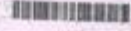


मुळदस्त परत केला



पावती

Original/Duplicate

Wednesday, December

21, 2016

3:06 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8300 दिनांक: 21/12/2016

गावाचे नाव: शहानुरवाडी

दस्तऐवजाचा अनुक्रमांक: अगग6-4857-2016

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: नरसिंह लक्ष्मणराव कुलकर्णी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मुळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:23 PM ह्या वेळेस मिळेल.

Joint S R Aurangabad VI

बाजार मूल्य: रु. 3700000/-

मोबदला रु. 3725000/-

भरलेले मुद्रांक शुल्क: रु. 223500/-



1) दस्तऐवजाचा प्रकार: eChallan रकम: रु. 30000/-

सील/थनादेश/पे ऑर्डर क्रमांक: MH006856614201617E दिनांक: 21/12/2016

वकील नाव व पत्ता:

2) दस्तऐवजाचा प्रकार: By Cash रकम: रु. 620/-

मुळदस्त परत केला



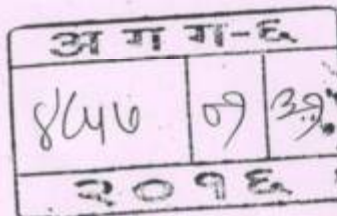
दस्त स्कैन झाला

CHALLAN
MTR Form Number-6

20/12/19

GRN	MH006856614201617E	BARCODE			Date	19/12/2016-13:38:48		Form ID	25.1	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty				TAX ID (If Any)					
	Registration Fee				PAN No. (If Applicable)		BH6PK1366F			
Office Name	ARBS_AURANGABAD NO 6 SUB REGISTRAR				Full Name		Mr Narshiha Laxmanrao Kulkarni			
Location	AURANGABAD				Flat/Block No.		PLOT NO 33, SURVEY NO 17			
Year	2016-2017 One Time				Premises/Building					
Account Head Details		Amount in Rs.		Road/Street		SHAHANURWADI				
0030046401 Stamp Duty		223500.00		Area/Locality		AURANGABAD				
0030063301 Registration Fee		30000.00		Town/City/District						
				PIN		4 3 1 0 0 5				
THIS CHALLAN IS DEFACTED Sub-Registrar Aurangabad, No. 6, A Road.				Remarks (If Any)						
				PAN2=AAAP06783C-SecondPartyName=Shr						
				I Manmohansing Karamsingh Oberoi-CA						
				=3725000-Marketval=3700000						
				Amount in		Two Lakh Fifty Three Thousand Five Hundred Rupees				
Total		253500.00		Words		Only				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		REF No.		00040572016121935883 IK00AUXFS1		
Cheque/DD No.				Date		19/12/2016-13:39:49				
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Mobile No. : 9822670613



(Zone No: 9.122)
**SALE DEED FOR PLOT NO. 33
IN SURVEY NO. 17 SHAHANURWADI,
AURANGABAD**

Actual Consideration : Rs.3725000/-

Govt. Valuation: Rs 3700000/-

Rate: Rs. 15900/-

Sale deed for plot no. 33, in survey No.17, Shahnurwadi, Aurangabad.
Admeasuring 232.50 Sq. Meter.

THIS DEED OF SALE is made and executed on this the 20th day of
December 2016.

BETWEEN

Mr. Narshinha S/o Laxmanrao Kulkarni

Age: 55 Years, Occu: Business

H. No 126, Jai vishwabharti Colony, Garkheda, Aurangabad

Pan No.: BHKPK1366F

(Hereinafter called as "Purchaser")

AND

Shri. Mantmohansing 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 No. 33 of the survey No.17, Shahanurwadi, Aurangabad to purchaser.

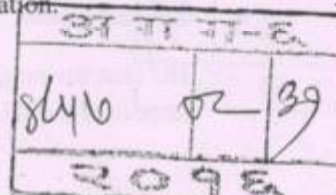
2. AND WHEREAS the purchaser accepted the proposal so as to purchase the above said open plot's mentioned in scheduled "A" of this deed.

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.

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".

7. And whereas the seller offered to sale the plot No.33 in Survery No. 17, Shahanurwadi , Aurangabad to the purchaser for total sale consideration of Rs.37,25,000/- (in words Rs. Thirty seven lakh and twenty 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.3725000/- (in words Rs. Thirty Seven Lakh and Twenty Five Thousand Only)

Payment details as follows.

