

REDMI NOTE 5 PRO
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2023/5/11 10:01

Wawal Nagari

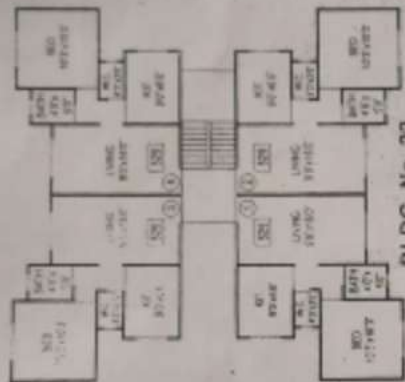
CIDCO
APPROVED

GROUND & TYPICAL FLOOR PLAN
(GROUND TO 4th FLOOR)



KRISHAN-KUMAR
SINGH
5/11/2023

BLDG. No. 22



GROUND & TYPICAL FLOOR PLAN
(GROUND TO 4th FLOOR)



A-WING

Bldg. No. 20



Bldg. No. 21



DATE 9/2/2020
3836

99290/2020
AT BE

Share Certificate No. _____ Member's Regn. No. _____ No. of Shares _____

49

Share Certificate

OSTWAL NAGARI 19-20-21 CO-OPERATIVE HOUSING SOCIETY LTD.
NALASOPARA (E)

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

Authorised Share Capital Rs. 237500 Divided into 95 Shares of Rs. 250/- each
Registration No. TNA [VSI] / HSG [TC] / 1754 / 2006-07 Date 22-06-2006

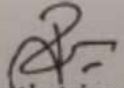
This is to certify that Shri/ Smt. ABEJORA CHOUDHARY
19/103

is the Registered Holder of 5(FIVE) fully paid up shares
of Rs. FIFTY each numbered from 236 to 240 both inclusive, in

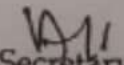
OSTWAL NAGARI CO-OPERATIVE HSG. SOCIETY LTD., NALASOPARA
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at NALASOPARA (E)
this 2nd day of JUNE 2007




Authorised

M.C. Member


Secretary

Chairman

P.T.O.

Annexure 10

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर व औद्योगिक विकास महामंडळ, पुणे नगर, वरद (पु), वि. अ. १११ ११०
पुणे-४११००१ (पुणे) - ४११००१/४११००१ (पुणे - ४११००१) ४११००१

दिनांक : १६/०३/२००५
पत्रांक : १०९६/२००५
२६/१२३

१९/०२/०५
सर्व प्रसिद्धी/व्यवस्थापक/पंच-१७३५/६/३१०

M/s. Sonal Ventures
109, Pagarav, 57
S.V. Road, Goregaon (W)
MUMBAI - 400 062.

Sub: Grant of Part Occupancy Certificate for Residential Building Nos. 1 & 2, (Gr. + 4) on land bearing S.No. 4/3 & 4, S.No. 5/1, 2, 5, S.No. 6/1, S.No. 26/2, 3, S.No. 27/2, 3, S.No. 28/1, 5, S.No. 30/3 & 5, S.No. 31, 2 of Village More, Taluka Vasai, Dist. Thane. Commencement Certificate No. 51000/2228/99-335712, 418, dated 17/06/1998.

Ref: 1) Amended plan approved vide letters dated 03/08/1998, 10/05/2001, 03/01/2002 & 16/07/2002.
2) N. A. Order No. REV/D-1/T-9/LAYOUT/SR-149/95 dated 14/03/2000 from the Collector, Thane.
3) Receipt No. 15933, dated 20/03/2005 from Mallasopara Municipal Council for potable water supply.
4) Development completion certificate dated 10/04/2004 from the Architect.
5) Structural Engineer's stability certificate from YMC dated 28/03/2005.
6) Plumbing certificates dated 24/03/2005.
7) Your architect's letter dated 20/04/2005.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Nos. 1 & 2 (Gr. + 4) on land bearing S.No. 4/3 & 4; S.No. 5/1, 2, 5; S.No. 6/1; S.No. 26/2, 3; S.No. 27/2, 3; S.No. 28/1; S.No. 30/3 & 5; S.No. 31, 2 of Village More, Taluka Vasai, Dist. Thane, alongwith as built drawings.

