

कुल मूल्य न डाले

2021

415

से. आकाशशेखर डेव्हलपर्स चे

श्री शोधन यशवंत जोशी
भागीदार

नक्षत्रवाडी गट नं. 20

औरंगाबाद.

Reg. No. A.G.G 1-415-2021

DT: 22-01-2021

Actual Consideration: RS. ^{2,11,00,000/-}~~2,08,50,000/-~~

Govt. Valuation : RS. 2,28,60,000/-

पावती

Exhibit 1 1999

दिनांक 22/01/2021

दिनांक 22/01/2021

महाराष्ट्र सरकार

महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, सेल हीट

महाराष्ट्र सरकार से, आकाश गंगा हेल्थसर्विस तर्फे पार्टनर - मोहन प्रभाकर जोशी

मोदकी फी

दस्त हाताळणी फी

पुढाफी संख्या: 22

₹ 10000.00

₹ 440.00

एकूण:

₹ 10440.00

महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, सेल हीट

महाराष्ट्र सरकार, सेल हीट

महाराष्ट्र सरकार, सेल हीट

महाराष्ट्र सरकार, सेल हीट

महाराष्ट्र सरकार, सेल हीट

Sub Registrar, Ahmednagar

महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, अहमदनगर - 411 202

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महाराष्ट्र सरकार, अहमदनगर - 411 202

महाराष्ट्र सरकार, अहमदनगर - 411 202



महाराष्ट्र सरकार, अहमदनगर - 411 202

CHALLAN
MTR Form Number-6

अगम-१



G.N.	MH010494788202021E	BARCODE			Date	22/01/2021-11:36:51		Form ID	25.1		
Particulars 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 Aakash Ganga Developers Through its Partner				
Location AURANGABAD							Shodhan Yashwant Joshi				
Year 2020-2021 One Time					Flat/Block No.		Gut No.20				
Account Head Details				Amount in Rs.	Premises/Building						
0030046401 Stamp Duty				664400.00	Road/Street		Nakshtrawadi				
0030063301 Registration Fee				30000.00	Area/Locality		Aurangabad				
					Town/City/District						
					PIN		4 3 1 0 0 1				
					Remarks (If Any)						
					SecondPartyName=Surekha Ashok Patil and others-						
					Amount in		Six Lakh Ninety Four Thousand Four Hundred Rupees				
Total				6,94,400.00	Words		Only				
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN	Ref. No.	02300042021012217809		210224386405		
Cheque/DD No.					Bank Date	RBI Date	22/01/2021-11:37:04		Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

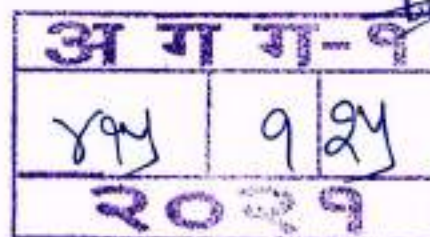
Department ID :

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

Mobile No. :

0000000000

अगम-१ कोषाद दुरुस्त निष्ठाक कार्यालयत नोदणी करवयाच्या वस्तुसाठी लागू आहे. नोदणी न करवयाच्या वस्तुसाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



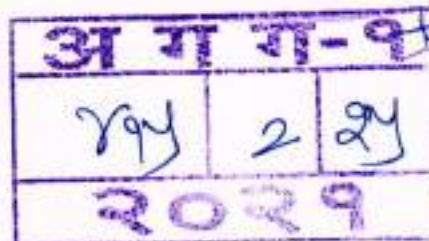
GRN - MH010480632202021E	BARCODE	Date 21/01/2021-19:49:35	Form ID 25.1
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha		PAN No.(If Applicable)	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name MS Aakash Ganga Developers Through Partner	
Location AURANGABAD		Shodhan Yashwant Joshi	
Year 2020-2021 One Time		Flat/Block No. Gut No.20	
Account Head Details		Premises/Building	
0030046401 Sale of NonJudicial Stamp	Amount In Rs. 250000.00	Road/Street Nakshatrawadi	
		Area/Locality Aurangabad	
		Town/City/District	
		PIN 4 3 1 0 0 1	
		Remarks (If Any)	
		SecondPartyName=Sau Surekha Ahsok Patil And Others-	
		Amount In Two Lakh Fifty Thousand Rupees Only	
Total	2,50,000.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021012159745 CKP2327441
Cheque/DD No.		Bank Date	RBI Date 21/01/2021-19:24:50 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 :

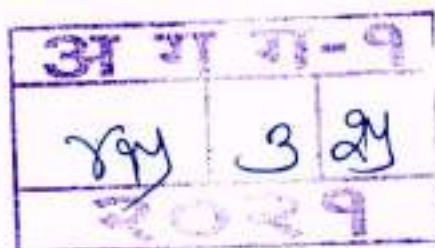
Mobile No. : 0000000000

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

खदर चलन केवल मुख्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2201202102627	Date 22/01/2021
Received from self, Mobile number 0000000000, an amount of Rs.440/-, 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 MAHB	Date 22/01/2021
Bank CIN 10004152021012202429	REF No. 001730869
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 2201202102627

Receipt Date 22/01/2021

Received from self, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered on Document No. 415 dated 22/01/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.

