

MAHARAJA MANSION

प्राप्ती

Original/Duplicate

Thursday, January 04, 2018

नोंदणी क्र.: 39#

Regn.: 39M

1:21 PM

प्राप्तीचे नाव: कावप

दस्तावेजाचा अनुक्रमांक: उद्देग-117-2018

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निवेश प्रिवायर चौधरी --

नोंदणी की

दस्त सिवाळणी की

पृष्ठाची संख्या: 32

पुकेण:

₹. 17740.00

आपणास मूळ दस्त, प्रतिलिपि प्रिंट, सूची-२ अर्जाचे

1:24 PM रोजी वेळस मिळेल.

Sub Registrar Ullhasnagar 2

खजाने मूल्य: ₹. 1621500/-

माबदला ₹. 1710000/-

भरलेले मुद्रांक शुल्क : ₹. 102600/-

1) दस्तकाचा प्रकार: eChallan क्रमांक: ₹. 17100/-

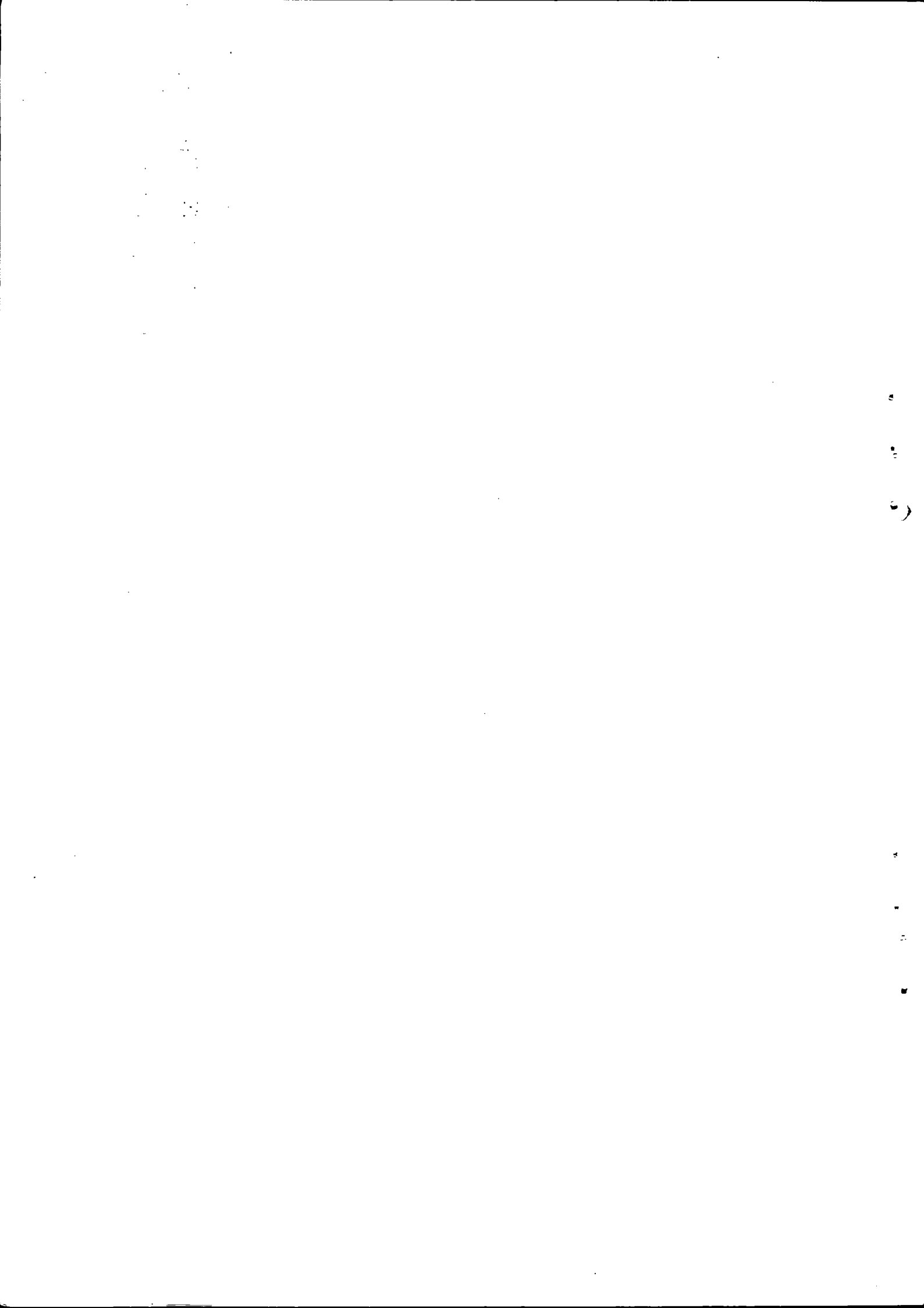
डीडी/घननादेश/प ऑर्डर क्रमांक: MH009008474201718E दिनांक: 04/01/2018

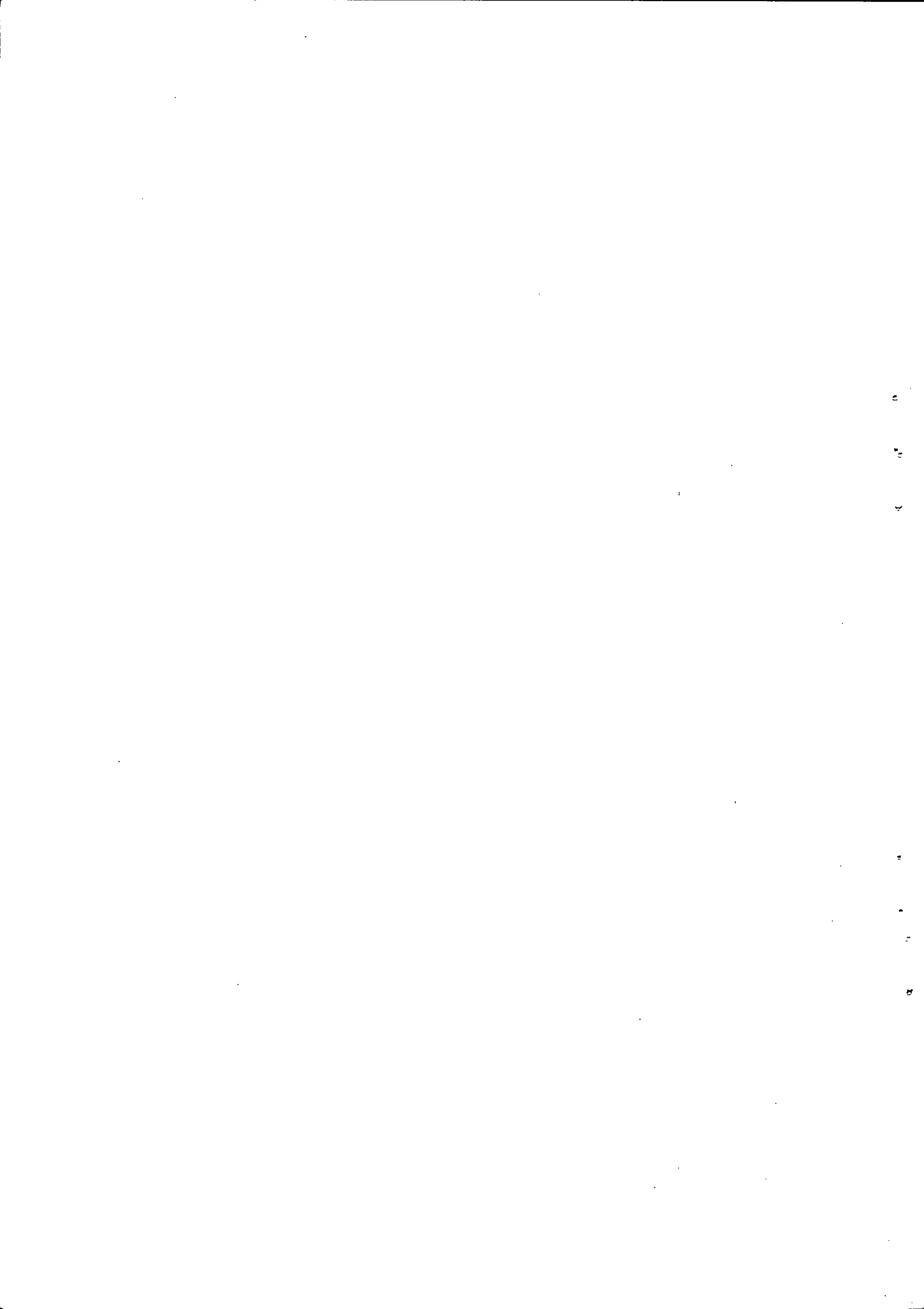
बुकीचे नाव व पत्ता:

2) दस्तकाचा प्रकार: By Cash क्रमांक: ₹. 640/-

(Handwritten signature)

सह दुय्यम निवडणूक अर्जा-२
उद्देगनाम-२







CHALLAN
MTR Form Number-6

3.8.नं 2	
99U	209C
2	32

GRN	MH009008474201718E	BARCODE	Date		04/01/2018-12:28:01	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		PAN No.(If Applicable)	AHMPC9945M			
Location	THANE		Full Name	NILESH PITAMBAR CHAUDHARI			
Year	2017-2018 One Time.		Flat/Block No.	FLAT NO 302 SHIVDEEP CO OP HOUSING SOC			
			Premises/Building	LTD			
Account Head Details	Amount In Rs.		Road/Street	KATRAP BADLAPUR			
0030046401 Stamp Duty	102600.00		Area/Locality	TAL AMBERNATH			
0030063301 Registration Fee	17100.00		Town/City/District				
			PIN	4	2	1	5 0 3
			Remarks (If Any)	PAN2=AOHPB6473M~SecondPartyName=CHANDRASHEKHAR LAXMAN BATHULA-			
Total	1,19,700.00		Amount In Words	One Lakh Nineteen Thousand Seven Hundred Rupees On			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	00040572018010407733	CKE5868315	
Cheque/DD No.			Bank Date	RBI Date	04/01/2018-12:29:41	Not Verified with RBI	
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

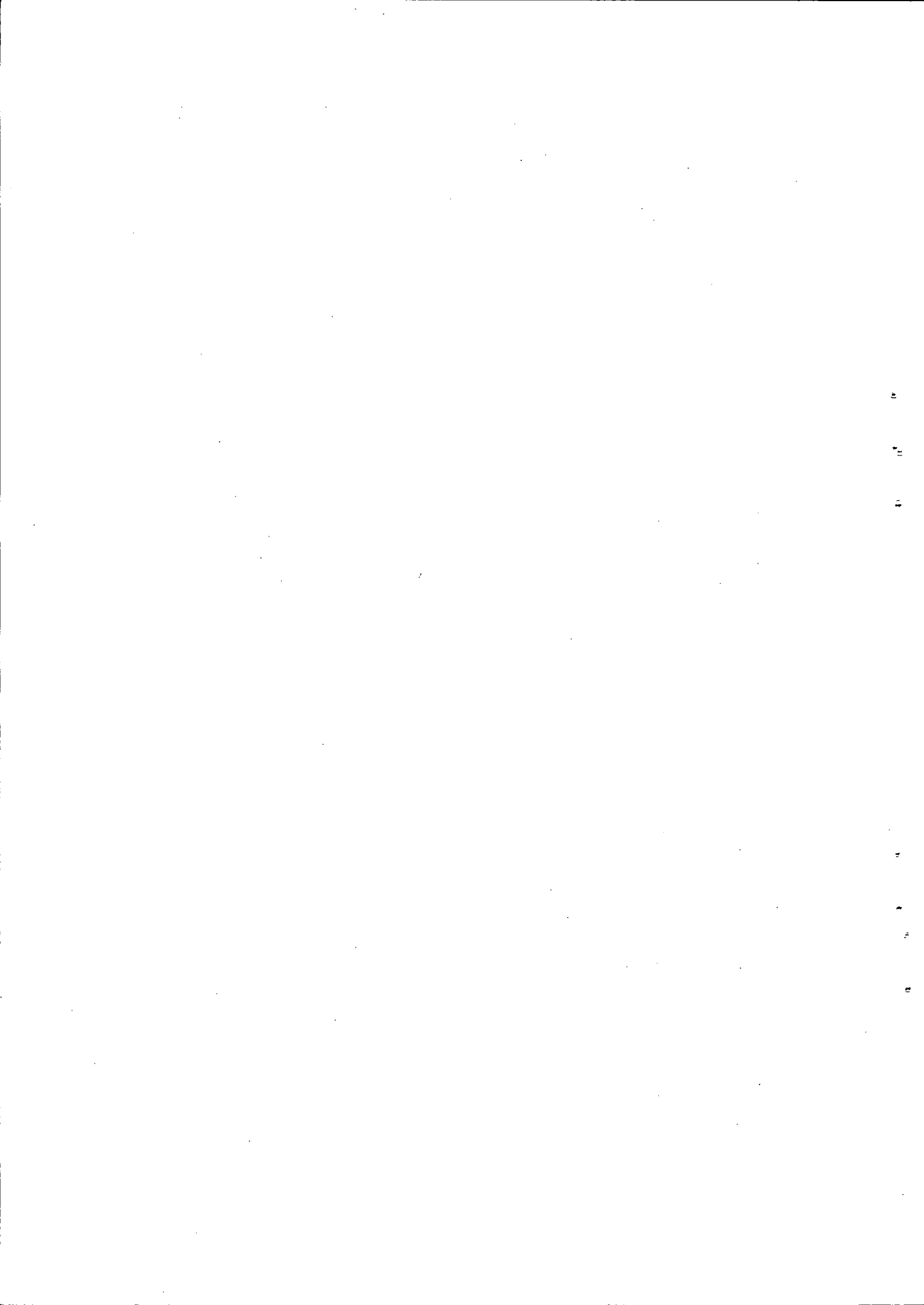


NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

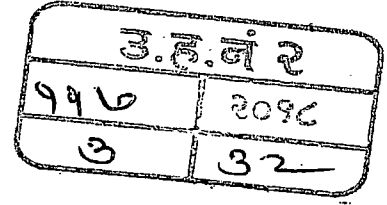
Bathula

Chaudhary

Patel



Village : KATRAP
Market Value : 16,21,500/-
Actual Value : 1710000/-
Flat Area : 565 sq.ft. Built up.
Stamp Duty : 1,02,600/-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE & ENTERED INTO BADLAPUR, DIST. THANE ON THIS 4TH DAY OF JAN. 2018.

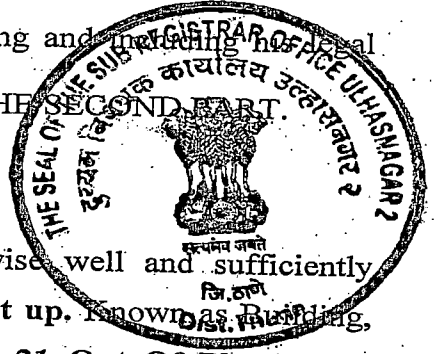
MR. CHANDRASHEKHAR LAXMAN BATHULA. Age 42 year, Occupation: Business, Residing at : Room No. 302, Shivdeep CHS Ltd., Ghorpade Chowk, Katrap, Badlapur (East). Herein after called "VENDOR/TRANSFEROR" (which expression shall unless it be Repugnant to the context or meaning thereof mean and include his Legal heirs executors, administrators, and assigns) THE PARTY OF THE FIRST PART.

