

342/7825

पावती

Original/Duplicate

Thursday, December 24, 2020

नॉदणी क्र. :39म

6:29 PM

Regn.:39M

पावती क्र.: 10910 दिनांक: 24/12/2020

गावाचे नाव: बडगाव कोल्हाटी

दस्तावेजाचा अनुक्रमांक: अगव5-7825-2020

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर कारणाऱ्याचे नाव: मे. ज्योवेल बिझनेस तर्फे अधिकृत मॅनेजिंग पार्टनर - प्रफुल्लकुमार पुरुषोत्तम अग्रवाल - -

नॉंदणी फी

₹. 30000.00

बहुत हाताळणी की

₹. 1600.00

पृष्ठांकी संख्या: 80

एकूणः

रु. 31600.00

આપણાસ મૂલ્ય વસ્તુ, ધંબનેલ પ્રિંટ, સૂચી-૨ અંદાજે

6:42 PM ह्या वेळेस निघेल.

Joint Sub Registrar Aurangabad V

बाजार मूल्य: ₹.15180000/-

मोबाइल रु.17100000/-

भरलेले मुद्रांक शुल्क : रु. 513100/-

1) देयकाना प्रकार: DHC रकम: रु.1600/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2312202006275 दिनांक: 24/12/2020

वर्किये नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेशपि ऑर्डर क्रमांक: MH008836753202021E दिनांक: 24/12/2020

बैकिन्गे नाय व पणतः

P. Samuel

342/7825

इतर पावती

Original/Duplicate

Monday, 04 January 2021 5:58 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 142 दिनांक: 04/01/2021

गावाचे नाव: -वडगाव कोल्हाटी

दस्तऐवजाचा अनुक्रमांक: अगम5-7825-2020

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. गोवेल बिझनेस हफे अधिकृत मॅनेजिंग पार्टनर - प्रफुल्लकुमार पुरुषोत्तम अग्रवाल - -
वर्णन

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 740.00

Joint Sub Registrar Aurangabad V

1); देयकाचा प्रकार: DHC रकम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0401202113492 दिनांक: 04/01/2021

बँकेचे नाव व पत्ता:



दस्ता स्कॅन झाला

CHALLAN
MTR Form Number-6

6624/70



GRN	MH008836753202021E	BARCODE			Date	22/12/2020-19:43:44	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name MS GROWELL BUSINESS RF THROUGH			
Location AURANGABAD					MANAGIN PARTNER THROUGH			
Year 2020-2021 One Time					Flat/Block No. GUT NO. 54			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					513100.00			
0030063301 Registration Fee					30000.00			
					Premises/Building			
					Road/Street WADGAON KOLHATI			
					Area/Locality AURANGABAD			
					Town/City/District			
					PIN 4 3 1 0 0 1			
					Remarks (If Any)			
					SecondPartyName=JANNAPA BAPU AWALE and others-			
					Amount In Five Lakh Forty Three Thousand One Hundred Rupees			
Total					5,43,100.00			
					Words Only			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 00040572020122252132 IK0AWJXKF9			
Cheque/DD No.					Bank Date RBI Date 22/12/2020-19:24:44 Not Verified with RBI			
Name of Bank					Bank Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

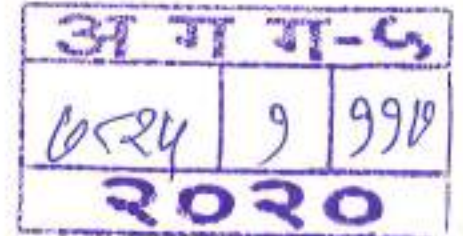
Department ID :

Mobile No. :

0000000000

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2312202006275	Date 23/12/2020
Received from self, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 23/12/2020
Bank CIN 10004152020122305630	REF No. IGAKCNYAW2
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-8



