11/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 3
दस्त क्रमांक : 7929/2021
नोंदणी :
Regn:63m

गावाचे नाव : फसेपुर

(1)विलेखाचा प्रकार	गेस डीड
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1913678
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:औरंगाबाद इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे. फसेपुर,ता.जि. औरंगाबाद येथील सर्व्ह नं. 13/पार्ट मधील निवासी रेसाकॅन मधये असलेल्या सेक्टर - 31 फेज -2 वरात असलेल्या निवासी भुखंड क्रं. 15 असून त्याचे क्षेत्र 2884.99 चौ.फुट म्हणजेच 268.022 चौ.मि. चे खरेदीकत.((GAT NUMBER : 13 ;))
(5) क्षेत्रफळ	1) 268.022 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेल्या 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:-व्हिक्ट्री इंटरप्रायजेस (पूर्वीचे नाव ओमीक्रॉन कन्स्ट्रक्शन) तर्फे भागीदार मनीष राधनिरंजन अग्रवाल वांग्मार्फत कुलमुखत्यारधारक सुकुन.बी. विनोद सिलाधर अग्रवाल - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स. एन-1 सिडको, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. नवकिशोर भिमराव चव्हाण - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स. प्लॉट नं एच-1/9,कासलीवाल पुर्वा, एअरपोर्ट समोर, चिकलठाणा, औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-APXPC0679F
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	11/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7929/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद

Receipt (pavti)

160/7929 पावती Original/Duplicate

Thursday,November 11 ,2021 नोंदणी क्रं. :39म

1:42 PM Regn.:39M

पावती क्रं.: 13933 दिनांक: 11/11/2021

गावाचे नाव: फुलेपुर

दस्तऐवजाचा अनुक्रमांक: अगग3-7929-2021

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: श्री. नंदकिशोर भिमराव चव्हाण - -

नोंदणी फी	रु. 25000.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 25840.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे 2:02 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.

बाजार मुल्य: रु.1913678 /-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111202102540 दिनांक: 11/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008613492202122E दिनांक: 11/11/2021

बँकेचे नाव व पत्ता:

दस्त स्कॅन चलान CHALLAN
MTR Form Number-6 मूळ दस्तऐवज परत घेणे

GRN	MH008613492202122E	BARCODE		Date	11/11/2021-10:38:17	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	APXPC0979F
Office Name	ARS3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	NANDKISHOR BHIMRAO CHAVAN
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO 15 SECTOR 31 PHASE 2
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	150000.00	Road/Street	FATTEPUR GUT NO 13 PART
0030063301 Registration Fee	25000.00	Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 7
		Remarks (If Any)	PAN2=AACFO0468R~SecondPartyName=VICTORY ENTERPRISES~CA=2500000~MarketVal=1913678
Total	1,75,000.00	Amount In Words	One Lakh Seventy Five Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021111194407	IK0BJGWSM9
Cheque/DD No.		Bank Date	RBI Date	11/11/2021-10:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 8850588612

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Seal of the Jt.Sub-Registrar Aurangabad no.3

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१२/११/२०२१

Page 1/1

Print Date 11-11-2021 10:42:07

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1111202102540	Date	11/11/2021
Received from NANDKISHOR BHIMRAO CHAVAN, Mobile number 9850588612, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.			
Payment Details			
Bank Name	SBIN	Date	11/11/2021
Bank CIN	10004152021111102251	REF No.	131611356152
This is computer generated receipt, hence no signature is required.			

CHALLAN
MTR Form Number-6

GRN	MH008613492202122E	BARCODE		Date	11/11/2021-10:39:17	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	APXPC0679F
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR	Full Name	NANDKISHOR BHIMRAO CHAVAN
Location	AURANGABAD		
Year	2021-2022 One Time	Flat/Block No.	PLOT NO 15 SECTOR 31 PHASE 2
		Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	FATTEPUR GUT NO 13 PART
0030040401 Stamp Duty	150000.00	Area/Locality	AURANGABAD
0030063301 Registration Fee	25000.00	Town/City/District	
		PIN	4 3 1 0 0 7
		Remarks (If Any)	
		PAN2=AACFO0463R~SecondPartyName=VICTORY	
		ENTERPRISES~CA=2500000~MarketVal=1913678	
		Amount In Words	One Lakh Seventy Five Thousand Rupees Only
Total	1,75,000.00		

DEFACED ₹175000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040672021111194407	90BJGWSM9
Cheque/DD No.		Bank Date	RBI Date	11/11/2021-10:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850588812

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-160-7929	00040895512021122	11/11/2021-13:42:11	IGR207	25000.00
2	(IS)-160-7929	00040895512021122	11/11/2021-13:42:11	IGR207	150000.00
			Total Defacement Amount		1,75,000.00

Print Date 11-11-2021 01:54:47

Seal of the Jt.Sub-R. Aurangabad no.3

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Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1111202102540	Receipt Date	11/11/2021

Received from NANDKISHOR BHIMRAO CHAVAN, Mobile number 9850588612, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 7929 dated 11/11/2021 at the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad.