AND

MR. NILESH PITAMBAR CHAUDHARI. Age 34 year, Occupation : Service.

MRS. PALLAVI NILESH CHAUDHARI. Age 32 year, Occupation : Housewife, Residing at: Rutika Co-op.Hou.Soc.Ltd., Plot 204, Naik Nagar, Ambedkar Chowk, T.V. Tower, Badlapur (East). Hereinafter called as "PURCHASER/ TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning and including his legal heirs executors, administrators and assigns) THE PARTY OF THE SECOND PART.

WHEREAS the Transferors owns and possess and/or otherwise well and sufficiently entitled as Flat No. 302, Third Floor, having 565 Sq. ft. Built up, known as Building, "SHIVDEEP CO-OP.HOU.SOC.LTD.," Constructed, S. No. 21 Out Of Plot No. 6, Municipal House No. 133, area admeasuring about 464 Sq.mtr. Village: KATRAP, Tal. Ambarnath, Dist-Thane Fitted with Consumer No 021660014141 Electric Mtr No. 0602377973, also including the more particularly described in the Schedule hereinafter referred as 'SAID PROPERTY'.



Bathula

Chaudhari

Chaudhari

उ.ह.नं २	
११८	२०१८
४	३२

// 2 //

AND WHEREAS the Vendor has purchased the aforesaid Flat from M/s. DEEPALI CONSTRUCTION Office of sub-Register Ulhasnagar -2, Dist. Thane, vide Reg. No. 2909/2008, Date 09/04/2008, And it is free from all doubts, demands, defects or encumbrances of any nature.

AND WHEREAS the transferor also holds share Certificates No. 11 Comprising of share No. 5 TO 50 each as the bonfide member of the society.

AND WHEREAS the Transferors for his convenience decided to sale the forces and Flat on OWNERSHIP BASIS. And whereas the transferee being in need of suitable accommodation come to known of the same. Approached the Transferor and offered to purchase the said Flat along with the right, title interest in upon along with the right, title interest in and along with the benefits of share Certificates bearing No. 51 to 55 of Rs. 50/- each at the said premises a total consideration of Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand Only).

AND WHEREAS In pursuance to the said offer the party of the second part the details of the same is given as under :

Rs. 10,000/- (Rupees Ten Thousand Only). Paid By
Cheque no. "113284"
State Bank Of India Branch. Dombivali

Rs. 50,000/- (Rupees Fifty Thousand Only). Paid By
Cheque no. "113285"
State Bank Of India Branch. Dombivali

Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only). Paid By
Cheque no. "184457"
State Bank Of India Branch. Dombivali

Rs. 13,60,000/- (Rupees Thirteen Lakh Only). By Loan.

Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand Only).

BETWEEN THE PARTIES HERE TO AS UNDER
AND NOW THEREOF AGREEMENT WITNESS
AND IT IS HERE BY MATUALLY AGREED BY AND

1. The Transferors both hereby agrees and assures to sale and assign and the Transferee hereby agreed and assurance to purchase and acquire the right, title, and interest in and upon the said premises at for a lump sum price of . Rs. 17,10,000/- (Rupees Seventeen Lakh Ten Thousand Only). The said Flat more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID PREMISES' For the sake of brevity).

Barthula

R. Shai

M. Chayhan

उ.ह.नं २	
११७	२०९८
५	३२

// 3 //

2. The Transferee hereby agrees that on becoming a member of the Co-operative Housing Society formed by the Flat purchasers of the said building will abide by all and single rules bye-laws, regulations will abide by the Society or which the Society may adopt from time to time.

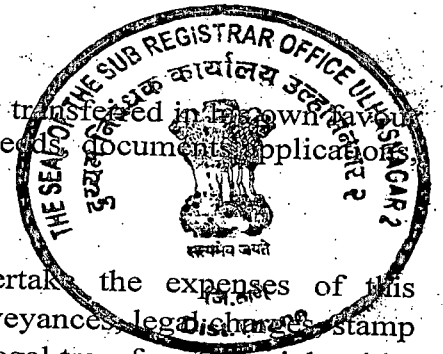
3. This Agreement or Transferring the said premises as purported to be done hereby expect as stated hereinabove or whereby the Transferee hereto may be obstructed prevented or hindered in enjoying the right title and interest to be confirmed to Transferred hereby in his favour whereby the quite and peaceful or enjoying of the Transferred in respect of the said premises may be disturbed and in the even of it being so found that the Transferor was not entitled to enter onto this Agreement and transfer the rights, title & interest or purported to be transferred hereby Transferee is not able to enjoy the quite and peaceful possession due the any such reason, the Transferor shall within the limits of the price/ consideration herein reserved and received be liable to compensate indemnity and / or reimburse the Transferee any loss sustained or suffered in this behalf.

4. That up to the date of delivery of vacant possession of the transferee the Transferors along shall bear and pay all the Maintenance Charges, rates, taxes, assessment, levies, ceases fee all out goings of whatsoever by the Society of the concern Municipal corporation or any other body or authority whatsoever in respect of the said Flat.

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

6. The Transferee is bound to get the said premises legally transferred in his own favour after observing all the necessary procedure and to get the all deeds documents applications for the said purpose.

7. The Transferee hereby agrees and assures to undertake the expenses of this Agreement as well as other agreement, application, deeds, conveyances, legal charges, stamp duty, registration, fees, whatsoever that may be necessary for legal transfer of the right, title, and interest of the said premises. All such costs of applications, transfer, typing charges, etc., are to be borne and paid by the however each, party shall bear and pay the charges/fee of their respective.



Beethula

NPelker

Prakash

क.ड.नं २	
११७	२०९८
६	३२

// 4 //

8. **THIS AGREEMENT** shall always be subject to the provisions of the Maharashtra Ownership Act 1970 & Maharashtra Ownership Regulation of the promotion of construction, sale, management and transfer) act. 1963 and rule made there under.

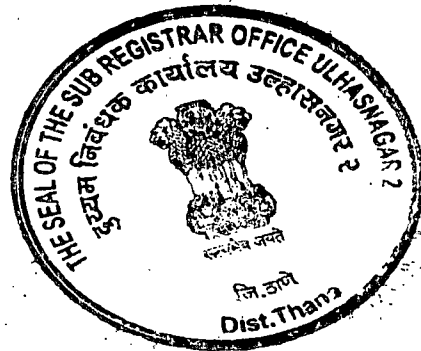
SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of Residential premises as Flat No. 302, Third Floor, having 565 Sq. ft. Built up. Known as Building, "SHIVDEEP CO-OP.HOU.SOC.LTD.," Constructed, S. No. 21 Out Of Plot No. 6, Municipal.House No. 133, Total area admeasuring about 464 Sq.mtr. Village: KATRAP, Tal. Ambarnath, Dist- Thane and bounded within the limits of Kulgaon Badlapur Municipal Council no Lift Facility Year of Constructed



Radheer'

R. Narayanram



उ.ह.नं २	
१५७	२०१८
७	३२

// 5 //

IN WITNESS WHEREOF, the parties hereto have set their respective on the day, month & year hereinabove mentioned.

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHIN NAMED VENDOR



MR. CHANDRASHEKHAR LAXMAN BATHULA .

Bathula

VENDOR

IN THE PRESENCE OF.

1. *इतिहास र.गि.र.*

2. *Bunji*

SIGNED SEALED READ HEREIN UNDERSTOOD & DELIVERED BY THE WITHIN NAMED PURCHASER



MR. NILESH PITAMBAR CHAUDHARI.

Pdhu



MRS. PALLAVI NILESH CHAUDHARI.

PChaudhary

PURCHASER

IN THE PRESENCE OF.

1. *इतिहास र.गि.र.*

2. *Bunji*



उ.ह.नं.२	
११८	२०९८
८	३२

// 6 //

RECEIPT

RECEIVED of the within named purchaser sum of Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand Only) Paid By Cheque.As Follws..

Sr.No.	Date	Cheque No.	Amount	Bank Details
01.	17/12/2017	"113284"	Rs.10,000/-	S.B.I.(Dombivali west)
02.	25/12/2017	"113285"	Rs.50,000/-	S.B.I. (Dombivali west)
03	04/01/2018	"184457"	Rs.3,50,000/-	S.B.I. (Dombivali west)
	Total		Rs.4,10,000/-	

as being the amount of to be paid by him to within mention.

WITNESS:

1. श्री रमेश चंद्र १०/१२/१८

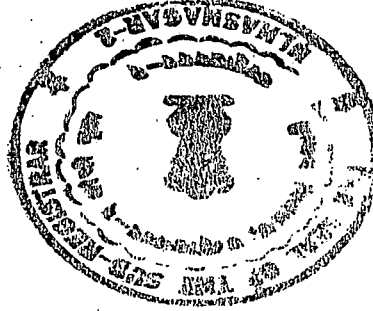
2.

I SAY RECIEVED

Rs.4,10,000/-

MR. CHANDRASHEKHAR LAXMAN BATHULA .
VENDOR





सुद्धम निबंधक कार्यालय - २
वडोदरा

- (12) शेरा
- (11) बाजारभावाप्रमाणी नोंदणी शुल्क रु 5110.00
- (10) बाजारभावाप्रमाणी शुद्धीक शुल्क रु 13260.00
- (9) अचक्रमांक, खंड व पृष्ठ 2909 / 2008
- (8) नोंदणीचा 09/04/2008
- (7) दिनांक कर्ज दिव्याचा 09/04/2008
- अपत्यास, बांधीचे नाव व रक्कम पत्ता
- न्यायालयामा किंवा आदेशा
- नाव व रक्कम पत्ता किंवा दिव्या
- (6) परतवेवना करून देण्या-या परतकाराचे (1) - परतवेवना करून देण्या-या परतकाराचे नाव व रक्कम पत्ता
- अपत्यास, प्रतिवादीचे नाव व
- न्यायालयामा किंवा आदेशा पिन: -; पत्र नंबर: -
- व रक्कम पत्ता किंवा दिव्या
- (5) परतवेवना करून देण्या-या परतकाराचे (1) - न्यायालयामा किंवा आदेशा पिन: -; पत्र नंबर: -
- नाव व रक्कम पत्ता किंवा दिव्या
- (4) आकारणी किंवा जुळी देण्यात अर्जल
- (3) क्षेत्रफळ (1)52.5
- 302, निरसा मजला, क्षेत्र 565 चौ. फुट बांधीव.
- थकी, लॉट नं. 6, म्यू. वर नं. 133, क्षेत्र 464 चौ. मी. यावरील शिवादीपत्रण, सक्तिका क्र. 2
- अपत्येच्या सद निळकली, सदर निळकत सद्धे. नवर - 21 मद्धे आहे. मीचे कायप, स. नं. 2
- निळकली कायप गाव रस्ता विभाग :- कायप चौड, व एम.आय.डी.पी. चौडवरील दधीची गावा
- नाशपलीका, उपविभागाने नाव - 10/23 - एक/1/1) कायप, शिरगाव माणिकवली गावातील
- (1) सद क्र. 21 वर्तन: शिरगाव नाव - मीचे [नाव] मीचे कायप क्रमांक 10 (कुठला वर
- (अपत्यास)
- (2) मू.मापन, पीटहिरसा व परतमांक
- बा.गा. रु. 511,000.00
- की परतदार वे मूळ कराचे) मोबदला रु. 282,500.00
- बाबतीचे परतकार आकारणी देवी
- व बाजारभावा (माडेपट्ट्याच्या
- करारनामा
- (1) विल्यादा प्रकर, मोबदलाचे रकम

गावाचे नाव : कायप

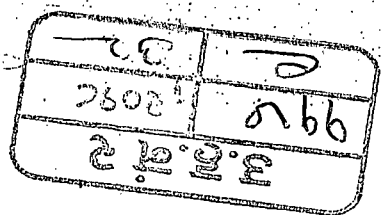
सूची क्र. चीन INDEX NO. II

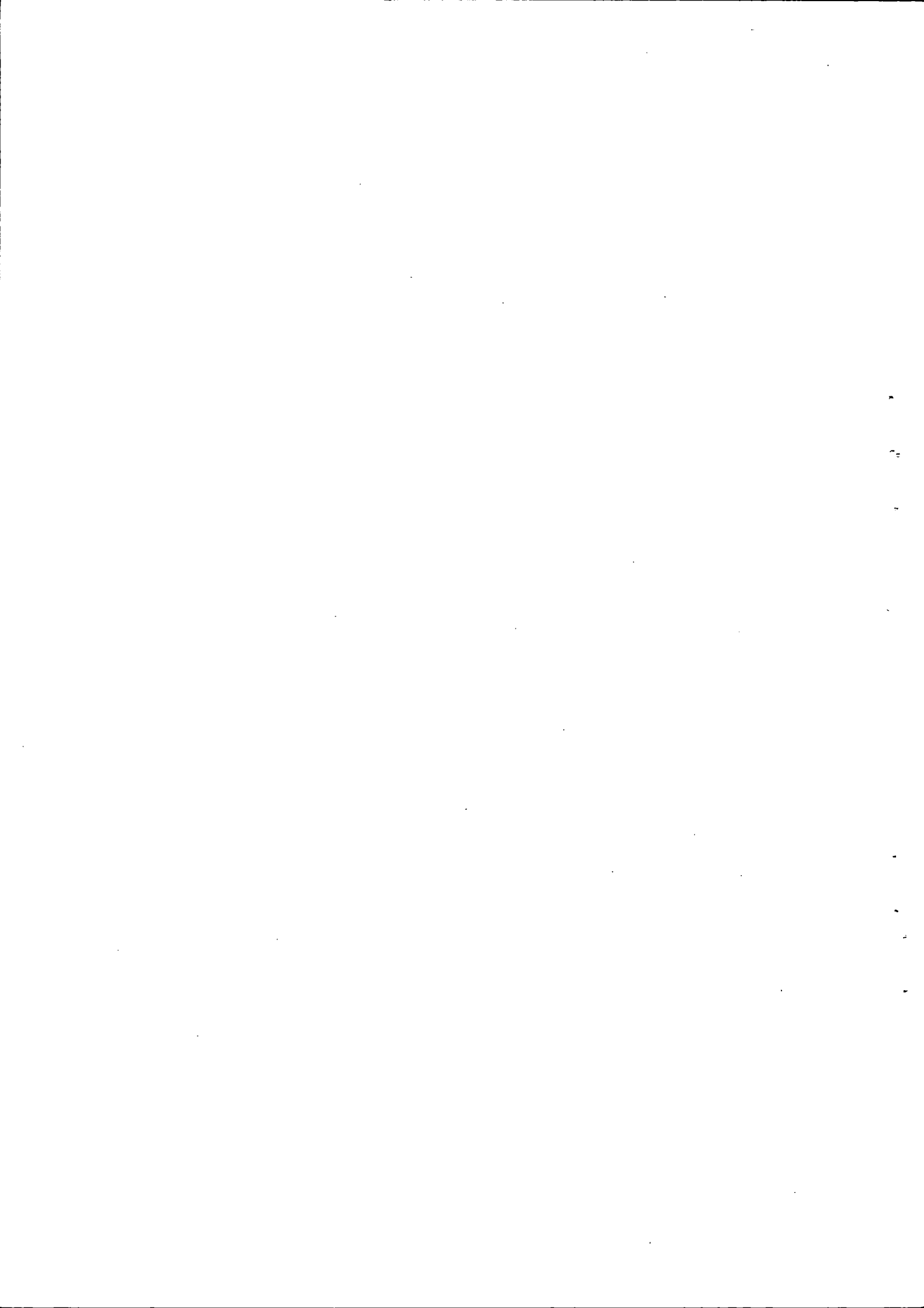
दस्तावेज व वे: 2909/2008
Wednesday, April 09, 2008
1:44:19 PM

