

AGREEMENT
FOR
RE - SALE

OF

Flat No. F/202, Second Floor, Walchand Plaza Chs. Ltd.,
Geeta Nagar, Bhayander (West),
Taluka & Dist: - Thane: - 401 101,

BETWEEN

1) DAS LEENA OMAL

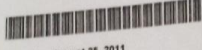
(TRANSFEROR)

AND

1)MR. DEONARAYAN SUKKHU BINDAL

(TRANSFeree)

Printed by
Moksh Consultancy
Manish Jain - 9920346644



Thursday, August 25, 2011
11:07:27 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

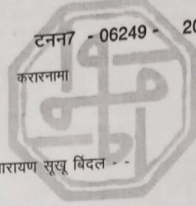
पावती क्र. : 6249
दिनांक 25/08/2011

गावाचे नाव भाईदर

दस्ताऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

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करारनामा



सादर करणाराचे नाव: देवनारायण सूखू विदल - -

नोंदणी फी	:-	12830.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)	:-	480.00
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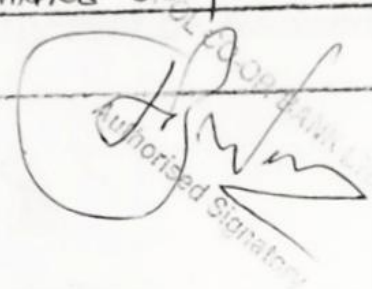
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Signature
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बाजार मुल्य: 1283000 रु. मोबदला: 1283000रु.
भरलेले मुद्रांक शुल्क: 59600 रु. **खर्च दुय्यम निबंधक वर्ग**
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे; **कमालो रु. 10**
बँकेचे नाव व पत्ता: इंडियन बँक - भाईदर- दोन डी डी चेक;
डीडी/घनाकर्ष क्रमांक: 604687, 604752; रक्कम: 12830 रु.; दिनांक: 23/08/2011

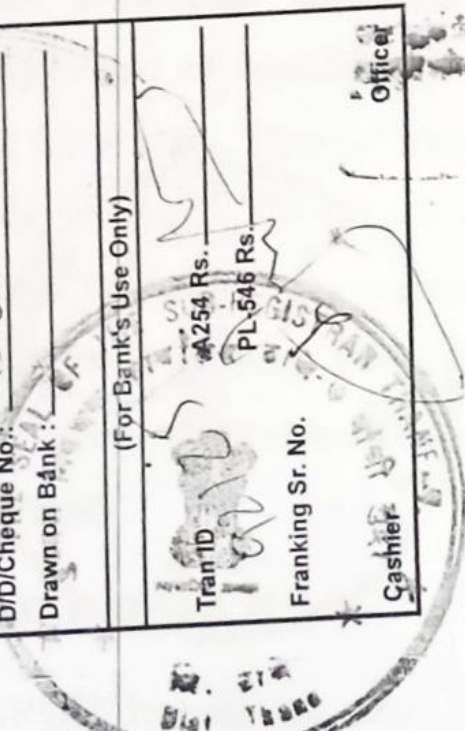
Bonded

Customer's Copy
THE KAPOL CO-OP BANK LTD.
DEPOSIT SLIP

दस्ताचा प्रकार (Nature of Document)	Agreement for Resale
दस्त नोंदणीचा तपशिल (Registration Details) if Registrable Name of S.R.O.	(Registrable / Non Registrable) ✓ S.R. Thane 7
दस्ताचा युनिक नंबर (Franking Unique No.)	92125
मिळकतीचे खादक्याद वर्णन (Property Description in brief)	Flat No. F/202, 2nd Floor, Wadhwa Plaza CHS, Bhay (W)
खादक रक्कम (Consideration Amount)	12,83,000/-
दस्त खरेदीकाराचे नाव पत्रकार १ नांव (Stamp Purchasers Name)	Mr. Deonarayan S. Bindal
दस्तातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	Das Leena Omal
दस्ता असल्यास नांव व पत्ता (If through Name & Address)	molesh con.
मुद्राक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words)	Fifty Nine thousand Six Hundred only
प्रमाणित अधिकारधारीचे पूर्ण स्वाक्षरी व लिंकन (Authorized Person's full Signature & Seal)	

Fr. No. 5396

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch: <u>Bhay (W)</u> (€)	Date: <u>23/8/11</u>
Branch: <u>38790</u>	
Pay to Acct. Stamp Duty	
Franking Value	Rs. <u>59,600/-</u>
Service Charges	Rs. <u>-</u>
TOTAL	Rs. <u>59,600/-</u>
Name & Address of the Stamp duty paying party	
<u>Mr. Deonarayan S. Bindal</u>	
<u>Bhay (W) CHS</u>	
Tel./Mobile No.	
Desc. of the Document <u>Agreement for Resale</u>	
D/D/Cheque No.: <u>Cash.</u>	
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID	<u>254 Rs.</u>
	<u>PL 546 Rs.</u>
Franking Sr. No.	
Cashier	Officer



OF THE KAPOL
Authorized

B E T W E E N

DAS LEENA OMAL age 38 Years , an adults in Indian Inhabitant residing at Flat No. F/202, Second Floor, Walchand Plaza Chs. Ltd., Geeta Nagar, Bhayander (West), Taluka & Dist: - Thane: - 401 101, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to and assigns) of the **FIRST PART**.

A N D

MR. DEONARAYAN SUKKHU BINDAL age 43 Years, both adult in Indian Inhabitant of residing at Flat No. C/308, Third Floor, Rinka Park Chs Ltd , Geeta Nagar, Fatak Road, Bhayander (West), Taluka & Dist: Thane 401101, hereinafter called "**THE TRANSFEREE**" (which expression shall unless be repugnant to the context or meaning thereof be deemed to include his / her / their heirs executors, administration and assigns) of the **SECOND PART**.