DEFACED
₹ 840
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	11/11/2021
Bank CIN	10004152021111102251	REF No.	131511356152
Deface No	1111202102540D	Deface Date	11/11/2021

This is computer generated receipt, hence no signature is required.

Seal of the Jt.Sub Registrar Aurangabad

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Zone: 9/9.4
(Govt. Rate Rs. 7140/- Per Sq.Mtr.)
Government Valuation Rs. 19,13,678/-
Actual Consideration Rs. 25,00,000/-

SALE DEED

Sale Deed in respect of **Plot No.15** out of **NA-44** Residential Layout at **Gut No.13 (Pt)** Situated at Fattepur **(Sector-31- Phase-II)**, Aurangabad is executed on this 11th day of 11 2021 between,

M/S. VICTORY ENTERPRISES
(Formerly OMICRON CONSTRUCTIONS),
A Partnership Firm,
Through: It's Partner:
MR. MANISH RAMNIRANJAN AGRAWAL
Age: 47 years, Occupation: Business,
R/o: N-1, CIDCO, Aurangabad,
PAN NO. AADFO0468R

(Hereinafter called as **"OWNER/SELLER"** which expression unless repugnant to the context shall means and include all the present and future partners of the firms, their heirs, successors, representatives, executors, administrators and assigns etc) of the **FIRST PART.**

IN FAVOUR OF

NANDKISHOR BHIMRAO CHAVAN
Age: 34, Occ. Business ,
PAN No :- APXPC0879F
R/o. Flat No.F-1/9, Kasliwal Purva ,Oppt. Airport, Chikalthana, Aurangabad

(Hereinafter called the **"PURCHASER/VENDEE"** which expression unless repugnant to the context shall means and include all her heirs, successors, representatives, executors, administrators and assigns) of the **SECOND PART**

WHEREAS, the property adm. 3 Hector and 71 R bearing Gut No.13 situated at Village, Fattepur tal and dist Aurangabad was owned and possessed by **Mr.Guman Ramrao Dandge** since long..

AND WHEREAS, after the partition of the property admeasuring 3 H 71 R by Mr.Guman Ramrao Dandge his son Mr. Bhausaheb Guman Dandge become the owner of the Land admesuring 1 Hector 88 R. and the name of **Mr. Bhausaheb Guman Dandge** has been mutated in 7/12 extract vide **Pher No.104** dated **28.11.1985**, and Since then he is the owner and possessor of the land admeasuring **1 Hector 88 R.**

Seal of the Jt.Sub-Registrar Aurangabad no.3

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AND WHEREAS, Mr.Janardhan Guman Dandge, the other son of Mr.Guman Ramrao Dandge Sold the balance land admeasuring 4 Acre 23 Guntas with the consent of his father Mr.Guman Ramrao Dandge to Mr. Shaik Kadar Shaik Sandu vide Sale Deed No. 293 of dated 18.01.1984 and vide Sale Deed No.5880 of dated 18.11.1984 and the name of the purchaser **Mr. Shaik Kadar Shaik Sandu** has been mutated in 7/12 extract vide **Pher No. 136.**

AND WHEREAS, Mr. Shaik Kadar Shaik Sandu Sold entire Land admeasuring 4 Acre 23 Guntas to Ms. Naz Begum Niyaz Mohamand Khan vide Sale deed No.1809 dated 16.05.1997 and the name of the purchaser **Ms. Naz Begum Niyaz Mohamand Khan** has been mutated in 7/12 extract vide **Pher No.207.**

AND WHEREAS, Mr. Bhausaheb Gumanrao Dandge Sold land admeasuring 40 R out of 1 H 88 R to M/s Rishi Realcon Pvt Ltd through its Director Mr.Shyam Trilokchand Agrawal vide Sale Deed No.1403 of 2012 dated 12.03.2012 and the name of the purchaser **M/s Rishi Realcon Pvt Ltd** has been mutated in 7/12 extract vide **Pher No.582.**

