

SALE DEED

(Zone No. 1.409, valuation as per ready reckoner Rs.19,600/-)
(Market ValueRs. 9,10,79,240/-, Consideration Rs.9,10,80,000/-)
(Stamp duty 6% Rs. 54,64,800/- and Registration Fees 1% Rs. 30,000/-)

THIS SALE DEED is made at Aurangabad on thisth day of November, 2023.

BETWEEN

1) Mr. Sandeep Madhavrao Dhume, Age 70 years, Aadhaar No. 6179 8472 1059, PAN ABSPD0706H of Indian Inhabitant, residing at 301 Daisylea, Bhausahab Hire Marg, Malabar Hill, Mumbai 400006, hereinafter referred to as **“THE VENDOR NO. 1”**(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assignees etc.) of the **FIRSTPART**

2) Mr. Milind Madhavrao Dhume, Age 64 years, Aadhaar No. 2596 6803 3141, PAN ABSPD0704F of Indian Inhabitant, residing at 151 Shree Poornanand Saraswati CHS Ltd, 62 Doongarsi Lane, Banganga, Walkeshwar, Mumbai 400006, hereinafter referred to as **“THE VENDOR NO. 2”** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assignees etc.) of the **SECOND PART**

3) Mr. Pankaj Madhavrao Dhume, Age 61 years, Aadhaar No. 7909 3357 6427, PAN AFJPD1034K of Indian Inhabitant, residing at 152 Shree Poornanand Saraswati CHS Ltd, 62 Doongarsi Lane, Banganga, Walkeshwar, Mumbai 400006, hereinafter referred to as **“THE VENDOR NO. 3”**(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assignees etc.) of the **THIRD PART**

4) Ms. Rijuta Taranath Kamat, Age 53 years, Aadhaar No. 7131 0201 9771, PAN AAOPK6398R of Indian Inhabitant, residing at 650 Rath Mansion, Flat No. 1, SVS Road, Shivaji Park, Dadar, Mumbai 400028, hereinafter referred to as **“THE VENDOR NO.4”** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assignees etc.) of the **FIFTH PART** and

5) Ms. Aradhana Taranath Kamat, Age 50 years, Aadhaar No. 2407 9403 3948, PAN BHUPK1042C of Indian Inhabitant, residing at 650 Rath Mansion, Flat No. 1, SVS Road, Shivaji Park, Dadar, Mumbai 400028, hereinafter referred to as **“THE VENDOR NO. 5”** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assignees etc.) of the **FIFTH PART**;

AND

M/S. J.P. Constructions, a partnership firm registered under the Indian Partnership Act of 1932, Registration Number AU000007010, PAN AAPFJ2067B, Udyam No. UDYAM-MH-04-0150891, with its registered address Plot No. 15, Deogiri Housing Society, Khokadpura, Aurangabad 431001

Through its Partner,

Mr. Pathan Jameer Khan Salam Khan, Age 47 years, Aadhaar No. 3269 4583 0067, PAN BEGPP2767E of Indian Inhabitant, residing at Powerlum Colony, MIDC, Bahirwadi, Beed - 431122, (hereinafter referred to as **“THE PURCHASER”** which expression shall, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include her heirs, executors and administrators and assignees etc.) of the **OTHER PART**.

(For the Sake of Convenience the Vendor No.1 to Vendor No.5 are collectively hereinafter referred to as “the Vendors”).