W H E R E A S

A) The TRANSFEROR hereto is sole / joint and the absolute owner of and is fully Sized and possessed of ownership Flat No. F/202, Second Floor, admeasuring 502 Sq. ft. Built Up area i.e. (46.65 Sq. Meters Built Up) "**WALCHAND PLAZA**" **CO-OPERATIVE HOUSING SOCIETY LIMITED**, at Geeta Nagar, Bhayander (West), Tal. & Dist: - Thane: - 401 101, Society Co-Operative Society Act. 1960. Vide Registration No. (TNA / (TNA) / HSG / (TC) / 15164 / 2003 - 2004 and Dated: - 13/11/2003, the TRANSFEROR is the holder of Five

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fully paid shares of each Vide Share Certificate No. 042, Dist. Sr. No. 206 to 210.

B) An Agreement for sale entered and executed between present TRANSFEROR and **Shri Prakash H. Jain Proprietor of M/s. Pragati Enterprises**, on 20th day of August 2002, the present TRANSFEROR has purchased the said Flat No. F/202, Second Floor, in admeasuring 502 Sq. ft. Built Up Area i.e.(46.65 Sq. Mtrs Built Up) area on the ownership basis & wherein the present TRANSFEROR is now required the said Flat to sell.

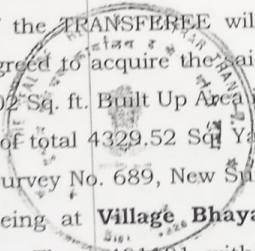
C) And whereas the application to society / Builders to transfer the said shares which are held by the TRANSFEROR in the name of the TRANSFEREE & also to transfer the said Flat in the name of the TRANSFEREE will be applied and TRANSFEREE has agreed to acquire the said Flat in the said Building as having 502 Sq. ft. Built Up Area i.e.(46.65 Sq. Mtrs Built Up) consisting of total 4329.52 Sq Yards i. e. 3620 sq. Meters bearing Old Survey No. 689, New Survey No. 27, Hissa No. 7, Lying and being at **Village Bhayander**, Bhayander (West), Taluka & Dist: - Thane 401101, within the limit of Mira Bhayander Mahanagar Palika on ownership basis on the terms and condition here after appearing.

D) The TRANSFEROR have agreed to sell to TRANSFEREE the said Flat together with the said share certificate held by the TRANSFEROR in the share capital of the society.

E) The TRANSFEROR has not received nor have been served any notice of demand under Income Tax Act., sales Tax,

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Stamp Duty of the wealth Tax Act. And that no such notice or demand is pending and that no warrant of Attachment issued in respect of the said Flat by the Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities under any of the provision of the Income Tax and Wealth Tax Act., and or the rules formed there under.

NOW, THESE PRESENTS BETWEEN AND IT IS HERE BY AGREED BY AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1] That the TRANSFEROR is fully seized and possessed of Flat No. F/202, Second Floor, in "**WALCHAND PLAZA**" CO-OPERATIVE HOUSING SOCIETY LTD., at Geeta Nagar, Bhayander (West), Tal. & Dist: - Thane 401101, and is absolute owner of the said Flat.

2] That the party of the **FIRST PART** i.e. the TRANSFEROR who intends to sell the Flat on the ownership basis and the party of the **SECOND PART** i.e. The TRANSFEREE has approached to the party of the **FIRST PART** and that the party of the **SECOND PART** has prior to the execution of this Agreement satisfied himself / herself / themselves about the title of the party of the **FIRST PART** and shall not be entitle to investigate the title of the party the **FIRST PART** and no objection shall be raised on the any matter relating thereto.

3] In consideration of the said Flat the party of the **SECOND PART** has agreed to pay sum of Rs. 12,83,000/- (Rs. Twelve Lacs Eighty Three Thousand Only) being the full and final value of the said Flat and agreed to be paid at the time of

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execution of these present agreement the payment and receipt thereto the TRANSFEROR both hereby and acknowledge has paid in advance before this agreement.

4] That the party of the **FIRST PART** has agreed to deliver to the party of the **SECOND PART** the share certificate in respect of the said share fully paid up of the said society together with the transfer form duly filled up and signed by the TRANSFEROR and application for such transfer to be submitted to the society for effecting the necessary transfer.

5] That the party of the **SECOND PART** is bound by the conditions contained in the Agreement for sale made by the present TRANSFEROR and Agreement which is given by the party of the **FIRST PART** to the party of the **SECOND PART**.

The membership and share certificate of the **"WALCHAND PLAZA" CO-OPERATIVE HOUSING SOCIETY LTD.**, at Geeta Nagar, Bhayander (West), Taluka & Dist: - Thane, shall be transferred in the name of the party of **SECOND PART**.

6] That the parties of the **FIRST PART** agreed to handover the vacant possession of the said Flat at the time of Full & Final Payment.

7] That the party of the **FIRST PART** declare and confirm that she / he / they had paid the entire purchase price payable in the respect of the said Flat under the said Agreement dated 20th day of August 2002, to the TRANSFEROR.

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8] That the party of the **SECOND PART** shall make an application for making the assessment payment of Municipal Electricity Bill in her / his / their own name and that the party of the **FIRST PART** shall consent to do so and that the party of the **SECOND PART** who will be entitled to dispose the said Flat any way she / he / they choose.

9] That the party of the **FIRST PART** has paid all the taxes and society dues of the said Flat up to the date of this agreement and those levied hence forth the party the **SECOND PART** shall make payment there of to concerned authorities.