AND WHEREAS, Mr.Bhausaheb Gumanrao Dandge sold land admeasuring 53 R out of the balance land admeasuring 1 H 48 R. to M/s Omicron Constructions through its Partner Mr.Manish Ramniranjan Agrawal vide sale deed No.2127 of 2013 dated 10.06.2013. and the name of the purchaser **M/s Omicron Constructions** has been mutated in 7/12 extract vide **Pher No.636**. Since then M/s Omicron Constructions is owner and possessor of the land admeasuring 53 R. The schedule of the land adm. 53 R is more specifically described in **Schedule A.**

AND WHEREAS, the M/s Omicron Constructions decided to convert the above property into Non-Agricultural for residential purpose and apply for NA order U/s 44 of the Maharashtra Land Revenue Code 1966 and applied for the same. Subsequently, The Collector Aurangabad passed the NA-44 (Resi) order vide. No. Ja.kar-2013 / MASHAKA / JAMIN-1 / NAP-34 / MAUJE-Fattepur, Tq. AURANGABAD / Par. Kar.319 dated 01.03.2014. The Final Layout permission of the said land has been finally approved by CIDCO vide their Approval letter No. CIDCO/TPO/AFA-FLP/2014/150 dated 11.03.2014

AND WHEREAS, The Owner, namely Omicron Constructions have in the meanwhile, applied to the Registrar of Firms to change the name from " Omicron Constructions" to " Victory Enterprises" and same was approved by the Assistant Registrar of Firms on Dt: 09.07.2019. Hence this Sale Deed is executed under the name of "Victory Enterprises" which is formerly "Omicron Constructions". There is no other change in the constitution of the firm.

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Seal of the Jt.Sub-Registrar Aurangabad No.3

And Whereas ,the Owner decided to market the plot under the nomenclature as **"Sector-31-Phase-II"**.

The Purchaser has gone through all the above referred documents and she is totally satisfied with the title and Boundaries of **Plot No. 15** out of NA-44 Residential Layout at **Gut No. 13 Village, Fattepur, Tal. & Dist Aurangabad** situated at **(Sector-31-Phase-II)**, Aurangabad and which is specifically described in the schedule **"B"** below,

And Wherras, the said Plot under sale is sold by the Seller to the Purchaser for total consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)**. The entire consideration amount is paid by the Purchaser to the Seller in following manner:

Sr.	Date	Bank Name	Cheque No./RTGS/NEFT	Amount
1	27.05.2021	YES Bank	YESBR52021052781041582	10,00,000/-
2	01.11.2021	SBI	286765	8,50,000/-
3	01.11.2021	SBI	286766	6,50,000/-
			Total Amount of Rs.	**25,00,000/-**
In Word Rupees: Rupees Twenty Five Lakhs Only.				

Thus, the Seller have received entire consideration amount **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** from the Purchaser and there is no dispute in respect of the consideration between Seller and Purchaser.

Whereas Purchaser has obtained the Commencement Certificate/Building permission from the Concern authorities i.e. CIDCO vide letter no. CIDCO/TPO/AFA(BP)/2021/121 Dt: 03.11.2021 Purchaser has paid the Development charges of Rs. 6,24,250/- through Yes Bank Demand Draft no. 591792 Dt: 18.10.2021, directly to CIDCO. And the same has acknowledged by CIDCO vide receipt no. 3161 Dt: 18.10.2021.

Whereas the Proposed land / Plot has been sold with Building Permission. Purchaser has to construct / develop the land at his own responsibility .

And Whereas, the purchaser confirm having taken peaceful and lawful possession of the said Plot, more specifically described in the schedule **'B'** hereinafter, from the Seller, and that the Purchaser shall cause and utilize the same as per her wish and desire within the framework of the NA sanction.

1. The Seller hereby further declares that the schedule property is free from all encumbrances, lien, charges, mortgage, lease, court or other attachments, lis-pendens, acquisition and requisition

Seal of the Jt.Sub-Registrar Aurangabad no.3

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proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Purchaser.

2. The Seller hereby for him selves and his heirs, executors and administrators covenant with the Purchaser that the Seller now have in him selves good right, full power and absolute authority to grant and sell the said Plot hereby granted and sold or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

3. The Purchaser is entitled to get her name entered as owner of the said plot before the appropriate authority and the Seller agreed to give necessary assistance, if required.

4. That the Purchaser hereby confirms having received vacant and Peaceful possession of the said plot and has no claim whatsoever in this regard.

