [illegible]
PAN NO : DYAPK7777K & AADHAR NO : 9194-8022-8502.
Both R/o. Flat Sr. No. 1-B 47 Of Gwalda,
Kalyanpuri Aurangabad-431001.

Sub-Registrar Aurangabad.

Seal of the Sub-Registrar No. 6

[illegible]

Seal of the Sub-Registrar No.6

2223/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 6
दस्त क्रमांक : 2223/2019
नोंदणी :
Regn:63m

गावाचे नाव : पडेगांव

| | |
|---|---|
| (1)तिलेखनाचा प्रकार | सेल डीड |
| (2)मोबदला | 1640000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 1044690 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) प लिलेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :, इतर माहिती: मौजे पडेगाव,औरंगाबाद, देवगीरी महानगरपालिका हद्दीतील फायनल प्लॉट नं. 40,ता.औरंगाबाद भोगस पार्क या मुद्दयाकल्पातील सिटीसर्वे- सीटी - सिटी-सी, यातील फर्स्ट फ्लोअरचे आरसीसी बांधीव फ्लॅट नं. सी-103,क्षेत्रफळे बाल्कनी क्षेत्रफळ 33.95 चौ.मीटर,जिन्याचा क्षेत्रफळ 35.62 चौ.मीटर,बाल्कनी क्षेत्रफळ 7.00 चौ.मीटर व कॉमन क्षेत्रफळ 2.32 चौ मीटर आहे,तसेच हा फ्लॅट यातील लिफ्ट,पेसेज वगैरे विनम्र 31/03/2017 रोजीच्या नोंदणीकृत अॅग्रीमेंट फॉर सेल(विक्री करारनामा) दस्त क्र. 2880/2017 अन्वये कायमस्वरूपी विकी केला आहे,सदरील हा सेल डीड या लिखेनाचा नोंदणीकृत दस्त.( ( GAT NUMBER : 40 - भोगस पार्क ; ) ) |
| (5) क्षेत्रफळ | 1) 53.95 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-श्री. सरदारी आधाराम बनगे व इतर यांच्या तर्फे वरुन क्र. 6709/2015 अन्वय मुखत्यारपत्राम म्हणुन श्री. प्रमोद कस्तुरचंद मुथा - मे. पुनिक बिल्डर्स पार्टनरशिप फर्म तर्फे पार्टनर, वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ता.- 35ए, गजय हाउसिंग सोसायटी, उम्मानपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-<br>2). नाव:-मेसर्स पुनिक बिल्डर्स - मे. पुनिक बिल्डर्स पार्टनरशिप फर्म तर्फे पार्टनर श्री. प्रमोद कस्तुरचंद मुथा - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ता. - 35ए, गंगा हाउसिंग सोसायटी, उम्मानपुरा , औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AAEFU3700B |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-विमल रामेंद मुथा - - वय:-58; पत्ता:-प्लॉट नं: - माळा नं. -, इमारतीचे नाव. - ब्लॉक नं: -, रोड नं: ता.- हाउस न. 4-16-47,भोईवाडा, कोतवालपुरा, औरंगाबाद. महाराष्ट्र, औरंगाबाद पिन कोड:-431001 पॅन नं:-DQYPM0301P<br>2): नाव:-सौ. मरिता पती श्रीनिवास कुरलु (नवरा)वरील नाव - मरिता पिता रामेंद मुथा - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - रोड नं: ता.- हाउस न. 4-16-47,भोईवाडा, कोतवालपुरा, औरंगाबाद., महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-DWOPK7773K |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 29/04/2019 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 30/04/2019 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 2223/2019 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 100 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 100 |
| (14)शेरा | |

CANCELLED CANCELLED

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनासाठी आवश्यकता नाही कारण दस्तऐवज मुल्य, अथवा बाजार भावाचे तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग-२
औरंगाबाद.क्र.-६

Seal of the Sub-Registrar No.6 Aurangabad

31 [illegible]
[illegible]

## SALE DEED

Sale Deed of **Flat No.104** in wing "D" of building **"CD"** in **"SHRIRAM PARK"** Constructed on Gut No. 40, Situated at Padegaon, Aurangabad, the stamp duty and registered charges already paid as per Registered at S.No.**1461/2018** on dated **16/03/2018** registered at the office of Sub-registar Aurangabad. The nominal Stamp duty of Rs 100/- paid which is sufficient.