10] That the party of the **FIRST PART** hereby declare that he / she / they has not pledged and / or mortgage to any loan from any of the bankers or financial institution against the said Flat Further the said Flat is also not sold by the party of the **FIRST PART** to anyone else and that no advance against the said Flat has been taken by the party of the **FIRST PART** for the said Flat is free from all encumbrances and reasonable doubt.

11] That the party of the **SECOND PART** hereby covenants to keep the said Flat its wall and partition wall, drains / pipes and appearances hereto in good turn condition and in particular so as to support repair and protect the part of the building other than her / his / their Flat.

12] All cost charge and expenses of preparation of this present Agreement shall be borne by the TRANSFEREE only and the TRANSFEREE and seller shall equally share the

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transfer charge payable to the society for transferring the Flat in the name TRANSFEREE.

13] This Agreement shall always be subject to the provision contained in Maharashtra ownership Flats Act 1963, Maharashtra ownership Flat rule 1964 or any provision of law for the time being which is applicable hereto.

14] The TRANSFEREE shall bear and pay the charges towards stamp duty and registration fees as may be in force and there after lodging this Agreement for Registration with the concerned sub- Registrar of Assurance within the prescribed time limit and the TRANSFEROR have jointly to admit and attain execution thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT FLAT PREMISES bearing No. F/202, Second Floor, admeasuring area of 502 Sq. ft. Built Up Area equivalent sq. to 46.65 Sq Meters Built Up, in the building known as "**WALCHAND PLAZA**" **CO-OPERATIVE HOUSING SOCIETY LIMITED**, at 'F' Type, Geeta Nagar, Bhayander (West), bearing Registration No. (TNA / (TNA) / HSG / (TC) / 15164 / 2003 - 2004 and Dated: - 13/11/2003 situated bearing Old Survey No. 689, New Survey No. 27, Hissa No. 7, **Revenue Village Bhayander**, Bhayander (West), Taluka & Dist: - Thane: - 401 101.



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IN WITNESSES WHEREOF THE PARTIES HERETO
HAVE HEREUNTO SET AND SUBSCRIBED THE
RESPECTIVE HAND ON THE DAY AND YEAR FIRST
HEREINABOVE WRITTEN:

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEROR"
DAS LEENA OMAL
in the presence of

Das Leena



1) *शेरी*

2) *Dilkes*



SIGNED SEALED AND DELIVERED
by the within named "TRANSFeree"
MR. DEONARAYAN SUKKHU BINDAL
in the presence of

Bindal



1) *शेरी*

2) *Dilkes*

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RECEIPT

RECEIVED from the within named the party of the **SECOND PART** the within mentioned Full & Final amount of Rs. 12,83,000/- (Rs. Twelve Lacs Eighty Three Thousand Only) by cheque/s on the amount payable by the party of the **SECOND PART** to me in the terms of this Agreement as under:-

<u>CH. NO.</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK/BR.</u>
007964	18/08/2011	3,00,000/-	Janseva Sahakari
007965	20/08/2011	3,00,000/-	Bank (Borivali) L.t.d
007966	22/08/2011	3,00,000/-	Bhayander (East)
007967	23/08/2011	3,83,000/-	___ do ___



12,83,000/-

I / WE SAY RECEIVED;

X **Das Leena Omal**

**(DAS LEENA OMAL)
TRANSFEROR**

WITNESS:

- 1)
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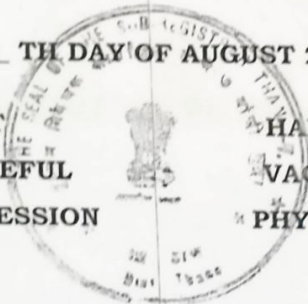
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LETTER OF POSSESSION

I/WE **DAS LEENA OMAL**, do hereby **CONFIRM**, **ADMIT AND ACKNOWLEDGE** that we have received the **FULL & FINAL SALE CONSIDERATION** as per Agreement and do hereby handover to the TRANSFEREE **MR. DEONARAYAN SUKKHU BINDAL**, residing quiet, vacant and peaceful physical possession today of Flat No. F/202, on the Second Floor, Society Known as "**WALCHAND PLAZA**" **CO-OPERATIVE HOUSING SOCIETY LTD.**, Geeta Nagar, Bhayander (West), Taluka & Dist: - Thane, subject to realization of the **FULL & FINAL** of the agreed sale Consideration given in Para 3 of the Agreement dated 23rd August 2011.

DATED THE _____ TH DAY OF AUGUST 2011.

TAKEOVER QUIT
VACANT & PEACEFUL
PHYSICAL POSSESSION



HANDOVER QUIT
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(MR. DEONARAYAN SUKKHU BINDAL) (DAS LEENA OMAL)

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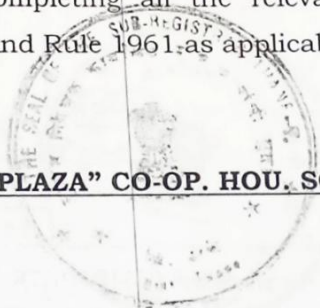
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TO WHOM SOEVER IT MAY CONCERN

This is to certify that **DAS LEENA OMAL** is a bonfide member of the society. The TRANSFEROR and the TRANSFEREE have applied for society in connection with the transfer of Flat No. F/202, in Second Floor, of our Building under Rule 24 of Masharashtra Housing Society Rule 1961 and the TRANSFEREE is being indicated or admitted as a member of the society.

The Society has **NO OBJECTION** to the selling of their said Flat to **MR. DEONARAYAN SUKKHU BINDAL**, Subject to their completing all the relevant formalities of Societies Act 1960 and Rule 1961, as applicable.



FOR "WALCHAND PLAZA" CO-OP. HOU. SOC. LTD.

Secretary / Chairman.