WHEREAS :-

- A. The Vendors are the Owners of ALL THAT piece and parcel of land situate, lying and being at City Survey no. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 9293.70 sq. mtrs. (hereinafter referred to as “the larger Property”) as more particularly described in First Schedule hereunder written and shown and demarcated in Red Colour boundary line on the plan annexed as **Annexure-1** hereto.
- B. The Vendors have represented to the Purchaser that the Vendors have acquired the said larger Property in the following manner: -
1. By Sale Deed dated 22nd August 1990 executed between (1) Shri. S.B. Alias Gulabrao Balbhimrao Deshmukh, (2) Shri. Rajeshwar Satishrao Deshmukh, (3) Shri. Madhav Durgaram Dhume, (4) Shri. Sandeep Madhavrao Dhume, (5) Shri. Milind Madhavrao Dhume, (6) Shri. Pankaj Madhavrao Dhume, (7) Shri. Taranath Radhakrishna Kamat, (8) Kalpana Taranath Kamat, (9) Rijuta Taranath Kamat and (10) Aradhana Taranath Kamat therein referred to as the Purchaser of the One Part and Krishi Utpanna Bazar Samiti Aurangabad through Vaijanathrao Kishanrao Kale, Inderchand Bhagwanchand Patni and Kakasaheb Bhaurao Kolge therein referred to as the Seller of the Other Part, the Seller therein sold, conveyed and transferred ALL THAT piece and parcel of land situate, lying and being at City Survey No. 9233 (Pt.), Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra admeasuring 12471.185 sq. mtrs., therein referred to as “**the said Plot**”.
 2. The said Plot bearing City Survey No. 9233 came to be sub-divided into four parts i.e. City Survey No. 9233/1, 9233/2, 9233/3 and 9233/4 by an order dated 4th November 1992 passed by City Survey Office, Aurangabad and accordingly 1) Mr. Madhav

Durgaram Dhume, 2) Mr. Sandeep Madhavrao Dhume, 3) Mr. Milind Madhavrao Dhume, 4) Mr. Pankaj Madhavrao Dhume, 5) Mr. Taranath Radhakrishna Kamat, 6) Mrs. Kalpana Taranath Kamat, 7) Ms. Rijuta Taranath Kamat and 8) Ms. Aradhana Taranath Kamat became entitled to the Larger Property as owners thereof.

3. On 24th December 1994 Mr. Taranath Radhakrishna Kamat died, leaving behind him, his wife Mrs. Kalpana Taranath Kamat and two daughters namely Ms. Rijuta Taranath Kamat and Ms. Aradhana Taranath Kamat entitled to his share in the Larger Property.
 4. By Mutation Entry No. 19869 dated 14th December 2011, the Authority has deleted the entry of the Late Mr. Taranath Radhakrishna Kamat from the Property Card.
 5. On 13th May 2012 Mr. Madhav Durgaram Dhume died, leaving behind him, his sons namely 1) Mr. Sandeep Madhavrao Dhume, 2) Mr. Milind Madhavrao Dhume and 3) Mr. Pankaj Madhavrao Dhume, entitled to his share in the Larger Property.
 6. By Mutation Entry No. 12290 dated 11th March 2013, the Authority has deleted the entry of the Late Mr. Madhav Durgaram Dhume from the Property Card.
 7. Mrs. Kalpana Taranath Kamat out of natural love and affection that she had with her daughters (1) Ms. Rijuta Taranath Kamat and (2) Ms. Aradhana Taranath Kamat orally gifted her shares in the Larger Property in favour of her only two daughters in equal shares.
- C. The Vendors have represented to the Purchaser that:
- i. The Larger Property is fully encroached by the encroachers,

- ii. That there is one Suit bearing Suit no.565 of 2018 with respect to the Larger property is pending before the Hon`ble Civil Court at Aurangabad.
- D. The Purchaser herein approached the Vendors and negotiated to purchase from the Vendors ALL THAT piece and parcel of land situate, lying and being at City Survey no. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 4646.90 sq. mtrs. forming part of the Larger Property (hereinafter referred to as “the said Property”) fully encroached by the encroachers, as more particularly described in Second Schedule hereunder written and shown and demarcated in hatch lines and Red Coloured boundary line on the plan annexed as **Annexure-1** hereto. The Vendors agree to sell to the Purchaser the said Property on as is where-is basis and subject to encroachment and the Purchaser agrees to purchase the said Property on as is where is basis for the consideration and on the terms and conditions as recorded herein.
- E. The Purchaser has verified the Title documents and also independently taken a search from the Land Revenue Department and has also taken a physical inspection of the said property and is satisfied with the Title of the Vendors, so also vendors have assured about their clear title over the said property., subject to encumbrances of the said Property being encroached by the encroachers.
- F. The Parties hereto have agreed to execute these presents in the manner hereinafter appearing.