This Sale Deed is executed today on 21st day of **May 2019**, at Aurangabad, by:

**1) Mr. Karbhari Asaram Bonge** Age: 35 Years, Occ.: Agri R/o. Padegaon Ta. & Dist. Aurangabad PAN NO BBJPB8973L AADHAR NO 704152014768

**2) Mr. Taleroo Asaram Bonge** Age: 39 Years, Occ.: Agri R/o. Padegaon, Ta. & Dist. Aurangabad. PAN NO. BLLPB1493L AADHAR NO. 394951916674

**3) Mr. Pandurang Asaram Bonge** Age: 41 Years, Occ.: Agri R/o. Padegaon Ta. & Dist. Aurangabad. PAN NO. [illegible]

**4) Mr. Kalda Asaram Bonge** Age: 33 Years, Occ.: Agri R/o. Padegaon, Ta. & Dist. Aurangabad. PAN NO. CTLPB0638H AADHAR NO. 578124369923.

(Hereinafter called as **OWNERS** which expression shall mean and include all their heirs' successors legal representatives executors administrators and assignees.)

And

**M/s. Unique Builders** A Registered Partnership under the Provisions of Indian Partnership Act 1932 having Regd. no. AU0000022214 dated 31.08.2015 and having its principal place of business at 35 A, Sanjay Housing Society, Opp. Sainath Mangal Karyalay, Osmanpura, Aurangabad. PAN NO. AAHFU3708H through its Partner's - **Mr. Prasad** [illegible] Age: [illegible] years, Occ.: Agri & Business, R/o. 35A, Sanjay Housing Society, Opp. Sainath Mangal Karyalay, Osmanpura, Aurangabad (Partner is authorised vide Guest of Partnership on which Firm is registered, hereinafter referred to as the **"DEVELOPER/BUILDER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees, executors, administrators and permitted assigns, including those of its respective partners).

**In FAVOUR Of**

**Mr. Madhukar S/o. Bangaru Aher**

Age: 47 Occ.: Service

PAN NO : AKJPA[illegible]E AADHAR NO : 7120-9659 0158

R/o. [illegible] Nanda Sarovar Nata Mansar,

[illegible] Aurangabad.

Seal of the Sub-Registrar No. 6 Aurangabad.

...

...

...

# SALE DEED

This ... Flat No.701 ... CO-... SHRIRAM PARK ...

... Rs.10,66,474/- ... Ten Lakhs Sixty Six Thousand Four Hundred Seventy Six Only) ... Rs.11,99,000/- (Rs. Eleven Lakhs Ninety Nine Thousand Only) ... 18.263 ...

This Sale Deed is executed today on 15th day of September 2023 at Aurangabad, by,

1) Mr. Kalbhori Asaram Bange ... Agri. ... Aurangabad PAN ... Aadhar No. ...

2) Mr. Valeraa Asaram Bange ... Agri. ... Aurangabad PAN ... Aadhar No. ...

3) Mr. Kanaurang Asaram Bange ...

4) Mr. Kailas Asaram ...

... hereinafter referred to as the "Vendors" ...

AND

M/s. Unique Builders ... Partnership Firm registered under the Indian Partnership Act 1932 ... having its principal place of business at ... Aurangabad 431001 ... through its Partner's - Mr. Pramod Kasturchand Mutha ...

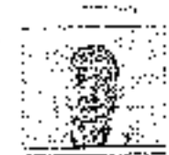
... hereinafter referred to as the "DEVELOPER/BUILDER" ...

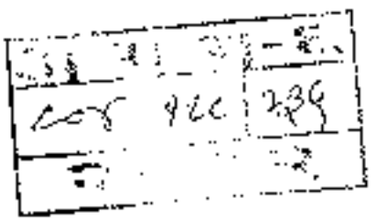
... hereinafter referred to as the "PURCHASER" ...

IN FAVOUR OF

1) Ganesh Balasaheb Shinde
Age : ... Occ. : Service
PAN NO. : ... & AADHAR NO. : ...
2) Ashwini Ganesh Shinde
Age : ... Occ. : Household
PAN NO. : ... / AADHAR NO. : ...
R/o ...