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रतर अधिकार
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गांव नमुना बारा (पिकांशी नोंद पत्रक)

व. नं.	दंगाम	विकालातील क्षेत्राचा तपशील									बागवटीवाडी उपलब्ध नसणेची जमी		बागवटीवनाय बांधत	जमिन कराराचे नांव	ए. नं.
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दूरधनी

मिरा--भाईदर नगरपालिका परिषद

मुख्य कार्यालय, भाईदर (पश्चिम)

छत्रपती शिवाजी महाराज मार्ग, भाईदर (पश्चिम) पिन कोड नं. ४०१ १०१.

जा. क्र. नगा/नरा/६४४/३०२०/२०००-२००१

दि. ११/८/२०००

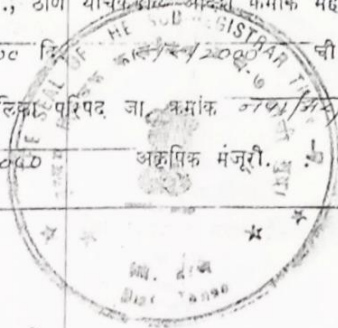
वाचले :- १) श्री/श्रीमती प्रकाश जैम, विलासकुटी, मे. अ. जैन, वासुदेवशारद
यांचा दि. ०८/८/२००० चा अर्ज.

२) अर्बन लॅन्ड सिलिंग सार्वजनिक सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडील आदेश
क. यु. एल. सी. / टी. अ. १५/१२/२००० / प.स. आर. ४६५
दि. २४/१२/२००० ची मंजूरी.

३) मे. जिल्हाधिकारी सो., ठाणे यांच्याकडील आदेश क्रमांक महसूल ७२९१/२-१/२३/२००० दिनांक २३/१२/२००० ची अकृषिक मंजूरी.

४) मिरा--भाईदर नगरपालिका परिषद जा. क्रमांक नगा/नरा/२३१०/२५६/२०००-२००१
दि. २४/४/२००० अकृषिक मंजूरी.

५)



—: आदेश :—

सर्व्हे नं. ६८६/७ (सुना) २०/७ (सुना) २०००

येथील नियोजित बांधकामाचे नकाशे श्री/श्रीमती प्रकाश जैम
यांनी दि. १०/२/२०००

नागरी संकुलन ठाणे यांच्याकडून दि. २४/१२/२०००

संलग्न पत्र प्लॉन पत्र. अ. (अकृषिक वापराकरीता) नगरपालिकेने जा. क्र. नगा/नरा/२३१०/२५६/२०००-२००१

दि. २४/४/२००० ने मंजूर केलेले होते. अर्जदार यांना मे. जिल्हाधिकारी ठाणे यांच्याकडील

आदेश क्र. महसूल ७२९१/२-१/२३/२००० दिनांक ८/८/२०००

ने रेखाकनाम व अकृषिक वापरास मंजूरी मिळालेली आहे. या सर्व्हे बाबीचा विचार करून अर्जदारास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ नुसार न्वालील अटी शर्तीवर बांधकाम सुरु करणेस मंजूरी देणेत येत आहे.

पत्र नं. ६९
दिनांक १२/११/२०००
संज्ञा ६२६
१३

संज्ञा द्यावली आहे. नगर/कामांक. सक्षम प्राधिकारी
जर ती मंजूरी घेतलेली आहे.

१) बांधकाम इकडील पत्र क्र. नगा/नरा/२३१०/२५६/२०००-२००१ दि. २४/४/२००० ने सोबत

मंजूर केलेल्या प्लॉन प्रमाणे करणे आवश्यक आहे.

फुडील पत्र क्र. नया/नर/2390/242/2000-2009

दि.

28/8/2000

मधील अटीशर्तीचे

पालन करण्याची जबाबदारी अर्जदार यांची असून त्याच उल्लेखन शाखेच्या परवानगी रद्द केली जाईल
य त्याची जबाबदारी अर्जदारावर राहिल.

ये. जिल्हाधिकारी सौ. ठाणे यांचेकडील आदेश दि.

2/1/2000

चे पालन

करण्याची जबाबदारी अर्जदाराची असून अन्य संबंधीत कायद्याची पूर्तता करण्याची जबाबदारी
अर्जदारावर राहिल.

हीथ सर्टीफिकेट न घेता पुढील बांधकाम मुरु ठेवल्यास परवानगी रद्द करण्यात येईल.

बांधकामाची मुदत दि. 9/1/2000

पावला दि.

9/1/2000

राहिल.

परवानगीची जास्तीत जास्त दौम वेळा नूतनीकरण करणेत येईल.

*मिळालेले नियंत्रण नियमावलीनुसार सुसंगत असावेत असे
नगर परिषदेची लुधकरीन पाणी पुरवठा यंत्रणा
इंग्लिश देणेत नगर जाही.*



2000-19
428E 2000
78 28

SCALE 1:100

STAIR AND AREA CIRCULATIONS

COVERED AREA

LESS AREA

SCALE 1:100



TYPICAL FLOOR PLAN BLDG B & E 1st floor FL
SCALE 1:100



ಇದೊಂದು ಸಾಮಾನ್ಯ ಉದಾಹರಣೆ ಮಾತ್ರವಾಗಿರುತ್ತದೆ ಮತ್ತು ಇದರಲ್ಲಿ ಯಾವುದೇ ವಿಸ್ತೀರ್ಣದ ಅಥವಾ ಪ್ರಮಾಣದ ದೃಢೀಕರಣವಿಲ್ಲ. ಇದನ್ನು ಬಳಸುವಾಗ ಯಾವುದೇ ಅನುಮೋದನೆ ಪಡೆಯುವುದಿಲ್ಲ.

