70/3121
Monday,March 27 ,2023
7:34 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्रं.: 4102 दिनांक: 27/03/2023

गावाचे नाव: चिकणघर
दस्तऐवजाचा अनुक्रमांक: कलन1-3121-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रतिक रमेश निर्मळ - -

नोंदणी फी	रु. 29500.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 30420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:48 PM ह्या वेळेस मिळेल.

Sub Registrar Kalyan 1
सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

बाजार मुल्य: रु.2941000 /-
मोबदला रु.2500000/-
भरलेले मुद्रांक शुल्क : रु. 205900/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2703202319744 दिनांक: 27/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.29500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017582873202223E दिनांक: 27/03/2023
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

P.R. Nirmal

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2023032714124 27 March 2023,07:15:27 PM

कलन1

मूल्यांकनाचे वर्ष	2022
जिल्हा	ठाणे
मूल्य विभाग	तालुका : कल्याण
उप मूल्य विभाग	2/15 -विभाग 9(क) : उरलेल्या गावातील मिळकती
क्षेत्राचे नांव	Kalyan/Dombival Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
26100	66600	76800	88300	76800	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	44.1286चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वहन सुविधा -	आहे	मजला -	Stilt floor Or Ground floor		

Sale Type - Resale First Sale Date - 23/09/2010

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.66600/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((66600-26100) * (100 / 100)) + 26100)
= Rs.66600/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 66600 * 44.1286

= Rs.2938964.76/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2938964.76 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.2938965/-
= ₹ एकोणतीस लाख अडतीस हजार नऊ शे पासष्ठ /-

Home Print

कलन - १
दस्त क्र. 3929 २०२३
९ ४६

THE SEAL OF THE JOINT SUB REGISTRAR सह. दुय्यम निबंधक, कल्याण-१ कल्याण-१ KALYAN-1

CHALLAN
MTR Form Number-6

GRN MH017582873202223E	BARCODE	Date 27/03/2023-17:37:59	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR	Full Name	PRATIK RAMESH NIRMAL AND PRANJALI PRATIK NIRMAL
Location	THANE		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	FLAT NO. 6, GROUND FLOOR, PRANAV CHS. LTD.

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	205900.00
0030063301 Registration Fee	29500.00
Total	2,35,400.00

Road/Street	VILLAGE CHIKANGHAR, S.NO. 44-A, H.NO. 1/1B(PT), CTS NO. 3090-A						
Area/Locality	KALYAN WEST						
Town/City/District							
PIN		4	2	1	3	0	1
Remarks (If Any)	SecondPartyName=AMOL RAMESH NIRMAL						
Amount In Words	Two Lakh Thirty Five Thousand Four Hundred Rupees Only						

कलन - १
दस्त क्र. 3929 २०२३
2 ४६

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942023[illegible]402	1[illegible]9071
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-1[illegible]	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-1

Department ID :
Mobile No. : 9870353312

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 27-03-2023 05:39:33

CHALLAN

MTR Form Number-6

GRN MH017582873202223E	BARCODE	Date 27/03/2023-17:37:59	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR	Full Name	PRATIK RAMESH NIRMAL AND PRANJALI PRATIK NIRMAL
Location	THANE		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	FLAT NO. 6, GROUND FLOOR, PRANAV CHS. LTD.

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	205900.00
0030063301 Registration Fee	29500.00
Total	2,35,400.00

Road/Street	VILLAGE CHIKANGHAR, S.NO. 44-A, H.NO. 1/1B(PT), CTS NO. 3090-A
Area/Locality Town/City/District	KALYAN WEST
PIN	4 2 1 3 0 1
Remarks (If Any)	SecondPartyName=AMOL RAMESH NIRMAL~
Amount In Words	Two Lakh Thirty Five Thousand Four Hundred Rupees Only

DEFACED 235400.00 DEFACED

कलन-१
दस्त क्र. 3929 २०२३

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02003942023032724023[illegible]3928907
Cheque/DD No.		Bank Date	RBI Date 27/03/2023 17:37:22 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

Department ID :

Mobile No. 9870353312

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

सदर चलन फक्त नियोजक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan History Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-70-3121	0008650369202223	27/03/2023-19:33:53	IGR124	29500.00

Print Date 27-03-2023 07:54:15

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2703202319744	Receipt Date	27/03/2023

Received from PRATIK RAMESH NIRMAL, Mobile number 9870353312, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 3121 dated 27/03/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.

DEFACED
₹ 920
DEFACED

Payment Details

Bank Name	BARB	Payment Date	27/03/2023
Bank CIN	10004152023032718059	REF No.	1346224586
Deface No	2703202319744D	Deface Date	27/03/2023

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

कलन-१
दस्त क्र. 3729 २०२३
५ ४६

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, कल्याण-१ यांची मुद्रा
सत्यमेव जयते
कल्याण-१
KALYAN-1

श्री

WARD No.: **9-C (2/15)**, VILLAGE :- **CHIKANGHAR**;
FLAT AREA: **475** Sq. Feet **BUILT-UP**
= 44.14 Sq.Mtrs. Built-up

MARKET VALUE RS. 29,41,000/-
ACTUAL VALUE RS. 25,00,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered at KALYAN, on this 27th day of **MARCH, 2023**;

B E T W E E N:

MR. AMOL RAMESH NIRMAL
Age about **37** Years, Occupation– Service,
(PAN NO. **AEWPN8694R**)[AADHAAR NO. **5459 0927 2213**]
Residing at Police Commssioner Office Compound, A/138, 3rd Floor, L. T. Marg, Crawford Market, Mumbai - 400001; hereinafter called as the **TRANSFEROR / SELLER** (which expression, unless the context so requires, shall mean and include or deem to include all his/her/ their heirs, executors, Administrators and Assigns) of the **ONE PART.**

AND

1) **MR. PRATIK RAMESH NIRMAL,**
Aged about **33** Years, Occupation–Service,
(PAN NO.**ANFPN4503M**)[AADHAAR NO. **6733 6701 4456**]
2) **MRS. PRANJALI PRATIK NIRMAL** (As per Gazatte)
MS. VIJAYA RAVINDRA SHIGWAN (As per Pan & Aadhar Card)
Aged about **27** Years, Occupation – Housewife,
(PAN NO. **FOBPS4948B**)[AADHAAR NO. **8816 7175 9976**]

Both Residing at Flat No. G/6, Ground Floor, PRANAV CHS.LTD., Syndicate Road, Thangewadi, Kalyan West – 421301, Taluka Kalyan, Dist. Thane; hereinafter called as the **TRANSFEREES/ PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereto, shall mean and include or deem to include his/her/their legal heirs, executors, Administrators and Assigns) of the **SECOND PART**;

कलन – १
दस्त क्र. 3929 | २०२

WHEREAS, the SELLER/TRANSFEROR is absolutely seized and possessed and/or otherwise well sufficiently entitled to Flat No. **6**, on **Ground** Floor, admeasuring **475** Sq. Feet BUILT-UP = **44.14** Sq. Mtrs. Built-up in the Society known as **PRANAV CO-OPERATIVE HOUSING SOCIETY LIMITED,** constructed on the plot of land bearing Survey No. **44-A**, Hissa No. **1/1B (Pt)**, C.T.S.No. **3090-A** situated at Village **CHIKANGHAR**, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Jurisdiction of Registration District Thane, Sub-Registration District Kalyan (West), hereinafter referred to as SAID FLAT PREMISES;

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

P.R. Nirmal

V. Shigwan

Nirmal

AND WHEREAS the TRANSFEROR/SELLER is desirous of selling and transferring the said FLAT along with the benefit of the Share Certificate and right in capital and assets of the said Society.

AND WHEREAS the TRANSFEREES/PURCHASERS being in need of suitable FLAT, come to know of the same, and approached the TRANSFEROR /SELLER and during the course of meetings and negotiations, the TRANSFEROR/SELLER represented that the title to the said premises is clear, marketable and free from encumbrances and doubts and he/she/they is well and sufficiently entitled to sell and transfer the said premises and the share certificates.

AND WHEREAS, the TRANSFEROR/SELLER wanted to shift themselves to a bigger flat, and offered to sell the said flat, and having came to know that the said flat is available for sale the TRANSFEREES /PURCHASERS have seen the said flat, perused the documents about the title of the said flat and offered to pay Rs. **25,00,000/-** (Rupees **Twenty Five Lakhs** only) being the Lumpsum cost, price or consideration for transfer of ownership rights of the said flat.

AND WHEREAS, the offer of the TRANSFEREES/ PURCHASERS found to be proper and worth in accordance with the market rates of resale of flats in that area, the TRANSFEROR/SELLER, Agreed to Sale ownership rights of the said flat for the aforesaid price to the TRANSFEREES/PURCHASERS and a verbal agreement to sell was there for sale of flat.

कलम-१

दस्त क्र. 3929	२०२३
८	४८

AND WHEREAS, both the parties herein were desirous to reduce to writings the terms and conditions agreeable to both the parties they said agreement has been done.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO THAT :-

1. The TRANSFEROR/SELLER shall sell, allot and Assign and the TRANSFEREES/PURCHASERS shall purchase and acquire Ownership rights and possession of the said Flat No. **6**, on **Ground** Floor, admcasuring **475** Sq. Feet BUILT-UP = **44.14** Sq. Mtrs Built up in the Society known as **PRANAV CO-OPERATIVE HOUSING SOCIETY LIMITED,** constructed on the plot of land bearing Survey No. **44-A**, Hissa No. **1/1B(Pt),** C.T.S.No. **3090-A** situated at Village **CHIKANGHAR**, Kalyan West, Tal. Kalyan, Dist. Thane, within the

THE SEAL OF THE JOINT SUB-REGISTRAR, कल्याण-१

V. Shegwan P.R. Nirmal

Notwithstanding the provisions made hereinabove the TRANSFEROR/ SELLER shall be at liberty to allow extension of time to the Transferees/Purchasers for making the entire consideration subject to payment of interest @ 18% PA on balance amount.

From the date of execution and registration of this agreement for sale of flat TRANSFEROR/SELLER shall produce whatsoever and whenever the original papers or certified copies, or any other documents to the Transferees/Purchasers to their custody for easily obtain the Housing Loan.

4. The TRANSFEROR/SELLER hereby declares and covenant with the TRANSFEREES/PURCHASERS that the TRANSFEROR/SELLER have the right to enter into this Agreement for Sale with the TRANSFEREES/PURCHASERS.

5. The TRANSFEROR/SELLER hereby declares that the Flat agreed to be sold is free from any kind of encumbrances, charges, liabilities etc.; And in the event of any objection or claim is preferred by any person over the said flat the TRANSFEROR/SELLER is responsible and shall indemnify and keep indemnified the TRANSFEREES/PURCHASERS from any loss occasioned to and/or sustained by the TRANSFEREES/PURCHASERS on account of objection or claim by Third Party and the TRANSFEROR/SELLER being the absolute owners of the said Flat, they have every right to dispose of the said Flat and every right to dispose of the same to the TRANSFEREES/PURCHASERS. The TRANSFEROR/SELLER hereby declare that he has not received any notice of acquisition/requisition from the Government, Semi-Government, local authority and any such other competent authority. The TRANSFEROR/SELLER hereby declare that he/she/they have not entered into any kind of transaction in respect of the said Flat with any other person and have not created any third party's interest over the same.

6. The said flat is not subject matter of any pending suit or attachment before or after judgement of any court of law or authority for recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.

V. Shigwan P.R. Nirmal P. Nirmal

transferred in the name of the TRANSFEREES/PURCHASERS without any reservation whatsoever.

12. The party of the first part also hereby further declare that he have full right and absolute authority to enter in this agreement and that they have not done or performed or caused any act deed matter or things whereby they may be obstructed, prevented, hindered from entering in this agreement or transferring the said premises as purported to be done hereby or whereby the party of second part here to may be obstructed, prevented hindered in enjoying the right to be comfort or transferred hereby in favor or whereby the quiet and peaceful possession of the party of the second part in respect of the said premises may be disturbed and in the event of being found so that the party of the first part was not entitled to entering in this agreement and transfer his/her/their rights sought or purported to be transferred hereby and the party of the second party is not able to enjoy quiet and peaceful possession of the said premises due to any such reason the party of the first part shall within the limit of the consideration herein reserved be liable to compensate, indemnify and or reimburse, damages which they said party of the second part may suffer or sustained.

13. The party of the second part i.e. TRANSFEREES / PURCHASERS is bound to get the said premises legally transferred in their own names.

14. The TRANSFEROR / SELLER or his/her/their nominee/s or legal heirs during the deal or completion of sale shall execute all deed documents and writings as the TRANSFEREES /PURCHASERS may require so as vesting the said Flat in the name of the TRANSFEREES / PURCHASERS or his/her/their nominees or legal heirs.

15. On completion of the said sale and transfer of the aforesaid Flat the TRANSFEROR/SELLER shall put the TRANSFEREES /PURCHASERS or his/her/their nominee or nominees into vacant and peaceful possession of the said Flat.

16. The TRANSFEROR/SELLER have agreed to give the vacant and peaceful possession of the said Flat to the TRANSFEREES PURCHASERS herein 07 (SEVEN) workings days after receiving the consideration amount of **Rs. 25,00,000/-(Rupees Twenty Five**

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

J. Shigwan P.R. Nirmal

and for that purpose, **TRANSFEROR / SELLER** shall sign all the necessary applications, affidavits, forms etc.; and shall co-operate with the **TRANSFEREES / PURCHASERS** subject to provision that all the expenses deposits, fees, charges etc.; required to be paid are borne and paid by the **TRANSFEREES / PURCHASERS** alone.

22. The TRANSFEROR / SELLER and/or the TRANSFEREES / PURCHASERS shall not commit any breach of the terms and conditions of this Agreement.