DEFACED

₹ 440

DEFACED

Payment Details

Bank Name MAHB

Payment Date 22/01/2021

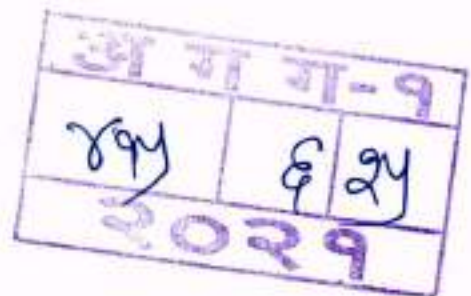
Bank CIN 10004152021012202429

REF No. 001730869

Deface No 2201202102627D

Deface Date 22/01/2021

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



SALE DEED

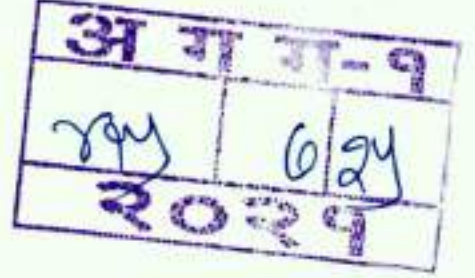
(Agricultural Land adm. 37.12 R in Gut No.20,
situated at Nakshtrawadi, Tq. and Dist. Aurangabad)
(Zone No. ____) (Government Valuation Rs. 2,28,60,000/-)
(Actual Consideration Rs. 2,08,50,000/-)
(Stamp Duty 4% Rs. 9,14,400/- Registration fees. 30,000/-)

This Indenture of Sale is made and executed on this 22th Day of
Jan-, 2021 at Aurangabad;

BETWEEN

1. Sau. Surekha Ashok Patil,

Age : 59 years, Occup.: Business,
R/o. : "Shanti Sagar", 36 Jaynagar,
Osmanpura, Aurangabad.
Aadhar Card No. 9791 8672 4776.
PAN No. ACEPP9147P



2. Shri. Sameer Ashok patil,

Age : 36 years, Occup.: Chartered Accountant,
R/o. : "Shanti Sagar", 36 Jaynagar,
Osmanpura, Aurangabad.
Aadhar Card No. 8134 7019 3419.
PAN No. AKCPP2168G.



3. Shri. Satyak Shodhan Joshi,

Age : 30 years, Occup.: Business,
R/o. : "Yashodhan", Plot No. 14,
Jaynagar, Osmanpura, Aurangabad.
Aadhar Card No. : 5117 7313 6878
PAN No. AKKPJ6470F.

4. Sau. Shruti Muktak Joshi,

Age : 35 years, Occup.: Business,
R/o. : "Yashodhan", Plot No. 28,
Jaynagar, Osmanpura, Aurangabad.
Aadhar Card No. : 6805 3936 4092
PAN No. AOQPJ6223E.

5. Shri. Ramesh Nivrutti Dhorde,

Age : 68, years, Occup.: Advocate,

R/o. : 144, Jyotinagar, Near Jyoti Mandir,
Aurangabad.

Aadhar Card No. 4786 6690 1777

PAN No. ABIPD0137C.

Hereinafter called and referred to as the "**Vendors**" (which expression unless repugnant to the context or meaning thereof shall be deemed to include **their** heirs, successors, representatives, executors, agents & assignees)

...PARTY OF THE FIRST PART;

AND

M/s. Aakash Ganga Developers,

PAN : AALFA5173F

having its registered office at 102,

"Veer Shanti", Kranti Chowk, Aurangabad

through its partner

Mr. Shodhan Yashwant Joshi,

Age :- 67 years; Occu:- Business,

R/o. : "Yashodhan", Plot No. 28,

Jaynagar, Osmanpura,

Aurangabad-431005.

PAN : ABGPJ9446G

Aadhar No. : 8692 9817 2428

Hereinafter referred to as the "**THE PURCHASER**" (Which expression shall, unless it be repugnant to the meaning or context thereof, include its heirs, successors, administrators, assigns authorized signatory and partners etc.)