ಇದನ್ನು ಬಳಸುವಾಗ ಯಾವುದೇ ಅನುಮೋದನೆ ಪಡೆಯುವುದಿಲ್ಲ.

2028
2028

10/10/2028



भवन निर्माण कार्यको लागि
 तालिका नं. १/१३१/२०१७
 /२०१८/२०१९/२०२०
 फाईल नं. २०१७/२०१८/२०१९
 तालिका नं. १/१३१/२०१७/२०१८/२०१९/२०२०
 रचनाको लागि
 अनुमति प्राप्त

स. नं. १३१/२०१७/२०१८/२०१९/२०२०
 अनुमति प्राप्त

TOTAL BUILT UP AREA = 135.20 X 3.20 = 435.60 M²
 TOTAL BUILT UP AREA = 135.20 X 3.20 = 435.60 M²
 TOTAL BUILT UP AREA = 135.20 X 3.20 = 435.60 M²



AREA CALCULATION
 1) 1/2 X 29.00 X 12 = 174.00 M²
 2) 1/2 X 1.5 X 1/2 = 0.375 M²
 3) 1/2 X 1.5 X 1/2 = 0.375 M²
 4) 1/2 X 1.5 X 1/2 = 0.375 M²
 TOTAL = 175.125 M²

SCALE 1:500

PLOT PLAN
 SCALE 1:500



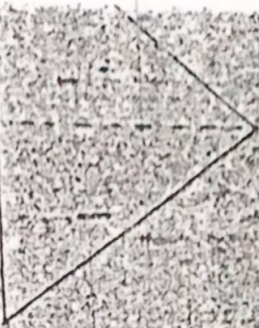
SUMMARY FOR BUILT UP AREA

SL. NO.	TYPE	RESULT
1	A (G + 3)	(311.53 X 3) + 225.00
2	B (S + 3)	(135.13 X 3)
3	C (S + 3)	(104.48 X 3)
4	D (S + 3)	(104.416 X 3 + 71.67)
5	E (S + 3)	(125.13 X 3)
6	F (S + 3)	(135.13 X 3)
TOTAL		175.125

PHYSICAL R.G. REQUIRED 20%
 20% X 8620 = 1724 M²
 R.G. PROVIDED = 1750.50 M²
 HENCE OK

AREA = 156.20 X 3
 (43) = 126.60 M²

PT A = 156.20 X 3
 (3) = 265.60 M²



BLOCK PLAN
 SCALE 1:500

SUMMARY FOR BUILT UP AREA

BLOG TYPE	BUILT UP AREA
A (G + 3)	(311.53 X 3 + 226.03) = 1180.62
B (S + 3)	(135.12 X 3) = 405.35
C (S + 3)	(194.48 X 3) = 583.44
D (S + 3)	(104.416 X 3 + 71.64) = 389.68
E (S + 3)	(125.13 X 3) = 375.39
F (S + 3)	(135.13 X 3) = 405.39
TOTAL	3075.31 M²

ALLOCATION

29.00 X 1/2 = 607.00 M²
 1.50 X 1/2 = 4.50 M²
 3.00 X 1/2 = 1.50 M²
 0.50 X 1/2 = 0.25 M²
 4.50 X 1/2 = 2.25 M²
 TOTAL = 615.75 M²

A DIAGRAM

PHYSICAL P.G. REQUIRED 20%
 20% X 3620 = 724 M²
 P.G. PROVIDED = 730.50 M²
 HENCE OK

CERTIFICATE OF AREA

DETAILED DESCRIPTION OF THE PROPERTY
 REFERENCE TO THE MAP SHEET NUMBER REFERRED TO WAS SUBMITTED
 AND THE SAME WAS FOUND TO BE CORRECT AND THE AREA OF THE PROPERTY
 WAS FOUND TO BE AS UNDER:-
 TOTAL AREA = 3075.31 M²

NO.	DESCRIPTION	AREA	DATE
1
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DR. S. S. STRECON

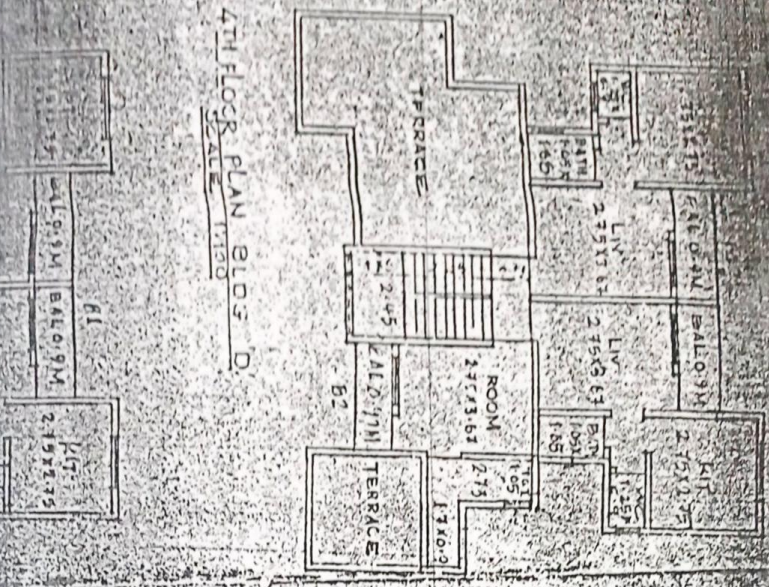
DR. S. S. STRECON

DR. S. S. STRECON

DR. S. S. STRECON

DR. S. S. STRECON

4TH FLOOR PLAN BLDG. D.
SCALE 1/160



4TH FLOOR E.U.A. DIAGRAM
FLYING D.
SCALE 1:200



STAIRCASE AREA CALCULATIONS
 $9 - 2.45 \times 4.59 = 11.25 \text{ M}^2$
 PERMISSIBLE 15% = 10.53
 (70.42)
 PROPOSED = 11.25 M²
 EXCESS STAIRCASE = 0.72 M²