23. The parties hereto agree that after the execution of this Agreement for sale the same would be lodged for registration with the concerned Sub-Registrar of Assurances at Kalyan and both the parties would admit execution thereof before the said concerned TRANSFEROR/SELLER and the TRANSFEREES/ PURCHASERS is correct and reasonable as per market rate of the year 2022-2023 and there is no dispute regarding the rate of flat.

24. The transfer fees, donations, and all other costs, charges, fees and expenses payable to the said society for transfer of the said premises shall be borne in equally 50:50% ratio and/or paid by the TRANSFERREES /PURCHASERS alone.

25. Stamp duty and registration charges payable on this Agreement for Sale shall be borne and paid by the TRANSFEREES/ PURCHASERS alone.

26. The PURCHASERS/TRANSFEREES has agreed to abide by the rules and regulations of the Co-op. Housing Society and has agreed to be governed by the same.

27. The TRANSFEREES/PURCHASERS has taken inspection of the said agreement and made enquiries about the title of the owner of the land mentioned in Schedule hereunder and of the builder and has also taken inspection of the building plans including that of the said flat and that they are satisfied about the same and will not take any objection against the TRANSFEROR/SELLER on the account and the TRANSFEROR/SELLER will not be bound to refund any amount paid to them by the TRANSFEREES/PURCHASERS on account of any dispute arising thereafter.

28. The TRANSFEROR/SELLER has agreed to extend all co-operations, as may be legally necessary to the PURCHASERS /TRANSFEREEES in the proper enjoyment and holding of the said Flat.

दस्त क्र. 3929 २०२३
98

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

V. Shivgwan P.R. Nirmal

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND THE SEAL, ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND)
BY THE WITHINNAMED)
"TRANSFEROR / SELLER")
)
MR. AMOL RAMESH NIRMAL)
)
) **TRANSFEROR**

SIGNED, SEALED AND)
BY THE WITHINNAMED)
"TRANSFEREES / PURCHASERS")
)
1) MR. PRATIK RAMESH NIRMAL)
) **TRANSFEREES**

2) MRS. PRANJALI PRATIK NIRMAL)
(As per Gazatte))
MISS.VIJAYA RAVINDRA SHIGWAN) **TRANSFEREES**
(As per Pan & Aadhar Card))

WITNESSES :-

1) Rohit Dattaram Nirmal

2) Ramesh Govind Nirmal.

कलन – १	
दस्त क्र. 3929	२०२३
१६	४६

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

RECEIPT

Acknowledged to have received from the **TRANSFEREES/ PURCHASERS 1) MR. PRATIK RAMESH NIRMAL, 2) MRS. PRANJALI PRATIK NIRMAL**(As per Gazatte) **MISS.VIJAYA RAVINDRA SHIGWAN** (As per Pan & Aadhar Card) the sum of Rs. **5,00,000/-** (Rupees Five Lakhs only) as under :-

a) Rs. **5,00,000/-**(Rupees **Five Lakh** only) paid by Cheque, Bearing Cheque No. **119132** dated **24/03/2023**, drawn on Murbad Road, Kalyan (West)-421301 branch, before execution of this Agreement as a Part Payment.

Being the PART PAYMENT of **Rs.5,00,000/-(Rupees Five Lakhs Only)** towards the total cost and consideration of **Rs. 25,00,000/-** (Rupees **Twenty Five Lakhs** only) Transfer of ownership rights of Flat No. **6**, on **Ground** Floor, admeasuring **475** Sq. Feet BUILT-UP = **44.14** Sq. Mtrs Built-up in the Society known as **PRANAV CO-OPERATIVE HOUSING SOCIETY LIMITED,** constructed on the plot of land bearing Survey No. 44-A, Hissa No. **1/1B (Pt),** C.T.S.No. **3090-A** situated at Village **CHIKANGHAR**, Kalyan West, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation bearing Property Tax No. **B02002453100**, within Jurisdiction of Registration District Thane, Sub-Registration District Kalyan(West)

Total Rupees Five Lakhs Only

I SAY RECEIVED

कलन-१
दस्त क्र. 3929 २०२३
९७ ४९

1) _____

MR. AMOL RAMESH NIRMAL
Signature of Transferor/Seller

2) _____

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

दुय्यम निबंधक: कल्याण 1

दस्तक्रमांक व वर्ष: 7888/2010

Thursday, September 23, 2010

12:51:39 PM

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चिकणघर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा

मोबदला रू. 1,050,000.00

बा.भा. रू. 1,037,290.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः मौजे चिकणघर स नं.44अ, हि नं.1/1ब-पैकी, सि स नं.3090अ, प्रणव को ऑ हौ सो लि, सदनिका क्र.6, तळमजला, क्षेत्र 475 चौ फुट बांधिव.

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अनिता ल्युर्डस स्वामी पिटर ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: प्रणव हौ सो; ईमारत नं: -; पेठ/वसाहत: ठाणगे वाडी; शहर/गाव: कल्याण; तालुका: -; पिन: -; पॅन नम्बर: AZLPP7989B.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अमोल रमेश निर्मळ ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: पोलिस क्वार्टस; ईमारत नं: -; पेठ/वसाहत: लोकमान्य टिळक मार्ग; शहर/गाव: मुंबई; तालुका: -;पिन: -; पॅन नम्बर: AEWPN8694R.

(7) दिनांक करून दिल्याचा 23/09/2010

(8) नोंदणीचा 23/09/2010

(9) अनुक्रमांक, खंड व पृष्ठ 7888 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 35100.00

(11) बाजारभावाप्रमाणे नोंदणी रू 10500.00

(12) शेरा

कलन-१

दस्त क्र. 3929 २०२३

१८ ४८

सह दुय्यम निबंधक कल्याण-१

THE SEAL OF THE JOINT SUB-REGISTRAR, कल्याण-१ KALYAN-1

THE SEAL OF THE JOINT SUB-REGISTRAR, कल्याण KALYAN-1

COURT FEE INDIA FIFTY RUPEES

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : टीएनए/केएलएन/एचएसजी/[टीसी]/
४१६०/८९-९०.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,
प्रणव को-ऑपरेटिव्ह हौसिंग सोसायटी लि
प्रणव अपार्टमेंट, ठाणगेवाडी, सिंडिकेट, कल्याण (प)
ही संस्था महाराष्ट्र राज्य सहकारी संस्थेचे अधिनियम, १९६०
मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४]
कलम ९[१] अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ [१] अन्वये व
महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील
नियम क्रमांक १० [१] अन्वये संस्थेचे वर्गीकरण गृहनिर्माण
संस्था अमून उपवर्गीकरण
भाडेकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

ठिकाण : कल्याण

दिनांक : २८ डिसेंबर १९९०

नोंदणी अधिकारी यांचा दस्तखत
सहकारी संस्था कल्याण तालुका

कलम - १
दस्त क्र. ३१२१ २०३३
२० ४६

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

THE PRANAV CO OP. HSG. SOCY. LTD. KALYAN CO-OPERATIVE

HOUSING SOCIETY LIMITED.

(Registered under the Maharashtra Co-operative Societies Act. 1960.)

(Registration No. PRANAV CO OP. HSG. SOCY. LTD. REGN. NO. TNA/ (TC)/4160/89-90 KALYAN Date 28-12-90)

Serial No. 06

Authorised Share Capital Rs. _____ Divided into _____ Shares each of Rs. 50/- only

Member's Registration No. _____

THIS IS TO CERTIFY that Shri/Smt. Peter Lourdes Wammy.

of BL. No. G-6 is the Registered Holder of Five shares from No. 26 to 30 of Rs. 250/- (Two hundred fifty only.) in THE PRANAV CO OP. HSG. SOCY. LTD. KALYAN CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at _____ this 23rd Day of January 1994.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

दस्त क्र. 3929 2023 22

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

कल्याण डोंबिवली महानगरपालिका, कल्याण.

स्वातंत्र्याचा अमृत महोत्सव

मालमत्ता कर वर्ष सन 2022 - 2023 क्लस्टर क्रमांक B 02 10 20

(देयक कालावधी दिनांक 01-APR-2022 ते, दिनांक 31-MAR-2023)

(महाराष्ट्र महानगपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

देयक क्र.	: 56323	दिनांक	: 12-APR-2022
प्रभाग क्र.	: B	विभाग क्र.	02
मालमत्ता क्र.	: B02002453100		:
खोली क्र.	: -	वापराचा प्रकार	: निवासी
मिळकतधारकाचे नाव	: JAGANNATH B NIKAM CHAGAN B NIKAM (PRANAV APT)	मालमत्तेचा प्रकार	: इमारत
पत्ता	: B/02 Lane:56 House: 377/3	वार्षिक करयोग्य मुल्य रु. निवासी	: 50,447.00
		बिगर निवासी	:
		एकूण	: 50,447.00

१ अ. क्र.	२ कराचे तपशिल	३ कर दर (%)	४ मागील बाकी रु	५ 01.04.2022 ते 30.09.2022 (प्रथम सहामाही)	01.10.2022 ते 31.03.2023 (द्वितीय सहामाही)	६ एकूण रक्कम रु
1	सर्वसाधारण कर	27.50		6,936.50	6,936.50	13,873.00
2	पथकर	9.00		2,270.50	2,270.50	4,541.00
3	मलप्रवाह कर	5.00		1,261.50	1,261.50	2,523.00
4	पाणीपुरवठा लाभ कर	12.50		3,153.00	3,153.00	6,306.00
5	मलप्रवाह सुविधा लाभ कर	10.50		2,648.50	2,648.50	5,297.00
6	महापालिका शिक्षण उपकर	3.00		757.00	757.00	1,514.00
7	वृक्ष संवर्धन कर	1.00		252.50	252.50	505.00
8	शासकीय शिक्षण उपकर (निवासी)	6.00		1,513.50	1,513.50	3,027.00
9	कचरा संकलन उपयोगकर्ता शुल्क			300.00	300.00	600.00
	एकूण रुपये			19,093.00	19,093.00	38,186.00
	एकूण जमा रुपये					0.00
	एकूण देय रक्कम					38,186.00
	अंतिम देय दिनांक			दि. 31.08.2022	दि. 31.12.2022	

कलम - १
दस्त क्र. 3929
२०२३
28
४६

दरमहा २ टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत वाढ होण्याची शक्यता आहे.

अक्षरी रुपये : THIRTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-SIX ONLY

Scan QR code using Google lens or Camera

उपआयुक्त (कर)
कल्याण डोंबिवली महापालिका, कल्याण

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

(सुचना मागील पानावर नमुद केलेल्या आहेत) चुकभुल द्यावी घ्यावी.

This is computer generated document, hence requires no signature

MMP/SR 644 — न. नं. ७, ७अ व १२

EXHIBIT "B"

क्षेत्र	हेक्टर	आर	प्रति	ए.	गुंठे
लागवडी लायक	०२	०९	२		
पोट खराबा	—	—			
एकूण	०२	०९	२		

	रुपये	पैसे
आकार	—	
जुडी अथवा	—	
जादा आकार	—	
पाणी	—	

तालुका

इतक हवक

वर्ष	पीक आणि खंड	क्षेत्र	रोख	पिके आणि लागवड	क्षेत्र	पोट

कल्याण — १

दस्त क्र. 3929 २०२३

२६ ४६

वरील वरहुकूम नकल रुजू आहे.

ता.

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण-१ KALYAN-1

कल

६८८

९६ ५२

मौजे [illegible] ता. कल्याण येथील गा. न. नं. ८ अ (खाते उतारा)

खाते नंबर [illegible] खातेदाराचे नांव [illegible]

नमुना नंबर ६ अगर ७ वातील नोंदीचा नंबर	सर्वे नंबर व हिस्सा	क्षेत्र हे. आर	पसूल करण्याची रक्कम		
			आकार किंवा सुधी	लोकल फंड इमारतीवरील कुळवाट	एकुण जमीनवाट
Exhibit 'B'	[illegible]	0-e-2	02-66	-	
					2CU-00 आकार
		0-e-2	02-66		- जि.प.
					५e-२० पट्टी
					३५e-२०
	[illegible]	NA/SR 641			
			13/10/80		

अस्सल बरहुकूम नकल रुजू असे.

दिनांक 9/9/[illegible]

तलाठी [illegible]

कलम - १
दस्त क्र. 3929 २०२३
२८ ४८

THE SEAL OF THE JOINT SUB-REGISTRAR
कल्याण-१ दुय्यम निबंधक, कल्याण-१ यांची मुद्रा
KALYAN-1

कलम १
दस्त क्र. [illegible] २०२०
२० ११

कल्याण महानगरपालिका, कल्याण.

जाक. कमपा / नरवि / ९५ कल्याण /
कल्याण महानगरपालिका, 2599
कार्यालय, कल्याण.
दिनांक : 22/2/08

बांधकाम पूर्णतेचा दाखला

प्रति,
श्री / श्रीमती जगन्नाथ विठ्ठाजी निकम व
इतर विठ्ठाजी निकम यांचे मुलगा यशवंत
उर्फ एस पटेल व उर्फ एस. पटेल
यांत श्री एस पी यादव

श्री / श्रीमती एस पी यादव वास्तुविशारद यांनी दिनांक 24-8-08 रोजी अर्जाबरोबर दाखला देण्यात येतो की, त्यांनी कल्याण महानगरपालिका हद्दीत, सर्व्हे नं. 8 अ हि. नं. 1/1 सिटी सर्व्हे नं. प्लॉट नं. मौजे विठ्ठलवाडी कल्याण येथे महानगरपालिका यांचे कडील बांधकाम परवानगी आदेश क्रमांक कमपा/नरवि/बांप कल्याण 1 45-192 / दिनांक 8-3-08 अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी / ~~व्यापारी~~ / ~~औद्योगिक~~ बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशे मध्ये हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

१) तळ मजला : रहाण्याकरिता
२) पहिला मजला : रहाण्याकरिता
३) दुसरा मजला : रहाण्याकरिता
४) तिसरा मजला : रहाण्याकरिता
५) चौथा मजला : —

कलम - १
दस्त क्र. 3921 | २०२३
30 | ४६

अटी : १)

२)

संचालक,
नगरपालिका प्रशासन,
कल्याण.