Sub-Registrar Aurangabad.





...Registered Regd. Agreement Bearing Registered at Sr. No. 3317/2017 ...
dated 02/08/2017 registered in the office of Sub-Registrar Aurangabad ...
Nominal Stamp Duty of Rs. ...

...Deed executed ... (1)st day of June 2019 at Aurangabad ...

1) Mr. Karbhari Asaram Jonge Age ... Occ. Agri & Bus. Residing at ... Tal. & Dist. Aurangabad PAN NO. BSPK6571... AADHAR NO. 7841 8201 4768

2) Mr. Tatyarao Asaram Bange Age ... Occ. Agri & Bus. Residing at ... Tal. & Dist. Aurangabad, PAN NO. ... AADHAR NO. 9949 ...

3) Mr. Pandurang Asaram Bange ... Occ. Agri & Bus. Residing at ... Tal. & Dist. Aurangabad ...

4) Mr. Kailas Asaram Bange ... Occ. Agri & Bus. Residing at ... Tal. & Dist. Aurangabad, PAN NO. ...

hereinafter called as OWNERS ... which expression ... shall ... their heirs, successors, legal representatives ... assigns of the ... part.

AND

M/s. Unique Builders ... Partnership Firm registered under the Indian Partnership Act, 1932 ... having its office at ... Aurangabad ... through its Partner's - Mr. Pramod Kasturchand Mutha ... Age ... Occ. Agri & Business ... hereinafter called as DEVELOPER/ BUILDER ... which expression ... shall ... their heirs, successors, legal representatives ... assigns of the ... part.

WITNESSETH

1) Mr. ... Occupation ...
PAN NO. ... AADHAR NO. ...
2) Mrs. Vishranti Alias Vilas Gaikwad &
(Before Marriage Vishranti D/o Dadrao Goley)
Age ... Occupation ...
PAN NO. ... & AADHAR NO. ...
R/o ...

Sub-Registrar Aurangabad

Aurangabad.

20-06-2019 / 20:30 PM

Page 3

Doc No : 2693/2019

Seal of the Sub-Registrar, Noida

# SALE DEED

... Plot No.203 ... CD ... SHRIRAM PARK ...

... Rs 10,50,790/- (Rs. Ten Lakhs Fifty Thousand Seven Hundred Ninety Only) ... Actual sale value of Rs 18,50,000/-(Rs. Eighteen Lakhs Fifty Thousand Only) ... 19,500 @ 39,000/- per Sq.M.

... Deed ... 22) ... 1st June 2020 ...

1. Mr. Kondhal Asaram Bonge ...

2. Mr. Tolerao Asaram Bonge ...

3. Mr. Pandurang Asaram Bonge ...

4. Mr. Kailas Asaram Bonge ...

... hereinafter referred to as OWNERS ...

AND

M/s. Unique Builders ...

Partners :- Mr. Pramod Keshavrao Wavhal ...

DEVELOPER/BUILDER ...

IN WITNESS OF

... Keshav Shrikant ...

... Solapur

Age: ... Occ:

PAN NO ... AADHAR NO: ...

...

Seal of the Sub-Registrar No. 6 ★ Aurangabad. ★

Seal of the Sub-Registrar

SALE DEED

... Flat No.204 ... CD ... SHRIRAM PARK ...
... Rs.10,50,790/- (Rs. Ten Lakhs Fifty Thousand Seven Hundred Ninety Only)
... Actual sale value of Rs.16,70,000/- (Rs. Sixteen Lakhs Seventy Thousand Only)
... Rs.59,502/- ...

This Sale Deed is executed today, on 03rd day of March 2020 at Kurar, ...

1) Mr. Karbhari Asaram Bange Age ... Aadhaar No. ... PAN No. ...
2) Mr. Talerao Asaram Bange ...
3) Mr. Pandurang Asaram Bange ...
4) Mr. Kailas Asaram Bange ...

... hereinafter called as OWNERS ...