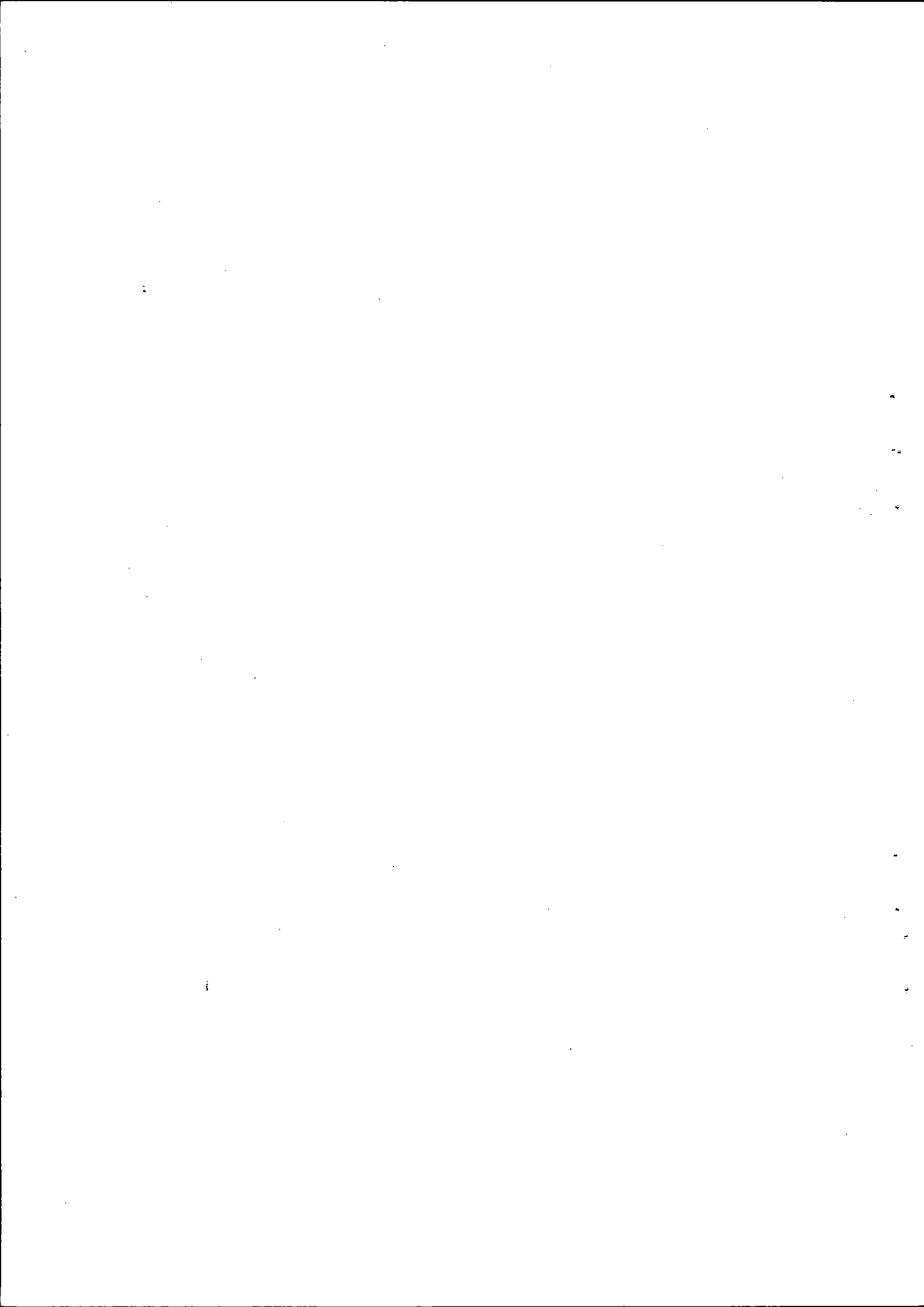


सुद्धम निबंधक: वडोदरा नगर 2

वेवणी 63 नं.
हेगन. 63 नं.6









Handwritten signature and name in Marathi: *गणेश दास*

Handwritten text in Marathi: *पत्राचे नमुने*

Handwritten notes and signatures in Marathi: *गणेश दास*, *गणेश दास*, *गणेश दास*

Printed header text in Marathi: *पत्राचे नमुने*

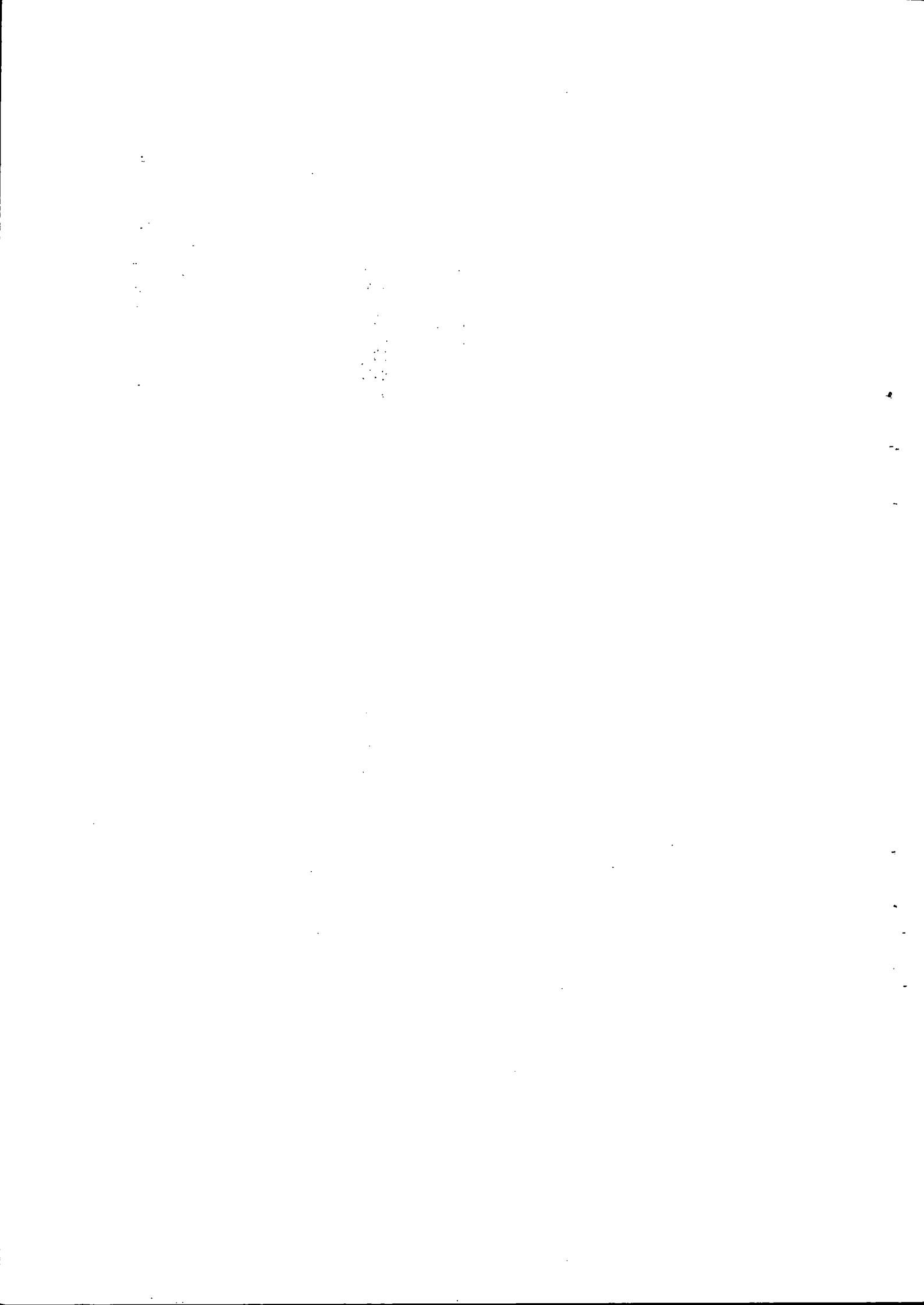


30	200
30	200

Handwritten notes in Marathi: *गणेश दास*, *गणेश दास*

Handwritten text in Marathi: *पत्राचे नमुने*

30	200
30	200



उ.ह.नं. २
 ११० २०१८
 ४२ ३२

उ.ह.नं. २
 २००२ २००८
 ३१ ४०

— हक्काचे पत्रक —
 (गा. न. नं. ६)

मोजे काचप ता उल्हासप येथील हक्काचे पत्रक

नोंदीचा अ. क्र. हक्काचा प्रकार फेरफार झालेले. सूचं नंबर व पोट हिस्से तपासणी अमलदार सही व शंरा

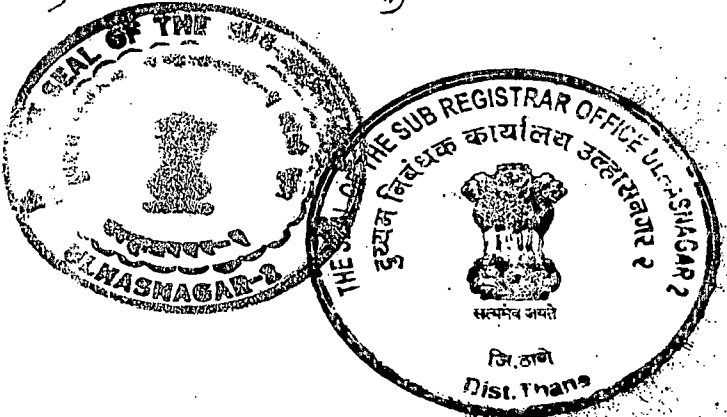
(१५५)

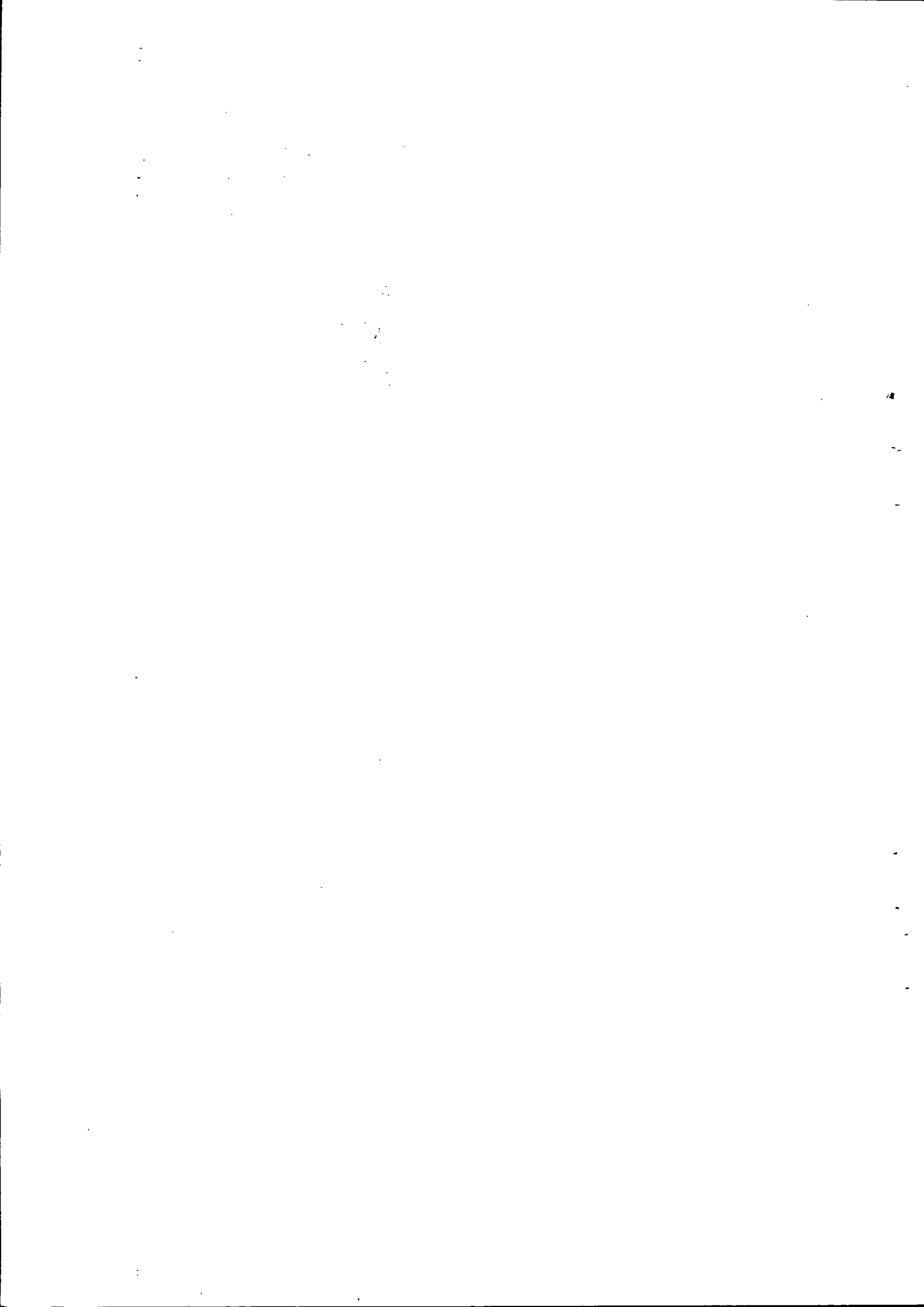
नाथिय १५११८७ रवेरी स्वतंत्र घोष
 मोगरुकीमा हासत कसपु योनी सोड विदार
 निघुत साहू हिने स्वास करवमाची १८५०
 जी निताई नई साहू त्रोंचे पासत <कृ
 रूपम २०,०००/- वसि हजार निमच
 नाथिय १२/१११८४ रेसी जोगेश्वर
 किराव्या घरासह कामत रवेरी घेतली
 वके वेडेवस II करोग नाई.
 सवे गेवर ११/०१/८५ नं. ६
 सन ५५५ नं. ४४४ = ४६४ नं. ४४४

२१ पैकी
 कोत- ६

किशोरी कोरी
 देडेवस II पाहिजे
 मुळ मरुवतार ५०
 वासि. नाथिय
 काम. तपासणी
 मंजूर
 (XXX)
 १०/२/८२
 नि. ठाणे

अमल बरहूत नवभाल हनु मसं जरीच थकिए नम्याठी ११/११/८५





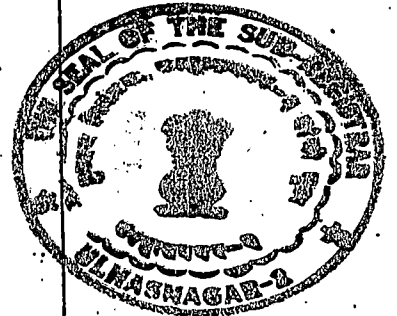
उ.ह.नं २	
११७	२०१८
१३	३२

गां. न. नं. ८ अ (खातेउतारा)