...PARTY OF THE SECOND PART;



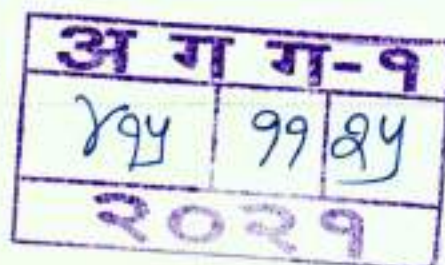
4. Sau. Jayashree Fanasalekar and Sau. Shubhada Hirwe was owner and possessor of land adm. 81 R forming part of Gut No. 20 situated at village Nakshatrawadi, Taluka and District Aurangabad vide Sale Deed dated 19-Mar-1986 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 1721 on 19-Mar-1986.
5. Sau. Jayashree Fanasalekar and Sau. Shubhada Hirwe sold land adm. 81 R forming part of Gut No. 20 situated at village Nakshatrawadi, Taluka and District Aurangabad to Madhur Arvind Dhamne by virtue of Sale Deed dated 21-Nov-2005 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 4517.
6. Madhur Arvind Dhamne and Shri. Arvind Pundlik Dhamne sold their respective portion of land i.e. in total 1 H 22 R forming part of Gut No. 20 situated at village Nakshatrawadi, Taluka and District Aurangabad to Shri. Pramod Kantilal Surana, M/s. Nirman Construction and Shri. Sushil Dhoot by virtue of Sale Deed dated 29-Dec-2007 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 8845 on 29-Dec-2007.
7. Shri. Pramod Kantilal Surana, M/s. Nirman Construction and Shri. Sushil Dhoot sold the said land adm. 1 H 22 R forming part of Gut No. 20 situated at village Nakshatrawadi, Taluka and District Aurangabad to Shri. Sunil Tayal, Shri. Narendra Khinvasara HUF and Shri. Santosh Agrawal by virtue of Sale Deed dated 01-Jul-2011 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 5222.
8. Shri. Sunil Tayal, Shri. Narendra Khinvasara HUF and Shri. Santosh Agrawal purchased land adm. 4.28 R forming part of Gut No. 20 situated at village Nakshatrawadi, Taluka and District Aurangabad from Ashok Sahebrao Choure and Surekha Ashok Patil by virtue of Sale Deed dated 20-Nov-2012 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 6313.



9. Accordingly Shri. Sunil Tayal, Shri. Narendra Khinvasara HUF and Shri. Santosh Agrawal became absolute owners and possessors of land adm. 1 H 26.28 R forming part of Gut No. 20 situated at Nakshtrawadi Aurangabad.
10. Thereafter Shri. Sunil Tayal, Shri. Narendra Khinvasara HUF and Shri. Santosh Agrawal sold the land adm. 1 H 26.28 R forming part of Gut No. 20 situated at Nakshtrawadi Aurangabad to the vendors by virtue of Sale Deed dated 14-Oct-2014 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-2-6973-2014.

AND WHEREAS the Vendors offered the said land adm. 37.12 R (3712 Sq.Mtrs.) which was separated by proposed 12 Mtr. Wide DP Road out of land adm. 1 Hectar 26.28 R owned and possessed by the Vendors, forming part of land in Gut No. 20, in all adm. 12 Hectar 15 R and Pot kharab 40 R situated at village Nakshatrawadi, Taluka and District Aurangabad to the Purchasers. After negotiations the Vendors agreed to sale and the Purchasers agreed to purchase the said land for total consideration of **Rs. 2,11,00,000/- (Rupees Two Crore Eleven Lakhs Only)**. Details of the land owned by the Vendors, their respective share in land offered for the sale to the purchaser and their respective share in consideration are as under :

Sr. No.	Name of Vendors	Share in Owners hip	Holding (Sq.m.)	Land Under Sale (Sq.m.)	Balance land after sale (Sq.m.)	Share in Consideration
1.	Sau. Surekha Ashok Patil	1/6	2104.66	618.66	1486	35,16,666
2.	Shri. Sameer Ashok patil	1/6	2104.67	618.67	1486	35,16,667
3.	Shri. Satyak Shodhan Joshi	1/6	2104.66	618.66	1486	35,16,666
4.	Sau. Shruti Muktak Joshi	1/6	2104.67	618.67	1486	35,16,667
5.	Shri. Ramesh Nivrutti Dhorde	2/6	4209.34	1237.34	2972	70,33,334
	Total		12628	3712	8916	2,11,00,000



AND WHEREAS the Vendors have assured and represented that, they are lawful owners and possessors of the said land and title of the Vendors over the said Land is clear, marketable and free from encumbrances, claims and charges, and the said Land is not subject matter of any acquisition, requisition or litigation, and they have not entered into any agreement / understanding with any third person for transferring of the said Land and they are fully competent to sale the said Land.