१) उपायुक्त-मिळकत / अतिक्रमण, महापालिका आयुक्त कल्याण / वसुली
२) कर विभाग.
३) पाणी विभाग.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

[MPP. 5000 - 5-80]

9. that the grantee shall maintain the open marginal distance of as shown in the enclosed plan.and shall be used purely for residential purpose only.

10. that the grantee shall commence the N.A. use of the land within the period of one year from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.

11. that the grantee shall communicate the date of commencement of that N.A. use of the land and/or change in the use to the Tahasildar of Kalyan through the Talathi within one month, failing which shall be liable to the be dealth with under rule 6 of the M.L.R. (Conversion of use of land and N.A. Rules 1969.

12. that the grantee shall pay the N.A.assessment in respect of the land at the rate of Rs 00.27 paise per Sq.Meter from the date of commencement of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A. assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N.A. assessment already levied is yet to expire.

13. that the N.A. assessment shall be granted for the period ending 31.7.1991 after which it shall be liable to revise at the revised rate, if any.

14. that the grantee shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.

15. that the area and the N.A. Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found measuring the land by the Survey Department.

16. that the grantee shall not take any additions or alternative to the building already constructed as per sanctioned plot without the previous permission of and without getting the plan thereof approved by the Collector.

17. If the grantee contravences any of the conditions mentioned in this order and those in the Sanad, the Collector, Thane may, without prejudice to any other penalty to which he may be liable under the provision of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

a) in this order and those in the Sanad, the Collector, Thane may, without prejudice to any other penalty to which he may be liable under the provision of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

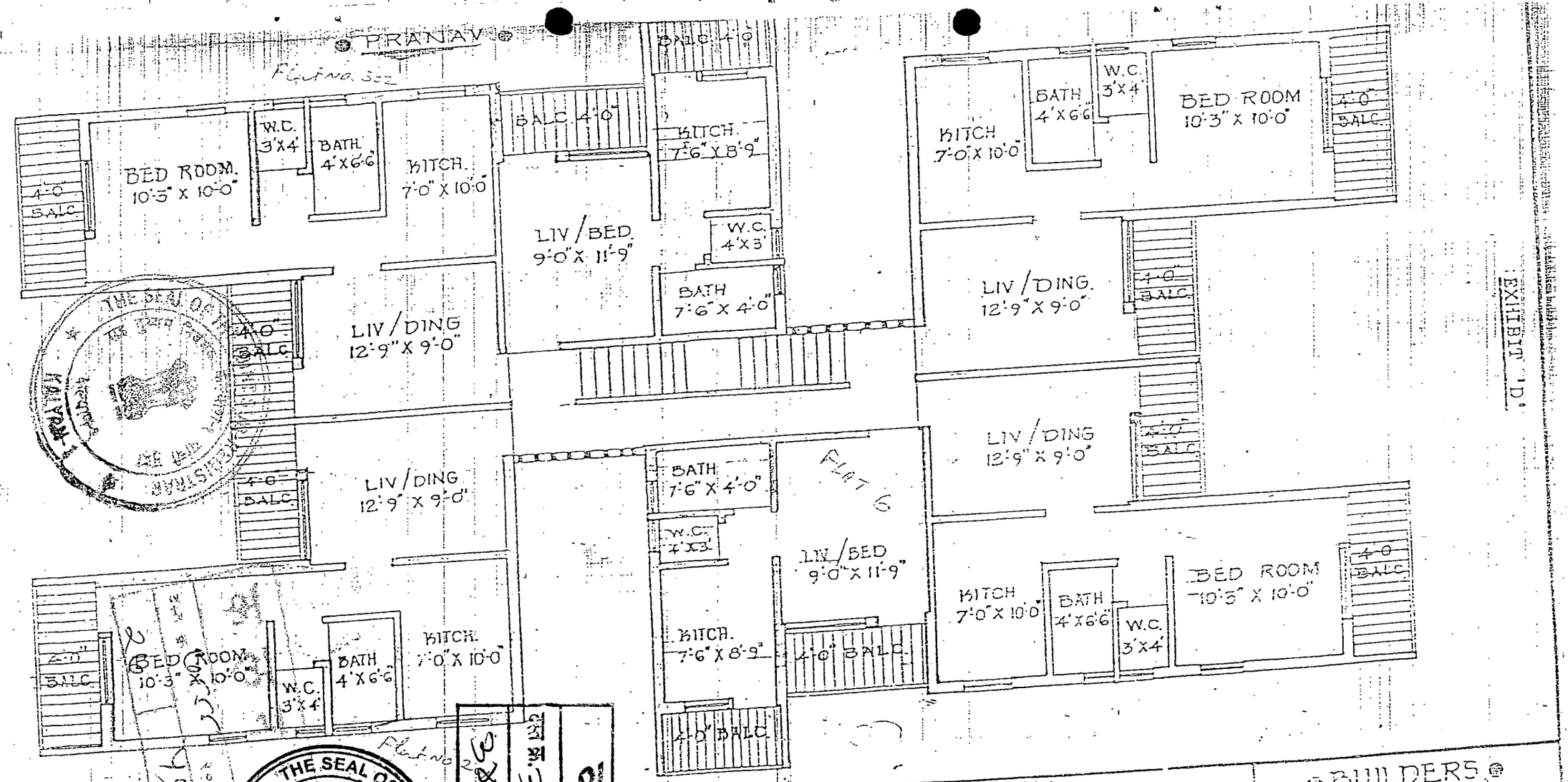
b) Notwithstanding anything contained in clause (a) above it shall be lawfully for the Collector of Thane to order the removal or alteration of any building or structure erected or use contrary to the provisions of this order within such time as is specified in that behalf by the Collector, Thane and such removal or alteration not being carried out within the specific time, he may cause the same to be carried outside recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.

दस्त क्र. 3929 २०२३

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

THE SEAL OF THE SUB-REGISTRAR KALYAN

९९५/३३-३४



PROPOSED RESIDENTIAL BUILDING
ON PROPERTY BEARING S.NO 44-A
H.NO 1/1-B AT SANGHARSHA TA. KALYAN

ARCHITECT.
S. P. VARMA.
G.D. ARCH.
SHIVAJI CHOWK. KALYAN. 421301.
17, VITHAL UMAI BERS, 2nd FLOOR,
NAGAR PALIKA ROAD BOMBAY

BUILDERS
PATEL BUILDER.
B/4, SHANKAR SADAN
MANEKLAL ESTATE,
GHATKOPAR (WEST).

PRANAV CO OP HOUSING SOCIETY LTD

TNA/KAL/HSG/TC/4160/1989-1990
NEAR RANI LAXMI BAI PARK MUNCIPAL GARDEN , THANGEWADI, KALYAN (WEST) 421301

Bill for the Month of Jan-2023
Name : MR. AMOL R, NIRMAL

Flat No. 006

Bill No. : **00222**
Bill Date : 01/01/2023
Due Date **15/01/2023**
AREA 0

Particulars	Amount (in Rs.)
Maintenance Charges	431.00
Sinking Fund	43.00
Parking Charges	30.00
Non Occupancy Charges	300.00
Service Charges	26.00
Muncipal Tax	0.00
Four Wheeler Parking Charges	0.00
Non Occupancy Charges	0.00
Other Charges	0.00
Interest	0.00
Total :	830.00
Principal Amount Dues	
Accumulated Interest 0.00 — Arrears / Advance	0.00
Rs. Eight Hundred Thirty only. — Grand Total :	**830.00**

Notes :
1.Please mention your Flat No./ Bill No on the reverse of the cheque.
2. Please inform the Society office in case of any discrepencies in this Bill within 7 days.
3. This is system generated receipt, hence signature is not required.
4. Interest @21% p.a. will be charged on outstanding dues.

कल्याण - १
दस्त क्र. ३१२९ | २०२३
३६ | ४६

RECEIPT
for Previous Bill

Receipt No.: 52 — 12/2022

Received with thanks from AMOL R, NIRMAL — 006

Rs. Two Thousand Two Hundred Fourteen only. — 2214.00

Vide Cash/Chq. DEC 2022

Towards Bill No. 00198 Dated : 01-Dec-22

Subject to Realisation of Cheque

THE SEAL OF THE JOINT SUB-REGISTRAR, कल्याण-१

For PRANAV CO OP HOUSING SOCIETY LTD

RNI No. MAHBIL/2009/31874

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

भाग दोन—नाव, वय व धर्म बदलण्याच्या जाहिरातींचा विभाग

वर्ष ८,अंक ओ(४८)] गुरुवार ते बुधवार, डिसेंबर १ -७ , २०२२/अग्रहायण १० - १६, शके १९४४ [पृष्ठे ३६७ , किंमत : रुपये ०.००

सूचना.— "कोणतीही पडताळणी न करता अर्जदारांनी अर्जात सादर केलेल्या माहितीवर आधारित सदर जाहिरात असल्यामुळे जाहिरातीत असलेल्या मजकुरावावतच्या सत्यतेविषयी शासन कुठलीच जवाबदारी स्वीकारणार नाही.".

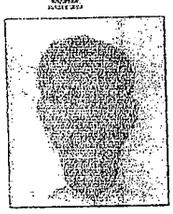
Note.— "Government accepts no responsibility as to the authenticity of the contents of the notice. Since they are based entirely on the application of the concerned persons without verification of documents ".

सर्वसाधारण असी जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपली जुनी नावे बदलून नवीन नावे धारण केली आहेत :—

It is hereby notified that the following persons have changed their names:—

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Suraj Rajendra Bacche (M-22150383)	Suraj Raju Bacche Room No 1 Mahakali Chawl Kajupad R B Kadam Marg Bhatwadi Ghatkopar West
Poonam Rajaram Pawar (M-22150384)	Poonam Kishor Jadhav Shankar Mandir Room No 207 Sonawane Chawl Lbs Marg Suryanagar Vikhroli West Mumbai 400083
Sukanya Prateek Hemdev (M-22150385)	Sukanya Dharmendra Dhatrak 404 Link Apartment 37 Road Behind National College Old Khar West Mumbai 400052
Dipali Dharmdas Kamble (M-22150386)	Dipali Jaydeep Kadam 48, 3/4 Karim Wadi, B.A.D. Marg, Near Barkat Ali Naka, Wadala East, Mumbai-400037
Sujita Narayan More (M-22150387)	Rashmi Rakesh Ipte 184 , Shivam Building , Dharavi , Mumbai
Aaron Eric Aloysious Noronha (M-22150388)	Aaron Aloysious Noronha C/308 New Sunrise Co Op Housing Ltd Block No 2 Bmc Colony Malwani Malad West Mumbai 400095
Rekha Balasaheb Ahire (M-22150389)	Rekha Kamlesh Ahire Room No 708, Trimurti Chs, Bldg No 3, Near Kanjurmarg Station, Kanjurmarg West, Mumbai
Somaiya Rizwan Khan (M-22150390)	Sumaiya Rizwan Khan 301, A Wing, 3rd Floor, Zia Apartment, 264, Bellasis Road, Nagpada, Mumbai-400008
Pratiksha Sunil Dambe (M-22150391)	Madhura Shrikant Khanvilkar Khadpewadi, Rajapur, Taluka - Rajapur, District - Ratnagiri, Maharashtra 416702
Asad Mohd Javed Siddiqui (M-22150392)	Asad Mohd Javed Shaikh Rsc-06, Plot No.49, Flat No.503, Bellacasa Bldg, Malad West, Mumbai 400095

भारत सरकार
GOVERNMENT OF INDIA



अमोल रमेश निर्मळ
Amol Ramesh Nirmal
जन्म तारीख / DOB : 27/09/1985
पुल्लिंगी / MALE

5459 0927 2213

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता:
S/O रमेश निर्मळ, पोलीस कमिशनर ऑफीस कॉंपाउंड, ए/138, 3रा मजला,, क्रॉफर्ड मार्केट, एल. टी. मार्ग,, क्रॉफर्ड मार्केट, मुंबई जी.पी.ओ, मुंबई, महाराष्ट्र, 400001

Address:
S/O Ramesh Nirmal, Police Commissioner Office Compound, A/138, 3rd Floor,, Crawford Market, L. T. Marg,, Crawford Market, Mumbai G.P.O, Mumbai, Maharashtra, 400001

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

AMOL RAMESH NIRMAL
RAMESH GOVIND NIRMAL
27/09/1985
Permanent Account Number
AEWPN8694R
Signature

कल्याण - १
दस्त क्र. ३१२१ | २०२३
४० | ४६

THE SEAL OF THE JOINT SUB-REGISTRAR
कल्याण-१
KALYAN-1

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANTPN5386J

नाम / Name
ROHIT DATTARAM NIRMAL

पिता का नाम / Father's Name
DATTARAM GOVIND NIRMAL

जन्म की तारीख / Date of Birth
27/04/1992

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA

Download Date: 13/03/2021

रोहित दत्ताराम निर्मल
Rohit Dattaram Nirmal
जन्म तारीख / DOB: 27/04/1992
पुरुष / MALE
Mobile No.: 9029198301

Issue Date: 04/08/2011

2184 2821 4783

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
पत्ता:
S/O दत्ताराम निर्मल, ए/९, गणेश कोम्प्लेक्स, कॉ. ह सो ,२ रा मजला., गौरी पाडा रोड, बिर्ला कॉलेज च्या मागे, कल्याण पश्चिम, ठाणे, महाराष्ट्र - 421301

Address:
S/O Dattaram Nirmal, A/9, Ganesh Complex, C H S ,2 nd Floor, Gauri Pada Road, Behind Birla College, KALYAN WEST, Thane, Maharashtra - 421301

2184 2821 4783

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

कल्याण - १

दस्त क्र. 3929	२०२३
४२	४६

THE SEAL OF THE JOINT SUB-REGISTRAR
कल्याण-१
KALYAN-1

70/3121
सोमवार,27 मार्च 2023 7:34 म.नं.