मौजे कावप तालुका उल्हासगार

खाते नं. २२५ नांव राजेश कालम कलक

प्लॉट नंबर अगर उ प्रांतील नोंदोचा नंबर	सर्वे नगर व हिसा	क्षेत्र	वसूल कर्तव्याची रक्कम		
			आकार	लोकल फंड	संयुक्त जमीन बाय
		खाजकरा टक्करा			
	२१/५ पडा-गो.६	चौ.नदर ४६५-७१	०=०८		
		चौ.नदर ४६५-७१	०=०८		

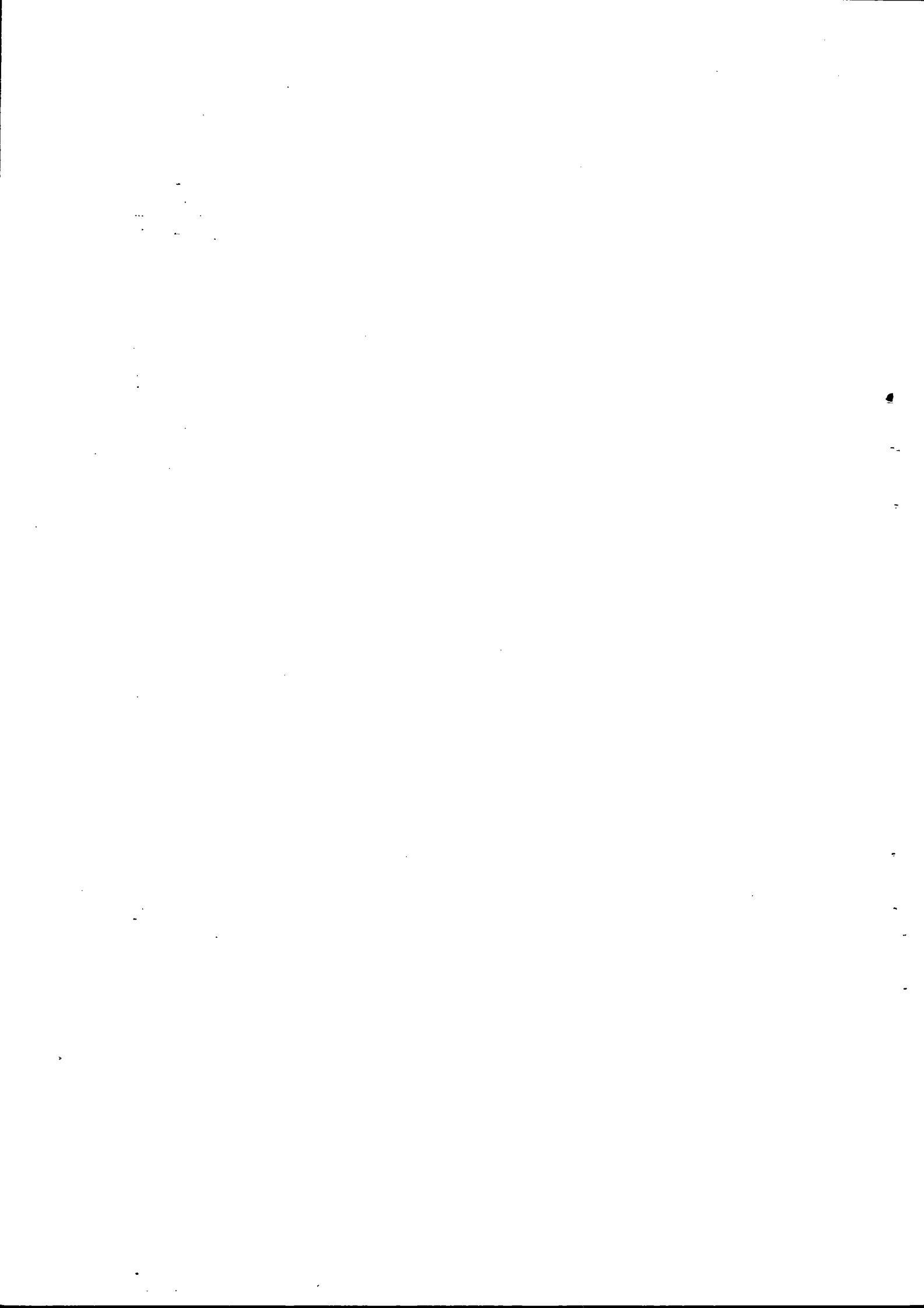


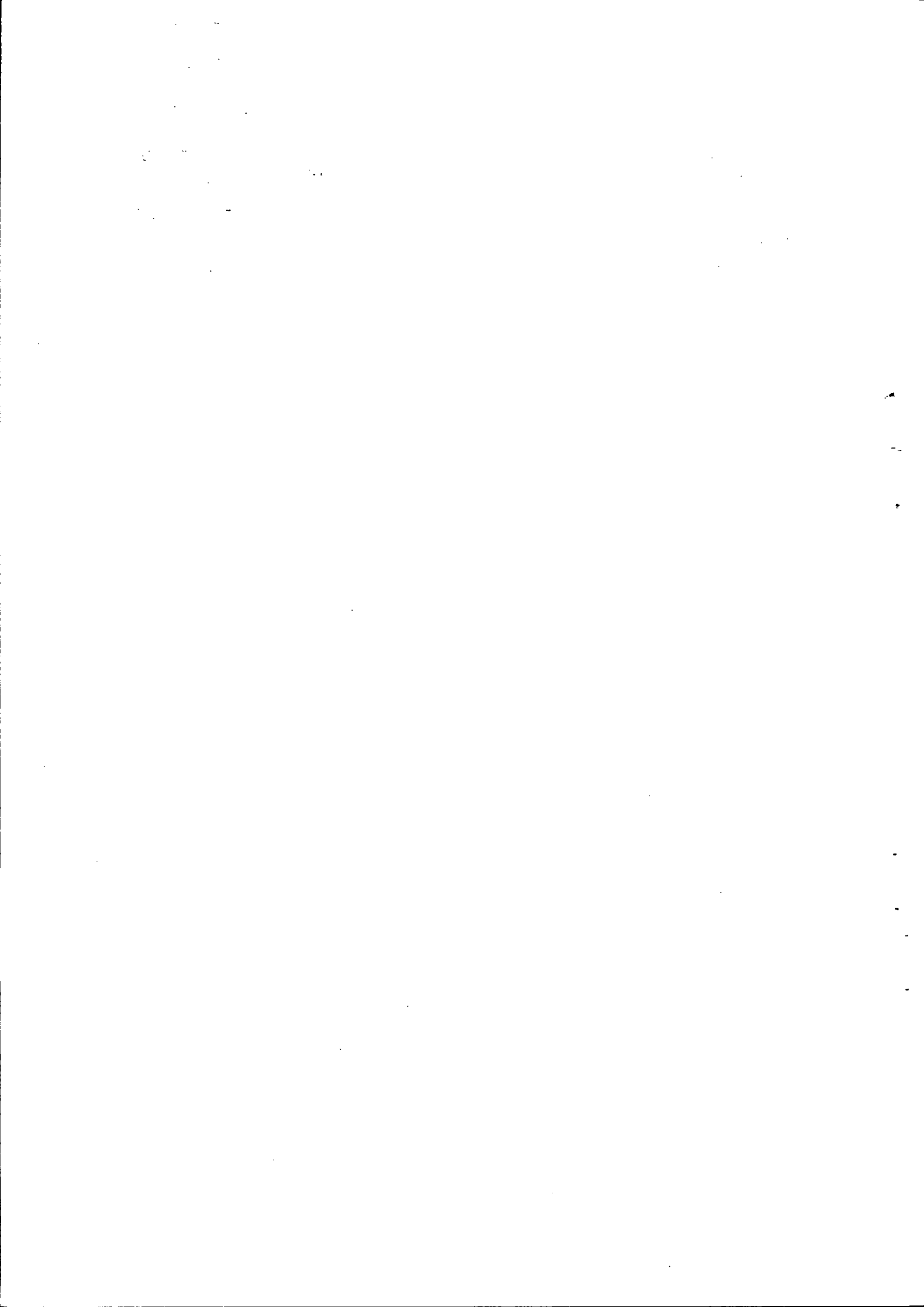
उ ह नं. २	
२००६	२००६
३२	५०

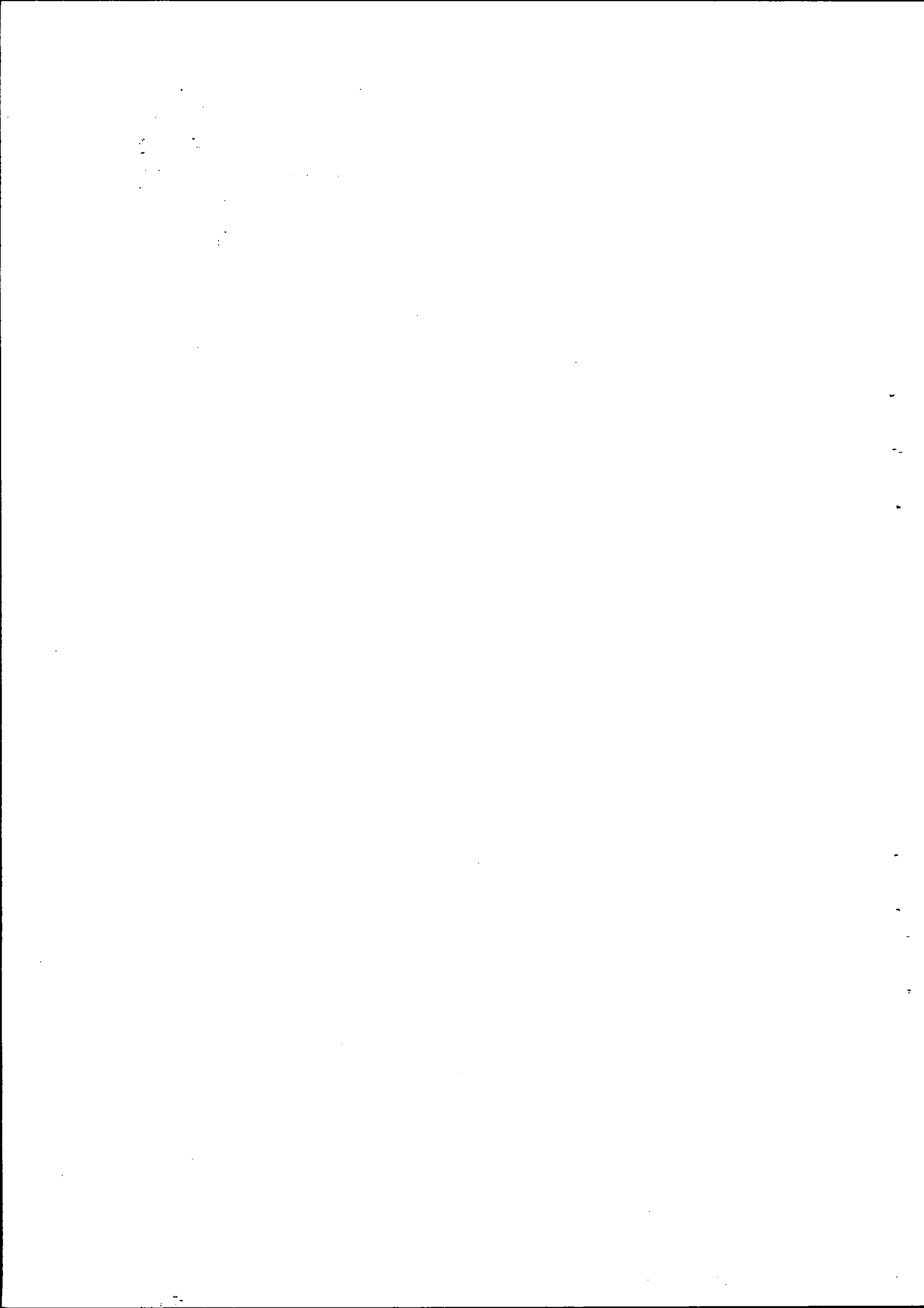
अस्तित्तर वरदुकुम नक्कल तपार तापोड excluse

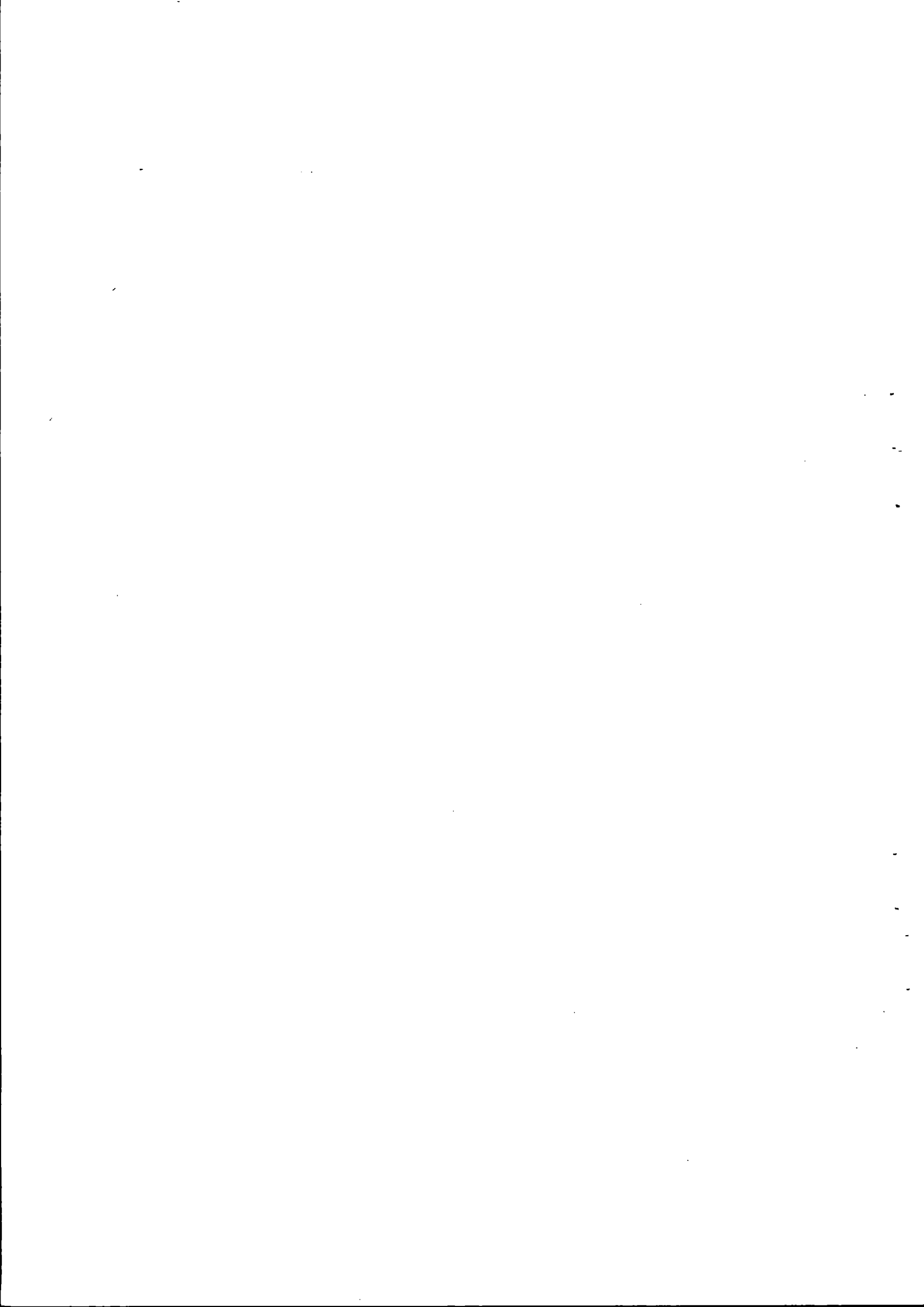
राजेश कालम
कलक











उ.ह.नं २	
११७	२०१८
१७	३२

त्या अर्थी, मा. जिल्हाधिकारी ठाणे यांनी जारी केलेल्या नोटीफिकेशन प्रमाणे महाराष्ट्रजमिन महसूल अधिनियम १९६६ चे कलम ४५ व ४७ ब व ११४ याला अनुसरून केलेल्या नियमांचे अधिकार मला प्रदान केलेले असल्याने त्या अधिकाराचा वापर करून अर्जदारांनी रद्दवास प्रयोजनार्थ केलेले मौजे कात्रप येथील सनं. २१/पे. क्षेत्र ४८ चौ. मि. चे अनाधिकृत बांधकाम महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४७ ब प्रमाणे निवासी प्रयोजनार्थ नियमानुकूल करण्याचे आदेश देण्यांत येत आहेत. हे आदेश खालील अटी व शर्तीच्यांना अधिनराहून देण्यांत येत आहे.