AND WHEREAS, the Vendors have represented and assured that, the said Land is absolute property and they want to sale the said Land for purchasing other property, and therefore have offered to sale the said Land to the Purchaser;

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:

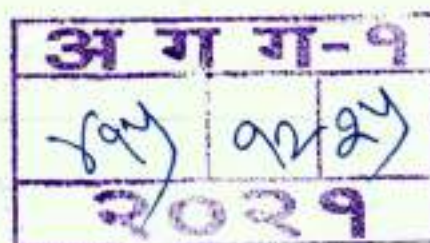
The recitals contained herein above shall form and be treated as integral part of the operative portion hereof.

In consideration towards **Said Land Rs. 2,11,00,000/- (Rupees Two Crore Eleven Lakhs Only)** received by Vendors from Purchaser as under:

VENDOR NO. 01: SUREKHA ASHOK PATIL

Sr. No.	Cheque No.	Date	Amount in Rupees
1	257751	21/01/2021	7,00,000
2	257752	10/02/2021	7,00,000
3	257753	10/03/2021	7,00,000
4	257754	10/04/2021	7,00,000
5	257755	10/05/2021	7,16,666
			35,16,666

Note : All above cheques are drawn on Deogiri Nagari Sahakari Bank Ltd. Aurangabad Branch.



VENDOR NO. 02 : SAMEER ASHOK PATIL

Sr. No.	Cheque No.	Date	Amount in Rupees
1	257756	21/01/2021	7,00,000
2	257757	10/02/2021	7,00,000
3	257758	10/03/2021	7,00,000
4	257759	10/04/2021	7,00,000
5	257776	10/05/2021	7,16,667
			35,16,667

Note : All above cheques are drawn on Deogiri Nagari Sahakari Bank Ltd. Aurangabad Branch.

VENDOR NO. 03: SATYAK SHODHAN JOSHI

Sr. No.	Cheque No.	Date	Amount in Rupees
1	257761	21/01/2021	7,00,000
2	257762	10/02/2021	7,00,000
3	257763	10/03/2021	7,00,000
4	257764	10/04/2021	7,00,000
5	257777	10/05/2021	7,16,666
			35,16,666

Note : All above cheques are drawn on Deogiri Nagari Sahakari Bank Ltd. Aurangabad Branch.

VENDOR NO. 04 : SHRUTI MUKTAK JOSHI

Sr. No.	Cheque No.	Date	Amount in Rupees
1	257766	21/01/2021	7,00,000
2	257767	10/02/2021	7,00,000
3	257768	10/03/2021	7,00,000
4	257769	10/04/2021	7,00,000
5	257770	10/05/2021	7,16,667
			35,16,667

Note : All above cheques are drawn on Deogiri Nagari Sahakari Bank Ltd. Aurangabad Branch.



VENDOR NO. 05: RAMESH NIVRUTTI DHORDE

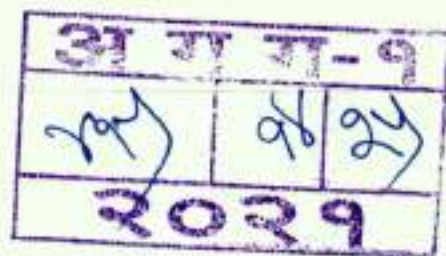
Sr. No.	Cheque No.	Date	Amount in Rupees
1	257771	21/01/2021	14,00,000
2	257772	10/02/2021	14,00,000
3	257773	10/03/2021	14,00,000
4	257774	10/04/2021	14,00,000
5	257775	10/05/2021	14,33,334
			70,33,334

Note : All above cheques are drawn on Deogiri Nagari Sahakari Bank Ltd. Aurangabad Branch.

The Vendors does hereby acquits, releases, discharges the said Purchaser and the Vendors does hereby grant/s, sale/s, assign/s, conveys and assures unto, the Purchaser forever the **land adm. 37.12 R (3712 Sq.Mtrs.) out of land adm. 1 Hector 26.28 R owned by the Vendors, forming part of land Gut No. 20, in all adm. 12 Hector 15 R and Pot kharab 40 R situated at village Nakshatrawadi, Taluka and District Aurangabad**, more particularly described in the Schedule hereunder written, together with all privileges, easements, profits, advantages, rights, appurtenances, whatsoever to or in any way pertaining to or part thereof or at any time hereto before usually held, used occupied or enjoyed therewith or also together with documents of Ownership.

AND all the estate, rights, title, interest, uses, inheritances, Land, possession, benefits, claims and demands whatsoever at law and in equity of the said Vendors in to or out or upon the said premises or any part thereof.

TO HAVE AND TO HOLD THE singular the said Land hereby granted, conveyed and assured or appurtenances and to the use and benefits of the said Purchaser. Possession of the Land conveyed is delivered today to the said Purchaser in pursuance to this sale deed.



