मुळदस्त परत केला

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Wednesday,December 21 ,2016 2:59 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8299 दिनांक: 21/12/2016

गावाचे नाव: शहानुरवाडी

दस्तऐवजाचा अनुक्रमांक: अगग6-4856-2016

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मे. एस. एस. एन्टरप्रायजेस तर्फे भागीदार 1) श्री. संजय दत्तात्रय पाठे .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:16 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मुल्य: रु.11813700 /-

मोबदला रु.11875000/-

भरलेले मुद्रांक शुल्क : रु. 712500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006854954201617E दिनांक: 21/12/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 700/-

मुळदस्त परत केला

CHALLAN

MTR Form Number-6

दस्त स्कॅन झाला

GRN	MH006854954201617E	BARCODE	Date	19/12/2016-13:15:44	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No. (If Appliacable)	ADEFS6640P
Office Name	ARB6_AURANGABAD NO 6 SUB REGISTRAR	Full Name	S S ENERPRISES through Partner s Sanjay Dattatrya Pathe Sunil Mohan bhale
Location	AURANGABAD		
Year	2016-2017 One Time	Flat/Block No.	Plot No 34, 35, 36, 37, Survey No
Account Head Details	Amount In Rs.	Premises/Building	17
0030046401 Stamp Duty	712500.00	Road/Street	Shahanurwadi
0030063301 Registration Fee	30000.00	Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 5
THIS CHALLAN IS DEFACED		Remarks (If Any)	PAN2=AAAPO6783C~SecondPartyName=Shri Manmohansing Karamsingh Oberoi~CA=11875000~Marketval=11813780
Total	742500.00	Amount In Words	Seven Lakh Forty Two Thousand Five Hundred Rupees Only

Sub-Registrar
A'bad. No.6, A'bad.

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016121933880	IK00AUWRC1
Cheque/DD No.		Date		19/12/2016-13:20:16	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822252513

Seal of the Sub-Registrar No.6 AURANGABAD

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४५६ | ०१ | २५

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(Zone No 9.122)

SALE DEED FOR PLOT NO. 34, 35, 36 AND 37 IN SURVEY NO. 17 SHAHANURWADI, AURANGABAD

Actual Considration: Rs.11875000/-
Govt. Valuation: Rs.11813700/-
Rate: Rs 15900/-

Sale deed for plot no. 34, 35, 36 and 37 in survey No.17, Shahanurwadi, Aurangabad. Admeasuring 744.00 Sq. Meter .
THIS DEED OF SALE is made and executed on this the 20th day of December 2016.

BETWEEN

M/s. S. S. ENERPRISES
Pan: ADEFS6640P
Registered Office,
First Floor, 5/4/53,
SBH Colony, Peerbazer, Aurangabad.
Through Its Partner,

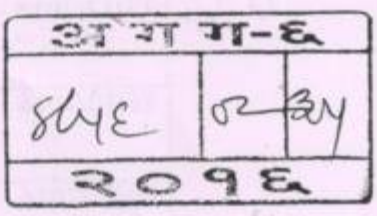
1. **Mr.Sanjay D.Pathe**
   Age: 45Years, Occu: Business,
   R/o: As above
   Pan No.ACCPP9617Q

2. **Mr.Sunil.M.Bhale**
   Age: 45 Years, Occu: Business,
   R/o: As above
   Pan No.ABMPB5607P
   (Hereinafter called as "Purchaser")

Seal of the Sub-Registrar No.6 AURANGABAD

AND

Shri. Manmohansing S/o Karamsingh Oberoi
Age:65 Years, Occu.: Business,
R/o: Osmanpura, Aurangabad.
Pan Card No.AAAP06783C.
(Hereinafter called as seller "Vendor")



1. WHEREAS the seller i.e. the owner Shri. Manmohansing Karamsingh Oberoi made proposal to the purchaser for sale out of the plot 34, 35, 36 and 37 of the survey No.17, Shahanurwadi, Aurangabad to purchaser.

2. AND WHEREAS the purchases i.e. S. S. Enterprises Though it's registered partners accepted the proposal so as to purchase the above said open plot's mentioned in scheduled "A" of this deed.