GRN	MH008836753202021E	BARCODE			Date	22/12/2020-18:43:44		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		MS GROWELL BUSINESS RF THROUGH			
Location AURANGABAD							MANAGIN PARTNER THROUGH			
Year 2020-2021 One Time					Flat/Block No.		GUT NO. 54			
Account Head Details				Amount In Rs.		Premises/Building				
0030046401 Stamp Duty				513100.00		Road/Street		WADGAON KOLHATI		
0030063301 Registration Fee				30000.00		Area/Locality		AURANGABAD		
						Town/City/District				
						PIN		4 3 1 0 0 1		
						Remarks (If Any)				
						SecondPartyName-JANNAPA BAPU AWALE and others-				
Total				5,43,100.00		Amount In Words		Five Lakh Forty Three Thousand One Hundred Rupees Only		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572020122252132 IKDAWJXKF9	
Cheque/DD No.					Bank Date		RBI Date		22/12/2020-07:44:38 23/12/2020	
Name of Bank					Bank Branch		STATE BANK OF INDIA			
Name of Branch					Branch No. & Date		358 , 23/12/2020			
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. खर चालन केवल दस्तावेज निलंबक कार्यालय में ही दर्ज कराया जा सकता है। अन्यथा यह कानूनन गलत माना जाएगा। Validity unknown Digitally signed by: VIRTUAL TREASURY MUMBAI 03 Date: 2020.12.28 13:15:33+05'30' Reason: Secure Document Location: India Challan Defaced Yes										
Sr. No.	(IS)-342-7825	Defacement No.	Defacement Date	Userid	Defacement Amount					
1	(IS)-342-7825	0004138107202021	24/12/2020-18:29:40	IGR209	30000.00					
2	(IS)-342-7825	0004138107202021	24/12/2020-18:29:40	IGR209	513100.00					
Total Defacement Amount					5,43,100.00					



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2312202006275 Receipt Date 28/12/2020

Received from self, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 7825 dated 24/12/2020 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.



Payment Details

Bank Name	SBIN	Payment Date	23/12/2020
Bank CIN	10004152020122305630	REF No.	IGAKCNYAW2
Deface No	2312202006275D	Deface Date	24/12/2020

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



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0401202113492 Date 04/01/2021

Received from self, Mobile number 0000000000, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

Payment Details

Bank Name	SBIN	Date	04/01/2021
Bank CIN	10004152021010412322	REF No.	CHF3862489

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



SALE DEED

ZONE NO 6.2

GOVERNMENT CONSIDERATION RS. 1,51,80,000/-

ACTUAL CONSIDERATIONS RS. 1,71,00,000/-

This Sale Deed is executed today on this 24 day of December 2020 at Aurangabad By :

1. **Jannapa S/o Bapu Awale,**
Age : Major, Occ: Business
R/o: 29-562, Aakash, Samta Nagar,
Kandivali (E), Mumbai-400101
Through Special Power of Attorney Holder :
Regd No: AGG/01/4349/2006, **Dt:** 07/09/2006,
Sanjay S/o Chandulal Kalantri,
Age : Major, Occ : Business,
R/o : Land No- 07, Pushpa Nagari,
Opp. ST Workshop,
Central Bus Stand Road,
Aurangabad-431001
Adhar : 5409 8312 4973,
PAN : ABFPK 3025R,
- 2) **Mrs Indira Gopal W/o V. Gopal,**
Age : Major, Occ: Business
R/o: Ane Homes, 942, Nana Peth, Pune - 411 014
Through Special Power of Attorney Holder :
Regd No: AGG/01/4350/2006, **Dt:** 07/09/2006,
Sanjay S/o Chandulal Kalantri,
Age : Major, Occ : Business,
R/o : Land No- 07, Pushpa Nagari,
Opp. ST Workshop,
Central Bus Stand Road,
Aurangabad-431001
Adhar : 5409 8312 4973,
PAN : ABFPK 3025R,
- 3) **Ben Jacob S/o Raymond Jacob,**
Age : Major, Occ: Business
R/o: Bungalow No: 02, Parishram Society, Viman Nagar,
Pune-411014
Through Special Power of Attorney Holder :
Regd No: AGG/03/2022/2009, **Dt:** 13/05/2009,
Sanjay S/o Chandulal Kalantri,
Age : Major, Occ : Business,
R/o : Land No- 07, Pushpa Nagari,



Sanjay Kalantri

Opp. ST Workshop,
Central Bus Stand Road,
Aurangabad-431001
Adhar : 5409 8312 4973,
PAN : ABFPK 3025R,

- 4) **Ravindra S/o Pandurang Narvekar,**
Age : Major, Occ: Business
R/o: B-102, Khiwansara Woods, Ulka Nagari,
Aurangabad-431005
Through Special Power of Attorney Holder :
Regd No: AGG/03/2023/2009, **Dt:** 13/05/2009,
Sanjay S/o Chandulal Kalantri,
Age : Major, **Occ :** Business,
R/o : Land No- 07, Pushpa Nagari,
Opp. ST Workshop,
Central Bus Stand Road,
Aurangabad-431001
Adhar : 5409 8312 4973,
PAN : ABFPK 3025R,

(Hereinafter called as "**VENDOR**", which expression shall mean and include all his heirs, Successors, administrators, executors and assignees etc.)