दस्त गोषवारा भाग-1

कलन1 ४४/४६
दस्त क्रमांक: 3121/2023

दस्त क्रमांक: कलन1 /3121/2023

बाजार मुल्य: रु. 29,41,000/- मोबदला: रु. 25,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,05,900/-

नोंद्णी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. कलन1 यांचे कार्यालयात

अ. क्रं. 3121 वर दि.27-03-2023

रोजी 7:27 म.नं. वा. हजर केला.

पावती:4102 पावती दिनांक: 27/03/2023

सादरकरणाराचे नाव: प्रतिक रमेश निर्मळ - -

नोंदणी फी	रु. 29500.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठाची संख्या: 46	
एकुण:	30420.00

P.R. Nirmal

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक वर्ग २
Sub Registrar Kalyan 1
कल्याण क्र. १

सह. दुय्यम निबंधक वर्ग २
Sub Registrar Kalyan 1
कल्याण क्र. १

दस्ताचा प्रकार: करारनामा

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 क्रं. 1 27 / 03 / 2023 07 : 27 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 03 / 2023 07 : 28 : 17 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तातरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

P.R. Nirmal
लिहून घेणार सही

लिहून देणार सही

V. Shigwan

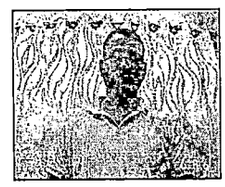
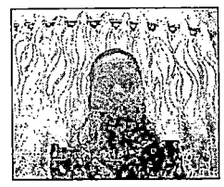
THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1
सह. दुय्यम निबंधक, कल्याण-१
कल्याण-१
KALYAN-1

27/03/2023 7 53:22 PM

दस्त गोषवारा भाग-2

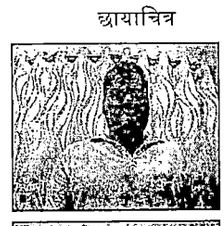
कलन1 ४५/४६
दस्त क्रमांक:3121/2023

दस्त क्रमांक :कलन1/3121/2023
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अमोल रमेश निर्मळ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोलीस कमिशनर ऑफिस कंपाऊन्ड, ए/138, तिसरा मजला, एल टी मार्ग, क्रॉफर्ड मार्केट, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AEWPN8694R	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:प्रतिक रमेश निर्मळ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/6, तळ मजला, प्रणव को.ऑप.हौ.सो.ली., सिंडीकेट रोड, ठाणगेवाडी, कल्याण पश्चिम , महाराष्ट्र, THANE. पॅन नंबर:ANFPN4503M	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव:प्रांजली प्रतिक निर्मळ(गॅझेटप्रमाणे) विजया रविंद्र शिगवण(पॅन आणि आधार कार्ड प्रमाणे) - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/6, तळ मजला, प्रणव को.ऑप.हौ.सो.ली., सिंडीकेट रोड, ठाणगेवाडी, कल्याण पश्चिम, महाराष्ट्र, THANE. पॅन नंबर:FOBPS4948B	लिहून घेणार वय :-27 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 03 / 2023 07 : 46 : 45 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहित निर्मळ - - वय:28 पत्ता:कल्याण पश्चिम पिन कोड:421301	स्वाक्षरी		
2	नाव:रमेश गोविंद निर्मळ - - वय:65 पत्ता:कल्याण पश्चिम पिन कोड:421301	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:27 / 03 / 2023 07 : 47 : 30 PM

शिक्का क्र.5 ची वेळ:27 / 03 / 2023 07 : 47 : 44 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan-1
सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, कल्याण-१ यांची मुद्रा
कल्याण-१
KALYAN-1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATIK RAMESH NIRMAL AND PRANJALI PRATIK NIRMAL	eChallan	02003942023032702402	MH017582873202223E	205900.00	SD	0008650369202223	27/03/2023
2		DHC		2703202319744	920	RF	2703202319744D	27/03/2023
3	PRATIK RAMESH NIRMAL AND PRANJALI PRATIK NIRMAL	eChallan		MH017582873202223E	29500	RF	0008650369202223	27/03/2023

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

3121 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

प्रमाणित करण्यात येते की,
द.क्र. 3929 /२०२३ मध्ये
४६ पाने आहेत.
पुस्तक 1 द.क्र. 3929
२०१३ /२०२३ वर नोंदला.

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

कलम - १
दस्त क्र. 3929 २०२३
४६ ४६

THE SEAL OF THE JOINT SUB-REGISTRAR
सह. दुय्यम निबंधक, कल्याण-१ यांची मुद्रा
सत्यमेव जयते
कल्याण-१
KALYAN-1

27/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 3121/2023

नोंदणी :

Regn:63m

गावाचे नाव : चिकणघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2941000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: 2/15 विभाग 9क दर 66600/- प्रती चौ.मी मौजे चिकणघर येथील सर्व्हे नं. 44-अ,हिस्सा नं.1/1ब(पैकी),सिटी सर्व्हे नं.3090-अ या वरील प्रणव को.ऑप.हौ.सो.ली.,मधील सदनिका नं 6,तळ मजला,क्षेत्र 475 चौरस फूट बिल्टअप,म्युनिसिपल मालमत्ता क्रमांक बी02002453100((Survey Number : 44-A ; C.T.S. Number : 3090-A ;))
(5) क्षेत्रफळ	1) 44.14 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात 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:-अमोल रमेश निर्मळ - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोलीस कमिशनर ऑफिस कंपाऊन्ड, ए/138, तिसरा मजला, एल टी मार्ग, क्रॉफेड मार्केट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AEWPN8694R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिक रमेश निर्मळ - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/6, तळ मजला, प्रणव को.ऑप.हौ.सो.ली., सिंडीकेट रोड, ठाणगेवाडी, कल्याण पश्चिम , महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ANFPN4503M 2): नाव:-प्रांजली प्रतिक निर्मळ(गॅझेटप्रमाणे) विजया रविंद्र शिरवण(पॅन आणि आधार कार्ड प्रमाणे) - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/6, तळ मजला, प्रणव को.ऑप.हौ.सो.ली., सिंडीकेट रोड, ठाणगेवाडी, कल्याण पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-FOBPS4948B
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3121/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	205900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29500
(14)शेरा	

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1
सह. दुय्यम निबंधक, कल्याण-१ यांची मुद्रा
कल्याण-१

Thursday, September 23, 2010

12:50:16 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8133

गावाचे नाव चिकणघर

दिनांक 23/09/2010

दस्तऐवजाचा अनुक्रमांक कलन1 - 07888 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:अमोल रमेश निर्मळ - -

नोंदणी फी	:-	10500.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (51)	:-	1020.00
एकूण	रु.	11520.00

आपणास हा दस्त अंदाजे 1:05PM ह्या वेळेस मिळेल

दुय्यम निंबधक
कल्याण 1

बाजार मुल्य: 1037290 रु. मोबदला: 1050000रु.

भरलेले मुद्रांक शुल्क: 35100 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बॅंकेचे नाव व पत्ता: SBI;
डीडी/धनाकर्ष क्रमांक: 566664; रक्कम: 10500 रू.; दिनांक: 21/09/2010

सह दुय्यम निबंधक कल्याण-१

ऋतु२-५१

UCCC / 9

23/9/90

A/C. PAYEE ONLY

केवल छः महिनों के लिये ही वैध
VALID FOR SIX MONTHS ONLY

जारी करने वाली शाखा
Issuing Branch:
कोड क्र /CODE No: 12925

भारतीय स्टेट बैंक
State Bank of India
भारतड्राफ्ट
DEMAND DRAFT

रु. Rs. 50,000/- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR RS. 50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

दिनांक /DATE: 21/09/2010
Key: QUHGOY
Sr. No: 971874

मांगे जानेपर ON DEMAND PAY JOINT SUB-REGISTRAR KALYAN **********

**********JOINT SUB-REGISTRAR KALYAN **********

या उनके आदेश पर OR ORDER

रुपए / RUPEES

ONE	ZERO	FIVE	ZERO	ZERO
T'THDS	THDS	HUNDS	TENS	UNITS

PAISE ZERO ONLY

राशि Rs. 1 0 5 0 0 0 पैसे Ps. 0 0

AMOUNT BELOW 10501(1/5)

मूल्य प्राप्त अदा करें / VALUE RECEIVED

भारतीय स्टेट बैंक
STATE BANK OF INDIA
अदाकर्ता शाखा / DRAWEE BRANCH: KALYAN
कोड क्र. /CODE No: 00399
IOI 000116566664 Key: QUHGOY Sr. No: 971874

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र० / S.S. NO.

Dindure Jagannath C.
शाखा प्रबंधक / BRANCH MANAGER
(हस्ताक्षर नमूना क्र० / S.S. NO. D-5100

MADRAS SECURITY PRINTERS, CHENNAI, 07-2009.

⑈566664⑈ 000002000⑆ 000116⑈ 17

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

501399

खातेदाराची प्रत / Party Copy

ठाणे भारत सहकारी बँक लि.
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Br. दिनांक / Date 21/09/10

मुद्रांक शुल्क / Stamp Duty रू./Rs. 35100

सेवा आकारणी शुल्क / Service Charges रू./Rs. 10

No. of Documents 1

एकूण / Total रू./Rs.

अक्षरी रुपये / Amount in Words 35110

Thirty Five Thousand one Hundred Ten only.

मुद्रांक शुल्क भरणाऱ्याचे नाव Mr. Amol Ramesh Nirmal
Name of stamp duty paying party

पत्ता / Address Ti 144, Police Quarters A Block, A) Lokmanya Tilak Marg, Mumbai-400014

समोरच्या पक्षकाराचे नाव / Name of counter party

Miss Anita Lourdsammy Peter

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Agreement for Sale of flat.

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank

THANE BHARAT SAH. BANK LTD. (SCHEDULED BANK) KALYAN BRANCH

RECEIVED CASH
CASHIER

रोखपाल / Cashier अधिकाऱ्याची सही
Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. /
This counterfoil has to be presented at the time of delivery of stamps.

1

Rs. 35100/-

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-1

BETWEEN

MISS. ANITA LOURDSAMMY PETER. TRANSFEROR/SELLER.

AND

SHRI. AMOL RAMESH NIRMAL. TRANSFEREE/ PURCHASER.

WARD NO.	CHIKANGHAR
AREA OF FLAT	475 Sq.ft. (Built-up)
MARKET VALUE	Rs. /-
ACTUAL VALUE	Rs.10,50,000/-
BUILDING GROUND +	3
PAGE	

AGREEMENT FOR SALE OF FLAT.

ARTICLES OF AGREEMENT FOR SALE OF FLAT MADE AT KALYAN ON 23rd DAY OF SEPTEMBER, 2010.

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd.
Kalyan Branch

Thane Bharat Sahakari Bank Ltd.,
Kalyan Branch,
Jeevanshi Apartment, Janaki Baug
Compound, Shivaji Chowk,
Agra Road, Kalyan (W) 421 301.
D-5/STRMVC.R-1005/04-05/1504-07

भारत 49961 SPECIAL ADHESIVE 124189 SEP 21 2010 16:49
R.0035100/-PB5368
INDIA STAMP DUTY MAHARASHTRA

PAN CARD NO.AZLPP7989B.

MISS. ANITA LOURDSAMMY PETER , Age about 24 years, Occupation – Student, Residing at- Flat No.6, Ground floor, Pranav CHS. Ltd., Co-Op. Hsg. Society Ltd., Tjangewadi, Kalyan(W), Taluka Kalyan, Dist.Thane, hereinafter referred to as **"THE TRANSFEROR/ SELLER"** (which expression shall unless it to be repugnant to the context or meaning thereof be deem to include their/his/her heirs, Executors, Administrators and assigns) of the **PARTY OF THE "FIRST PART"**

AND

PAN CARDNO.AEWPN8694R.

SHRI. AMOL RAMESH NIRMAL, Aged about 25 years, Occupation- Service, Residing at- TI 144, Police Quarters, A Block, A) Lokmanya Tilak Marg, Mumbai-400001, Hereinafter referred to as **"THE TRANSFEREE/ PURCHASER"** (which expression shall unless it to be repugnant to the context or meaning thereof be deem to include their/his/her heirs, Executors, Administrators and assigns) of the **PARTY OF THE "SECOND PART."**

WHEREAS the Transferor/Seller owns and possesses and or otherwise well and sufficiently entitled to a **Flat No.6, on Ground floor, admeasuring 475 Sq.ft. (Built-up),** in the building known as **"PRANAV CO-OP. HOUSING SOCIETY LTD.,"** lying and situated in the society building, standing on a piece and parcel of land bearing Survey No.44-A, Hissa No.1/1-B(Pt), City Survey No.3090-A, Village- Chikanghar, Kalyan (W), Taluka Kalyan, Dist.Thane, Hereinafter for the sake of brevity called and referred to as **"SAID FLAT."** For the sake of brevity and more particularly described in the SCHEDULE hereunder written.

AND WHEREAS THE TRANSFEROR/SELLER **MR. PETER LOURDSAMMY** has purchased the aforesaid flat from **M/S, PATEL BUILDERS, Through its Partner, Shri. R. S. PATEL,** by and under an Agreement for Sale Dated 09-12-1988, and the said Agreement has been duly registered at the office of the Sub-Registrar of Assurances Kalyan-1, vide Registration No.8885 of dated 30-12-1988.