You are required to submit revised DLR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for provisions o.c.c./o.c.c. of the last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Yours faithfully,

(Signature)
EXECUTIVE ENGINEER (SP & W)

Encl.: a.a.
c.c. to:-

- 1) Shri Atul A. Rana, Architect
C/o. M/s. Phoenix Industries
Shree Chemical Compound, Narey Road
Goregaon (E), Mumbai : 400 063.
- 2) The Chief Officer
Mallasopara Municipal Council, Mallasopara



संदर्भित प्रतिलिपि : 'शिवर', पुणे नगर, वरद (पु) - ४११००१, पुणे
पुणे नगर : शिवर, वरद (पु) - ४११००१, पुणे

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका उपायुक्त को-ऑपरेटिव्ह, वृत्तम नगर, इतर (एड), डि. थाने ४०१ २५०
दुरधनी : (०२२ - २५२५०) - २३४०६६ / २३४०६७ फॅक्स : (०२२ - २५२५०) - २३४०६६

संदर्भ क्र. E1000/VVSR/POC/BP-1735/E/751G

दस्तावेज क्र. ६६/६६२०६
६९ / ४२३

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 65 Flats contained in Residential Building No.11 (Gr.+ 4) and 25 Flats contained in Residential Building No.12 (Gr.+ 4) only.
7. Also you shall submit a cloth moisture test report as-built drawings, without which the certificate of occupancy will not be refunded.
One set of as built drawing duly certified is retained herewith for your record.



EXECUTIVE ENGINEER (BP & VV)

नोंदणीवृत्त कार्यालय : 'विप्लव' बुलडा नजली, नरीमन चौक, मुंबई - ४०० ०२५. दुरधनी : २२०२ ९९९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी.डी.सी.-बेलगाव, नवी मुंबई - ४०० ६१४. दुरधनी : ५५९९९ ८९०० • फॅक्स : ००-९१-२२-५५९९ ८९६६

वसई - ३
दस्तावेज क्र. ११२१७ - २७
प्लॉट नं. ३/३

& 5/1, Next To Central Park, Nallasopara (East), Taluka Vasai, District: Palghar, [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"].

B) The TRANSFERORS have purchased the said Flat from **SHRI. AMRENDRA CHOUDHARY**, vide Agreement for Re-Sale dated **23/02/2007**, & Regd. No. **Vasai-3-01991/2007**, Regd. Dated. **24/02/2007**.

AND **MR. AMRENDRA CHOUDHARY** has purchased the said Flat from **M/S. SHREE OSTWAL BUILDERS LTD.**, vide Agreement for Sale dated **14/07/2004**, & Regd. No. **Vasai-3-05111/2004**, Regd. Dated **16/07/2004**.

C) The TRANSFERORS are ready and willing to sell, transfer, title, and interest and five shares and the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum price of **Rs. 16,00,000/- [Rupees Sixteen Lacs Only]**.

D) The TRANSFERORS herein have obtained permission from the society to sell the said Flat to the TRANSFEREES herein, and the society has agreed to transfer the said Flat in the name of the TRANSFEREES.

E) The said Flat is being purchased by the TRANSFEREES for **Residential** purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

F) The TRANSFEREES have prior to the execution of the Agreement satisfied about the title of the TRANSFERORS to the said Flat and have agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing:-

[Signature]
Bharadwaj

कृष्ण कुमार चौधरी
आम अकामि चौधरी
अनंद कुमार चौधरी

2023/5/11 09:12

REDMI NOTE 5 PRO
MI DUAL CAMERA

REDMI NOTE 5 PRO
MI DUAL CAMERA

2023/5/11 09:10

चमई - ३
रान ९९२१७३०९७
२/३६

CHALLAN
MTR Form Number-6

GRN	MH00289010201718E	BARCODE	[Barcode]		Date	15/12/2017-10:02:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)						
Office Name	VSI3_VASA NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	CE3PK3796F					
Location	PALDHAR	Full Name	SATEJ SURYAKANT KASALE					
Year	2017-2018 One Time	Flat/Block No.	FLAT NO 103 OSTWAL NAGARI BLDG NO					
		Premises/Building	192021 CHSL					
Account Head Details		Amount in Rs.						
0030046401	Stamp Duty	99000.00	Road/Street	MORE				
0030053301	Registration Fee	16000.00	Area/Locality	NALLASOPARA				
			Town/City/District					
			PN	4 0 1 2 0 9				
			Remarks (If Any)	PAN2=ANQP0996TK--SecondPartyName=ROUSHNAKUMAR CHUDHARY-				
			Amount in Words	One Lakh Twelve Thousand and 00/100 only				
Total		1,12,000.00	FOR DEPOSIT IN THE BANK					
Payment Details		ICSI BANK		FOR DEPOSIT IN THE BANK				
Cheque/DD Details				Bank CN	Ref. No.	09103332017121510681	146557806	
				Bank Date	RBI Date	15/12/2017-10:04:44	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		ICSI BANK		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch				Mobile No. : 9769682557				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- इस चालान केवल दस्तावेज के पंजीकरण के लिए ही प्रयोज्य है। अनपंजीकृत दस्तावेज के लिए यह चालान प्रयुक्त नहीं है।