NOW THIS SALE DEED WITNESSETH THAT in pursuance of the Agreement and in consideration of **Rs.9,10,80,000/- (Rupees Nine Crores Ten Lakhs Eighty Thousand Only)** being the full consideration subject to deduction of 1% TDS paid by the Purchaser to the Vendors on or before execution of these presents as under:

- i. Rs. 1,50,28,200/- (Rupees One Crore Fifty Lakhs Twenty-Eight Thousand Two Hundred Only) paid by the Purchaser to Vendor No. 1, **Mr. Sandeep Madhavrao Dhume** through RTGS bearing UTR No. _____ dated ____ only for undivided share out of admeasuring area 774.48 sq. mtr.
- ii. Rs. 1,51,800/- (Rupees One Lakh Fifty-One Thousand Eight Hundred Only) being 1% TDS deducted from the consideration payable to Vendor No. 1. The Purchaser shall hand over the TDS certificate within 15 days from the date hereof to Vendor No. 1, **Mr. Sandeep Madhavrao Dhume**.
- iii. Rs. 1,50,28,200/- (Rupees One Crore Fifty Lakhs Twenty-Eight Thousand Two Hundred Only) paid by the Purchaser to Vendor No. 2, **Mr. Milind Madhavrao Dhume** through RTGS bearing UTR No. _____ dated ____ only for undivided share out of admeasuring area 774.48 sq. mtr.
- iv. Rs. 1,51,800/- (Rupees One Lakh Fifty-One Thousand Eight Hundred Only) being 1% TDS deducted from the consideration payable to Vendor No. 2. The Purchaser shall handover the TDS certificate within 15 days from the date hereof to Vendor No. 2, **Mr. Milind Madhavrao Dhume**.
- v. Rs. 1,50,28,200/- (Rupees One Crore Fifty Lakhs Twenty-Eight Thousand Two Hundred Only) paid by the Purchaser to Vendor No. 3, **Mr. Pankaj Madhavrao Dhume** through RTGS bearing UTR No. _____ dated ____ only for undivided share out of admeasuring area 774.48 sq. mtr.
- vi. Rs. 1,51,800/- (Rupees One Lakh Fifty-One Thousand Eight Hundred Only) being 1% TDS deducted from the consideration payable to Vendor No. 3. The Purchaser shall handover the TDS certificate within 15 days from the date hereof to the Vendor No. 3 **Mr. Pankaj Madhavrao Dhume**.

- vii. Rs. 2,25,42,300/- (Rupees Two Crores Twenty-Five Lakhs Forty-Two Thousand Three Hundred Only) paid by the Purchaser to Vendor No. 4, Ms. **Rijuta Taranath Kamat** through RTGS bearing UTR No. _____ dated _____ only for undivided share out of admeasuring area 1161.72 sq. mtr.
- viii. Rs. 2,27,700/- (Rupees Two Lakhs Twenty-Seven Thousand Seven Hundred Only) being 1% TDS deducted from the consideration payable to Vendor No. 4. The Purchaser shall hand over the TDS certificate within 15 days from the date hereof to Vendor No. 4, **Ms. Rijuta Taranath Kamat**.
- ix. Rs. 2,25,42,300/- (Rupees Two Crores Twenty-Five Lakhs Forty-Two Thousand Three Hundred Only) paid by the Purchaser to Vendor No. 5, **Ms. Aradhana Taranath Kamat** through RTGS bearing UTR No. _____ dated _____ only for undivided share out of admeasuring area 1161.72 sq. mtr.
- x. Rs. 2,27,700/- (Rupees Two Lakhs Twenty-Seven Thousand Seven Hundred Only) being 1% TDS deducted from the consideration payable to Vendor No. 4. The Purchaser shall hand over the TDS certificate within 15 days from the date hereof to Vendor No. 5, **Ms. Aradhana Taranath Kamat**.