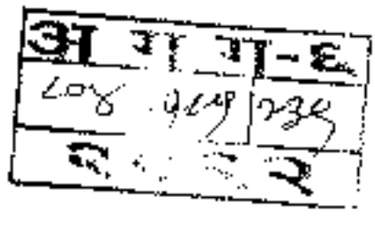
AND

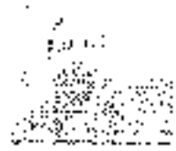
M/s. Unique Builders A Partnership Firm registered under the Partnership Act, 1932 ... dated 31.08.2011 ...
... Mr. Pramod ...

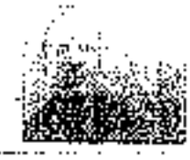
DEVELOPER/BUILDER ...

IN FAVOUR OF

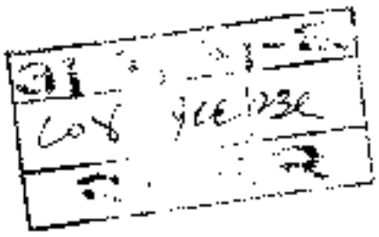
1) Rameshwar Vijay Ugale
Age ... PAN NO ... AADHAR NO ...
... AADHAR NO ...







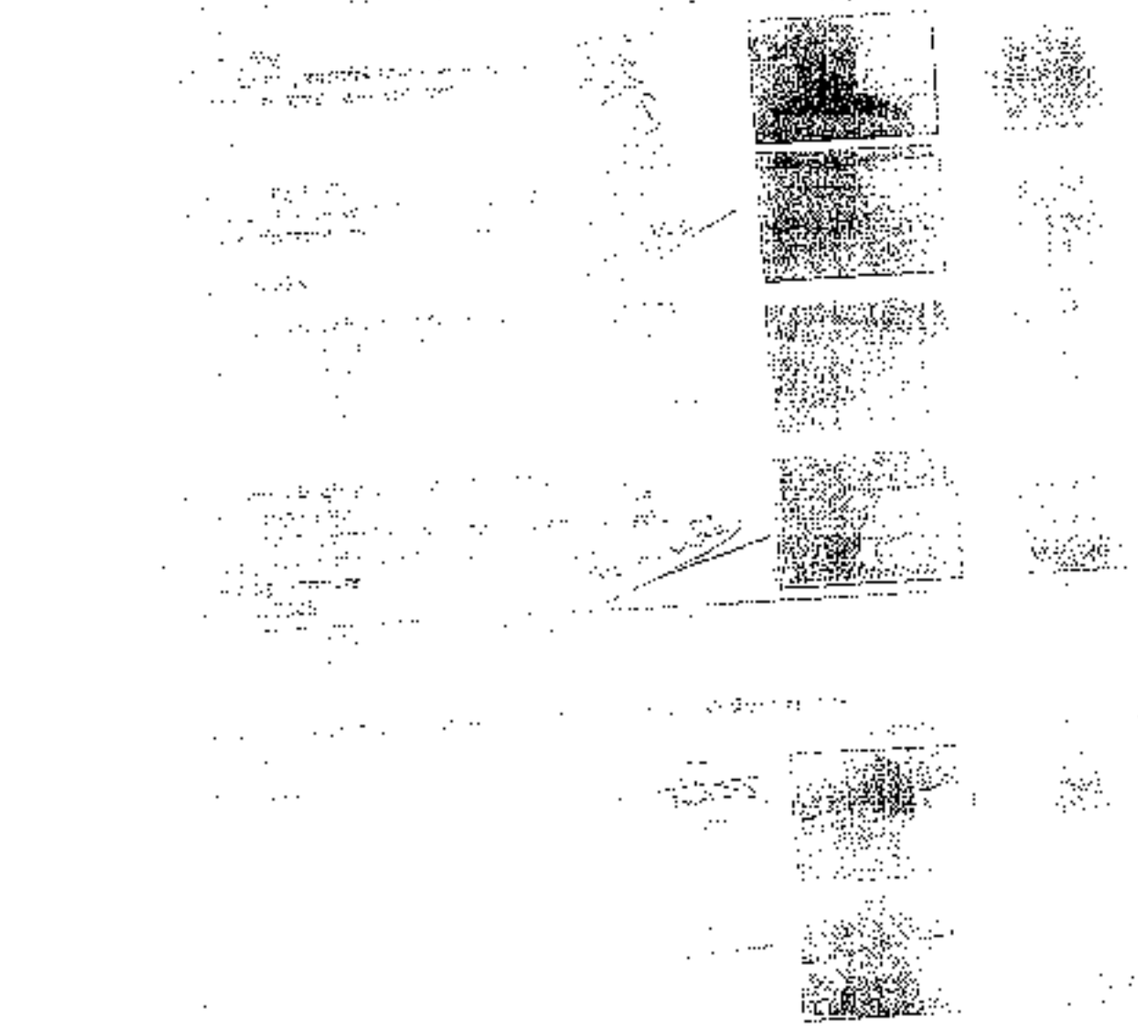


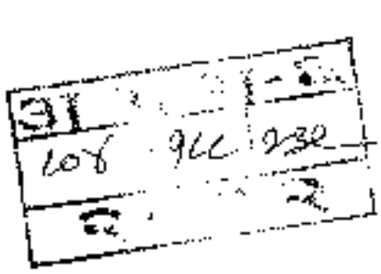


Seal of the Sub-Registrar No.5

Seal of the Sub-Registrar Office Aurangabad.

Cash 9160235





# SALE DEED

Sale Deed of Flat No.302 having "D" at Building "CD" in "SHRIRAM PARK"

Consideration for Sale of Flat and Proportionate Appurtenant

... of Rs.10,89,496.- (Rs. Ten Lakhs Eighty Nine Thousand Four Hundred Ninety

Only) and Actual for ... Rs.17,50,520/-(Rs. Seventeen Lakhs Fifty Thousand

Only) ...

This Sale Deed is executed on ... September 2020 ...

At Aurangabad By:

1) Mr. Keshinath Asaram Bange ...

...

2) Mr. Tararao Asaram Bange ... Aurangabad. PAN NO. ... 9876

3) Mr. Pandurang Asaram Bange Age ... Aurangabad. PAN NO. CLZPB4961J ...

4) Mr. Kailas Asaram Bange Age ... Aurangabad. PAN NO. ...

... hereinafter referred to as Owners ...

...

M/s. Unique Buildtech

...

Partners - Mr. Pramod Kasturchand Mundada ...

... Age ... Aurangabad. ... hereinafter referred to as the ...

DEVELOPER/BUILDER ...