Challan Defaced Details				
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-350-11217	0004586718201718	15/12/2017-12:03:09	ICR135
				16000.00

992907070
E 3E

AND

- 1] MR. SATEJ SURYAKANT KASALE, Age 25 years.
- 2] MR. DHIRAJ SURYAKANT KASALE, Age 24 years, both adults, Indian Inhabitant, residing at : Chawl No.4, Siddhivinayak CHL, Shiva Vallabh, Kokan Vaibhav, Dahisar [East], Mumbai - 400068, hereinafter called the "THE TRANSFEREES" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns] of the **SECOND PART**-

WHEREAS :-

A] The TRANSFERORS are the members of **OSTWAL NAGARI BLDG. NO. 19/20/21 CO-OPERATIVE HOUSING SOCIETY LIMITED**, registered under Maharashtra Co-operative Societies Act, 1960 bearing registration No. **TNA/VSI/HSG/TC/17541/2006-2007, Dated 22/06/2006** at Survey No. 4(Pt), 5(Pt), 27(Pt), 28(Pt), 30(Pt) & 31(Pt), Village **More**, Situated at S. No. 4/3-4, Sub-Regulation No. 103, Central Park, Nallasopara (East), Tal. Palghar, within the area of Sub Regulation No. 103, District Palghar, and as such members of the said society the TRANSFERORS are entitled to five (05) shares of the said society of the face value of Rs.50/- each. The said share certificate No. **49**, Distinctive nos. from **236** to **240** hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat No. **103**, on the **First Floor**, admeasuring **275** Sq. Ft. [Super Built up area] i.e. **251.6** Sq.Ft. [Built up area] i.e. **23.39** Sq. Mtrs. [Built up area] in the building known as "**OSTWAL NAGARI BLDG. NO.19/20/21 CO-OPERATIVE HOUSING SOCIETY LIMITED**", Constructed on land bearing Survey No. 4(Pt), 5(Pt), 27(Pt), 28(Pt), 30(Pt) & 31(Pt), Village **More**, Situated



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Bhosale

शुभा सुनील-नीमरी
अनिल सुनील-नीमरी
जयदेव सुनील-नीमरी

वसई - ४
दस्तावेज क्र. १२१७/२०१९

indemnify and keep indemnified the TRANSFEREES against payment of such charges for the said period.

7] The TRANSFEREES shall have no claim save and except in respect of the Flat hereby purchased by them the common passages and the common amenities provided by the society in the said Flat.

8] The TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof the said Society.

9] The TRANSFERORS shall transfer the electricity meter in the said Flat on the name of the TRANSFEREES.

10] The TRANSFEREES hereby convenient to keep the water pipes and appurtenances thereto belonging in good and repairable conditions so as to support the shelter and protect the parts of the said building/Society.

11] The TRANSFERORS hereby agree/s to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREES.

12] The TRANSFEREES shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.

13] The TRANSFEREES accepts the construction and fittings etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFERORS to cause any additions, alteration or repairs to the Flat occupied by them nor shall hold the TRANSFERORS liable for any defect in the said Flat.