The Vendors hereby declares that the Lands hereunder conveyed was not declared as surplus under the provisions of Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961, nor it was subject matter of any proceedings under the provision of Hyderabad Tenancy and Agricultural Land Act, 1950, or Restoration of Lands to Scheduled Tribes Act. The Vendors further declare that the Lands described in the schedules given below are not a Tenanted property, Trust property and/or Inam Land.

AND THIS INDENTURE WITNESSETH THAT the said Vendors have handed over the copies of title deeds of the Lands hereby conveyed to the Purchaser and covenant that any defect of whatsoever nature found in the title of and/or possession of the Vendors, they will be bound to remove the same and shall be liable to compensate the Purchaser for any loss caused thereby to the Purchaser.

The Vendors have handed over the possession of said Land to the Purchaser. The Vendors herewith give their no objection for mutation of name of the Purchaser in revenue record, in respect of said Land as Owner and possessor thereof.

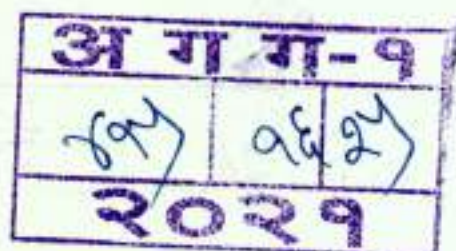
THAT, the conveyance charges i.e. stamp duty, registration charges are borne by the Purchaser.

SCHEDULE

"Description Of Land"

All that piece and parcel of land adm. 37.12 R (3712 Sq. Mtrs.) out of land adm. 1 Hector 26.28 R owned by the Vendors, forming part of land in Gut No. 20, in all adm. 12 Hector 15 R and Pot kharab 40 R situated at Village Nakshatrawadi, Taluka and District Aurangabad, which is bounded as under:

East	:	Part of land bearing Gut No. 20,
West	:	Land bearing Gut No. 19,
North	:	Part of land bearing Gut No. 17,
South	:	Part of land bearing Gut No. 20 affected by proposed 12 Mtrs. wide DP Road .



NOW, the said Vendors does hereby covenants with the above Purchaser that the Purchaser notwithstanding any act, deed, matter or thing, whatsoever, by the said Vendors or any person or persons lawfully or equitably claiming by , from through under or in trust for them made, done committed, omitted or knowingly or willingly suffered to the contrary.

AND THAT, it shall be lawful for the said Purchaser to hold peaceful possession over the said Land hereby conveyed, granted, transferred with its appurtenances, without any suit, eviction, interruption, claim demand whatsoever from or by the Vendors or their successors and assigns or any of them for all the times to come and do hereby assure of all title and quiet possession against all former and other estates, title, charges and encumbrances, whatsoever, already or to be hereafter made, executed or suffered by the Vendors.

AND THIS INDENTURE FURTHER WITNESSETH THAT:

The said Vendors and all persons having lawfully or equitably claiming any estate, title or interest at law in the said Land hereby granted at the request and costs of the said Purchaser does and execute or cause to be done and executed all such further and lawful act/s, deed/s, thing/s, matter/s, conveyance and assurance/s, whatsoever for the better, further and more perfectly and absolutely granting and assuring the Said Land hereby granted unto and to the use of the said Purchaser, the Vendors do hereby covenant that the Vendors have not done, omitted or knowingly suffered and had been partly or privy to any act, deed or things, whereby, they are prevented from granting and conveying the said Land as aforesaid or/thereby the same or any part thereof is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise howsoever.

AND THIS indenture further witnesses that the Vendors does hereby declares and covenant the said Land hereunder conveyed is not subject matter of any litigation. The Vendors further declare that the said Land is free from all kinds of claims and encumbrances.



IN WITNESSES WHEREOF THE VENDORS AND THE PURCHASER hereto have hereunto put their respective signatures on the day and year first hereinabove written.

Vendors :

Sau. Surekha Ashok Patil



Shri. Sameer Ashok patil



Shri. Satyak Shodhan Joshi

Sau. Shrutti Muktak Joshi



Shri. Ramesh Nivrutti Dhorde



Purchaser :

Shodhan Yashwant Joshi

**M/s. Aakash Ganga Developers,
through its partner**

Mr. Shodhan Yashwant Joshi,



Witnesses:

Wahed

1. Syed Wahed Babamirya

Age : 48 Years, Occu Business ,

R/o. Poshen Gate- Aurangabad.

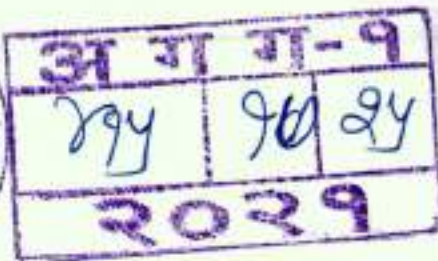


2. Sanjay Ambliwal

Age : 50 Years, Occu. Call Centre A.B.A.