१/- अनुज्ञाग्राहींनी मंजूर क्षेत्रानुसारच बांधकाम करून बांधकामाचा वापर रद्दवास या प्रयोजनासाठीच करावयाचा आहे. तथाच्यतिरिक्त अन्य कारणांकरिता बदल करावयाचा असल्यास तशी सक्षम महसूल अधिका-याची परवानगी घेतली पाहिजे.

२/- ती परवानगी महा. जमिन महसूल अधिनियम १९६६ चे कलम ४७ बी व ब त्या खालील अधिनियमांनुसार राहून देण्यांत येत आहे.

३/- अनुज्ञाग्राहींनी रद्दवास प्रयोजनासाठी दर १०९.०० मि क्षेत्रास २ रु प्रमाणे क्षेत्र ४६५.७१ चौ. मि. रकम १०/३ त नपट रूपांतरीत कर रु ३०/- मात्र एक महिन्यांचे आत भरवाव्याचे असेल.

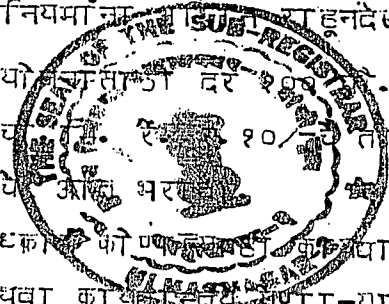
४/- अनुज्ञाग्राहींनी केलेले बांधकाम कोणत्याही प्रकारचे बांधीत होत असल्यास ते काढून टाकणे अथवा कायदाबाह्य असा असा-या सूचनांचे अनुपालनाची जबाबदारी स्वतःवर ठेवावी.

५/- अनुज्ञाग्राहींनी बांधकाम क्षेत्रांत येणारा रस्ता स्वतःचे मालकीचे जागेतच ठेवावा.

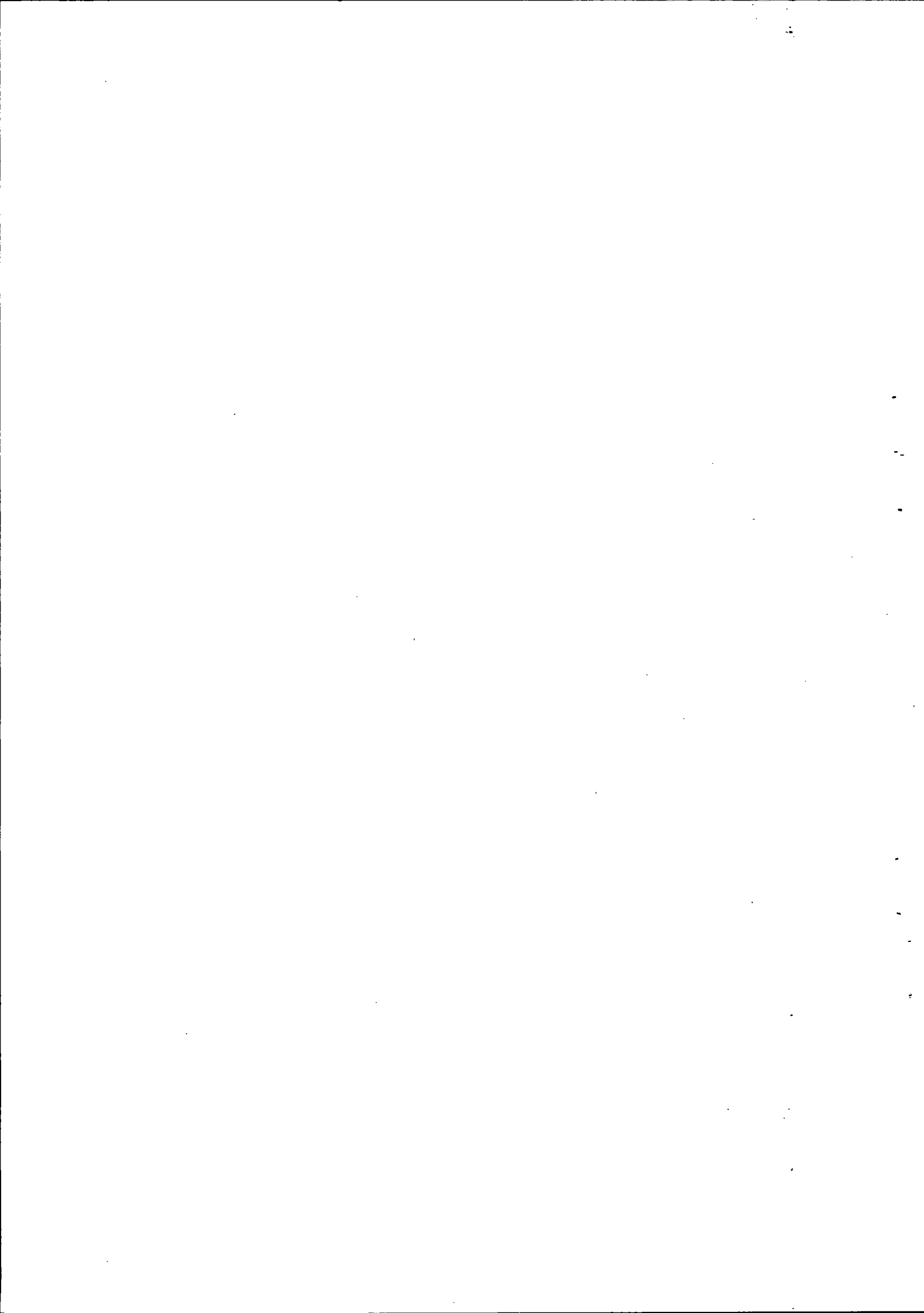
६/- अनुज्ञाग्राहींनी बांधकाम क्षेत्रात कोणत्याही प्रकारचे पावसाचे व छाण निर्माण होणारे बांधकाम किंवा बांधकामाच्या बांधकामाची व्यवस्था घ्यावी.

७/- ही परवानगी मुंबई महानगरपालिका अधिनियम १९६६ इत्यादी त्या त्या कलमांत असणा-या इतर कोणत्याही कायद्यांचे उपबंधां यांचे अधिनियम १९४८ चे अटी व शर्ती राहून देण्यांत येत आहे.

८] अनुज्ञाग्राहींनी महा. जमिन महसूल अधिनियम १९६६ च्या ४७ ब व ४७ ब अन्वये अकारणातून नियम १९६९ यांतील अनुसूची क्रमांक ६ मध्ये दिलेल्या नमुन्यांत सनद करून घेऊन त्या ओदशांतील सर्वशर्ती समाविष्ट करून देणे बत्यांच्यावर बांधकाम कर राहिल.



उ.ह.नं. २	
११७	२०१८
१७	३२



उ.ह.नं २	
११७	२०१८
१८	३२

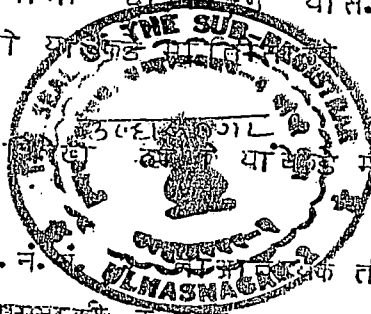
TT 3 TT

ए/- अनुज्ञागृहीती वरिलशातीचे उल्लेखन ठमबंध केल्यात अगर त्यांत फेरबदल घडवून आणल्यास बांधकाम काढून टाकण्यांत येईल व त्याप्रत्यर्थ झालेला खर्च त्याचेकडून जमीन महसूलांची थकबाकी म्हणून वसूल करण्याचे अधिकार खालील सही करणार यांत विधीसंमत असतील.

हा अज्ञेय आदेश माझे सहीने दिला असे.

[Signature]
17/12/15
[सौ. सुनिता सु. वाघमारे]
अप्परतहसिलदार [अकुषिक]
उल्हासनगर

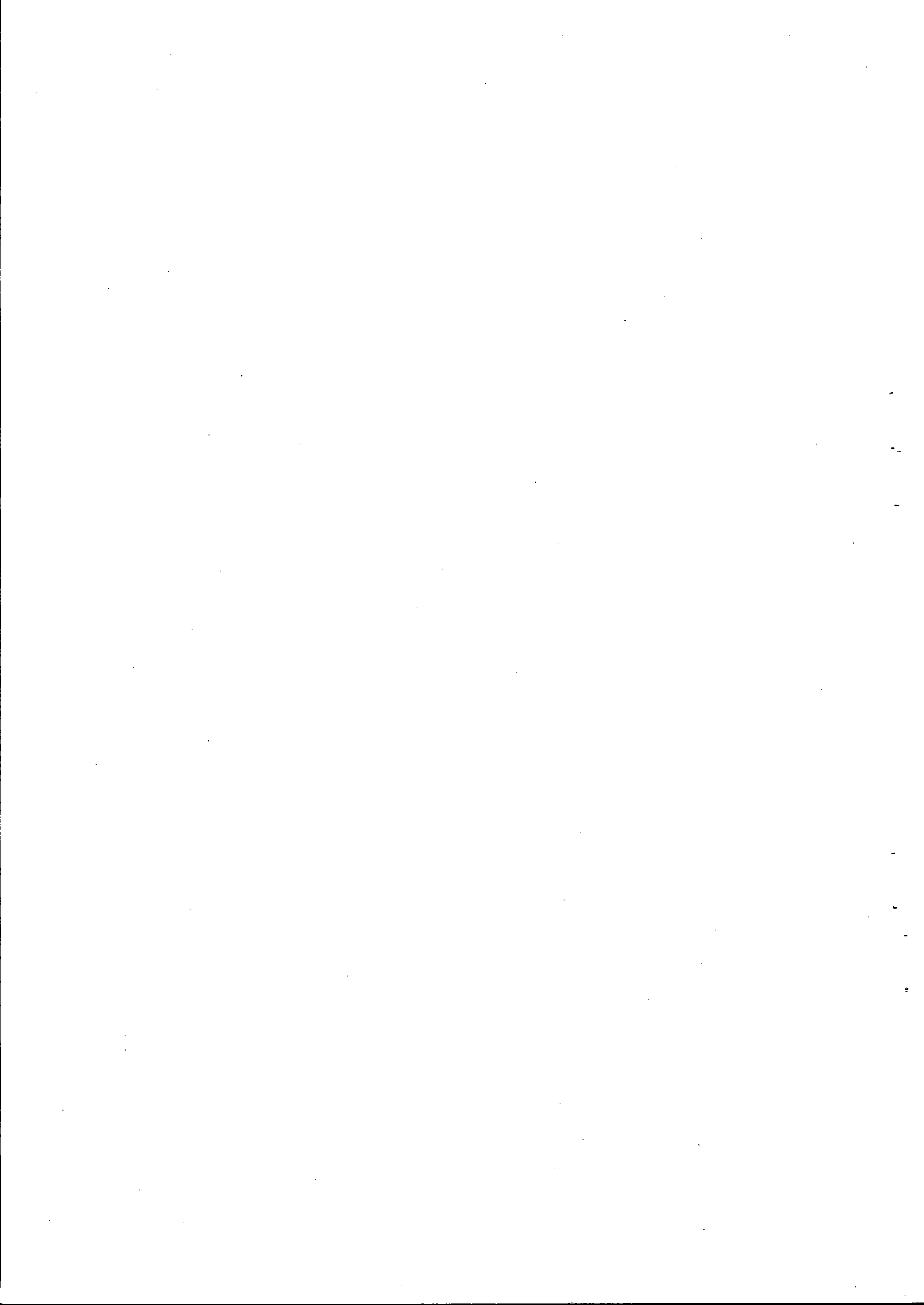
- प्रत:- आ.श्रीमती राबिधा हसन कसाई रा. कात्रप ता. उल्हासनगर
तर्फे सुलसुखात्पार श्री. रामस्वामी ता. कात्रप यांस.
- प्रत:- मा. जिल्हाधिकारी सा. ठाणे यांचे कार्यालय सविनय
सादर..
- प्रत:- मा. जिल्हा निरीक्षक भूमि अ. ठाणे यांचे कार्यालय मा. हितमाठी
सन्नेह अग्रेषित.
- प्रत:- तलाठी सजा कुळगांव यांस गा. नं. १०००/१०००/१०००
येण्यासाठी सही करून देण्यास सज्ज रावना..



[Signature]
17/12/15
अप्परतहसिलदार [अकुषिक]
उल्हासनगर.