AND WHEREAS in pursuance to the said Agreement, **MR. PETER LOURDSAMMY** has paid the full price / consideration as mentioned in the said Agreement to **M/S, PATEL BUILDERS**, and taken the actual and physical possession of the said premises on Ownership Basis and started enjoying the same as full and absolute owner thereof.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-1

AND WHEREAS the said **MR. PETER LOURDSAMMY** was expired on 30/04/2004 and his Wife i.e. **MRS. JULIAN LOURDSAMMY** who was also expired on 06.08.2004, at the time of his death he have Transferor **MISS. ANITA LOURDSAMMY PETER** as his legal heirs and are entitled for the full share in the said Flat.

AND WHEREAS the TRANSFEROR became member of the **"PRANAV CO-OP. HOUSING SOCIETY LTD.,"** formed by the Flat owners of the Building & which is registered under the Maharashtra Co-Operative Societies Act.1960, having its Registration **No.TNA/KLN/HSG/(TC)/4160/1989-90, Dt. 28-12-1990,** at- Near Rani Laxmibai Municipal Garden, Thangewadi, Syndicate, Kalyan(W), (hereinafter referred to as the said Society). And the said Transferors also holds Share Certificate No.06, comprising of five Share No. 26 to 30 of Rs.50/-each as the bonafied member of the said "PRANAV CO-OP. HOUSING SOCIETY LTD.,".

AND WHEREAS THE TRANSFEROR/SELLER at his sweet, will has decided to sell the said flat on OWNERSHIP BASIS with his own with his undivided rights, title and interest, shares, claim, in on the said flat.

AND WHEREAS The TRANSFEREE/PURCHSER being in need of a suitable premises came to know of the same accordingly approach the TRANSFEROR/ SELLER and offered to purchase the said flat for the lump sum price of Rs.10,50,000/-(Rupees Ten Lakhs Fifty Thousand only.) together with his undivided rights, title, shares claim and interest in and upon the said flat.

AND WEREAS after consideration the said offer from all angles and found the same is fair at present marketable value and the same has been ultimately accepted by the TRANSFEROR/TRANSFEREE.

<u>NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:</u>

1) TRANSFEROR/SELLER has not sold or agreed to sell the said FLAT to any other person(s).

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN

कल्याण

दस्त क्र. 4888

8 | 49

2) TRANSFEROR/SELLER hereby agrees to sell, assign, convey and transfer the said FLAT his right, title, shares and claim, membership benefits in the said society and the share of Rs.50/- each bearing Share Certificate No.06, comprising of five Share No. 026 to 030 issued by the said society called with all deposit amounts paid towards proportionate contribution of the cost of the building absolutely and forever and free from all encumbrance to the TRANSFEREE/ PURCHASER for the total consideration of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand only.) which the TRANSFEREE/ PURCHASER agreed to be paid to the TRANSFEROR/ SELLER in the following manner:-

SL. AMOUNT	DETAILS
a) Rs. 2,00,000/-	(Rupees Two Lakhs only) paid by Cheque No.000004 dated 09-07-2009 drawn on BANK OF INDIA, Kalbadevi, Branch, Mumbai 4000 02.
b) Rs. 1,00,000/-	(Rupees One Lakhs only) paid by Cheque No.000005 dated 05-03-2010 drawn on BANK OF INDIA, Kalbadevi, Branch, Mumbai 4000 02.
c) Rs. 50,000/-	(Rupees Fifty Thousand only) paid by Cheque No.000006 dated 12-07-2010 drawn on BANK OF INDIA, Kalbadevi, Branch, Mumbai 4000 02.
d) Rs. 7,00,000/-	(Rupees Seven Lakhs only.) Being the balance and final payment will be paid after obtaining loan from Bank or any Financial Institutions.
Rs.10,50,000/-	**TOTAL**

a) Rs.3,,50,000/- (Rupees Three Lakhs Fifty Thousand only) the receipt and payment whereof the transferors both hereby admit and acknowledge and form the same and every part thereof both hereby acquit, release and discharge the Transferees forever.

b) The Balance amount of Rs.7,00,000/- (Rupees Seven Lakhs only.) which is sanctioned by any Bank or any Financial Institutions. other wise to provide Housing Loan in this behalf to the Transferee against loan application for purchase of this flat. The Transferee would obtain the cheque for this amount of Rs.7,00,000/-(Rupees Seven Lakhs only.) from any Bank or any Financial Institutions other wise to provide Housing Loan in this behalf or any Bank in favour of Transferors within Two months from the date of Registration of this Agreement.

THE SEAL OF THE JOINT SUB REGISTRAR

3) Possession of said premises / flat will be handed over by the Transferors to the Transferees after receiving the full & final amount of Rs.10,50,000/-(Rupees Ten Lakhs Fifty Thousand only.)

4) The party of the Second Part/ Transferees is going to apply for loan to any Bank or any Financial Institution in order to pay the balance consideration amount. And the TRANSFEROR/SELLER shall furnish & provided all the necessary papers and document as may be demanded by the any Bank or any Financial Institution. The TRANSFEROR has shown all the documents of title to the TRANSFEREE and after the TRANSFEREE has satisfied themselves as regards the title of the flat owners to the flat they have agreed to entered in to this agreement.

5) If the Transferees fails to pay the balance amount of Rs.7,00,000/-(Rupees Seven Lakhs only.) within Two months from the date of execution of this Agreement. The Transferors are at liberty to terminate this Agreement, and this Agreement will then be null and void.

6) It is agreed the Parties that within 60 days from full and final payment as per this Agreement, the parties will make necessary applications as contemplated in the Society's Bye Laws No.19(1) and will fill in the SCHEDULE II Transfer Form as required by the said Bye Laws. The TRANSFEROR will give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said premises in favour of the TRANSFEREE and obtain the transferor of the said flat and also the Share Certificate in the name of the TRANSFEREE & will put the TRANSFEREE in physical possession of the said premises and that time will release the original allotment and other records amounting to the title of the Premises.

7) THE TRANSFEREE hereby that on becoming a member of the co-operative Housing Society formed by the said Flat purchasers of the said building will abide by all and single rules, bye-laws, regulations adopted by the society or which the society may adopt from time to time.

8) THE TRANSFEROR further declare that they have full right and absolute authority to enter into this Agreement and that they have not done or performed or caused to be done or suffered any act, matter thing whatsoever whereby they may be prevented from entering into this agreement or transferring the said

premises, as purported to be done except as stated hereinabove or whereby the transferee hereto may be obstructed, prevented or hindered in enjoying the right title and interest to be conferred or transferred hereby in his favour whereby quiet and peaceful possession due to any such reasons, the Transferor shall within the limits of the price /consideration herein referred and received be liable to compensate, indemnify and/or reimburse the transferee any loss sustained or suffered by him in this behalf.

9) THE TRANSFEROR/SELLER have declared all the dues, Charges of Society, Electricity bills, Municipal Tax, water bills and other outgoing in respect of the said flat till the date of handing over the possession of the said flat. The TRANSFEREE/ PURCHASER after taking possession of the said flat from the TRANSFEROR shall be liable to pay the above said expenses/ charges to the concerned authorities.

10) The Transferor hereby agrees and declares that there is no suit or litigation pending in any court of law in respect of the said Flat.

11) THE TRANSFEROR/SELLER also specifically declare that so far they have not charged, dealt with, encumbered or deposed off the said property by way of sale, gift, donation, agreement for sale, conveyance, exchange, lease, hire, leave & licence, transfer etc. to any third party nor accepted any token amount on account thereof and in the event of anything found to be false or incorrect then the transferor shall alone be liable and responsible to clear all such liabilities and litigation with their own cash and responsibility and shall not cause the transferee suffered in any manner.

12) THE TRANSFEREE is bond to get the said premises legally transferred in his own favour after observing al the necessary procedures and to get all deeds, documents, applications etc., for the said purpose.

13) TRANSFROR/SELLER has requested the requisite NO OBJECTION CERTIFICATE from the **"PRANAV CO-OP. HOUSING SOCIETY LTD.,"** for transfer the said flat in the name of the TRANSFEREE/ PURCHASER. The **"PRANAV CO-OP. HOUSING SOCIETY LTD.,"** has agreed to admit the TRANSFEREE/ PURCHASER as the member of the Society subject to the compliance of all the requisite formalities on their parts by THE TRANSFEROR/SELLER and the TRANSFEREE/ PURCHASER.

14) The TRANSFEREE/PURCHASER hereby agrees to abide by the provisions of the Maharashtra Co-operative Societies Act 1960 as rules made thereunder, rules and regulations of the said society, resolution of the said society and Managing Committee in force and made hereafter and shall keep THE TANSFEROR/SELLER indemnified against any loss that may be suffered by the way of breach thereof by the TRANSFEREE/PURCHASER.

15) It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of shares of Rs.50/- each mentioned hereinabove, together with the amounts/deposits and the cost of Electricity Connection and Electric Meter No. Electric Meter No.9002315919, Consumer No.020020487004, Security deposits, sinking fund and other contributions standing in the name of THE TRANSFEROR/ SELLER.

16) THE TRANSFEROR hereby agrees to give necessary co-operation & signatures required in transferring the said flat in the name of the Transferee in KDMC records. MSESC records for transferring electric connection & also in the society records.

17) That the TRANSFEROR shall hand over to the TRANSFEREE all original documents pertaining to the said flat including and other documents.

18) THE TRANSFEROR do hereby covenant with the TRANSFEREE that they shall form time to time and at all times whenever called upon by the TRANSFEREE or his heirs, executors, administrators, assigns or Advocates, to do and execute or cause to be done and executed all the necessary documents, Conveyance, Sale Deed, Affidavit, Undertaking, Applications for more perfectly securing the interest of the TRANSFEREE in the said five full paid up Shares of the said flat.

19) THE TRANSFEREE hereby agrees and assures to undertake the expenses of this Agreement, as well other Agreements, applications, deeds, conveyances, Stamp Duty, registration fee, Transfer fees, premium of the society & legal charges whatsoever that may be necessary for legal transfer of right, title and interest of the said premises.

20) The TRANSFEREE/PURCHASER also agreed that this Agreement shall come in to force and will be valid upon the proceeds of the cheque/demand draft/pay slip being credited to the TRANSFEROR/SELLERS account.

21) The Agreement is made subject to provisions of the Maharashtra apartment ownership Act 1970 & Maharashtra Ownership flats Regulation & the promotion of construction sale, Management & Transfer Act 1963 ad under provision of the Maharashtra Co-Op. Societies Act 1960. Rule made there under.

THE SCHEDULE OF THE PROPERTY

ALL THAT property being **Flat No.6, on Ground floor, admeasuring 475 Sq.ft. (Built-up), "PRANAV CO-OP. HOUSING SOCIETY LTD.,"** having its Registration **No.TNA/KLN/HSG/(TC)/4160/1989-90, Dt. 28-12-1990,** at- Near Rani Laxmibai Municipal Garden, Thangewadi, Syndicate, Kalyan(W), lying and situated in the society building, standing on a piece and parcel of land bearing Survey No.44-A, Hissa No.1/1-B(Pt), City Survey No.3090-A, Village- Chikanghar, Kalyan (W), Taluka Kalyan, Dist.Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the Sub-Registration District Kalyan and Registration District Thane and bounded as under: -

ON TOWARDS EAST : The property of Prabhakar Yashwant Bhalshankar.

ON TOWARDS WEST : The property of Ramdas Kruparam Wani.

ON TOWARDS SOUTH : The property Mr. Bhaskar Atmaram Thange.

ON TOWARDS NORTH : The Building of Prita Co-Op.Hsg. Society Ltd.,

****

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to the Agreement on the date and the year first hereinabove written.

SIGNED, SEALED DELIVERED BY THE
WITHIN NAMED FIRST PARTY/
TRANSFEROR/SELLER.
MISS. ANITA LOURDSAMMY PETER.
In the presence of..

MISS. ANITA LOURDSAMMY PETER.

SIGNED, SEALED DELIVERED BY THE

WITHIN NAMED SECOND PARTY/
TRANSFEREE/PURCHASER.
SHRI. AMOL RAMESH NIRMAL.

SHRI. AMOL RAMESH NIRMAL.

WITNESSES:-

1. _____
Name & signature & Address
VINCENT FRANCES PETER.
C-203, Sanghvi Estate,
Opp. B Ward K.D.M.C. Office,
Chikanghar, Kalyan(West).
Address

2. _____
Name & signature &Address
DATTARAM GOVIND NIRMAL
A/9, Ganesh Complex CHS. Ltd.,
behind Birla College, Gauripada Rd.,
Kalyan(W).421301.
Address

THE SEAL OF THE JOINT SUB REGISTRAR
KALYAN-1

कल्याण १
दस्त क्र. ९८८८ २०२०
१० ४१

RECEIPT

ACKNOWLEDGE TO HAVE RECEIVED from the withinnamed TRANSFEREE /PURCHASER.**SHRI. AMOL RAMESH NIRMAL** a sum of Rs.3,50,000/-(Rupees Three Lakhs Fifty Thousand only.) being the part payment paid towards the Sale of said Flat as mentioned in the Agreement.

I SAY RECEIVED RS.3,50,000/-

MISS. ANITA LOURDSAMMY PETER

WITNESSES:-

1.

2.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

9/ 47

RECEIPT

PRANAV CO-OP. HOUSING SOCIETY LTD.

Registration No. TNA / KLN / HSG / TC / 4160 / 89-90

Near Rani Laxmibai Municipal Garden, Thangewadi, Syndicate, KALYAN (WEST) - 421 304.

RECEIPT NO. 01821 Date 22/08/10

Received from ~~Shri/Smt.~~ Anita.

Flat No. G 06 the sum of Rupees Six hundred only

by cash/cheque No. — Dated — Drawn on —

in full/part payment of Bill No. — Dated —

for the month of Society membership and share Fees for.

Rs. 600/-

For Pranav Co-op. Housing Society Ltd.