AND WITH CONSENT OF

- A) **M/s UDYOGBHARTI ESTATES (RF),**
PAN : AABFU 8799 D, **Dt** : 12/12/05,
RoF Regd No : ABD/988, **Dt:** 05/01/06,
Regd. Office Located at :
"A" Wing, First Floor, Bharat Bazzar,
API Compounds, MIDC Land No: P-72/6, 7 & 8
Chikalthana Industrial Area, Jalna Road,
Aurangabad-431006
Through its Authorised & Managing Partner :
Sanjay S/o Chandulal Kalantri,
Adhar : 5409 8312 4973,
Age : Major, **Occ** : Business,
R/o : Land No- 07, Pushpa Nagari,
Opp. ST Workshop,
Central Bus Stand Road,
Aurangabad-431001,



Hereinafter called and referred to : "**CONSENTING PARTY: I**"

Sanjay S Kalantri

B) SANJAY S/o CHANDULAL KALANTRI,

Adhar : 5409 8312 4973,

PAN : ABFPK 3025 R,

Age : Major, Occ : Business,

R/o: Land No- 07, Pushpa Nagari,

Opp. ST Workshop,

Central Bus Stand Road,

Aurangabad-431001,

Hereinafter called and referred to: **"CONSENTING PARTY: II"**

IN FAVOUR OF

M/s GROWELL BUSINESS,

PAN : AAUFG5983C, Dt: 18/6/2019,

A Regd. Partnership Firm :

ROF Regd No: 4750004377016, Dt: 11/9/2020

Regd. Office Located at :

G-24,25, Sai Trade Center, Beside Mayur House,

Station Road,

Aurangabad - 431005,

through its Authorized & Managing Partner :

Prafulkumar S/o Purushottam Agrawal,

Age : 46 years, Occ. : Business,

R/o: Saikrupa, 6/6/ Sailabh Enclave,

Itkeda, Paithan Road,

Aurangabad - 431001

Adhar : 8250 7266 6931



(Hereinafter called as **"VENDEE/ PURCHASER"**, which expression shall mean and include all its successors, administrators, executors and assignees).

WHEREAS ALL THAT piece and Parcel of Land admeasuring 40 R land from Gut No : 54, situated at Village Wadgaon Kolhati, Tq. and Dist. Aurangabad, falls within limits of Waluj Mahanagar No: I, as Developed by CIDCO Authority, with all rights, interest, claims, easementary rights and all such rights passing with the said property, which property / Land is the subject of the present Sale Deed and also more particularly described in **Schedule-A.**

Sanjay C Kalantri

WHEREAS the Vendor and one other person namely Narayan Garbad Kasar has purchased said Land admeasuring 50 R forming part of Gut No. 54 of village Wadgaon Kolhati, Tq. & Dist. Aurangabad within Notified Area of Waluj Mahanagar - 1, CIDCO from previous owner namely 1. Kashinath Janardhan Pradhan, 2. Bhanudas Janardhan Pradhan, 3. Jaggannath Janardhan Pradhan and 4. Eknath Janardhan Pradhan by virtue of sale deed dated 03-03-1986, registered at daybook serial no. 1248, with the office of Sub-Registrar, Aurangabad.

AND WHEREAS the Vendor initially agreed to sale the property under sale to the consenting party no. I & II as per the oral Agreement of Sale and accordingly consenting party no. I & II also paid consideration amount to the Vendor, but due to some technical and unavoidable circumstances unable to perform the part of contract.

AND WHEREAS, therefore the Vendor and consenting party I and II decided to sale the property under sale jointly to the purchasers and therefore consenting party I and II is signing this sale deed as consenting party to this transaction.