5. That the Purchaser has to bear all the charges for registration and execution of this Deed.

6. That the Seller or any one on his behalf have not created any adverse right or interest in respect of schedule property.

7. The Seller state that he has already paid all the taxes, land revenue and other charges till the date of handing over the possession to the Purchaser and here-onwards the Purchaser will have to pay the future taxes, land revenue and other charges.

8. The Seller hereby deliver to the Purchaser all deeds, evidence and writings now in his possession relating to the title of Seller to the property hereby conveyed. The Purchaser hereby confirms that Seller has handed over the Possession of the Plot to her entire satisfaction as well as the relevant deeds and writings in respect of the subject property.

9. The Purchaser has got the subject plot inspected and measured and is satisfied with the same and has no claim or objection regarding the same whatsoever.

10. That it is further agreed that the Purchaser shall apply to concerned authorities for obtaining Electricity Connection and the same shall be arranged by the Purchasers at her own cost.

11. That it is also hereby agreed that the maintenance / Theft / Repair etc of the Street lights, Roads, per-cast boundary wall etc is the joint responsibility of all the purchasers of the plotting layout and henceforth the Seller shall not be responsible for the same.

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Seal of the Jt.Sub-Registrar

12. That it is also hereby agreed that purchaser will not use the Plot purchased by her for the purpose of public Road or any illegal use and he accept to be bound by the terms and conditions mentioned in NA order No Ja.kar-2013 / MASHAKA / JAMIN-1 / NAP-34 / MAUJE-Fattepur, Tq. AURANGABAD / Par. Kar.319 dated 01.03.2014 & terms and condition of Final Layout Permission of CIDCO vide letter No CIDCO/TPO/AFA-FLP/2014/150 dated 11.03.2014. Purchaser also agrees not to destroy / disturb or shift any part of infrastructure provided by the seller including Boundary wall.

13. That the purchaser is totally satisfied with the Infrastructure provided by the Seller as Promised and has no claim or objection regarding the same whatsoever.

14. That it is further agreed that the terms **"SELLER"** and **"PURCHASER"** herein used shall unless inconsistent with the context include as well as the heirs, administrators or assignees of the respective parties themselves.

SCHEDULE – A

All the part and parcel of the land Admeasuring 53 R situated in Gut No. 13 of Village Fattepur, Tal. & Dist Aurangabad and same is bounded as under,

Towards the East	: Gut No. 12 & 14 of Village Fattepur
Towards the West	: Part of Gut No. 13, of Village Fattepur
Towards the North	: Part of Gut No. 13, of Village Fattepur
Toward the South	: Gut No. 25, of Village Fattepur

SCHEDULE "B" OF THE PLOT UNDER SALE

All the part and parcel of **Plot No. 15** Admeasuring **2884.99 Sq.Ft (268.022 Sq Mtrs)** situated at **Sector 31-Phase-II**, in **Gut No. 13** of Village Fattepur, Tal & Dist Aurangabad and same is bounded as under,

Towards the East	**: 9 Meter Road**
Towards the West	**: Plot No.14**
Towards the North	**: Plot No.18 to 21**
Towards the South	**: Gut No. 25**

Market Value of the property conveyed under this deed is of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)**

The Stamp Duty is paid on the market value as computed above.

Seal of the Jt.Sub-Registrar Aurangabad no.3

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IN WITNESS WHERE OF the parties herein have affixed their respective signatures to this Sale Deed is executed at Aurangabad on this 11th day 11 of 2021 in presence of the witness, for sale of Plot No. 15 as **"SECTOR-31 Phase-II"** Situated at Gut No. 13, Village Fattepur, Tq. & Dist. Aurangabad.

OWNER/BUILDER **THUMB** **SIGN**

M/S. VICTORY ENTERPRISES
(Formerly Omicron Constructions)
Through its Partner
MANISH RAMNIRANJAN AGRAWAL



Through,
Execute of this document
Through S.P.A Holder
(Vide Book No.1991/2014)
Mr. Vinod Liladhar Agrawal



PURCHASER/s

NANDKISHOR BHIMRAO CHAVAN



WITNESSES

1. Naval Santosh Joshi
Age: 33 Yrs. Occ: Service
R/o: N-2, CIDCO, Aurangabad.



2. Shamrao Bhikaji Rathod
Age: 39 Yrs. Occ Service
R/o: Hiraput, Aurangabad.



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०९/०८/२०२१

Seal of the Jt.Sub-Registrar Aurangabad no.3