(the payment and receipt hereof the Vendors each of them do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser forever) **THEY THE VENDORS** hereby sell, convey, transfer, grant, assign and assure unto the Purchaser forever all their right, title and interest in ALL THAT piece and parcel of land situate, lying and being at City Survey no. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 4646.90 sq. mtrs. forming part of the Larger Property (hereinafter referred to as "the said Property") fully encroached by the encroachers, as more particularly described in Second Schedule hereunder written and shown and demarcated in hatched lines and Red coloured boundary line on the plan

annexed as **Annexure-1** hereto and **TOGETHER WITH ALL** and singular the houses, out houses, edifices, court yards, area compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, wells, water, water-courses, if any, plants, lights, liberties, privileges, profits, easements, advantages, rights, and appurtenances thereto to the said Property or part thereof belonging or in any wise appurtenance to or with the same or any part thereof now or at any time heretofore usually held or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all the Deeds, Documents, Writings, vouchers and other evidences of title relating to the said Property or any part thereof hereby granted more particularly described in the Second Schedule hereunder written **AND ALL** the estate, right, title, interest, uses, property, benefit, claim and demand whatsoever at law and inequity of the Vendors, in to and out of or upon the said Property or any part thereof hereby granted or expressed so to be unto and to the use of the Purchaser forever **TO HAVE AND HOLD** the said Property hereby granted, conveyed and assured and intended or expressed so to be with their and every of their rights and appurtenances **UNTO AND TO THE USE AND BENEFIT OF** the Purchaser forever absolutely free and discharged of any claim by or from the Vendors or their heirs, executors and administrators **SUBJECT TO** the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereinafter to become payable to the Government of Maharashtra, Municipal Corporation, Gram Panchayat or any other Statutory, public or local body or authority in respect thereof **AND** the Vendors do hereby for themselves and their heirs, executors and administrators do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or executed or knowingly or willingly suffered to the contrary, the Vendors now has in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the said Property hereby granted, released conveyed, transferred or assured or intended to be unto and to the use of the Purchaser in the manner aforesaid **AND**

THAT it shall be lawful for the Purchaser from time to time and at all times hereafter, peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted with the appurtenances and receive the rents, issues and profits thereof and every part thereof to and for the Purchaser own use without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or their heirs, executors and administrators or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by the Vendors from all encumbrances (save and except the encroachment), whatsoever made or suffered by the Vendors. **AND FURTHER** the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted, released, conveyed, assured or intended so to be or any part thereof by, from under or in trust for the Vendors or their heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such **FURTHER AND OTHER** lawful and reasonable acts, deeds, thing, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely, granting releasing, conveying and assuring the said Property and every part thereof hereby by granted, released, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid and/or as shall or may be reasonably required by the Purchaser, their successors, assigns or nominees or their counsel in law **AND** the Vendors do **HEREBY** covenant with the Purchaser, their heirs, executors, administrators and successors that the Vendors have not done, omitted, or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby they are prevented from granting, releasing, conveying and assuring the said Property unto the Purchaser in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever. **AND THE VENDORS DO HEREBY** for themselves declare as follows: -

- a. That the Vendors are the absolute owner of the said Property.
- b. The Vendors hereby declare and confirm that subject to encroachment they have a clear title to the said Property.
- c. That the Revenue Records in respect of the said Property is in the name of the Vendors and the Title Deeds and documents relating to the said Property are in possession of the Vendors.
- d. That the Vendors have not entered into any other agreement/understanding for the sale of the said Property.
- e. The Vendors are not prevented by any law, condition, order, injunction or covenant in force for the time being from selling, transferring or conveying the said Property to the Purchaser.
- f. The Vendors are not aware of any order or directive from the Central or State Government or any Statutory or Local body or Authority or any Court or Tribunal in respect of the said Property or the area/locality in which the said Property is situated, restraining or prohibiting the proposed sale in respect of the said Property.
- g. That the Vendors have paid and discharged in full the outgoings in respect of the said Property including up to the date hereof and is not in arrears.
- h. That the Vendor has not created any lien, charge or mortgage on the said Property and that there is no notice of lis pendens and/or order of attachment in execution of any decree or demand or claim on or in respect of the said Property nor has they given any undertaking or assurance to any person or authority that they would not deal with the said Property.
- i. There is no prohibiting order or any other attachment order under the Income Tax Act, 1961 or otherwise any liabilities in respect of the said Property or any part thereof whereby the rights of Vendors are affected.
- j. Subject to encroachment that it shall be lawful for the Purchasers from time to time and at all times hereafter to peacefully and quietly to hold, enter upon, have, occupy, possess or enjoy the benefits of the said Property hereby transferred with its appurtenances and receive the benefits and profits thereof and

every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors.