NET B.U.A. (I-II)

1	1.68	1.68	6
2	5.63	1.96	11
3	2.90	0.94	2
4	1.70	1.68	2
TOTAL			22

BALCONY STATEMENTS

B1	5.63	0.90	5
B2	2.90	0.90	2
TOTAL			7

BALCONY PERMISSIBLE 10% = 7
 BALCONY PROPOSED = 7
 BALCONY EXCESS = 0
 TOTAL E.U.A. ON 4TH = 70
 = 71

TYPICAL FLOOR B.U.A. STA

D	14.33	11.71	168
---	-------	-------	-----

DEDUCTIONS

1	1.70	1.83	6
2	3.00	1.69	10
3	1.30	1.02	10
4	2.65	1.68	11
5	2.00	1.68	11

1. 11.63 x 1.20 = 13.96
 2. 15.63 x 1.96 = 30.64
 3. 2.98 x 0.72 = 2.15
 4. 1.70 x 1.68 = 2.86
 TOTAL = 50.61

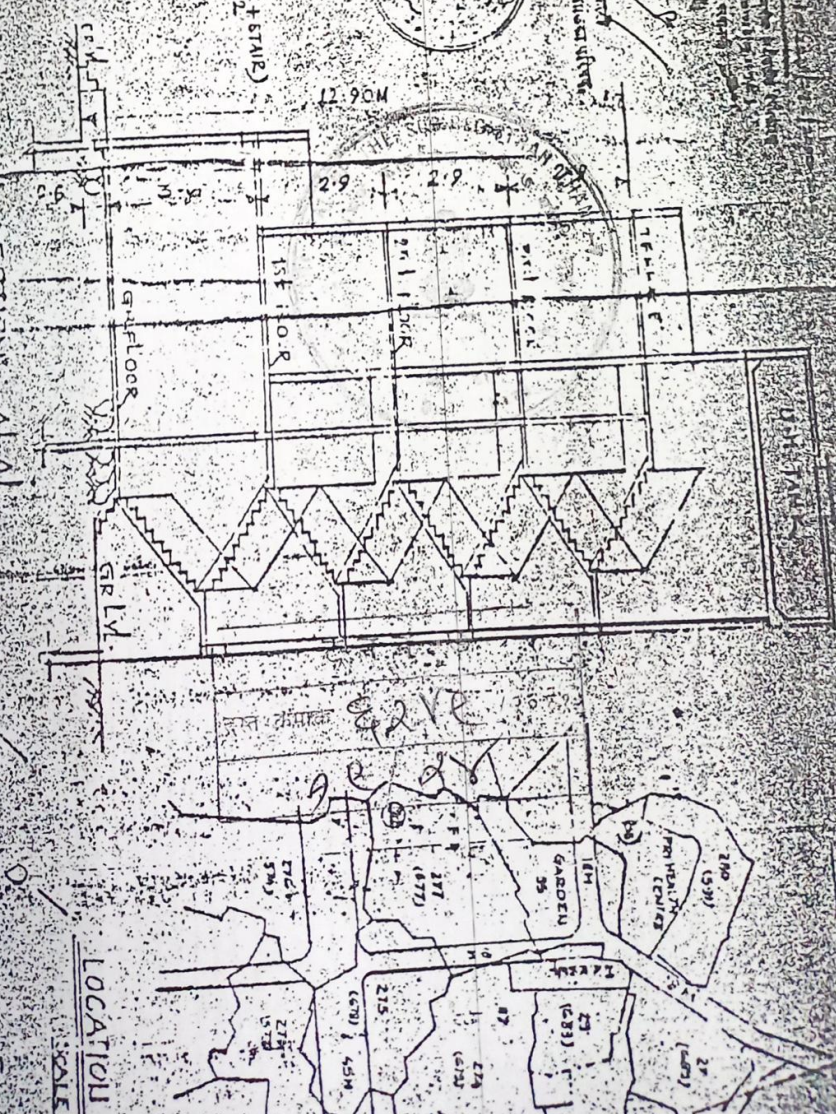
BALCONY STATEMENTS
 B1-5.6 x 0.90 = 5.04 M²
 B2-2.9 x 0.90 = 2.61 M²
 TOTAL = 7.65 M²
 BALCONY PROPOSED = 7.65 M²
 BALCONY EXCESS = 0.66 M²
 TOTAL S.U.A. ON 4TH = 70.26 + EXCESS AREA (BALCONY) = 70.26 + 0.66 = 70.92 M²
 = 71.64 M²

TYPICAL FLOOR B.U.A. STATEMENTS
 FIRST TO 3RD FLOOR
 D-14.33 x 11.71 = 166.04 M²

DEDUCTIONS
 1-1.70 x 1.83 = 3.11
 2-1.50 x 1.68 = 2.52
 3-1.20 x 1.00 = 1.20
 4-0.60 x 1.00 = 0.60
 TOTAL = 7.43