AND WHEREAS, ONE Co-owner namely Narayan Garbad Kasar expired on: 29/10/2001 and as such the legal heirs of the Narayan Garbad Kasar namely 1. Smt. Sunita Wd/o Narayan Kasar, 2. Dr. Nila Wd/o Ratnakar Kumbhakarna, 3. Jyotsna W/o Madhukar Sarode and 4. Avinash Narayan Kasar, were taken on Revenue Records by mutation entry no. 1474 Dt: 01/13. That the Dr. Nila Wd/o Ratnakar Kumbhakarna, Jyotsna W/o Madhukar Sarode and Avinash Narayan Kasar have relinquished their rights by way of the Registered released Deed vide Day Book Sr. No: AGG/06/2064/2015 registered at the Sub Registrar Office Aurangabad in Favour of the Sunita Wd/o Narayan Kasar. That, thereafter Sunita Narayan Kasar Sold / Transferred the area to the Extent of the 10R on 28/09/15 to M/s Salampure & Kachi Associates, by virtue of Regd. Sale Deed vide Day Book Sr. No. : AGG/05/6484/2015. and accordingly the Mutation is recorded by entry no. 2157, dated 19/06/17.



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Senior Clerk

AND WHEREAS, as such the Vendor and the Consenting Party no. I and II are the Owners and Possessor of the property to the extent of the 40 R Land from Gut no. 54, Wadgaon Kolhati, Tq. and Dist Aurangabad.

WHEREAS, the Vendor and the Consenting Party no. I and II represented the Purchasers as follows:

1. That in view of the aforesaid Sale Deeds the present Vendor and the Consenting Party no. I and II became owner and possessor of the said property to the extent of the 40 R Land from Gut no. 54, Wadgaon Kolhati, Tq. and Dist Aurangabad.
2. That the name of the present Vendors is mutated in the ownership and possession column of the record of right of the said property.
3. The permission from the competent authority for transfer of the said land is obtained by the order Bearing out ward no 344/2019 dated 24/6/2019.
4. There is no dispute, grievance is being raised by any one to the title, ownership, possession, exclusive rights of the Vendor over the Land described **schedule-A**.

That there was / is not any charge, encumbrance of any financial institution or any of the banks or any person upon the property / Land described in **schedule-A**.

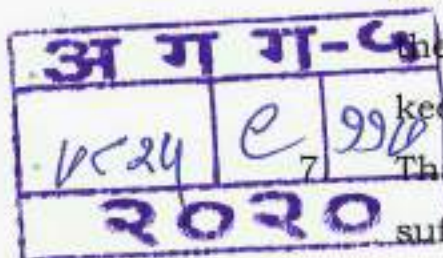
That the property / Land described in **Schedule-A**, is not suffered with any loan, taxes, dues, debt, charge, mortgage, lien nor created the security for the same and

the Vendor and the Consenting Party no. I and II shall be keeping purchaser indemnified in all these respects.

That the property / Land described in **Schedule-A** is not suffered by any past or present litigation nor is under attachment of any decree of court of Law or any other competent authority.

8. That the property / Land described in **Schedule-A** is not prohibited from transfer, convey, sale etc. by operation or execution of any of the central, state, municipal and / or local Law time being in force.

Sanjay C Kelawadi



9. That the property / Land described in **Schedule-A** is not a part and parcel of any proposed or present acquisition nor the Vendor have received any notice of the same.
10. That the Vendor and the Consenting Party no. I and II have not entered in to any sort of transaction, which is adverse to the interest of the present purchasers, in respect of the property / Land described herein under in **Schedule-A**, with the third party.
11. The Land described in **schedule-A** is fully developable for residential & commercial purposes and is not reserved for any other particular purposes nor the FSI nor any other interest vested in the Land is being transferred thereby causing any hurdle in complete development and enjoyment of property as per rules of CIDCO.
12. That, the Land under is being compound in the RCC and the same is not having any type of the encroachment.
13. That the vendor and consenting party has given assurance an representation to the purchaser that the said property is free from any type of litigation and they have not entered into any type of agreement with any third party. Any person is not having any concern with the said land directly or indirectly on behalf of the vendor and consenting party. That if in future any litigation, right, encroachment is found upon the property under sale then the vendor and consenting parties are personally, jointly and severally responsible and they will keep indemnified to the purchaser for any type of loss or damages etc.