AND THE PURCHASER DO TH HEREBY COVENANT WITH THE VENDORS that the Purchaser shall with effect from the date hereof be liable to bear and pay their proportionate shares of outgoings, taxes, water charges and electricity charges payable in respect of the said Property in accordance with the bills that may be raised by the competent authority, Municipal Corporation and any other local authority.

AND THIS INDENTURE LASTLY WITNESSETH that all the out-of-pocket expenses including stamp duty and registration charges or any other amount payable for transfer of the said Property shall be borne and paid by the Purchaser alone.

The Purchaser can get their name mutated in the Property Card of CTS No. 9233/2 as owner and possessor of the said land admeasuring 4646.90 sq. mtrs. and the Vendors do hereby give their free consent for the same.

Presentation GPA : That, by registered General Power of Attorney is executed by Owner No.02 **MILIND MADHAVRAO DHUME** through Regd. GPA. Day Book No. BBE4-1342/2019 Dated 02.02.2019 in favour of Owner No.1, **MR. SANDEEP MADHAVRAO DHUME** and also Owner No.3, **MR. PANKAJ MADHAVRAO DHUME** through Regd. GPA. Day Book No. BBE4-1683/2019 Dated 11.02.2019 in favour of Owner No.1, **MR. SANDEEP MADHAVRAO DHUME** & the Owner No.5, **MS. ARADHANA TARANATH KAMAT** through Regd. GPA. Day Book No. BBE4-19829/2023 Dated 08.10.2023 in favour of Owner No.4, **MS. RIJUTA TARANATH KAMAT** to admit the execution of Sale deed and other documents regarding to sale in the above said property.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land situate, lying and being at City Survey no. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 9293.70 sq. mtrs.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land situate, lying and being at City Survey no. 9233/2, Jinsi Maidan, Juna Mondha, Baijipura, Aurangabad City, Maharashtra (bearing Sheet No. 79 & 50) admeasuring 4646.85 sq. mtrs. forming part of the Larger Property fully encroached by the encroachers and bounded as follows:

On or towards the East :	Old Fortification Wall
On or towards the West :	City Survey No. 9233/4
On or towards the North :	Remaining Part of City Survey No. 9233/2
On or towards the South :	City Survey No. 9233/3

Signed and Delivered by the within named)
“VENDORS”

(1) SANDEEP MADHAVRAO DHUME)
(PAN: ABSPD0706H & Aadhaar No. 6179 8472 1059)

(2) MILIND MADHAVRAO DHUME)
(PAN: ABSPD0704F & Aadhaar No. 2596 6803 3141)
in presence of)
Regd. GPA. Day Book No. BBE4-1342/2019)
Dated 02.02.2019 vide GPA holder :)

SANDEEP MADHAVRAO DHUME)

(3) PANKAJ MADHAVRAO DHUME)
(PAN: AFJPD1034K&Aadhaar No. 7909 3357 6427)
in presence of)
Regd. GPA. Day Book No. BBE4-1683/2019)
Dated 11.02.2019 vide GPA holder)

SANDEEP MADHAVRAO DHUME)

(4) RIJUTA TARANATH KAMAT)
(PAN: AAOPK6398R & Aadhaar No. 7131 0201 9771)

(5) ARADHANA TARANATH KAMAT)
(PAN: BHUPK1042C & Aadhaar No. 2407 9403 3948)
in presence of)
Regd. GPA. Day Book No. BBE4-19829/2023)
Dated 08.10.2023 vide GPA holder :)

RIJUTA TARANATH KAMAT)

Signed and Delivered by the within named)
“PURCHASER”)

M/S. J.P. Constructions)
Through its Partner,)

Mr. Pathan Jameer Khan Salam Khan)
(Aadhaar No. 3269 4583 0067, PAN BEGPP2767E)

Witnesses:

1.

Shahab Ahmed Mohammed Ismail Quadri

Age 47 yrs, Business

R/o.: Pahadsinghpura, Aurangabad.

Aadhar No.: 9865 5424 3087

2.

Mr. Sayyed Sadique Sayyed Ali

Age 41 yrs, Business

R/o.: Raja bazaar Road, Ranmastpura
Aurangabad.