3. The seller hereby declared that the property mentioned in the scheduled "A" is free from all encumbrances and there is no adverse any claim either by individual or any financial institution on the said property.

Seal of the Sub-Registrar No.6 AURANGABAD

4. The property mentioned in the scheduled "A" was purchase by the seller by way of registered sale deed day book No.9875/2010 dated 06.12.2010 as per courts order.

5. The seller hereby declared that he has been in the peaceful possession of the property mentioned in the scheduled "A".

6. And whereas the seller offered to sale the plot No. 34, 35, 36 and 37 in Survey No. 17, Shahanurwadi, Aurangabad to the purchaser for total sale consideration of Rs.11875000/- (In words Rs. One hundred and eighteen lakh and seventy five thousand only) Excluding of registration and other taxes charges and the purchases the above mentioned plots for the sale consideration.

8. NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS.

That in pursuance of the said offer and acceptance the purchaser has already paid the entire sale consideration of Rs.11875000/-

Payment details as follows.

Rs. 40,00,000/- Payment done by M/S. Kalptaru constructions (consenting party) on behalf of S. S. enterprises, which is mentioned below with other payment

Date	Bank	UTR. No/Cheque No.	Amount
10/04/2011	Purnwadi Nagrik Sahakari Bank Ltd	45551	Rs. 20,00,000/-
29/05/2011	Purnwadi Nagrik Sahakari Bank Ltd	45574	Rs. 20,00,000/-
13/12/2016	Chikhali urban co-op Bank ltd	HDFCR52016121312294359	Rs. 20,00,000/-
16/12/2016	Chikhali urban co-op bank ltd.	HDFCR52016121612343154	Rs. 38,75,000/-
20/12/2016	Chikhali urban co-op bank ltd.	4440U16324029508	Rs. 18,81,250/-
20/12/2016	Tax deducted at source(TdS) and paid	BSR Code: 0004329, Date: 20.12.16, Challan No: 07045	Rs. 1,18,750/-

8462 2098

Paid by the purchaser and the seller also has given possession in favour of the purchaser by dated 19.12.2016.

9. The seller has hereby admitted and acknowledged the seller hereby convey, transfer and assign all the title, right and interest over the scheduled property together with the rights and easements and appurtenances and the use of the purchaser.

10. That the seller has this day delivered the vacant, physical and peaceful possession of the scheduled property to the purchaser to have and hold the same absolutely and forever, which is more fully and particularly mentioned in the scheduled "A'' of this sale deed.

11. That the seller hereby declared that there is no any kind of taxes or payment is due against the said property.

12. That the rights, title, interest, easements, privileges, appurtenances, liberties, enjoyment and possession are hereby transfer and subsist in favour of the purchaser absolutely and forever.

13. That the seller hereby declare and covenant with the purchaser that the scheduled mentioned property is free from all encumbrances, charges, prior sales, gifts, mortgages, lines, court attachment and litigation etc.

14. The seller hereby declared that site description in "A" scheduled property is not assigned land, and it does not contrary to the transferees act. And it is also not sold to anybody or under mortgage to govt., agencies, undertaking.

15. AND WHEREAS the seller is hereby disposed of and transferred the said property in favour of purchasers for raising funds for his personal reason.

16. That the seller has assured unto the present purchaser that the said property is neither a subject matter of any pending litigation, requisitions or acquisition preceding and that the seller has the absolute right to sell, transfer and convey the same.

Seal of the Sub-Registrar Aurangabad

17. That the seller has today put the purchaser in actual possession of the said property, and the purchasers here by declares and conforms that the seller shall not have any right, title or interest in or over the said property or any part thereof.

18. That the purchaser shall get their name entered in the record of rights in respect of the said property.

19. That the seller has applied for obtained and furnished and to the purchasers all the necessary permissions, exemotions and clearance under the provisions of law enforce required for the due and effective of these presents.

20. That as agreed by and between the parties hereto, all the expenses of stamp duty and registration charges have been born out of the purchasers alone.