R/o.

Sanjay



सर्वोच्च न्यायालय	1.88.30	2.22	(2877)
विश्वविद्यालय बोर्ड ऑफ़ नॉ 13	0.02.86	0.03	(3044)
मे. पाईली नोबेल ऑफ़ नोबेल ऑफ़ नोबेल	0.24.54	0.29	(3865)
विश्वविद्यालय बोर्ड ऑफ़ नोबेल ऑफ़ नोबेल	0.10.62	0.13	(3865)
नवमविजोर रतननाथजी बाबा नोबेल ऑफ़ नोबेल	0.07.22	0.09	(3865)
सत्यक सोहन बोडी			(3916)
समीर अशोक पाटील			(3916)
सुरेखा अशोक पाटील			(3916)
रमेश विजयजी बोडे			(3916)
दुर्गा सुकटक बोडी			(3916)
सामाजिक सेवा	1.26.28	1.48	

उपलब्धता क्र. (1458)/(2163)/(2191)/(2427)/(2601)/(2877)/(3044)/(3351)/(3683)

सीमा अधिकार प्रमाणन विवरण:

उपलब्धता : या संकेतनमाध्यावर दर्शविनेली माहिती ही कोणत्याही आसन्नरीत अथवा कायदेशीर कार्यासाठी वापरता येणार नाही.

आतील मसुदा टीप ही याच मसुदा सादर झालेला याचा भाग नाही. टीप : या ३ २ इतर मसुदा मसुदा संशोधन व कोणत्याही आसन्नरीत अथवा कायदेशीर कार्यासाठी वापरता येणार नाही. याबाबत संशोधनांनी कोणत्याही आसन्नरीत अथवा कायदेशीर कार्यासाठी वापरता येणार नाही.

याच मसुदा च्या
निकाशाची नोंदवली

[महाराष्ट्र नवीन महसूल अधिकार अधिनियम आणि नोंदवली (उपचार करणे व सुविधीय ठेवणे) नियम, १९७१ यातील नियम २९]

नाम : नवमविजोर

ता.मु.का : औरंगाबाद

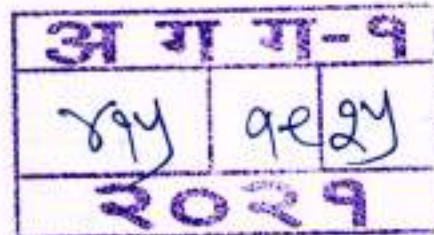
विषय : औरंगाबाद

सेवाकायदेपद्धत क्रमांक : ३९१५ व दिनांक : ०३/०६/२०२०

मस. क्रमांक व उपविभाग : २०

		विकासातील सेवांचा उपचारीत									मागवलीसाठी उपलब्ध नसलेली नवीन		मस. विवरणाचे साधन
		मिथ विकासातील सेवा					निरपेक्ष विकासातील सेवा						
		वर्ग	हंगाम	मिथनाचा संकेत क्रमांक	मस. विविध	अवकाश विविध	विकासाचे नाव	मस. विविध	अवकाश विविध	विकासाचे नाव	मस. विविध	अवकाश विविध	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.	ह. आर. नो. मी.		ह. आर. नो. मी.	
२०१९-२०	संपूर्ण वर्ष				२०१९		१२.३५००						

उपलब्धता : या संकेतनमाध्यावर दर्शविनेली माहिती ही कोणत्याही आसन्नरीत अथवा कायदेशीर कार्यासाठी वापरता येणार नाही.





भारत सरकार
Government of India
श्रुती मुक्तक जोशी
Shrutika Muktak Joshi
जन्म तारीख/DOB: 16/05/1985
लिंग/FEMALE

6805 3936 4092

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:
S. Sushagat, Niranjan Housing
Society, Tilak Nagar Urbanagari,
Near amrut hospital, Aurangabad,
Maharashtra - 431001

पत्ता:
S. सुशगत, निरंजन हउसींग सोसायटी, शिवाजी
नगर उल्कनगरी, अमृत हॉस्पिटल जवळ,
औरंगाबाद, महाराष्ट्र - 431001

6805 3936 4092



भारत सरकार
GOVERNMENT OF INDIA
सुनेखा अशोक पाटील
Sunekha Ashok Patil
जन्म वर्ष / Year of Birth: 1961
लिंग / Female

9791 8672 4776

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: W/O अशोक पाटील, दारुमल गेट
के पास, प्लॉट नं. 35, शान्ति सागर, जय
नगर, औरंगाबाद, महाराष्ट्र, 431001

Address: W/O Ashok Patil, NEAR
DASHMESH NAGAR, PLOT NO
35, SHANTI SAGAR, JAY
NAGAR, Aurangabad,
Maharashtra, 431001