...

...

Seal of the Sub-Registrar No.3
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SALE DEED

Flat No.304 "SHRIRAM PARK"

Rs.10,82,848/-(Rs. Ten Lakhs Eighty Two Thousand Eight Hundred Forty Eight Only) Rs.1,50,000/-(Rs. Eleven Lakhs Fifty Thousand Only) 29th September 2020

1) Mr. Karbhari Asaram

2) Mr. Tolaram Asaram

3) Mr. Pandurang Asaram

4) Mr. Kailas Asaram

M/s. Unique Builders

Mr. Pramod

DEVELOPER/BUILDER

1) Mr. Asaram

KARBHARI

Ahmedabad.

Lok 1999

Seal of the Sub-Registrar No.6

D 304

SALE DEED

This Deed of Flat No.304 ... "SHRIRAM PARK" ... Rs.10,82,846/- (Rupees Ten Lakhs Eighty Two Thousand Eight Hundred Forty Six Only) and ... Rs.16,60,000/-(Rs. Sixteen Lakhs Sixty Thousand Only) Zone-II ... this Sale Deed is executed on ... 8th day of October 2020, at Aurangabad by

1) Mr. Kashiram Asaram Bange ... Agriculturist, Residing at ... Aurangabad ...

2) Mr. Tukaram Asaram Bange ... Aurangabad ...

3. Mr. Pandurang Asaram Bange ... Aurangabad ...

4) Mr. Ashok Asaram Bange ...

... hereinafter referred to as the "VENDORS" ...

AND

M/s. Unique Builders ... Partnership Firm registered under the Provisions of ... Act 1932 ... having its Office at ... through its Partner ... Mr. Pramod Kashiram Bange ...

hereinafter referred to as the "DEVELOPER BUILDER" ...

WHEREAS

Pranita Rajendra Aadhav ...

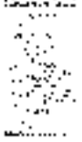
PAN NO ... Aadhar NO ...