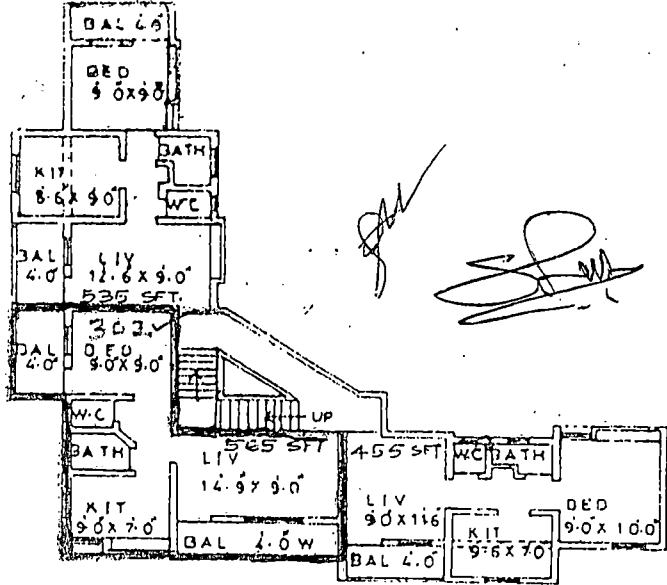


उ.ह.नं. २	
२००९	२००८
११	१०



उ.ह.नं २	
११७	२०१८
१०	३२

JOB NO 134



उ.ह.नं. २
२०१८
१०/३०

Bathula

Patil

Chandrabhawan

(TYPICAL FLOOR PLAN 1ST, 2ND, 3RD FL PLAN)

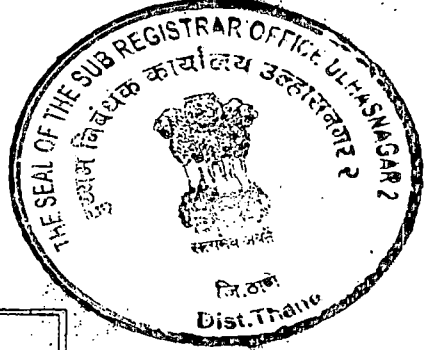
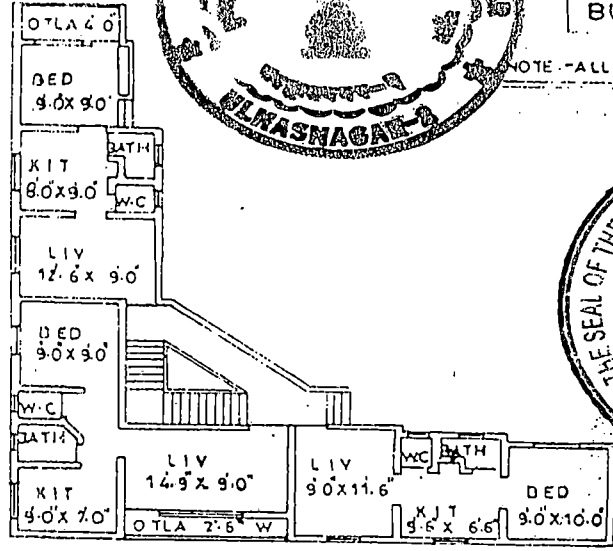
PURCHASER

SHRI/SMT Chandrabhawan
Laxman - Bathula

FLAT NO 302 ON FLOOR 3rd

BUILT UP AREA
565 SFT

NOTE - ALL DIMENSIONS ARE APPROXIMATE



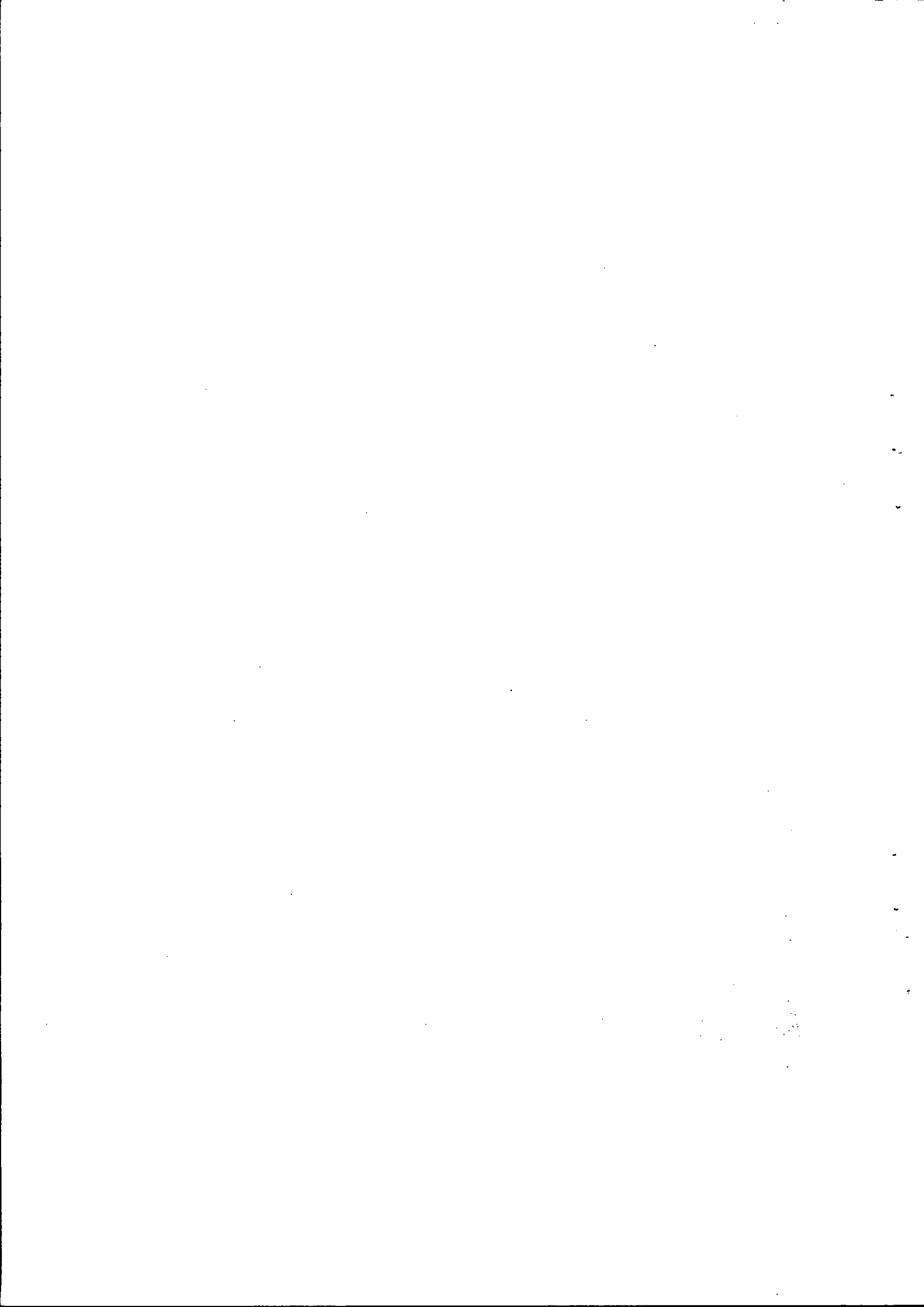
GROUND FLOOR PLAN

PROPOSED RESIDENTIAL BLDG
ON SNO 21(P), PLOT NO 6, AT
VILLAGE KATRAP, TAL ULHAS -
NAGAR, DIST THANE, FOR
MR RAMASWAMY M. DARWIN.

Architect &
Interior Designers
Dilip Deshmukh & Associates
patil bhoir apt 3 floor room no 3
Near municipal corporation off,
Dombivli (east) ph: no 461652

DRAWN BY KAVITA

JOB NO 134



SHIV-DEEP CO-OPERATIVE HOUSING SOCIETY LTD. KATRAP

(Registered under M. C. S. Act. 1960)

No. 11

Date 11/01/09
~~18/99~~

Authorised Share Capital Rs. 50,000/- Divided into 1000/- Shares each of Rs. 50/-

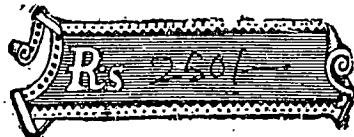
Member's Register No. 11 Share Certificate No. 11

THIS IS TO CERTIFY that Shri/Smt. CHANDRASHEKHAR LAXMAN
BATHULA

of BADLAPUR is the Registered Holder of Shares (5) From No. 58
to 55 of Rupees 250 (TWO HUNDRED FIFTY ONLY
in THE SHIV-DEEP CO-OPERATIVE HOUSING SOCIETY LTD. KATRAP)

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of
Rupees TWO HUNDRED FIFTY ONLY has been paid.

GIVEN under the Common Seal of the said Society at KATRAP This 11th day of JANUARY 2009
~~AUGUST 1999~~

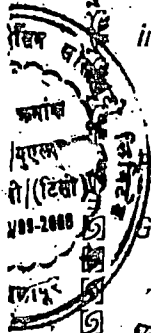
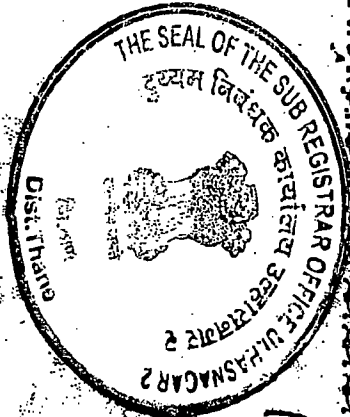