Date	Bank	UTR No.	Amount
16/12/2016	Bank of maharashtra	MAHBR52016121603102438	Rs.3725000/-

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.

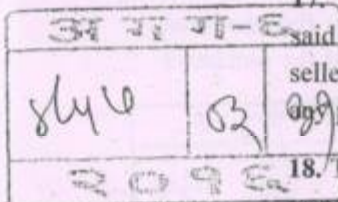
14. The seller hereby declared that site description in "A" scheduled property is not assigned land, and it does not contrary to the transferees act. And it is also not sold to anybody or under mortgage to govt., agencies, undertaking.

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.

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, exemptions 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 a stamp duty and registration charges have been born out of the purchasers alone.

THE SCHEDULED "A" OF THE PROPERTY ABOVE REFERED TO:

Plot No.33 in Survey No. 17, Shahanurwadi, Aurangabad. Admeasuring 232.5 sq.meter

East: J. S. Constructions

West: 7.50 Mtr Layout road

South: Plot No.34

North: 7.50 mtr Layout road



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

Seller (vendor)

Shri. Manmohansingh S/o Karamsingh Oberoi

Manmohansingh S/o Karamsingh Oberoi

AND

Purchaser

Mr. Narshinha S/o Laxmanrao Kulkarni

Mr. Narshinha S/o Laxmanrao Kulkarni

Consenting party

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

Mrs. Sheetal Vinod Shewatekar

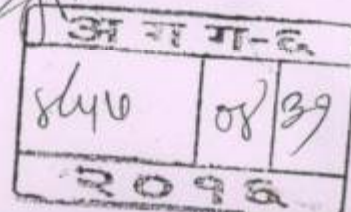
WITNESSES

1. Mr. Rohit Vasantao Nalawade
Age 32 Years, Occ: Business
Address: 30, Prachi Apartment, Kokanwadi, Aurangabad

Mr. Rohit Vasantao Nalawade

2. Mr. Abhay Kishor Kulkarni
Age 29 Years, Occ: Service
Address: D 89/9, Shivajinagar, Aurangabad

Mr. Abhay Kishor Kulkarni





21/12/2016 3 09:00 PM

दस्त गोपवारा भाग-2

अगम6

दस्त क्रमांक:4857/2016

दस्त क्रमांक :अगम6/4857/2016

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:नरसिंह लक्ष्मणराव कुलकर्णी पत्ता:प्लॉट नं: एन. नं. 126, माळा नं: जय विश्वभारती कॉलनी, इमारतीचे नाव: .. प्लॉक नं: चेतक घोड्या जवळ, रोड नं: गारखेडा, महाराष्ट्र, औरंगाबाद. पिन नंबर:BHKPK1366F	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाम:मनमोहनसिंग करमसिंग ओबेराय पत्ता:प्लॉट नं: 5-6-86, माळा नं: गुरुद्वारा मागे, इमारतीचे नाव: .. प्लॉक नं: .. रोड नं: उस्मानपुरा, महाराष्ट्र, औरंगाबाद. पिन नंबर:AAAP06783C	लिहून देणार वय :-68 स्वाक्षरी:-		
3	नाम:मे. कल्पतरु कन्स्ट्रक्शन सर्व्हे मालक सी. शीतल विनीत शेषतेकर . पत्ता:प्लॉट नं: घर क्र. 24, माळा नं: रोकडिया हनुमान कॉलनी, इमारतीचे नाव: .. प्लॉक नं: .. रोड नं: मोडा रोड, महाराष्ट्र, औरंगाबाद. पिन नंबर:AVIPS2299C	मान्यता देणार वय :-53 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तयारकीत सेल डीड वा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:21 / 12 / 2016 03 : 05 : 12 PM

ओळख:-

खालील इयम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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

प्रमाणित करण्यात येते की,

सदर दस्तावेजात घातून पाले आहेत.

शिक्षा क्र.4 ची वेळ:21 / 12 / 2016 03 : 05 : 57 PM

नंवराचे नोंदवला दि. 29/12/2016

Joint S R Aurangabad VI

EPayment Details

सह. मुख्य निदेशक वर्ग-२
औरंगाबाद ज.६

sr.	Epagement Number	Defacement Number
1	MH0068566142016	0003841754201617

4857 /2016

1. Verify Scanned Document for correctness and the thumbnail (attached on a side) printout after scanning.
2. Get print immediately after registration.

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