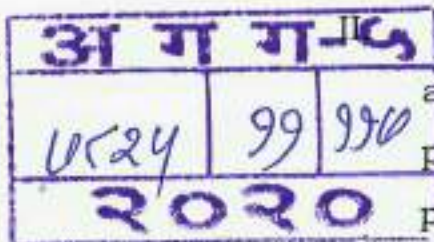
AND WHEREAS, the vendor and consenting party were in need of money and approach the purchaser and the purchasers were also interested in purchasing the property therefore accepting the proposal of the Vendor and the Consenting Party no. I and II the purchasers agreed to purchase the property described in **Schedule-A** for total consideration of **Rs. 1,71,00,000/- (Rs. One Crore Seventy One Lakh Only).**

Sanjiv Chaudhary

AND WHEREAS the purchaser as per instructions of Vendor and the Consenting Party no. I and II has paid entire agreed consideration for sale of the property described in **Schedule-A** herein under, to the Consenting Party no. I and II as per desire and demand of the Vendor and the Consenting Party no. I and II and same is specifically described in **Schedule-B** and as such the Vendor and the Consenting Party no. I and II acknowledge the receipt of the said amount of **Rs. 1,71,00,000/- (Rs. One Crore Seventy One Lakh Only)**. and the purchaser had also taken the physical possession of the property described in **Schedule-A**.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSES AS FOLLOWS:

- I. The Vendor and the Consenting Party no. I and II hereby permanently Sale, Transfer, Convey the property described in **Schedule-A** in favour of the purchasers, against the payment of total agreed consideration of **Rs. 1,71,00,000/- (Rs. One Crore Seventy One Lakh Only)** to the Consenting Party no. I and II . The Vendor has no objection for the same. Now therefore the purchasers are sole absolute owner & possessor of the property described in Schedule-A, and can enjoy and / or dispose of the property as per their wish and will.



- That the Vendor, hereby declare that there is no amount due recoverable to it on any count from the purchaser as the consenting Party I & II has already paid the entire agreed consideration amount to the Vendor as desired and demanded by the Vendor as per oral agreement of sale. Thus the Vendor once again acknowledges the receipt of entire agreed consideration.
- III. The Vendor and the Consenting Party no. I and II declare that they has already delivered the actual, vacant, physical and peaceful possession of the property mentioned in Schedule-A to the purchasers. The purchasers acknowledges about the receipt of the same.

Servicelaw

IV. The Vendor and the Consenting Party no. I and II assures the Purchaser to enjoy the property uninterruptedly and assured to indemnify the purchaser, at their own costs and expenses, if any one claiming through them or owners raises any sort of objection to the title of the purchase or causes any sort of disturbance in peaceful enjoyment and possession of the purchaser over the property described herein under in **Schedule-A**.

V. The Vendor and the Consenting Party no. I and II declare and assure to the purchasers that there is no defect or any sort of deficiency in their title over the property described in Schedule-A and in case of any defect at any point of time noticed herein after, the Vendor and the Consenting Party no. I and II jointly and severally under take to cure the defect at their own costs and expenses and also agree to keep the purchasers indemnified in all respects.



The Vendor and the Consenting Party no. I and II further declare to **The Purchasers** that the property described herein under in **Schedule-A**. Is not suffered from any decree, charge, or attachment by or under the orders of any court of law or of any other competent authority to make such orders. The property is not a subject of any acquisition and / or litigation. Similarly there is no liability to pay any amount towards any loan, taxes, levies, charges and such other fees or dues payable to the local or Government or any financier or any other institution or any other authorities in respect of the said property. If any amount is found due till the date execution of this sale deed, then in that event the Vendor shall keep the purchasers indemnified in all that respect at his own costs and expenses.,



VII. That in case the property tax, or any other amount of lien, charge of whatsoever nature is found due, till this date then the Vendor and the Consenting Party no. I

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and II undertake to promptly clear the same without any further delay and shall keep the purchaser or his successor indemnified in all respect at vendor's cost and expenses.

VIII. The Vendor and the Consenting Party no. I and II hereby assure and declare that now neither the Vendor nor any of the financial institution nor anyone have any claim, right, interest, due of what so ever nature in the property purchased by the purchasers and relinquish / transfer his entire rights in favour of the present purchasers.

SCHEDULES REFERRED TO IN THIS INDENTURE

SCHEDULE 'A'

DESCRIPTION OF THE PROPERTY UNDER SALE

All that part and parcel of the Land admeasuring Area 40 R. Particularly marked with red ink in the map annexed hereto and is part of Gut No. 54, Situated at Wadgaon Kolhati, Tq and Dist Aurangabad With all rights, interest, claims, easement rights and all such rights passing with said property, which property / Land is the subject of the present sale deed and same is bounded as :



East : Part of Land Gut no. 54.

West : Part of Land Gut no. 54.