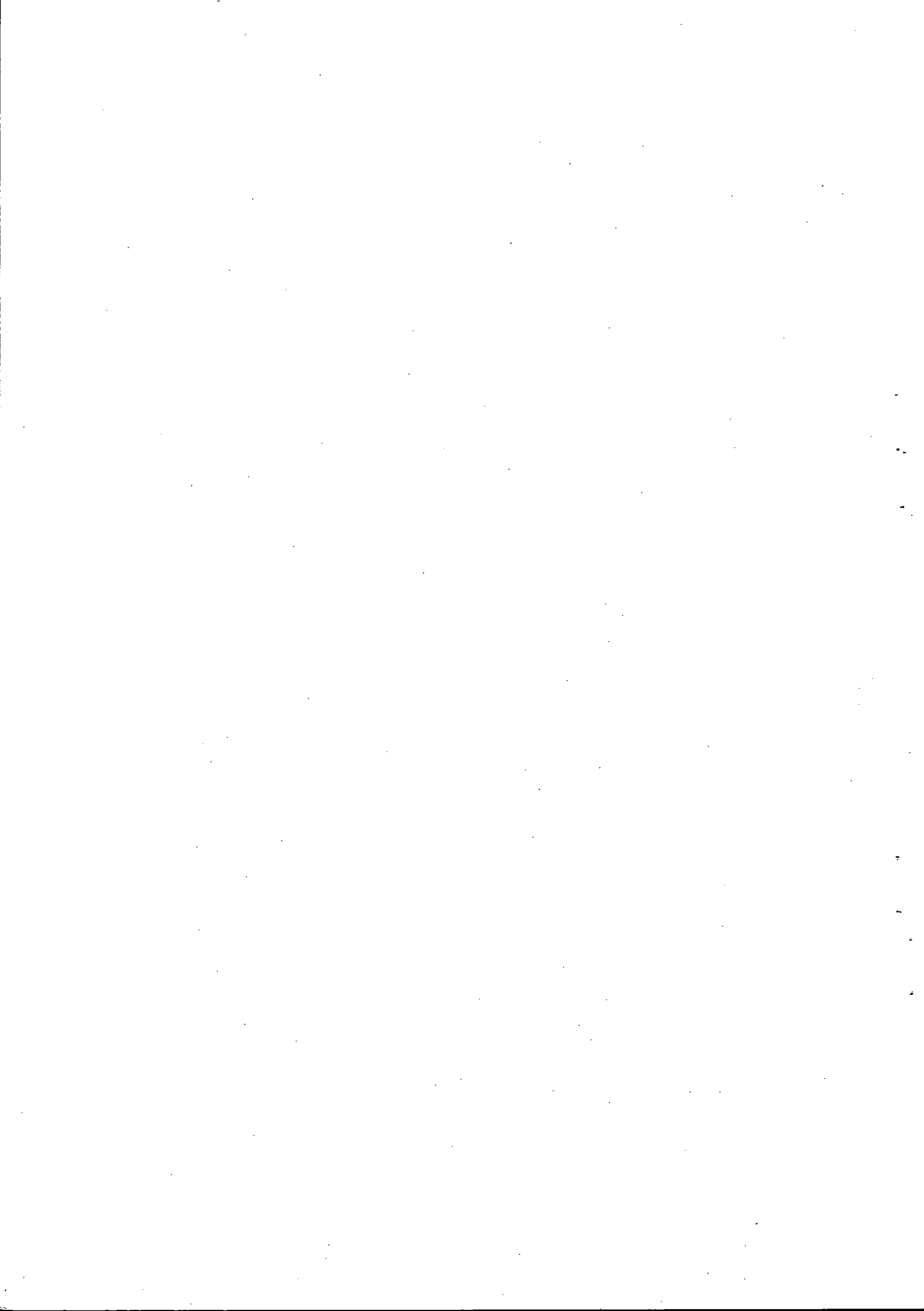
[Signature]
M.C. Member

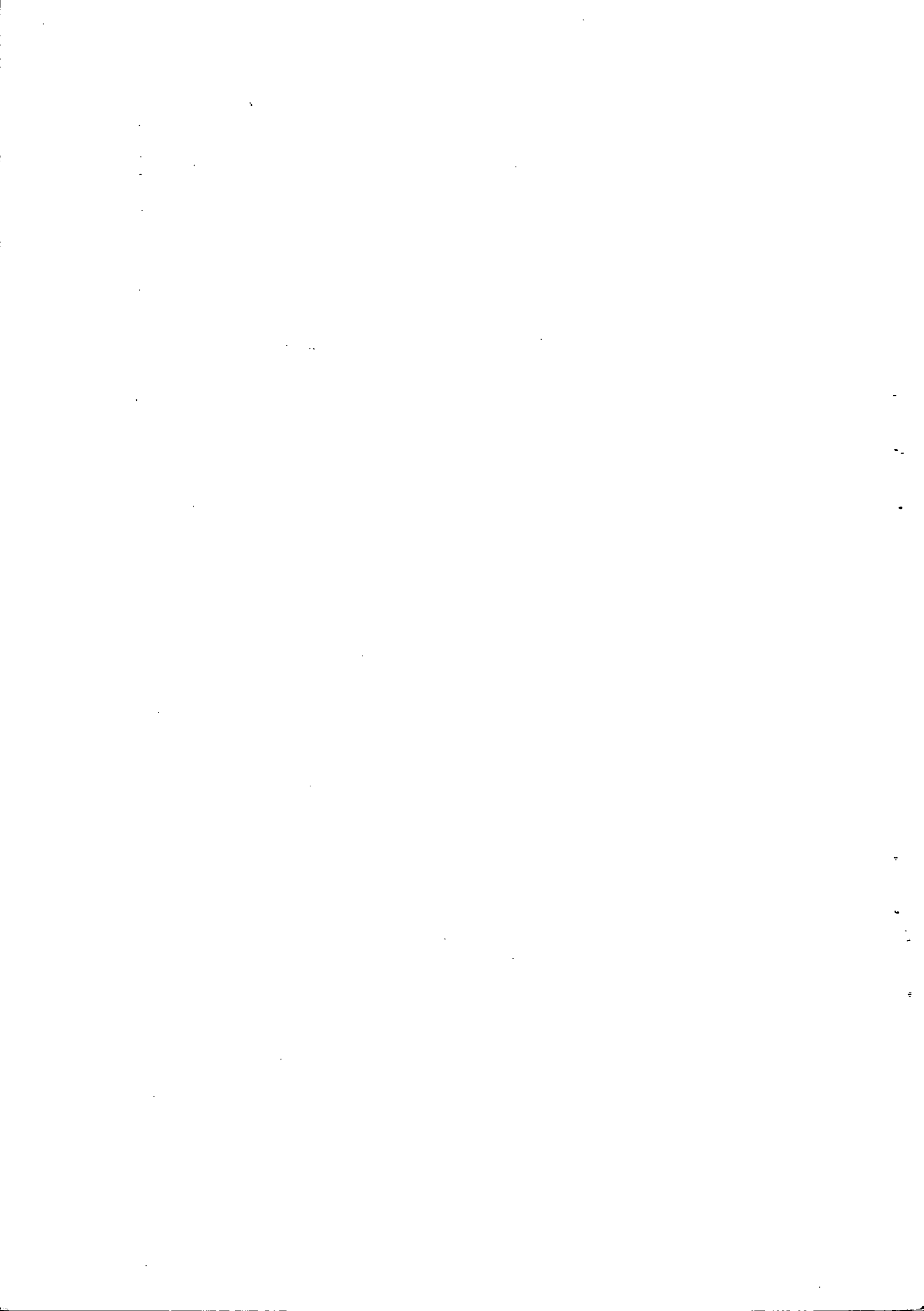
[Signature]
Secretary

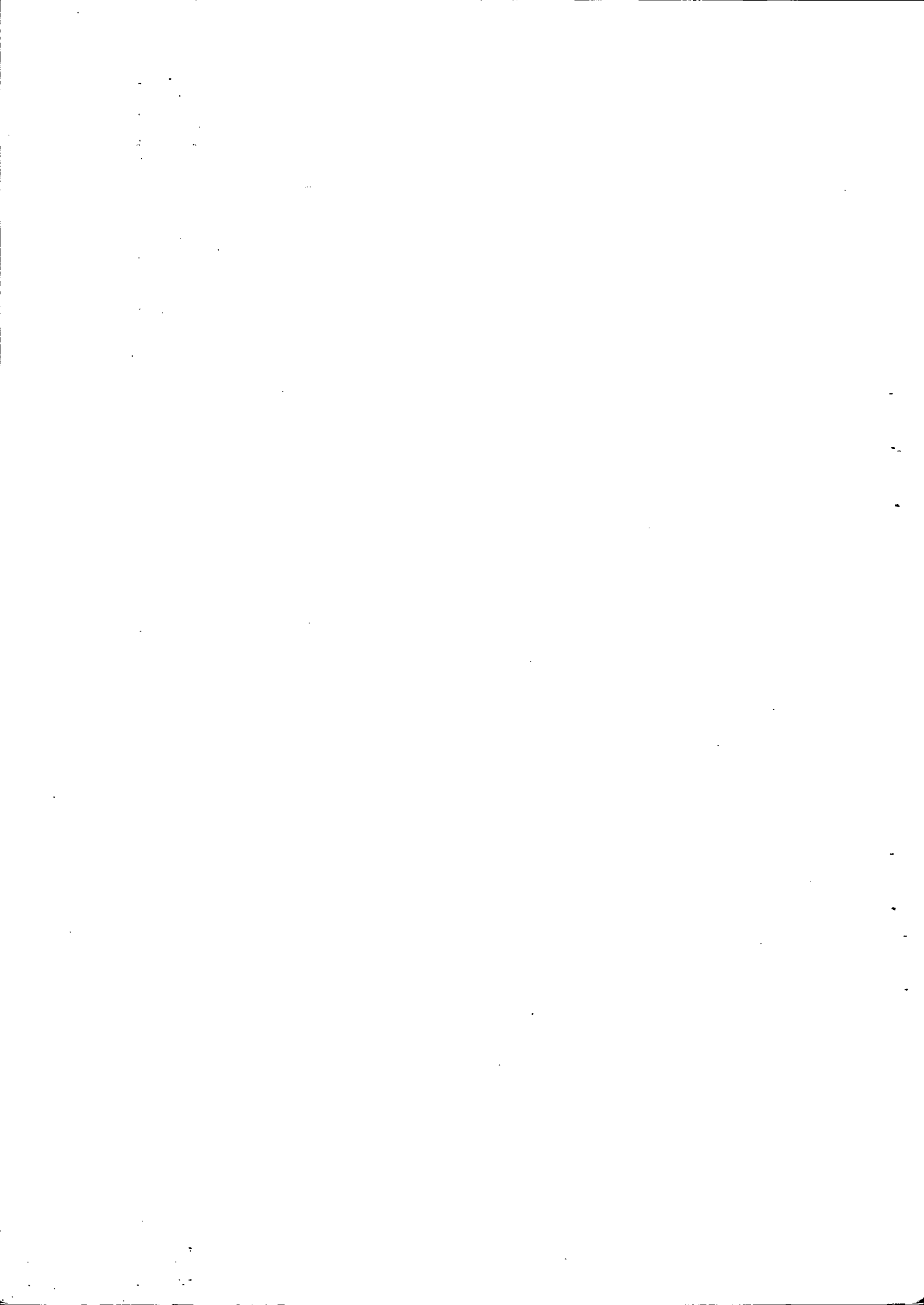
[Signature]
Chairman

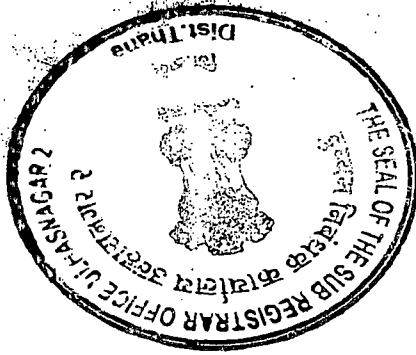
3.5.2	2092
20	25











लिहिन देणार

लिहिन देणार
 (Signature)

कल्पना आहे. त्यामुळे मी/आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणार कल्पना नाही. जर भविष्यात कायद्यानुसार कोणतीही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या व वर्षाचा शिक्षेस आम्ही पत्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक/बनावटीकरण/संनमन व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजामधील मिळकती विषयी होवू नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मद्राक विल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण

जाणीव आहे. तिलेच्या निष्ठा नोंदणी निघम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयात, उच्च न्यायालयात दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे

खत्री देत आहोत. तसेच महाराष्ट्र नोंदणी निघम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. या दस्तावेजाबाबत नोंदणी प्रक्रीयेमध्ये जोडण्यात आलेले पुरक कागदपत्र हे खरे आहेत व

कनन दस्तऐवज साक्षीतरीयसमक्ष निष्पादित केलेला आहे. कलमखतयार धारकानी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक बॉन्ड, शासन बॉन्ड व आजपावती रद्द झालेले नाही याची मी/आम्ही खत्री देत आहोत. तसेच सरकारी मिळकत A. Holder) लिहून देणार हयत आहे. व फक्त कलमखतयार अर्द्यापही अस्तित्वात आहे. व ते व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कलमखतयारधारक (P. जबाबदारीने मी/आम्ही दस्तऐवज मिळकतीचे मालक/वारस, हक्कदार/कब्जादार हितसंबंधीत सर नोंदणीचा दस्तऐवज सिधनबादीत करताना नोंदणी प्रक्रीयेनुसार आमच्या

दीन प्रत्यक्ष ओळखनारे इतम वेगून आले आहे. लिहिन देणार/कलमखतयारधारक हे खरे असून याची आम्ही स्वतः खत्री देत आहोत. दस्तऐवज केलेले दस्तऐवजामधील मिळकत हि फसवणूकीच्या अथवा दुबार विक्री होत नाही. दस्तऐवज पूर्ण, याचे ३०/११/२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसंबंधीत


३.६.१२
 २०१८
 १११०

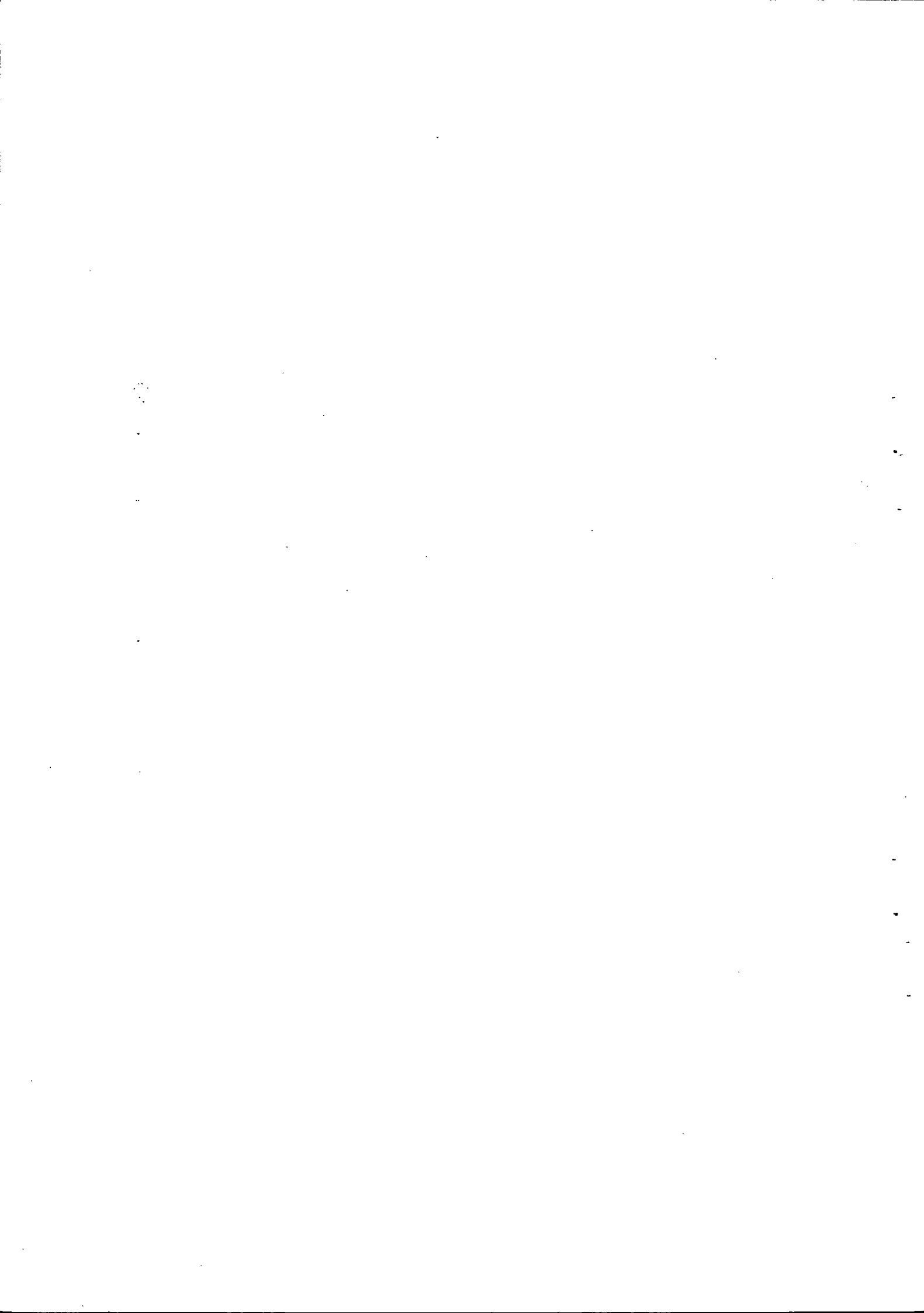
॥ घोषणा पत्र/शाप पत्र ॥





32	28
2022	996
3. 1. 2	

10072005

 भारत सरकार
 GOVT. OF INDIA
 CHANASHEER LAXMAN SATHULA
 LAXMAN SATHULA
 28/05/1974
 Permanent Account Number
 AOHPPB6473M
 Signature
 Income Tax Department





उ.ह.नं २	
११७	३०९८
२५	३२

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT OF INDIA

निलेश चौधरी
 NILESH CHAUDHARI
पिठंबर तुकाराम चौधरी
 PITAMBAR TUKARAM CHAUDHARI

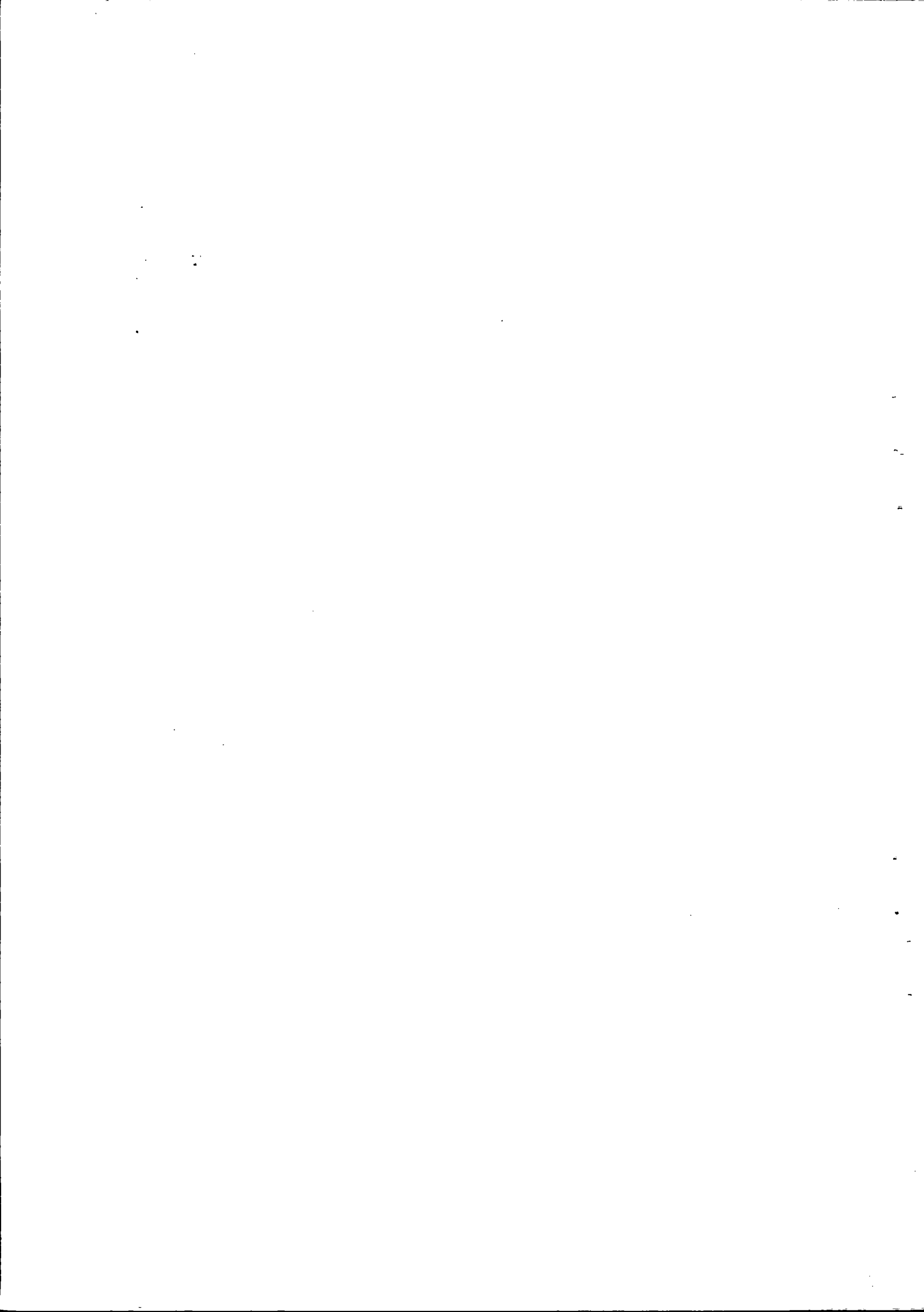
07/11/1983
 Permanent Account Number
AHMPC9945M