Aadhar No. : 9718 2419 1639

RECEIPT

RECEIVED on the 19th day of October 2023, first hereinabove written from the within named Purchaser, **M/S. J.P. Constructions Through its Partner, Mr. Pathan Jameer Khan Salam Khan** the agreed consideration amount of **Rs. 9,10,80,000/- (Rupees Nine Crores Ten Lakh Eighty Thousand Only)**, in the manner stated herein below:

जिल्हा: औरंगाबाद		विभाग : जीजे : औरंगाबाद - 5 (महानगर पालिका औरंगाबाद)				वर्ष: 2022 - 23	
मौजा नं./ विभाग नं.	मुख्यदर विभागाचा तपशील	खुली जमीन	निवासी इमारत	वरक्या मजक्यावरील कारबंदी/व्यावसायीक	वळ मजक्यावरील दुकाने/ व्यावसायीक	औद्योगिक क्षेत्र	मौजामापनाचे एकक
प्रति चौ.मी. चे दर रुपवाल							
1.407	संजय नगर झोपडपट्टी परिसरातील सर्व मिळकती सव्हे नंबर 24, 39, 40 सि.टी.एस. नंबर 12275, 12361, 12363, 12366, 12366/1	10000	29860	41000	47000	-	चौ. मीटर
1.408	जिल्हा चौक ते बावजीपुरा रस्ता सि.टी.एस. नंबर 1233, 1234, 9233, 12328, 12331, 12332, 12333, 12335, 12336, 12337, 12338, 12339, 12341, 12342, 12343, 12345, 12346, 12347, 12348, 12349, 12350, 12351, 12352, 12353, 12354, 12355, 12357, 12358, 12359, 12360	25400	39000	47500	71000	-	चौ. मीटर
1.409	कोटन मार्केट व जिल्हा परिसरातील उर्वरित सर्व मिळकती सि.टी.एस. नंबर 9233/1, 9233/2, 12326, 12329, 12330, 12334, 12341, 12344, 12356	19600	34000	44000	70500	-	चौ. मीटर
1.410	जिल्हा चौक ते जिल्हा फॅक्टरीकडे जाणारा रस्ता सि.टी.एस. नंबर 9235, 9250, 9251, 9261, 9261/1, 9484, 9485, 9486, 9487, 9488, 9489, 9490, 9491, 9492, 9493, 9494, 9495, 9496, 12105, 12106, 12107, 12108, 12109, 12110, 12111, 12112, 12113, 12114, 12115, 12116, 12120, 12121, 12122, 12123, 12124, 12126, 12127, 12128, 12129, 12130, 12131, 12135, 12136, 12138, 12148, 12149, 12153, 12158, 12159, 12160, 12161, 12327	25300	40000	46500	70000	-	चौ. मीटर
1.411	चंपा मस्जिद ते रोशनगेट रस्ता सि.टी.एस. नंबर 9619, 9672/23, 9672/24, 9672/9, 9674, 9675, 9676, 9677, 9678, 9681, 9694, 9695, 9696, 9697, 9698, 9699, 9702, 9703, 9704, 9714, 9718, 9719, 9720, 9724, 9725, 9726, 9727, 9731, 9732	32800	41000	52500	81500	-	चौ. मीटर
1.412	चंपा मस्जिद ते जिल्हा चौक सा जोडणारा रस्ता	28200	38000	52500	76000	-	चौ. मीटर



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Zone No. 1.409

CTS No. 9233/2	Area in Sqm.	Rate	Dep in Percentage	Value
Open Land	4646.9	19600		91079240
Construction				0
	Total			91079240
	Consideration			91080000
	Stamp Duty		6%	5464800
	Reg Fee		1%	30000
	Paging Fee			1200
	Total			5496000

We say received,

SANDEEP MADHAVRAO DHUME

(Vendor No. 1)

MILIND MADHAVRAO DHUME

(Vendor No. 2)

PANKAJ MADHAVRAO DHUME

(Vendor No. 3)

RIJUTA TARANATH KAMAT

(Vendor No. 4)

ARADHANA TARANATH KAMAT

(Vendor No. 5)

Witnesses:

1.

Shahab Ahmed Mohammed Ismail Quadri

Age 47 yrs, Business

R/o.: Pahadsingpura, Aurangabad.

Aadhar No.: 9865 5424 3087

2.

Mr. Sayyed Sadique Sayyed Ali

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