South : Part of Land Gut no. 53.

North : 6.00 Meter Wide internal Road in Land Gut no. 54.

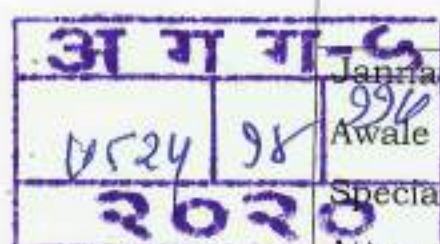


Sanjiv Chaudhary

SCHEDULE 'B'

Sr. No	RTGS/ Cheque Nos.	Date	Amount	NAME OF CONSENTING PARTY
1	SVCBH20266000382	22/09/2020	50,00,000/-	SANJAY C KALANTRI
2	SVCBH20268000565	24/09/2020	20,00,000/-	SANJAY C KALANTRI
3	SVCBH20272000428	28/09/2020	30,00,000/-	SANJAY C KALANTRI
4	SBINR12020101400025527	14/10/2020	25,00,000/-	SANJAY C KALANTRI
5	SVCBH20293000236	19/10/2020	15,00,000/-	SANJAY C KALANTRI
6	SVCBH20297000372	23/10/2020	20,00,000/-	SANJAY C KALANTRI
7	SVCBH20300000223	26/10/2020	6,00,000/-	SANJAY C KALANTRI
8	SVCBN20307000385	2/11/2020	5,00,000/-	SANJAY C KALANTRI

IN WITNESS WHEREOF THE VENDOR, THE PURCHASERS AND THE CONSENTING PARTY HAVE SET AND SUBSCRIBED THEIR HANDS AND MADE SIGNATURES HEREUNTO ON THIS INDENTURE OF SALE (SALE DEED), THROUGH OUT PRESENCE OF THE WITNESSES SIGNED HEREIN UNDER.

**VENDOR**

Janappa S/o Bapu Awale Through Special Power of Attorney Holder Sanjay S/o Chandulal Kalantri	<i>Sanjay Kalantri</i> 	
Mrs Indira Gopal W/o V. Gopal Through Special Power of Attorney Holder Sanjay S/o Chandulal Kalantri	<i>Sanjay Kalantri</i> 	

Ben Jacob S/o Raymond Jacob Through Special Power of Attorney Holder Sanjay S/o Chandulal Kalantri	<i>Sanjay C Kalantri</i> 	
Ravindra S/o Pandurang Narvekar Through Special Power of Attorney Holder Sanjay S/o Chandulal Kalantri	<i>Sanjay C Kalantri</i> 	
CONSENTING PARTY: I		
M/s UDYOGBHARTI ESTATES (RF), Through its Authorised & Managing Partner : Sanjay S/o Chandulal Kalantri	<i>Sanjay C Kalantri</i> 	
CONSENTING PARTY: II		
SANJAY S/o CHANDULAL KALANTRI 	<i>Sanjay C Kalantri</i> 	

VENDEE/ PURCHASER		
M/s GROWELL BUSINESS, through its Authorized & Managing Partner : Prafulkumar S/o Purushottam Agrawal	 	
WITNESS		
1. Kailash S/o. Rampratap Oza Age : 44 Yrs. R/o. Gajanan Vihar, Itkheda, Paithan Road Aurangabad	 	
2. Balasaheb S/o. Pundalik Dukare Age : 39 Yrs R/o. Sai Sadan, Golwadi, paithan Road Aurangabad	 	
	 	

Jitendra
Jugal kishor
Bhosale
Age 51
Do Anbal

342/7825

गुरुवार, 24 डिसेंबर 2020 6:29 म.नं.

दस्त गोश्वारा भाग-1

अगग5

994 = 994

दस्त क्रमांक: 7825/2020

दस्त क्रमांक: अगग5 /7825/2020

बाजार मूल्य: रु. 1,51,80,000/-

मोबदला: रु. 1,71,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,13,100/-

दु. नि. सह. दु. नि. अगग5 यांचे कार्यालयात

अ. क्र. 7825 वर दि.24-12-2020

रोजी 6:20 म.नं. वा. हजर केला

पावती:10910

पावती दिनांक: 24/12/2020

सादरकरणाराचे नाव: मे. ग्रोवेल बिझनेस तर्फे अधिकृत मॅनेजिंग पार्टनर -
प्रफुल्लकुमार पुरुषोत्तम अग्रवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकुण: 31600.00