1947
1800 183 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 017



भारत सरकार
GOVERNMENT OF INDIA
रमेश निरुली ओरुले
Ramesh Narural Orsule
जन्म वर्ष / Year of Birth: 1962
पुरुष / Male

4786 6690 1777

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O विष्णू जयें, प्लॉट नं. 128,
ज्योतिनगर, औरंगाबाद, महाराष्ट्र,
431001

Address: S/O Narural Orsule
PLOT NO 128 JYOTINAGAR,
Aurangabad, Maharashtra (MH),
Maharashtra, 431001

1947
1800 183 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 017



भारत सरकार
Government of India
समीर अशोक पाटील
Sameer Ashok Patil
जन्म तिथि / DOB: 03/03/1984
पुरुष / MALE

8134 7019 3419

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O अशोक पाटील, दारुमल गेट
के पास, प्लॉट नं. 35, शान्ति सागर, जय
नगर, औरंगाबाद, महाराष्ट्र,
431001

Address: S/O Ashok Patil, NEAR
DASHMESH NAGAR, PLOT NO. 35,
SHANTI SAGAR, JAY NAGAR,
Aurangabad, Maharashtra,
431001

8134 7019 3419

1947
1800 183 1847

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA
सल्यक शोधन जोशी
Salyak Shodhan Joshi
जन्म वर्ष / Year of Birth: 1990
पुरुष / Male

5117 7313 6878

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O शोधन जोशी, प्लॉट नं. 26,
यशोवर्धन जय नगर न्यू ओझमपुला,
औरंगाबाद, महाराष्ट्र, 431001

Address: S/O Shodhan Joshi
PLOT NO 26 YASHODHAN JAY
NAGAR NEW OSMANPURA,
Aurangabad, Maharashtra,
431001

1947
1800 183 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 017



भारत सरकार
GOVERNMENT OF INDIA
वाहेद बाबामिया सय्यद
Wahed Babamiya Syed
जन्म वर्ष / Year of Birth: 1972
पुरुष / Male

8905 5123 4345

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: प्लॉट नं. 4377-4378, सादत
मसजिद रोड, अजम कोलनी,
रोशन गेट, औरंगाबाद, महाराष्ट्र, 431001

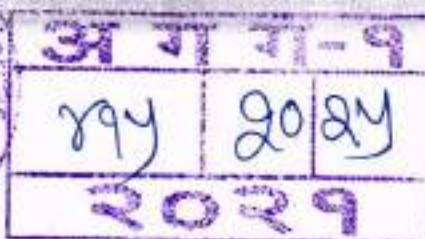
Address: H NO 4377-4378, SADAT
MASJID LANE, AZAM
COLONY ROSHAN GATE,
Aurangabad, Aurangabad (MH),
Maharashtra, 431001

1947
1800 183 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 017



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202101225432	22 January 2021 02:54:33 PM अगम				
मूल्यांकनाचे वर्ष	2020				
जिल्हा	औरंगाबाद				
तालुका	तालुका : औरंगाबाद मोखे : नक्षत्रवाडी (औरंगाबाद महानगरपालिका)				
उपमूल्य विभाग	7.115-सर्व रहिवासी मिळकती				
क्षेत्राचे नाव	Aurangabad Municipal Corporation				
मिळकतीचा क्रमांक	सर्व्हे नंबर 220				
वार्षिक मूल्य दर लक्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7100	25800	28500	38000	0	चौ मीटर
मिळकतीचे क्षेत्र		1712 चौ मीटर	Bulk Land		
Applicable Rules		36 ब			
1. 500 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दर 100% मूल्य दर = 7100/- 500 चौ मीटर क्षेत्रासाठी मूल्य = 500 * 7100 = 3550000/- 2. 1500 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दर 90% मूल्य दर = 6390/- 1500 चौ मीटर क्षेत्रासाठी मूल्य = 1500 * 6390 = 9585000/- 3. 1712 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दर 80% मूल्य दर = 5680/- 1712 चौ मीटर क्षेत्रासाठी मूल्य = 1712 * 5680 = 9724160/-					
जमीनीचे एकत्रित अंतिम मूल्य - मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य = 3550000 + 9585000 + 9724160 = Rs. 22859160/-					

SIGNATURE

PRINT





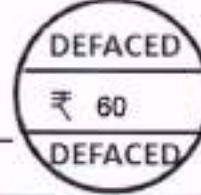
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2701202104851

Receipt Date 27/01/2021

Received from self, Mobile number 0000000000, an amount of Rs.60/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 27/01/2021 at the Sub Registrar office S.R. Aurangabad 1 of the District Aurangabad.