PROPERTY
 FOR CITY SURVEY OFFICE

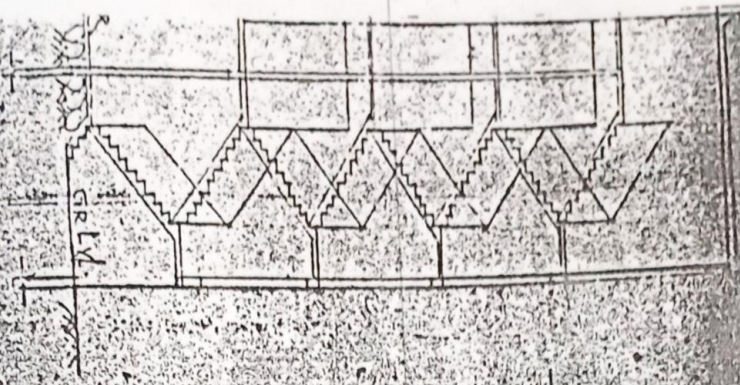


SECTIONAL ALA
SCALE 1:100

LOCATION PL
SCALE 1:100



ALAI
100



LOCATION PLAN

SCALE 1:500



No.	Description	Area (sq. m)	Remarks
01	Site	1730	
02	Private use		
03	Private use		
04	Private use		
05	Private use		
06	Private use		
07	Private use		
08	Private use		
09	Private use		
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98	Private use		
99	Private use		
100	Private use		

2011

ठाणे

92-जॉजे [गांव] भाईदर क्रमांक 1 (मिर भाईदा लहदागवघातिर)

1/8-जी) टिका नंबर .22 भूभाग - भाईदर गावातील "बी" भागातील मिळकती वगळता उर्वरित सिटी सर्व्हेर हातेल्या मि.

Bhivandi-Nijampur
इतर -

दर तक्त्यानुसार जमिनीचा दर

जमीन	निवासी सदनिका	बांधव राघ	दुकाने	औद्योगिक
0.00	27500.00	35000.00	51500.00	35000.00
क्षेत्र	46.65	वर्षाकामाचे वर्गीकरण	1-आर सी सी	
वा वापर	निवासी सदनिका	सुधारण न वेधा	-	
वा प्रकार	बांधीव	वर्षाकामाचा दर		
वे वय	0 TO 2 वर्षे	प्रकार	Second	

नुसार मिळकतीचा प्रति दर मुल्यदर = (वर्षिक मुल्यदर * घसा-यानुसार मिळकतीचे क्षेत्र (मिर भाईदा लहदागवघातिर) * मजला नित्य घटा/वाडा

= (27500.00 * 100 / 100) * (100.00 / 100)

= 27500.00

मुल्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचे क्षेत्र (मिर भाईदा लहदागवघातिर) * मिळकतीचे क्षेत्र

= 27500.00 * 46.65

= 1282875.00

तेम मुल्य = अंतिम मुल्य दर + तळपराचे मुल्य + पोटमळपराचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + वाहनेत वाहन तळाचे रफ + लगतच्या गड्डीचे मुल्य + वरील गड्डीचे मुल्य + इतरती भोक्तीच्या खुल्या जागेचे मुल्य

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

= 1,282,875.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,282,875.00 /-

ट.न.न.-७

दस्त क्रमांक ६२४२ / २०११

२२ / २४

Handwritten signature

Handwritten signature
सहा दुय्यम नियमक वर्ग
कावे नं. ७

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1 नाव: देवनारायण सुखू बिदल - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/बसाहत: -
शहर/गाव: भाईदर प.
तालुका: ठाणे
पिन: -
फॉन नम्बर: AMBPB9412E

लिहून घेणार

वय 43

सही

Binodal

छायाचित्र



अंगठ्याचा ठसा



2 नाव: दास लिना ओमल - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/बसाहत: -
शहर/गाव: भाईदर प.
तालुका: ठाणे
पिन: -
फॉन नम्बर: AMKPC4631R

लिहून घेणार

वय 38

सही

Beena



दस्त क्र. [टनन7-6249-2011] चा गोपवारा
बाजार मुल्य :1283000 मोबदला 1283000 भरलेले मुद्रांक शुल्क : 59600

पावती क्र.:6249 दिनांक:25/08/2011
पावतीचे वर्णन
नांव: देवनारायण सूर्य बिंदल - -

दस्त हजर केल्याचा दिनांक :25/08/2011 11:03 AM
निष्पादनाचा दिनांक : 23/08/2011
दस्त हजर करणा-याची सही :

12830 :नोंदणी फी
480 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

Binkal

13310: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 25/08/2011 11:03 AM
शिकका क्र. 2 ची वेळ : (फ्री) 25/08/2011 11:07 AM
शिकका क्र. 3 ची वेळ : (कबुली) 25/08/2011 11:08 AM
शिकका क्र. 4 ची वेळ : (ओळख) 25/08/2011 11:08 AM

दु. निबंधकाची सही, सह दु.नि.ठाणे 7

दस्त नोंद केल्याचा दिनांक : 25/08/2011 11:08 AM

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

1) सुरेश खूशवाह- - ,घर/फ्लॅट नं: - *2/2*
गल्ली/रस्ता: -



ईमारतीचे नाव: -
ईमारत नं: -
पेट/बसाहत: -
शहर/गाव: भाईदर प.
तालुका: ठाणे
पिन: -

2) दिलखुश टी.जेन- - ,घर/फ्लॅट नं: वरिलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/बसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

Dilkhush



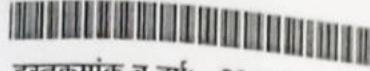
दु. निबंधकाची सही
सह दु.नि.ठाणे 7

पिंत करणेत घेते की...
रस्तामधे एकूण... पाणे आहेत
सह. दुय्यम निबंधक ठाणे-७



पुस्तक क्रमांक.....
..... क्रमांकावर नोंदला

सह. दुय्यम निबंधक ठाणे क्र.७
तारीख... माहे... सन २०११



दस्तक्रमांक व वर्ष: 6249/2011

Thursday, August 25, 2011

11:08:47 AM

दुय्यम निबंधक: सह दु.नि.ठाणे 7

नोंदणी 63 म.