37 FF II-Ea
8424 08/04
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THE SCHDULED "A" OF THE PROPERTY ABOVE REFERED TO:

The Plot No. 34, 35, 36 and 37 in Survery No. 17, Shahanurwadi, Aurangabad. admeasuring 744.00 Sq. meter

East: J.S.Constructions

West: 7.50 mtr Layout road

South: Plot No.38

North: Plot No. 33

IN WITNESS WHERE OF, The seller (vendor) has hereunto set his hand to this absolute deed of sale on this day of 20/12/ 2016 First above mentioned in the presence of the following parties and witness.

Seller (vendor)

Shri.Manmohansingh S/o Karamsingh Oberoi

AND

Purchaser

M/s. S. S. ENTERPRISES,

Its partner

1. Mr.Sanjay Dattatray Pathe
2. Mr. Sunil Mohan Bhale

Consenting party

Mrs. Sheetal Vinod Shewatekar,
Proprietor M/S. Kalptaru constructions
Age : major, Occupation : business
R/o, Rokadiya Hanuman Colony, Aurangabad.

WITNESSES

1. Mr. Rohit Vasantrao Nalawade
   Age 32 Years, Occ: Business
   Address: 30, Prachi Apartment, Kokanwadi, Aurangabad
2. Mr. Abhay Kishor Kulkarni
   Age 29 Years, Occ: Service
   Address: D 89/9, Shivajinagar, Aurangabad

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2016		

Summary-2(दस्त गोषवारा भाग - २)

21/12/2016 3 04:24 PM

दस्त गोषवारा भाग-2

अगम6 ४४/३५
दस्त क्रमांक:4856/2016

दस्त क्रमांक :अगम6/4856/2016
दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. एस. एस. एन्टरप्रायजेस तर्फे भागीदार 1) श्री. संजय दत्तात्रय पाठे . पत्ता:प्लॉट नं: बंगलो क्र. 2, माळा नं: ., इमारतीचे नाव: अपेक्स पारिजात, ब्लॉक नं: ., रोड नं: गादिया विहार रोड, शाहनुरवाडी, महाराष्ट्र, औरंगाबाद. पॅन नंबर:ADEFS6640P	लिहून घेणार वय :-45 स्वाक्षरी:-		
2	नाव:भागीदार 2) सुनील मोहन भाले पत्ता:प्लॉट नं: 5/4/53, माळा नं: स्टेट बँक कॉलनी, इमारतीचे नाव: पीरबझार, ब्लॉक नं: ., रोड नं: उस्मानपुरा, महाराष्ट्र, औरंगाबाद. पॅन नंबर:ADEFS6640P	लिहून देणार वय :-45 स्वाक्षरी:-		
3	नाव:मनमोहनसिंग करमसिंग ओबेराय पत्ता:प्लॉट नं: 5-6-86, माळा नं: गुरुद्वारा मागे, इमारतीचे नाव: उस्मानपुरा, ब्लॉक नं: ., रोड नं: उस्मानपुरा, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AAAPO6783C	लिहून देणार वय :-68 स्वाक्षरी:-		
4	नाव:मे. कल्पतरू कन्स्ट्रक्शन चे मालक सौ. शीतल विनोद शेवतेकर . पत्ता:प्लॉट नं: घर क्र. 24, माळा नं: रोकडिया हनुमान कॉलनी, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: मोंढा रोड, महाराष्ट्र, औरंगाबाद. पॅन नंबर:AVIPS2299C	मान्यता देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत सेल डीड चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 12 / 2016 03 : 00 : 42 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अभय किशोर कुलकर्णी वय:29 पत्ता:डी 89/9, शिवाजीनगर, औरंगाबाद पिन कोड:431001 स्वाक्षरी		
2	नाव:रोहित वसंतराव नलावडे वय:32 पत्ता:30, प्राची अपार्टमेंट, कोकणवाडी, औरंगाबाद पिन कोड:431005 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:21 / 12 / 2016 03 : 01 : 20

Joint S R Aurangabad VI

Sub-Registrar Head Office Aurangabad

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH006854954201617E	0003841518201617