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुलाकूळ अहवाल सन 2012

दासई - 3
दस्तावेज क्र. 79290/2010
213E

- अनुच्छेद क्रमांक 25 B.
- दस्तावेज प्रकार: जमदारनामा
 - सादरकर्त्याचे नाव: श्रीमती सुश्रीकांत कारवार
 - तादुका: 25B
 - अवकाशाचे भाग: 4 भागचे भाग: 1 (Part), 2 (Part), 3 (Part), 4 (Part), 5 (Part), 6 (Part), 7 (Part), 8 (Part), 9 (Part), 10 (Part), 11 (Part), 12 (Part), 13 (Part), 14 (Part), 15 (Part), 16 (Part), 17 (Part), 18 (Part), 19 (Part), 20 (Part), 21 (Part), 22 (Part), 23 (Part), 24 (Part), 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29 (Part), 30 (Part), 31 (Part), 32 (Part), 33 (Part), 34 (Part), 35 (Part), 36 (Part), 37 (Part), 38 (Part), 39 (Part), 40 (Part), 41 (Part), 42 (Part), 43 (Part), 44 (Part), 45 (Part), 46 (Part), 47 (Part), 48 (Part), 49 (Part), 50 (Part), 51 (Part), 52 (Part), 53 (Part), 54 (Part), 55 (Part), 56 (Part), 57 (Part), 58 (Part), 59 (Part), 60 (Part), 61 (Part), 62 (Part), 63 (Part), 64 (Part), 65 (Part), 66 (Part), 67 (Part), 68 (Part), 69 (Part), 70 (Part), 71 (Part), 72 (Part), 73 (Part), 74 (Part), 75 (Part), 76 (Part), 77 (Part), 78 (Part), 79 (Part), 80 (Part), 81 (Part), 82 (Part), 83 (Part), 84 (Part), 85 (Part), 86 (Part), 87 (Part), 88 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part), 93 (Part), 94 (Part), 95 (Part), 96 (Part), 97 (Part), 98 (Part), 99 (Part), 100 (Part)
 - मूल्य दरविभाग (शेने): रुपयिमाग 56800/-
 - मिळवणीचा प्रकार: खुली जमीन / मिथसी / बागांयत / दुकान / औद्योगिक /
 - दस्तावेज नमूद कोठल्या मिळकतीचे क्षेत्रात: 25-23 कारपेट / विल्टअप / चुनर विल्टअप / चौ. मीटर / फुट
 - कारपेटिंग: गळी पोटागळी: पोटागळी
 - मजला क्रमांक: 1-2-3-4 उदवाहन सुविधा: आहे / नाही
 - बांधणीचा प्रकार: घर फ्लोर: फ्लोर
 - बांधकामाचा प्रकार: आवकती / इतर पक्के / अर्धे पक्के / काळे
 - बाजारमूल्य राज्यातील मार्गदर्शक सुचना क्र. ज्यामध्ये दिलेली घट / वाढ
 - निर्धारित कोसले बाजारमूल्य: 11,80,000/-
 - दस्तावेज दशांशिता मोबदला: 16,00,000/-
 - दग मुद्रांक शुल्क: 96000/- 18. करलेले मुद्रांक शुल्क: 96000/-
 - दग नोंदणी फी: 16000/-

सिलीक

सह दुष्टम निबंधक

प्रतिज्ञा / घोषणापत्र

मी/आम्ही

- श्री/श्रीमती. श्रीमती सुश्रीकांत कारवार
- श्री/श्रीमती. श्रीमती सुश्रीकांत कारवार
- श्री/श्रीमती.



सत्य प्रतिज्ञेवर कसब करितो की, वसतरेकजाची विषयवस्तू असलेली ही बापुसी खेरीदी देगात्याने कोठेही विक्री, पहाग, दान, लेण, मुक्यात, पंटीगी व इतर अन्य प्रकारे कोठेही जडवोकिनामधे गुलकिलेही नाही याची नोंदणी कायदा - 1908 मधील अन्वयाचा शोध (Search) वस्तुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार घोषणा मालकीची आहे. माघबत सुध्दा जमिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची संपत्ती कायदाद्वारे नाही/अजघोष राहिल याची मी/आम्ही ठगी देतो.

खरेदी देणार (Purchaser)

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-
-

प्लॉट - ३
दिनांक १५/०५/२०१७
L-136

NOW, THEREFORE, THESE PRESENT WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREOF AS FOLLOWS:-

- 1] The TRANSFERORS have agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a total consideration of **Rs.16,00,000/- (Rupees Sixteen Lacs Only)**.
- 2] The TRANSFEREES have paid a sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** to the TRANSFERORS as and by way of part payment of the said FLAT herein above mentioned [the payment and receipt whereof the TRANSFERORS doth hereby admit and acknowledge of and from the TRANSFEREES.]
- 3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREES shall pay to the TRANSFERORS the balance amount of **Rs.14,00,000/- (Rupees Fourteen Lacs Only)** within 45 days.
- 4] TRANSFERORS hereby have agreed to give to the TRANSFEREES all the original documents related to the said Flat through which the TRANSFEREES become the owners of the said Flat.
- 5] The TRANSFERORS declares that no person except themselves have any right, title or interest of whatever nature in the said FLAT and further declares that they have not entered into any agreement for sale, agreement to lease or any other agreement in respect of the said FLAT.
- 6] The TRANSFERORS hereby declare that they have paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, Society Charges etc. in respect of the Flat for the period ending of this Agreement the TRANSFERORS hereby agrees and undertake to



[Handwritten signature]
[Handwritten signature]

शुभम कुमार चौधरी
पुनर्वसु कृपा चौधरी
नरेश कुमार चौधरी