Regn. 63 m.s

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,283,000.00
बा.मा. रु. 1,283,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: जुना-689/7, नविन-27/7 वर्णना 1/8-जी-विभाग, सदनिका क्र.एफ/202, दुसरा मजला, बालचंद प्लाझा को.ऑप.हो.सोसा.लि., गिता नगर, भाईदर प.
- (3) क्षेत्रफळ (1) 46.65 चौ.मि.वि.अप
- (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) दास लीना ओमल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर प.; तालुका: ठाणे; पिन: -; पॅन नम्बर: AMKPC4631R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) देवनारायण सूरू बिंदल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर प.; तालुका: ठाणे; पिन: -; पॅन नम्बर: AMBPP9412E.
- (7) दिनांक करून दिल्याचा 23/08/2011
- (8) नोंदणीचा 25/08/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 6249 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 59580.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12830.00
- (12) शेरा



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, जयवती विधानी महाराज मार्ग, भाईंदर (प.) ज. वि. जिल्हा - २०१ १-११, बुरगवली - ४०११ ३०३६ / ४०११ ३०३७
(महाराष्ट्र महानगरपालिका अधिनियम २०११ चे अनुसूचित प्रकरण ८ दिवस ३१ अन्वये)

मालमता कराचे देयक

मालमता कराचे दिवस नं. : २०१५ - २०१६

(दिवसक ०१/०७/२०१५ - ३१/०३/२०१६)

दिवस क्र.	4107460	दिनांक	24/07/2015
प्रभाग क्र.	B	विभाग क्र.	05
मालमता क्र.	B050006434042	एकुण क्षेत्रफळ (चौ.फुट)	400.000
खोली/मरफिज क्र.	F7202	वापराचा प्रकार	Residential
मालकाचे नाव	DEONARAYAN SUKKHU BINDAL	वार्षिक करयोग्य मूल्य रु.	6912.00
पत्ता	Walchand Plaza D, E, F, Geeta Nagar, Bhayandar (W), Dist. Thane.		

कराचे तपशिल (1)	वाकेनांक (2)	मागील वाकी (3)	धान्य रक्कम		एकुण रक्कम = (2)+(4)+(5)	
			भाग-1	भाग-2		
House Tax (30%) / घरापट्टी	910	0	1037	1037	2074	
Tree Tax (1%) / वृक्ष कर	948	0	35	35	70	
Tax For Education Cess Residential (6%) / शिक्षण कर	981	0	207	207	414	
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	0	69	69	138	
Agnishaman Kar MahanagarPalika (1%) / अग्निशमन कर (मनपा)	916	0	35	35	70	
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	0	276	276	552	
Notice Fee (%) / नोंदीस फी	992	0	0	0	0	
Interest (%) / व्याज	991	0	0	0	0	
Penalty (%) / दंड	994	0	0	0	0	
एकुण			0	1659	1659	3318
Excess / Advance Amount						0
Payment After 31st March						0
एकुण देयक रक्कम						3318

Note: If the tax amount of part-I is not paid before 1st Dec 2015 and part-II is not paid before 1st Jan 2016, MBMC will charge 2% in addition to the amount of such tax or part thereof per month as penalty until the full amount of tax is paid as per Rule-41, Chapter-VIII(Taxation Rules) of Maharashtra. Part-I Bill Period [1 Apr 2015 - 30 Sep 2015], Part-II Bill Period [1 Oct 2015 - 31 Mar 2016]

अक्षरी रूपचे : Rupees Three Thousand Three Hundred and Eighteen Only

वॉर्ड लिपिक :

देयक स्विकारण्याची राही :

विल भरण्याचा अंतिम दिनांक (भाग-१) : 30/11/2015

विल भरण्याचा अंतिम दिनांक (भाग-२) : 31/12/2015



(Signature)

स्वाती देशपांडे
कर निर्धारक व संकलक

दिनांक : 25/07/2015

कृपया मागील सूचना पहाव्या

टिप : ऑनलाईनद्वारे भरणा करणे करीता खालील संकेतस्थळावर भेट द्या
email : mbmcpropertytax@gmail.com www.mbmc.gov.in/property

WALCHAND PLAZA CO-OP. HOUSING SOCIETY LTD.

(Type DEF)

Reg. No. TNA/TNA/HSG/T.C./15164/2003-2004 Dt. 13/11/03
Walchand Plaza, Geeta Nagar, Bhayander (W), Dist. Thane - 401 101.

SHARE CERTIFICATE

Flat / Shop No. F/202

Reng. Folio No. _____

Certificate No. 42

THIS IS TO CERTIFY THAT SHRI. / Smt. LEENA

DAS is / are the

FIVE

Registered Holders of ~~7~~ Five Fully Paid - up shares of Rupees 50/- (Fifty) Each
numbered from 206 to 210. (both inclusive), in the

WALCHAND PLAZA CO-OP. HOUSING SOCIETY LTD.




Subject to the Bye-laws of the Society.

Given under the Common Seal of the said Society at Bhayander (West)
on this, 15th days of MAY, 2004.

Chairman _____

Secretary Naik S.

Treasurer / C. Member Administrative

Sr. No.	To whom Transferred [Name of the Transferee]	Date of General Body/Managing Committee Meeting the Transfer was approved	Old Sr. No. in Share Register of Shares held by the Transferor	New Sr. No. in Share Register Name of the Transferee is recorded
1	DEONARAYAN SUKKHU BINDAL	9/10/2011  Hon. Chairman	42  Secretary	65  Treasurer
2		_____ Hon. Chairman	_____ Secretary	_____ Treasurer
3		_____ Hon. Chairman	_____ Secretary	_____ Treasurer
4		_____ Hon. Chairman	_____ Secretary	_____ Treasurer
5		_____ Hon. Chairman	_____ Secretary	_____ Treasurer
6		_____ Hon. Chairman	_____ Secretary	_____ Treasurer