N.B. Receipt for cheques valid Subject to realisation

Chairman / Hon. Secretary / Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

रु. ५ रु. १

92 47

THE PRANAV CO OP. HSG. SOCY. LTD. KALYAN CO-OPERATIVE

HOUSING SOCIETY LIMITED.

(Registered under the Maharashtra Co-operative Societies Act. 1960.)

(Registration No. PRANAV CO OP. HSG. SOCY. LTD. KALYAN REGN. NO. TNA/ (TC)/4160/89-90 Date 28-12-90)

Serial No. 06

Authorised Share Capital Rs. _____ Divided into _____ Shares each of Rs. 50/- only

Member's Registration No. _____

THE SEAL OF THE REGISTRAR KALYAN

THIS IS TO CERTIFY that Shri/Smt. Peter Lourdes Sammy.

of BL. No. G-6 is the Registered Holder of Five shares from No. 26 to 30 of Rs. 250/- (Two hundred fifty only.) in THE PRANAV CO OP. HSG. SOCY. LTD. KALYAN CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at _____ this 23rd Day of January 1994.

_____ Chairman

_____ Hon. Secretary

_____ Member of the Committee

P. T. O.

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

निवडक शहरां करिता ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.
For any additional information please contact e-mail: s004166@mb.mahadiscom.in./Contact No. 2329756

महावितरण

ग. V 7.8
18/95

वीज आकार देयकाचा महिना मे-२०१०

बिलींग युनिट : 4168 / KALYAN-W-I / Ph.No. 2329756

ग्राहक क्रमांक : 020020487004 जुना ग्राहक क्र.

नाव /

पत्ता

SHRI PETER LOURD SAMMY
PRANAV APPT.BLOCK NO G-6 THANGE WADI / KALYAN - 421301

देयक दिनांक 26/05/10 देयक क्रं. 1794

देयक कालावधी 19/04/10 पासून 18/05/10 पर्यंत

		रु. पैसे
अंतिम तारीख	16/06/10	2670.00
या तारखेपर्यंत भरल्यास	04/06/10	2660.00
या तारखेनंतर भरल्यास	16/06/10	2690.00

* वरील रक्कम पूर्णांकात दर्शविली आहे

23/05/10 या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम स्विकारण्यास पावती दाखवावी

वी.सी /चक्र + मार्ग-क्रम 6/30/1435/4720 दर संकेत 52/01/LT I Res 1-Phase श्रेणी

पी. टी. सी. क्र. 4168603 संलग्न भार 2.10 KW वीज शुल्क संकेत : 51

मीटर नं. TC-4 R मंजुर भार 2.10 KW पुरवठा तारीख : 01/12/91

मीटर क्रमांक	चालू रीडिंग	मागील रीडिंग	गुणक अवयव	युनिट	सम-युनिट	एकूण वीज वापर
900[redacted]5919	7546	7319	1	227	0	227

मागील वीज वापर

महिना	युनिट
APR-10	273
MAR-10	119
FEB-10	196
JAN-10	157
DEC-09	159
NOV-09	146
OCT-09	196
SEP-09	149
AUG-09	208
JUL-09	187
JUN-09	204

कॉल सेंटर टोल फ्री नं. 18002333435 महानगरपालिका क्षेत्रासाठी

विवरण	रु. पैसे
स्थिर आकार	30.00
वीज आकार	774.75
वीज शुल्क	127.44
इंधन समायोजन आकार	18.16
अतिरिक्त पुरवठा आकार	-0.96
	0.00
	0.00
वीज विक्री कर	0.00
वजा सरासरी देयकाची रक्कम	0.00
व्याज	2.06
कॅपॅसीटर दंड	
इतर आकार	26.70
एकूण	978.15
निव्वळ थकबाकी / जमा	1785.09
समायोजीत रक्कम	-103.14
व्याजाची थकबाकी	5.41
एकूण थकबाकी / जमा	1687.36
देयकाची निव्वळ रक्कम	2665.51
पूर्णांक देयक	2670.00
मागील पावतीचा दिनांक 31/03/10	0.00
सुरक्षा ठेव जमा ***1719	विलंब आकार रु.19.52

Tejashree campus /Phone No. 2210707

१ मागील देय देयक/ इंधन समायोजन आकार १८.१६(दर ८.००(पैसे)*/ तत्पर देयक भरणा सुट रू.८.५०/ नविन वीज दर दिनांक ०१.०८.२००९ पासुन लागू/ सुरक्षा ठेवीवरील व्याज रू. -१०%.९४/ नविन वीज शुल्क दर फेब्रुवारी-२०१० पासुन लागू (१५%)/अतिरीक्त पुरवठा आकार समायोजन रू.-०.९६/अतिरीक्त आर.एल.पी.पी.एल. आकार (११.७६ पैसे प्रति युनिट) रू.२६.७०/The consumers who have availed/want to avail the facility of Electronic Clearing System (ECS)for payment of energy bills are requested to give proper instructions to their bank regarding transfer of money on or before the date so as to become eligible for Prompt Payment Discount/

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
मुख्य अभियंता (वाणिज्य)

अधिकृतरित्या विलंब कोणताही बदल वा दुरुस्ती करु नये, असे बील स्विकारले जाणार नाही. चुकभूल देणे घेणे, मागील पावती नमुद केलेल्या अटीस अधीन राहत.

THE SEAL OF THE DISTRICT REGISTRAR KALYAN

कलम ३
दस्त क्र. [illegible] २०१०
२८ ५१

कल्याण महानगरपालिका, कल्याण

जावक क्रमांक/कमपा/नरवि/[illegible]
कल्याण महानगरपालिका कार्यालय कल्याण
दिनांक : [illegible]

श्री./श्रीमती [illegible]

विषय : स. नं./सि. स. नं. [illegible] हि. नं. [illegible] मौजे [illegible]
येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. [illegible] चा
श्री [illegible]
वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये
सि. स. नं. [illegible] स. नं. [illegible] हि. नं. [illegible]
प्लॉट नं. [illegible] मौजे [illegible] मध्ये [illegible]
ची मि. भूखंडाच्या विकास करावयास व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. [illegible] च्या अर्जास अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळ मजला, पहिला व दुसरा मजला [illegible] इमारतीच्या बांधकामा बाबत; बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

: अटी :

१. ही बांधकाम परवानगी दिल्याचे तारखे पासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहील. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.

२. नकाशात ——— रंगाने केलेल्या दुरुस्त्या आवश्यक बंधनकारक राहतील.

३. मे. जिल्हाधिकारी, ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिन शेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहील, व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरु करण्यापासून पंधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहील.

४. बांधकाम चालू करण्यापूर्वी सात (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

५. ही परवानगी आपल्या मालकीच्या कब्जातील जमीनी व्यतिरिक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.

६. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणेच करता येईल. तसेच या जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या द्वारे रद्द झाला असे समजण्यात यावे.

७. जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यास यावे व त्या नंतरच जोत्यावरील बांधकाम करावे.

८. प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करु नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करु नये.

९. बांधकामास कोणत्याही प्रकारचा फेरफार [illegible] परवानगी घेतल्याशिवाय करु नये. तसे केल्यास [illegible] आल्यास सदरची बांधकाम परवानगी [illegible] रद्द करण्यात येईल.

१०. इमारतीच्या बांधकामाच्या [illegible] (स्ट्रक्चरल [illegible]) जबाबदारी संबंधीची अपूर्ण वास्तु शिल्पकार व स्थापत्य विशारद [illegible] राहील.

[illegible]

११. बांधकाम पूर्णत्वाचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी बांधिव क्षेत्र ज्या प्रमाणे बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहीत नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रांसह सादर करण्यात यावा.

१२. बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी.

१३. नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.

१४. नविन इमारतीस मंजूर नकाशे प्रमाणे सेप्टीक टँक पाहिजे व सदर भविष्य काळात जवळच्या मलनिस्सारण नलिकेस स्थानिक नगर अभियंता यांचे परवानगीने जोडणे आवश्यक राहील. सेप्टीक टँक विहीरी पासून कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.

१५. सांडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटारांत स्थानिक नगर अभियंता यांच्या परवाने प्रमाणे सोडावे लागेल. सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवाना देण्यात येणार नाही.

१६. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहील व त्या करिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसहीत) भरावी लागेल.

१७. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल), महानगरपालिका सांगेल त्या ठिकाणी, स्वखर्चाने वाहून टाकला पाहिजे.

१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अधीक २) मुलगीहीर ३) चिंच ४) शिलगीरी ५) करंज यांची एकूण वृक्ष झाडे लावून त्याची जोपासना केली पाहिजे.

१९. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी / मुक्कामासाठी उपयोग करावा.

२०. सरकारी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहील.

२१. जागेतून किंवा जागेजवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे.

२२. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.

२३. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपले कडे राहील. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्यते प्रमाणेच केले जाईल व तसा रस्ता होई पावेतो इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहील.

२४. जागेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहील व मालक-भाडेकरू यांमध्ये कोही वाद असल्यास किंवा निर्माण झाल्यास त्यांचे निराकारण मालकाने करणे आवश्यक राहील व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.

२५. [illegible]

२६. [illegible]

२७. [illegible]

२८. [illegible] परवानगीशिवाय सुरु नये. [illegible] सदर बांधकाम परवानगी रद्द करण्ण येईल.

([illegible])
बांधकाम परवानगी
पडताळून पहाणाऱ्याची सही व शुद्धता.

(नगर रचनाकार)
बांधकाम परवानगी प्रमाणित करणाऱ्याची सही व शुद्धता.

प्रत :

१. प्रादेशिक नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, कल्याण.
२. उप आयुक्त / सहाय्यक आयुक्त कल्याण महानगरपालिका

दस्त क्र. ४७५ / ९०
४६ / ५१

कल्याण महानगरपालिका, कल्याण.

जाक. कमपा / नरवि / ९५ कल्याण /
कल्याण महानगरपालिका, २५११
कार्यालय, कल्याण.

दिनांक : १२/१०/९९

बांधकाम पूर्णतेचा दाखला

प्रति,

श्री / श्रीमती जगन्नाथ शिंदे / निकम व
इतर शिंदे / निकम यांचे मुखत्यार [illegible]
उर उस पटेल व आर. डब्ल्यू. पटेल
कंपनी तर्फे उस पी व्यवस्थापक

श्री / श्रीमती उस पी व्यवस्थापक यांचे दिनांक १५-९-९९ चे अर्जावरुन दाखला देण्यात येतो की, त्यांनी कल्याण महानगरपालिका हद्दीत, सर्व्हे नं. ४७ अ हि. नं. १/१७ सिटी सर्व्हे नं. _____ प्लॉट नं. _____ मौजे चिकणघर कल्याण येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जावक क्रमांक कमपा/१२५/१/१५ कल्याण / १५९२ / दिनांक ४-५-८९ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी / ~~कमिर्शिय~~ / औद्योगिक बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशे मध्ये हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

१) तळ मजला : राहणेसाठी

२) पहिला मजला : राहणेसाठी

३) दुसरा मजला : राहणेसाठी

४) तिसरा मजला : राहणेसाठी

५) चौथा मजला : —

अटी : १)

२)

कल्याण महानगरपालिका
KALYAN MUNICIPAL CORPORATION
THE SEAL OF THE TOWN PLANNING REGISTRAR

नगररचनाकार संचालक,
कल्याण महानगरपालिका कल्याण.

१) उपायुक्त (प्रशासन) / अतिक्रमण, महाव्यवस्थापक आयोजित कल्याण / वडवली.
२) कर विभाग.
३) पाणी विभाग.

[MPP - 5000 - 5-89]

MAP/SR 641 गाव नं. नं. ७, ७अ व १२ 1/68

ता. हिस्सा नं. 1/1

गाव EXHIBIT 'B'

क्षेत्र	हेक्टर	आर	प्रति	ए.	गुंठे
लावणी लायक	00	00	2		
पोट खराबा	—	—			
एकूण—	00	00	2		

		पयसे	पैसे
आकार	—		
जुडी अथवा	—	00	66
जादा आकार	—		
पाणी	—		

तालुका

इतक हक्क

वर्ष	फुळ आणि खंड	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	पोट

अस्सल बरहुकूम नकल रुजू आहे. ता.

तलाठी

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण-१ KALYAN-1

कल नं १

दस्त 6555

96 49

हक्काचे पत्रक

(नमुना नं. ६)

मौजे चिकणघर

तालुका कल्याण

नोंदीचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेल्या स. न व हि न	तपासणी अमलबजावणी सही व शेरा
9552	ता० 5/7/01.93 जा.नु. दाखल केलेली स०न. ची डायरिंग डि. डागलाश भिकाजी निकुंभ व छगन भिकाजी निकुंभ यांनी रामचंद्र बाबाजी भणगे व नारायण रामचंद्र भणगे यांचे पासून रु. 550 शेकडे 5 प्रमाणे कायम पुरोवन रवनोने खरेदि केली आहे. (सबाब्दि० यांचे पुरोवन 3 पगकाचे लाकडे वगुन नोंद केली) स.न. 7 जा.नु. 7/7 ब पैकि क्षेत्र 7700 चौरस मीटर सही/- ता० चिकणघर	7700 जा.नु. 7/7 ब पैकि एकूण 12 जाले	डोंबिवली सही xx म. अ. 2

वरहकुम नकल असे

दि. 9/9/2000

मंडळाधिकारी-चिकणघर

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण KALYAN-1

क्र. 9 ५५ 9९ 49

मौजे [illegible] ता. कल्याण येथील गा. न. नं. ८ अ (खाते उतारा)

खाते नंबर [illegible] खातेदाराचे नांव [illegible]

गटाचा नंबर ६ अगर ७ यातील नोंदीचा नंबर	सर्वे नंबर व हिस्सा	क्षेत्र हे. आर	पसूल करण्याची रक्कम		
			आकार किंवा जुडी	लोकल फंड इत्यादीपरील तुकडा	सयुक्त जमीनबाब
Exhibit 'B'	[illegible]	0-e-2	02-66	-	
		0-e-2	0-66		2.00 आकार - जि.प. ५e-२० शिक्षण ३५e-२०
	[illegible]	1981/512.641 D/10/80			

अस्सल बरहुकूम नकल रुजू असे.