Payment Details

Bank Name MAHB

Payment Date 27/01/2021

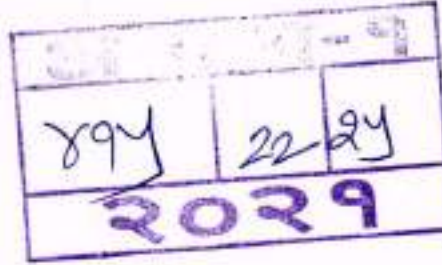
Bank CIN 10004152021012704369

REF No. 003131946

Deface No 2701202104851D

Deface Date 27/01/2021

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



158/415

शुक्रवार, 22 जानेवारी 2021 3:17 म.नं.

दस्त गोष्टवारा भाग-1

अगग1

दस्त क्रमांक: 415/2021

23/24

दस्त क्रमांक: अगग1 /415/2021

बाजार मुल्य: रु. 2,28,60,000/-

मोबदला: रु. 2,08,50,000/-

भरलेले मुद्रांक शुल्क: रु.9,14,400/-

दु. नि. सह. दु. नि. अगग। पांचे कार्यालयात

पावती: 760

पावती दिनांक: 22/01/2021

अ. क्र. 415 वर दि. 22-01-2021

सादरकरणाचे नाव: मे. आकाश गंगा डेव्हलपर्स तर्फे पार्टनर
- शोधन यशवंत जोशी -

रोजी 3:13 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची सही:

एकुण: 30440.00

Sub Registrar Aurangabad I

Sub Registrar Aurangabad I

दस्तावा प्रकर: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 22 / 01 / 2021 03 : 13 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 01 / 2021 03 : 15 : 01 PM ची वेळ: (फी)



FRN 270.120.21048.51

करी पाने फी ...60.1... पाने (3)

पावती क्र. 869.....

दि. 27/1/2021..

अन्वये वसुल केले.

सह मुख्य निबंधक खर्च-२
क्र. १, आरंगबाद



दस्त गोपवारा भाग-2

अगम1

दस्त क्रमांक:415/2021

28/24

22/01/2021 3 21:44 PM

दस्त क्रमांक :अगम1/415/2021

दस्तावा प्रकार :-सेत डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठवाचा ठसा
1	नाव:रमेश निवृत्ती बोर्डे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जयतीनगर, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ABJPD0137C	लिहून देणार वय :-66 स्वाक्षरी:		
2	नाव:श्रुती मुकटक जोशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उस्मानपुरा, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AOQPPJ6223E	लिहून देणार वय :-35 स्वाक्षरी:		
3	नाव:सुरेश बोधन जोशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उस्मानपुरा, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AKKPPJ6470F	लिहून देणार वय :-30 स्वाक्षरी:		
4	नाव:स्मृती अशोक पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उस्मानपुरा, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:AKCPP2168G	लिहून देणार वय :-36 स्वाक्षरी:		
5	नाव:सुरेखा अशोक पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उस्मानपुरा, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ACEPP9147P	लिहून देणार वय :-59 स्वाक्षरी:		
6	नाव:मे. आकाश गंगा डेव्हलपर्स तर्फे पार्टनर - बोधन पशवंत जोशी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जयतीनगर, औबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:ABGPJ9446G	लिहून देणार वय :-67 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तय्यार केलेत सेत डीड या दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:22 / 01 / 2021 03 : 18 : 58 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देण-याना जखतीश ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठवाचा ठसा
1	नाव:सण्णद बाहेद बाबामीया - - वय:44 पत्ता:रोशनगट, औबाद पिन कोड:431001	स्वाक्षरी		
2	नाव:संजय विठ्ठलराव अंबीलबादे - - वय:50 पत्ता:वेतीपुरा औरंगाबाद पिन कोड:431001	स्वाक्षरी		

शिकका क्र.4 ची वेळ:22 / 01 / 2021 03 : 19 : 51 PM

Sub Registrar, Aurangabad I



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS Aakash Ganga Developers Through Partner Shodhan Yashwant Joshi	eChallan	00040572021012159745	MH010480632202021E	250000.00	SD	0004881373202021	22/01/2021
2	Ms Aakash Ganga Developers Through its Partner Shodhan Yashwant Joshi	eChallan	02300042021012217809	MH010494788202021E	664400.00	SD	0004881377202021	22/01/2021
3		DHC		2201202102627	440	RF	2201202102627D	22/01/2021
4	Ms Aakash Ganga Developers Through its Partner Shodhan Yashwant Joshi	eChallan		MH010494788202021E	30000	RF	0004881377202021	22/01/2021

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

415 /2021

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२५ वुकाचे २५
नंबरी नोंदला दिनांक २२/०१/२१
प्रमाणित करण्यात येत आहे, या
दस्तावध्ये एकूण २५ पाने आहेत

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रमांक-१