दस्त हजर करणाऱ्याची सही:

कमी दस्त होता शुल्क रु. 740/-
पा.क्र. 142 ने दस्त

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश
विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये
प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 24 / 12 / 2020 06 : 20 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 12 / 2020 06 : 22 : 12 PM ची वेळ: (फी)





24/12/2020 6 32:33 PM

दस्त क्रमांक : अगग5/7825/2020

दस्ताचा प्रकार :- अभिहस्तांतरणपत्र

दस्त गोषवारा भाग-2

अगग5

99E = 990

दस्त क्रमांक: 7825/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. गोवेल विजयेश तर्फे अधिकृत मॅनेजिंग पार्टनर - प्रफुल्लकुमार पुरुषोत्तम अग्रवाल -- पत्ता: -, -, -, ईटखेडा पैठण रोड, औबाद, औरंगाबाद (एमएच), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर: AAUFG5983C	लिहून देणार वय :- 46 स्वाक्षरी: <i>24-8-2020</i>		
2	नाव: जन्नापा बापु अवले यांच्या तर्फे मु.आ. म्हणुन संजय चंदुलाल कलंत्री -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, सेंट्रल बस स्टॅण्ड औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: ABFPK3025R	लिहून देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		
3	नाव: सौ इंदिरा गोपाल झ. झी. गोपाल यांच्या तर्फे मु.आ. म्हणुन संजय चंदुलाल कलंत्री -- पत्ता: -, -, -, सेंट्रल बस स्टॅण्ड औबाद, औरंगाबाद (एमएच), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर: ABFPK3025R	लिहून देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		
4	नाव: वेन जॅकब रेमंड जॅकब यांच्या तर्फे मु.आ. म्हणुन संजय चंदुलाल कलंत्री -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, सेंट्रल बस स्टॅण्ड औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: ABFPK3025R	लिहून देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		
5	नाव: रविंद्र पांडुरंग नावेंकर यांच्या तर्फे मु.आ. म्हणुन संजय चंदुलाल कलंत्री -- पत्ता: -, -, -, सेंट्रल बस स्टॅण्ड औबाद, औरंगाबाद (एमएच), MAHARASHTRA, AURANGABAD, Non-Government. पिन नंबर: ABFPK3025R	लिहून देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		
6	नाव: संमती देणार - मे. उद्योगभारती इस्टेस (आरएफ) तर्फे अधिकृत मॅनेजिंग पार्टनर संजय चंदुलाल कलंत्री -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, सेंट्रल बस स्टॅण्ड औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: <i>Senior C Kelankh</i>	मान्यता देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		
7	नाव: संमती देणार - संजय चंदुलाल कलंत्री -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, सेंट्रल बस स्टॅण्ड औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर: <i>Senior C Kelankh</i>	मान्यता देणार वय :- 40 स्वाक्षरी: <i>Senior C Kelankh</i>		

वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 24 / 12 / 2020 06 : 24 : 17 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: जितेंद्र जुगलविजोर भारुवा --
वय: 50
पत्ता: उस्मानपूरा औरंगाबाद
पिन कोड: 431001

स्वाक्षरी

- 2 नाव: कैलास रामप्रताप ओसा --
वय: 44
पत्ता: इटखेडा औरंगाबाद
पिन कोड: 431001

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 24 / 12 / 2020 06:25:06 PM

अ ग ग-५

1024 99E 990
2020
छायाचित्र अंगठ्याचा ठसा



Summary-2(दस्तावेजों का भाग - २)

Joint Sub Registrar Aurangabad V

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS GROWELL BUSINESS RF THROUGH MANAGIN PARTNER THROUGH	eChallan	00040572020122252132	MH008836753202021E	513100.00	SD	0004138107202021	24/12/2020
2		DHC		2312202006275	1600	RF	2312202006275D	24/12/2020
3	MS GROWELL BUSINESS RF THROUGH MANAGIN PARTNER THROUGH	eChallan		MH008836753202021E	30000	RF	0004138107202021	24/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

7825 /2020

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की, सदर दस्तावेजात एकूण ९९७ पाने आहेत, नोंदणी पुस्तक क्र.१ चे अनुक्रमांक ७८२४ वर नोंदला दि. २४/१२/२०२०

सह. मुख्य निबंधक वर्ग-२
औरंगाबाद क्र.५