दिनांक 9/9/[illegible]

तलाठी [illegible]

कलम १

[illegible]	२०१०
२०	१२

THE SEAL OF THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक कल्याण-१ यांचे शिक्का
कल्याण
KALYAN-1

वरीचे कागाज:-

Exhibit 'C'

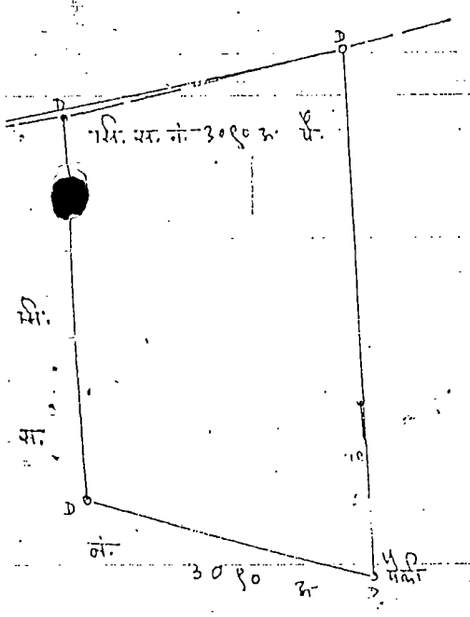
दि:- जयवंताबाई विठ्ठाजी निकम यांनी ता. [illegible] बहिर्वाटी प्रमाणे मोजणी करणेसाठी केलेले दरखास्तवरून चिकणघर तालुका कल्याण येथील सि.स.नं. 30/90 अ चे बहिर्वाटी प्रमाणे मोजणी केली असे त्याचा प्लॅन.

मौजे:- चिकणघर

तालुका:- कल्याण

जिल्हा:- ठाणे.

कल्याण मोजणी नं. [illegible]



सावलीच्या टीपा:-

- या प्रमाणे सिमांची रेकॉर्ड प्रमाणे हद्द आहे.
- या प्रमाणे सिमांची बहिवाटीची हद्द आहे.
- या प्रमाणे प्रॉपर्टीची बहिवाटीची हद्द आहे.
- या प्रमाणे जागेवर ऐक्यीकरण आहे.

बहिवाटीचे क्षेत्राचा तपशील

सि.स.नं.	हि.नं.	बहिवाटी प्रमाणे क्षेत्र हे.आर.	प्रा.नकाशे क्षेत्र हे.आर	रेकॉर्ड परंतु नकाशिकृत क्षेत्र हे.आर.
30/90 अ	पु.नं.वर्ग	0.9.78	0.9.20	0.0.28 (चौरस मीटर) 28.00

"पु"

स्थळ प्रतिलिपी

30/7/79

जिल्हा निरीक्षक

भूमि अभिलेख ठाणे

[illegible] उताऱ्याच्या आधारे परीनिरीक्षण केले.

[illegible]

परीनिरीक्षण लिपीक

नकाशा 1:200

मोजला 12/2/09

मोजक.

Asst. Thana

Asst. Kalyan

कल नं. [illegible] 2090

दस्त क्र. [illegible] 2090

29 47

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN

No. REV/Desk-II/NAP/IV/SR/641
Collector's Office, Thane.

Dated : 17-10-1980.

Read : 1) Application dated 21-8-80 from Shri J. B. Nikam and Shri C. B. Nikam of Taluka Kalyan, Dist. Thane.

2) Correspondence ending with A.D.T.P. Thane's No. MP-Kalyan-2199 dt. 11.7.80.

ORDER

In exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966, the Additional Collector of Thane is pleased to grant permission to Sarvashir J. B. Nikam and C.B. Nikam of Kalyan, Tal. Kalyan.
Out of S.No. 44A/1/1B P of Village Chikanghar Taluka Kalyan for area admeasuring 1100 Sq.Yards for the non-agricultural purpose of residential use, subject to the following conditions.

1. The grant of permission shall be subject to the provision of code and Rules made thereunder.

2. that the grantee shall use the land together with the building and/or agricultural thereon, only for the purpose for which the land permitted to used and shall not be used any other purpose without obtaining the previous written permission to the effect from the Collector for this purpose the use of a building shall decide the use of the land.

3. that the grantee shall not sub divide the plot or sub-plots if any approved in this order. Without getting the Sub Division previously approved from the authority granting this permission.

4. that the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing Roads, drains, etc. to the satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demancating the plots by the Survey Department and until the land is so developed the plot therein shall not be disposed of by him in any manner.

5. that if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and to take specific mention about this in deed to be executed by him.

6. that this permission is to build plinth area of 240-93 Sq.Yards. as specified in the site plans and road or building in the site plan and or building plan annexed herewith and the remaining area of 869-07 Sq.Yards of the plot shall be kept vacant and open to sky. No structure except these shown on the approved plan shall be constructed on the land.

7. that the grantee shall be bound to obtain the requisite building permission from the Municipal Council, Kalyan before the construction if any.

8. that the grantee shall get the building plans approved by the Competent Authority, where the building control vests in that Authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule II to the Maharashtra Land Revenue Conversion of use of land and N.A. Assessment Rules and get them approved by the Collector of Thane and constructed the building according to the sanctioned plans.

3 0073242 2

9. that the grantee shall maintain the open marginal distance of as shown in the enclosed plan.and shall be used purely for residential purpose only.

10. that the grantee shall commence the N.A. use of the land within the period of one year from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.

11. that the grantee shall communicate the date of commencement of that N.A. use of the land and/or change in the use to the Tahasildar of Kalyan through the Talathi within one month, failing which shall be liable to the be dealth with under rule 6 of the M.L.R. (Conversion of use of land and N.A. Rules 1969.

12. that the grantee shall pay the N.A.assessment in respect of the land at the rate of Rs 00.27 paise per Sq.Meter from the date of commencement of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A. assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N.A. assessment already levied is yet to expire.

13. that the N.A. assessment shall be granted for the period ending 31.7.1991 after which it shall be liable to revise at the revised rate, if any.

14. that the grantee shall pay the measurement fee within one month from the date of commencement of N,A. use of the land.

15. that the area and the N.A. Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found measuring the land by the Survey Department.

16. that the grantee shall not take any additions or alternative to the building already constructed as per sanctioned plot without the previous permission of and without getting the plans thereof approved by the Collector.

17. If the grantee contravences any of the condition mentioned :

a) in this order and those in the Sanad, the Collector, Thane may, without prejudice to any other panalty to which he may be liable under the provision of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

b) Notwithstanding anything contained in clause (a) above it shall be lawfully for the Collector of Thane to direct the removal or alteration of any building or structurers erected or use contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal or alteration not being carried out within the specific time, he may cause the same to be varied out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.

18. The grant of this permission is subject to the provisions of any other laws for the time being in force any that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948 the Maharashtra Village Panchayat Act, the Municipal Act etc.

19. That the grantee shall pay conversion tax amounting to Rs 749.91 (Rs. Seven hundred forty nine and paise ninety one only) which is equal to three times of NA within 30 days from the dateof issue of this order failing which the N.A. permission shall be liable to be cancelled. Amount of this tax should be paid to the Tahasildar convernad.

20. All the roads and drains shall be to the entire satisfaction of the local authority and shall be vested in the local authority free of vost for maintenance and shall be available to the adjoining land owners as access if required.

21. The area designated for the 'open space' shall be vested in the local authority for maintenance free of cost and shall be kept permanently open.

To

Shri J. B. Nikam & Shri C.B. Nikam
(approved plan) Rambaug Main Road,
Nikam Building, 1st Floor, Kalyan.
Dist. Thane.

Sd/-
Addl. Collector, Thane.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

3 0073243

नोंदणी प्रमाणपत्र

नोंदणी क्रमांक / होपनफ्क्लस्न/प्यसतन/ / वासो/

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

श्रीराम एफ-आर्पाटमेंट को-ऑपरेटिव्ह सोसायटी लि.

श्रीराम अपार्टमेंट, बाजारपेठ, डोंबिवली (पूर्व), कल्याण (प.)

ही संस्था महाराष्ट्र राज्य सहकारी संस्था अधिनियम, १९६०

अधीन दि. १९६२ रोजी महाराष्ट्र अधिनियम क्रमांक २४

[illegible]

[illegible] गटाचे व

महाराष्ट्र [illegible] नियम १९६१ [illegible]

[illegible] वर्गीकरण गृहनिर्माण

संस्था उपवर्गीकरण

गृहनिर्माण सहकारी [illegible] संस्था असे आहे.

SAHAKAR OPERATIVE SOCIETIES

कार्यालय मुंबई

[illegible] नोंदणी अधिकारी संस्था, मुंबई

THE SEAL OF [illegible]

KALYAN

कलन १

दस्त क्र.	२०१०
३५	५१

P/plan

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा अ. क्रमांक 1124

दिनांक 30-12-18 सन १९

दस्तऐवजाचा प्रकार— करारनामा मोबदला

सादर करणाराचे नाव— पोटे लोढे [illegible] 6690/-

खालीलप्रमाणे फी मिळाली :—

		रु.	पै.
नोंदणी फी		630	
नक्कल फी (फोलिओ)			
पृष्ठांकनाची नक्कल फी	38	41	
टपालखर्च			
नकला किंवा शोध (कलमे ६४ ते ६)			
शोध किंवा निरीक्षण		90	
दंड—कलम २५ अन्वये			
कलम ३४ अन्वये			
प्रमाणित नकला (कलम ५७) (फोलिओ)			
इतर फी (मागील पानावरील) बाब क्र.		661	
" "			
" "			
" "			
" "			
	एकूण		

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल / या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

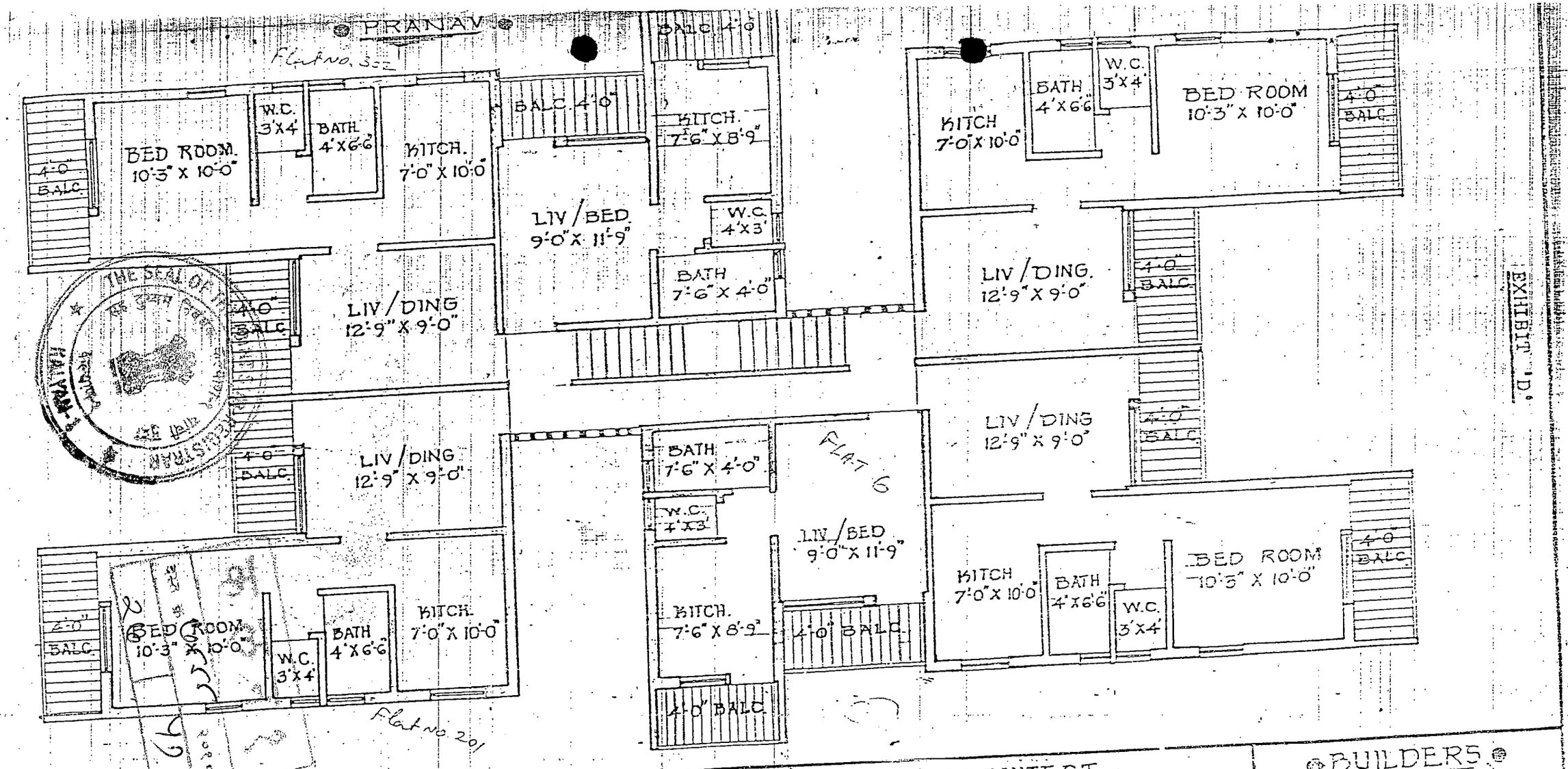
दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हजाली करावा. दुय्यम निबंधक, कल्याण.