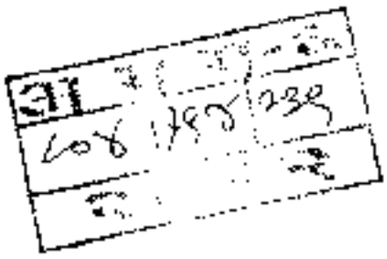
Sub-Registrar No.2 Aurangabad.

Sub-Registrar of the Sub-Registrar No.2 Aurangabad.

31

608/1958 32





Seal of the Sub-Registrar

(4)

D 401

# SALE DEED

This Deed of Flat No.401 having 'D' wing 'CP' ... SHRIRAM PARK' ... executed on Out ... at Aurangabad ... Rs 10,36,497/-(Rs Ten Lakhs Eighty Six Thousand Four Hundred Ninety Seven Only) and Actual Sale ... Rs 10,50,000/-(Rs Ten Lakhs Fifty Thousand Only) Zone 1 Sch @ 32.40 ...

... Deed is executed ... day of ... August 2021 ...

... Kailash Asaram Sange ...

... Tarabai Asaram Sange ...

2) Mr. Pandurang Asaram Sange ... Aurangabad. PAN NO. ...

4) Mr. Kailas Asaram Sange Age 28 ... Aurangabad. PAN NO. CRLPS0633k ...

... hereinafter ... OWNERS ...

... Jaaiyo Builders ... Partner ... hereinafter ... DEVELOPER/BUILDER" ...

... Purchaser(s)

## WITNESSETH

1) Kamaling Dnaniraj Survase
Age:-31 ...
PAN NO. ...
2) Mr. ...
Age ...
Address ...

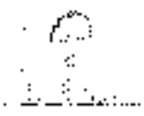
Sub-Registrar Aurangabad-3

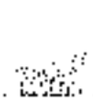
Stamp Duty 3 30
2021

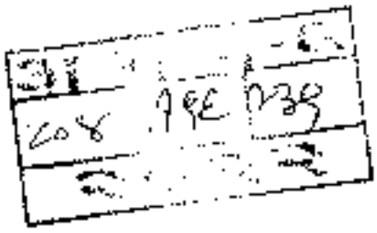
Scanned with CamScanner

Seal of the Sub-Registrar No. 3 Aurangabad

Sr. No. 6078 994 230







Seal of the Sub-Registrar

# SALE DEED

Sale Deed of Flat No.402 on ... "D" of building "CD" in "SHRIRAM PARK" Constructed on Gat No. 40 Situated at Padegaon, Aurangabad, the stamp ... value of Rs.10,86,496/-(Rs. Ten Lakhs Eighty Six Thousand Four Hundred Ninety Six Only) and Actual sale ... of Rs.11,90,000/-(Rs. Eleven Lakhs Ninety Thousand Only) ... October 2020 ...

1) Mr. Karbhari Asaram Bange ...

2) Mr. Talerao Asaram Bange ...

3) Mr. Pandurang Asaram Bange ...

4) Mr. Kailas Asaram Bange ... Agri R/o. Padegaon, Tal. & Dist. Aurangabad, PAN No. ... Aadhar No. 527-3436 9925

... hereinafter called as OWNERS ...

AND

M/s. Unique Builders ...

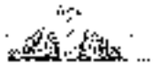
... Mr. Pramod ...

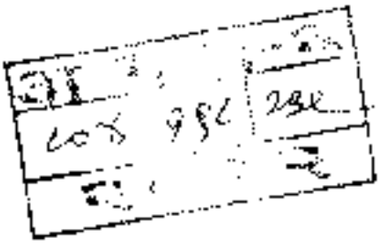
"DEVELOPER/BUILDER" ...

WITNESSETH

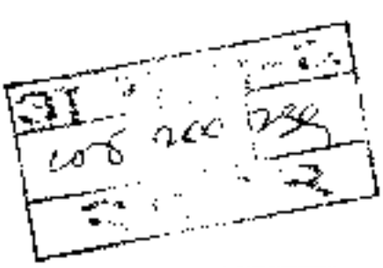
1) Mr. Chandrashekhar Dadarkar
Age ... Occ. ...
PAN No. ... AADHAR NO. ...
R/o. Plot No. 3, Shreniwas Dhotarkar

Sub-Registrar No.5 Aurangabad.





Seal of the Sub-Registrar



Seal of the Sub-Registrar No.3
Ahmedabad.