साक्षीदार

THE SEAL OF THE JOINT SUB-REGISTRAR दुय्यम निबंधक कल्याण-१ यांचे मुद्रा कल्याण KALYAN-1

कलम १

दस्त क्र. 1124	२०१०
२६	५१



PROPOSED RESIDENTIAL BUILDING
ON PROPERTY BEARING S.NO 44-A
H.NO 1/1-B AT CHIKANGHAR, TAL. KALYAN

ARCHITECT

S. P. VARMA.
G.D. ARCH.
SHIVAJI CHOWK, KALYAN. 421301.
17, VITHAL CHAMBERS, 2nd FLOOR,
NAGAR PALIKA ROAD BOMBAY

BUILDERS

PATEL BUILDER.
B/4, SHANKAR SADAN
MANEKLAL ESTATE,
GHATKOPAR (WEST).

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112595

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs. 35480/-

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN

कलन १
दस्त क्र. ७८८ २०१०
२६. ५१.

विक्रीचे ठिकाण :- सेशन कोर्ट, कल्याण.
मुरबाड रोड, कल्याण (प.) ला. नं. ०२१/०२
अनुक्रम नंबर 1165 किंमत रु. 3000/-
नांव Adv. S. V. Varpe
हस्ते Kalyan.
तारीख 16/07/10

स्टॅम्प वेंडर
(सौ. अलका एन. देशमुख)

THE SEAL OF THE JOINT SUB-REGISTRAR
कल्याण
KALYAN-1

कलन १
दस्त क्र. ७८८१ २०१०
२० ५१

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112596

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

.....Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण KALYAN

कल न १
दस्त क्र. ८८८८ २०१०
२०. ७.

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

3000 रु. Rs. 3000

INDIA COURT FEE

सत्यमेव जयते

महाराष्ट्र MAHARASHTRA

112597

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण KALYAN

कलम १

दस्त क्र. ४५५५ २०१०

29 42.

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. INDIA COURT FEE Rs. 3000

महाराष्ट्र MAHARASHTRA

112598

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण-१ KALYAN-1

कल्याण १
दस्त क्र. ४८३ २०१०
३२ ५१

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

3000 रु. Rs. 3000

INDIA COURT FEE

सत्यमेव जयते

महाराष्ट्र MAHARASHTRA

112599

ADV. SHRI. S. U. VARPE

Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.

Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

कलम १

दस्त क्र. ४८८८ २०१०

23 | 47

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112600

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs. _____.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

कलम १
38

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112601

ADV. SHRI. S. U. VARPE

Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.

Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009

Exh.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

To,

Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

क ल्या ण

दस्त क्र. 8556

39 49

भारतीय कोर्ट फी

INDIA

तीन हजार रुपये

THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112602

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395/2009
Exh.

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण-१ KALYAN-1

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

कलम १

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 112603

ADV. SHRI. S. U. VARPE

Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.

Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 305 of 2009
Exh.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

कल्याण १
36 47

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये

THREE THOUSAND RUPEES

3000 रु. INDIA COURT FEE Rs. 3000

सत्यमेव जयते

महाराष्ट्र MAHARASHTRA

112604

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण KALYAN

कल्याण

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये

THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. INDIA COURT FEE Rs. 3000

महाराष्ट्र MAHARASHTRA 112605

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

THE SEAL OF THE SUB REGISTRAR KALYAN-1

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w).
Dist- Thane.

..... Applicant

कलन १
दस्त. क्र. ७८८५ २०१०
३०

भारतीय कोर्ट फी

भारत INDIA

एक हजार रुपये ONE THOUSAND RUPEES

1000 रु. सत्यमेव जयते Rs. 1000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 047185

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण-१ KALYAN-1

कलम १
दस्त क्रमांक २०१०
४० ५१

भारतीय कोर्ट फी

भारत INDIA

एक हजार रुपये ONE THOUSAND RUPEES

1000 रु. Rs. 1000

सत्यमेव जयते

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA

047186

ADV. SHRI. S. U. VARPE

Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.

Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

THE SEAL OF THE SUB-REGISTRAR कल्याण KALYAN

कल्याण
0555
89

200Rs

INDIA COURT FEE

२०० रु.

Rs 200

दो सौ रुपये

TWO HUNDRED RUPEES

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

... Applicant

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN

2001

INDIA COURT FEE

२०० रु.

Rs 200

भारत

दो सौ रुपये TWO HUNDRED RUPEES

ADV. SHRI. S. U. VARPE
Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.
Court Fee of Rs.

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (W)
Dist- Thane.

कलम १
दस्त क्र. ७८८८ /२०१०
४२ | ५१

..... Applicant

THE SEAL OF THE SUB REGISTRAR
कल्याण
KALYAN-1

विक्रीचे ठिकाण :- सेशन कोर्ट. कल्याण.
मुरबाड रोड, कल्याण (प.) ला. नं. ०२९/०२
अनुक्रम नंबर 1176 किंमत रु. 2001-
नांव Adv. Santosh S. Gaikwad
हस्ते Kalyan
तारीख 16/07/10

स्टॅम्प वेंडर
(सौ. अलका एन. देशमुख)

उप जिल्हाधिकारी अधि
कल्याण
16 JUL 2010

THE SEAL OF THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक कल्याण-१ यांचे मुद्रा
कल्याण-१
KALYAN-1

कल १
दस्त क्र. ७८८८ /२०१०
४४ | ५१

ADV. SHRI. S. U. VARPE

Heirship Certificate issued accepting court fee stamps on the strength of property valuation of Rs.6,00,000/-.

Court Fee of Rs. 35480/-

HEIRSHIP CERTIFICATE

IN THE COURT OF THE CIVIL JUDGE (S.D.) AT KALYAN

Misc. Application No. 395 of 2009
Exh.

To,
Miss. Anita Lourdsammy Peter
Age about 23 years, Occ- Student,
R/at- Flat No.6, Pranav Co.Op.Hsg.
Soc. Ltd., Thangewadi, Kalyan (w)
Dist- Thane.

..... Applicant

WHEREAS Late MR. PETER LOURDSAMMY and MRS. JULIAN LOURDSAMMY PETER the wife of PETER LOURDSAMMY were died on 30.04.2008 and 06.08.2004, respectively. The applicant is the daughter of the deceased Late Mr. Peter Lourdsammy and application was made by 'The Applicant' to the Civil Judge S.D. Kalyan to be formally recognized as heir of the 'the said deceased'.

AND WHEREAS, the Citation was published at site by the bailiff as per report and also published with daily newspaper namely 'Kokan Sakal' dated 7.03.2010. However no one come forward to oppose the application.

AND WHEREAS the said ' The applicant' there upon gave proof of the satisfaction of the court of her right to be recognized as legal heir of 'the said deceased' to the property hereunder written.

This is therefore to certify that the said 'The Applicant' is the recognized legal heir of 'the said deceased' to the property hereunder written.

THE SEAL OF THE JOINT SUB-REGISTRAR
KALYAN

SCHEDULE OF IMMOVABLE PROPERTY

PRANAV CO. HSG. SOC. LTD., Chikanghar, Kalyan (w), Survey No. 44-A, Hissa No.1/1-B (p), City Survey No. 3090-A, Thangewadi, Kalyan, Dist- Thane, Flat No.6, Ground Floor, Area admeasuring 475 Sq.ft within local limits Kalyan Dombivali Municipal Corporation.

Given under my hand and seal of this Court on this 22nd day of July 2010.

Prepared by :-

Checked by :-

Asstt. Superintendent

(J.D. Wadane)
2nd Jt. Civil Judge S.D.
Kalyan

कलम १
२०१०
४६ | ५१

THE SEAL OF THE JOINT SUB-REGISTRAR
KALYAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANITA L PETER

LOORDSWAMMY MANYEL PETER

15/08/1986

Permanent Account Number

AZLPP7989B

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMOL RAMESH NIRMAL

RAMESH NIRMAL

27/09/1985

Permanent Account Number

AEWPN8694R

Signature

क ल न १

दस्त क्रमांक १०१०

86 | 49

THE SEAL OF THE JOINT SUB-REGISTRAR
KALYAN-1

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACEPP9908Q

नाम /NAME

VINCENT FRANCIS PETER

पिता का नाम /FATHER'S NAME

FRANCIS PETER

जन्म तिथि /DATE OF BIRTH

24-04-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

DATTARAM GOVIND NIRMAL

GOVIND BABU NIRMAL

01/06/1963

Permanent Account Number

AEWPN9705M

Signature

THE SEAL OF THE JOINT SUB-REGISTRAR

कल्याण

KALYAN

कलर

८६ ५१

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, September 23, 2010
12:44:23PM

मूल्यांकनाचे वर्ष	2010
जिल्हा	ठाणे
प्रमुख मुल्य विभाग	47-गावाचे नाव : चिकण घर (कल्याण डोंबिवली महानगरपालिका)
उप मुल्य विभाग	2/15 -विभाग 9(क) : उरलेल्या गावातील मिळकती
नागरी क्षेत्राचे नांव	Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
सर्व्हे नंबर	सि.टी.एस. नंबर-3090

बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक
7900.00	23500.00	29500.00	35500.00	29500.00

मिळकतीचे क्षेत्र	44.14	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्वहन सुविधा	नाही
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
मिळकतीचे वय	0 TO 2	मजला	Ground Floor/Stilt Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = बाजार मुल्यदर + घसा-यानुसार नविन दर * मजला निहाय घट/वाढ

= 23500.00 + (100 /100) * (100.00 /100)

= 23500.00

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 23500.00 * 44.14

= 1037290.00

एकत्रित अंतिम मुल्य दर = अंतिम मुल्य दर + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H

= 1037290.00 + .00 + .00 + .00 + .00 + .00 + .00 + .00

= **1037290.00**

THE SEAL OF THE JOINT SUB-REGISTRAR कल्याण KALYAN-1

क क्र १
दस्त क्र. ७८८८ / २०१०
४७

23/09/2010 दुय्यम निबंधकः
12:51:30 pm कल्याण 1

दस्त गोषवारा भाग-1

कलन1
दस्त क्र 7888/2010
40149

दस्त क्रमांक : 7888/2010
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः अमोल रमेश निमेळ - - पत्ता: घर/फ़्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः पोलिस क्वार्टस ईमारत नं: - पेठ/वसाहत: लोकमान्य टिळक मार्ग शहर/गाव: मुंबई तालुका: - पिन: - पॅन नम्बर: AEWPN8694R	लिहून घेणार वय 25 सही		
2	नावः अनिता ल्युर्डस स्वामी पिटर - - पत्ता: घर/फ़्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः प्रणव हौ सो ईमारत नं: - पेठ/वसाहत: ठाणगे वाडी शहर/गाव: कल्याण तालुका: - पिन: - पॅन नम्बर: AZLPP7989B	लिहून देणार वय 24 सही		

सह दुय्यम निबंधक कल्याण-१

THE SEAL OF THE SUB-REGISTRAR KALYAN

दस्त गोषवारा भाग - 2

कलन1
दस्त क्रमांक (7888/2010)
49149

दस्त क्र. [कलन1-7888-2010] चा गोषवारा
बाजार मुल्य :1037290 मोबदला 1050000 भरलेले मुद्रांक शुल्क : 35100

दस्त हजर केल्याचा दिनांक :23/09/2010 12:45 PM
निष्पादनाचा दिनांक : 23/09/2010
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/09/2010 12:45 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 23/09/2010 12:50 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 23/09/2010 12:51 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 23/09/2010 12:51 PM

दस्त नोंद केल्याचा दिनांक : 23/09/2010 12:51 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) व्ही एफ पिटर- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:संघवी इस्टेट कल्याण
तालुका: -
पिन: -
2) दत्ताराम निर्मल- - ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: गणेश कॉम्पलेक्स कल्याण
तालुका: -
पिन: -

पावती क्र.:8133 दिनांक:23/09/2010
पावतीचे वर्णन
नांव: अमोल रमेश निर्मळ - -

10500 :नोंदणी फी
1020 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

11520: एकूण

दु. निबंधकाची सही, कल्याण 1

दु. निबंधकाची सही
कल्याण 1

प्रमाणित करण्यात येत आहे.
द. क्र. 6CLC /२०१० मध्ये
41 पानें आहेत.
पुस्तक 1 दस्त क्र. 6CLC
/२०१० पर नोंदला

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

सह दुय्यम निबंधक कल्याण-१
दि. 23/9/2010

दुय्यम निबंधक: कल्याण 1

दस्तक्रमांक व वर्ष: 7888/2010

नोंदणी 63 म.

Thursday, September 23, 2010

12:51:39 PM

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : चिकणघर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा मोबदला रू. 1,050,000.00 बा.भा. रू. 1,037,290.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः मौजे चिकणघर स नं.44अ, हि नं.1/1ब-पैकी, सि स नं.3090अ, प्रणव को ऑ हौ सो लि, सदनिका क्र.6, तळमजला, क्षेत्र 475 चौ फुट बांधिव.
(3)क्षेत्रफळ	(1)
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) अनिता ल्युर्डस स्वामी-पिटर -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: प्रणव हौ सो; ईमारत नं: -; पेठ/वसाहत: ठाणगे वाडी; शहर/गाव: कल्याण; तालुका: -; पिन: -; पॅन नम्बर: AZLPP7989B.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) अमोल रमेश निर्मळ -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: पोलिस क्वार्टस; ईमारत नं: -; पेठ/वसाहत: लोकमान्य टिळक मार्ग; शहर/गाव: मुंबई; तालुका: -;पिन: -; पॅन नम्बर: AEWPN8694R.
(7) दिनांक करून दिल्याचा	23/09/2010
(8) नोंदणीचा	23/09/2010
(9) अनुक्रमांक, खंड व पृष्ठ	7888 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 35100.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 10500.00
(12) शेरा	

सह दुय्यम निबंधक कल्याण-१

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-1

INDIA TWENTY RUPEES