 Signature


 10/02/2007

THE SEAL OF THE SUB REGISTRAR OFFICE ULLASNAGAR २
 दुय्यम विबधक कार्यालय उल्लासनगर २
 मन्मथ जयते
 जि.ठाणे
 Dist.Thane






उ.ह.नं २	
११७	२०१८
२६	३२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

PALLAVI NILESH CHAUDHARI
 NILKANTH PUNDLIK BADHE
 02/05/1985

Permanent Account Number
AQGPC8652C

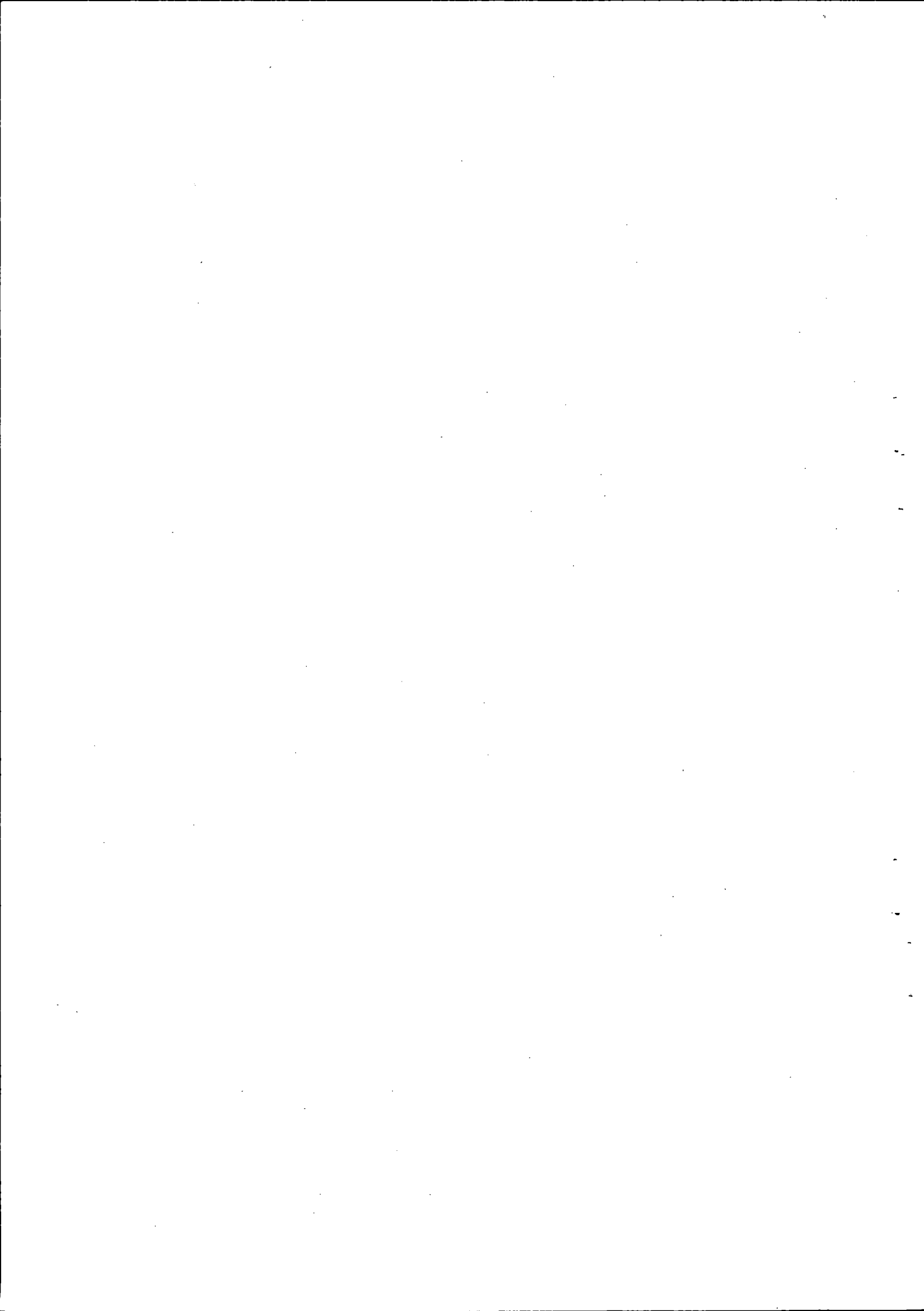
Signature

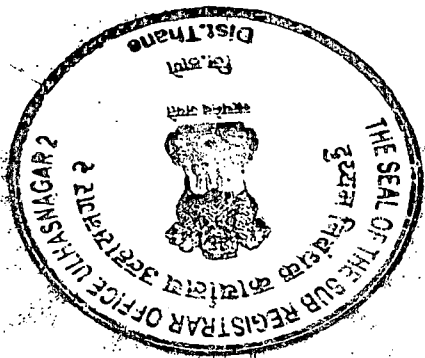


In case this card is lost/found, kindly inform/return to
 Income Tax PAN Services Unit, DIT/CS-1
 Plot No. 3, Sector 11, CBD, Belapur
 New Mumbai - 400 614

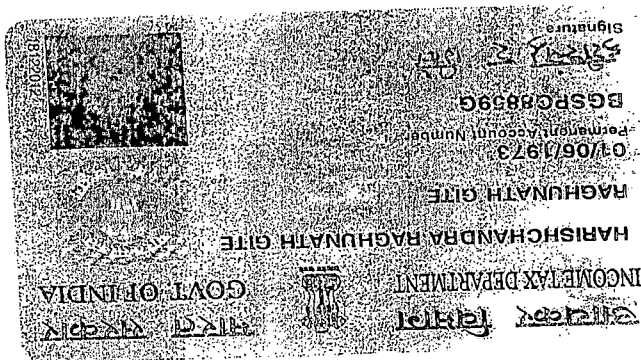
कृपया यदि कार्ड खोया/प्राप्त हुआ, कृपया सूचित/वापस करें।
 आयकर पैन सेवाएँ इकाई, डीटी/सीएस-१
 प्लॉट नं. ३, सेक्टर ११, सीबीडी, बेलपुर
 नया मुंबई - ४०० ६१४





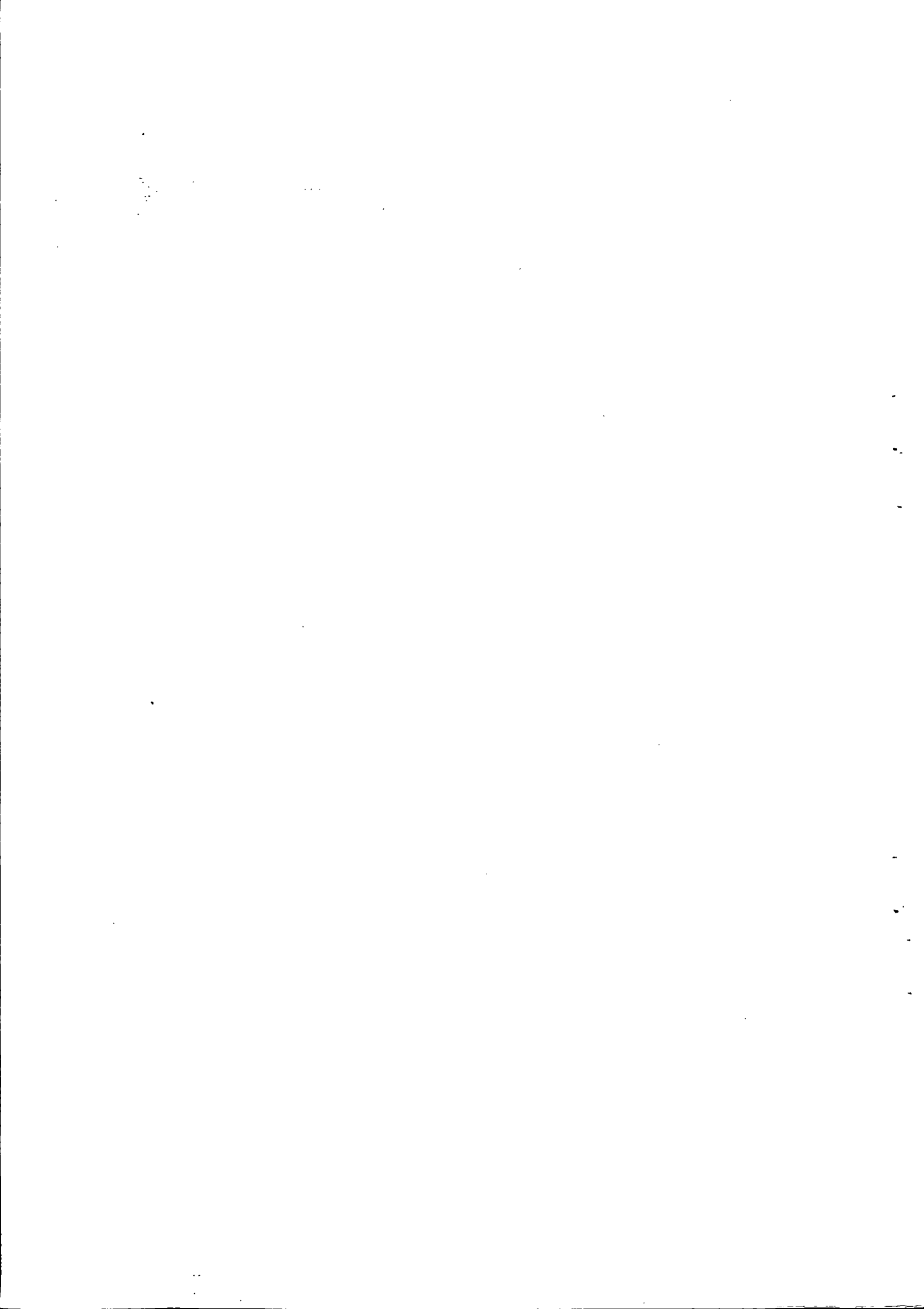


533218 2 10/11



२७०	२७०
२०१८	२०१८
२.७.१८	

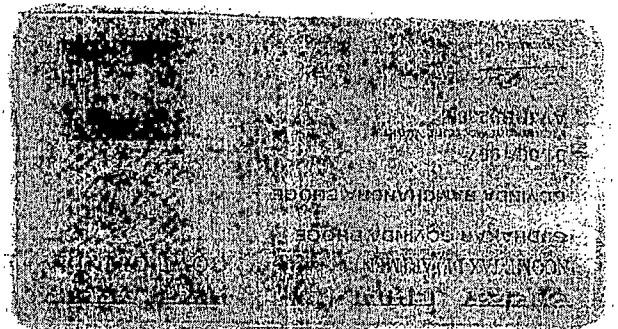
१

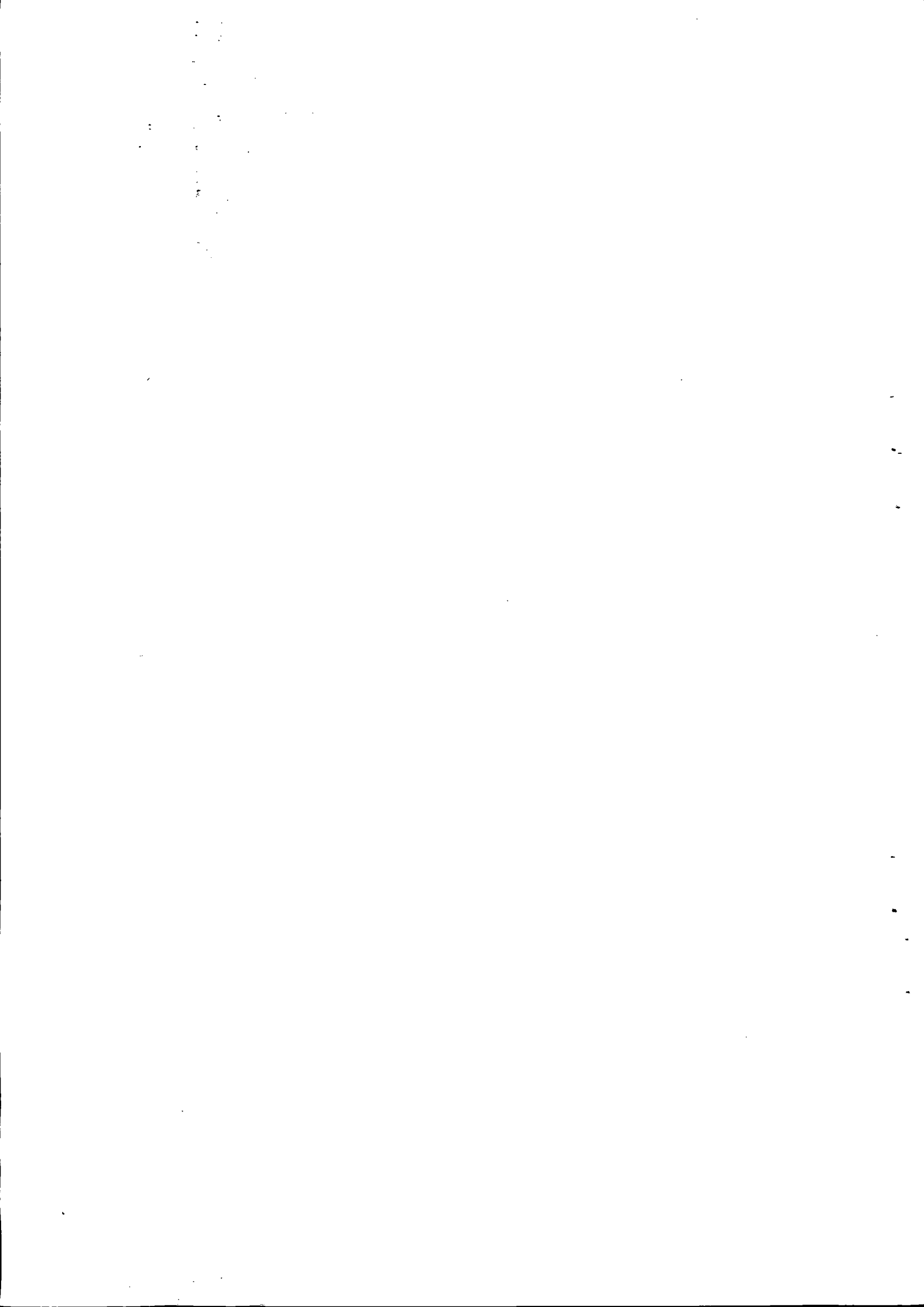




Bunty

२७	७७
२०२८	०६६
२५५६	







भारत सरकार



आधार



नोंदविण्याचा क्रमांक / Enrollment No 1074/50210/02664

To,
निवेश पीतांबर चौधरी
Nilesh Pitambar Chaudhari
G-2, SANCHIT BUILDING, TRIMURTI CHS
SHIVAJI PATH-2
NEAR CHURCH GANESHNAGAR, DOMBIVLI WEST
Kalyan
Vishnunagar Kalyan Thane
Maharashtra 421202
9322352263

Ref: 165 / 23B / 205831 / 206536 / P



SH215837073DF



आपला आधार क्रमांक / Your Aadhaar No. :

4709 4464 5298

आधार — सामान्य माणसाचा अधिकार

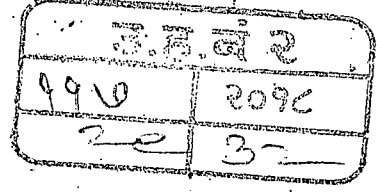


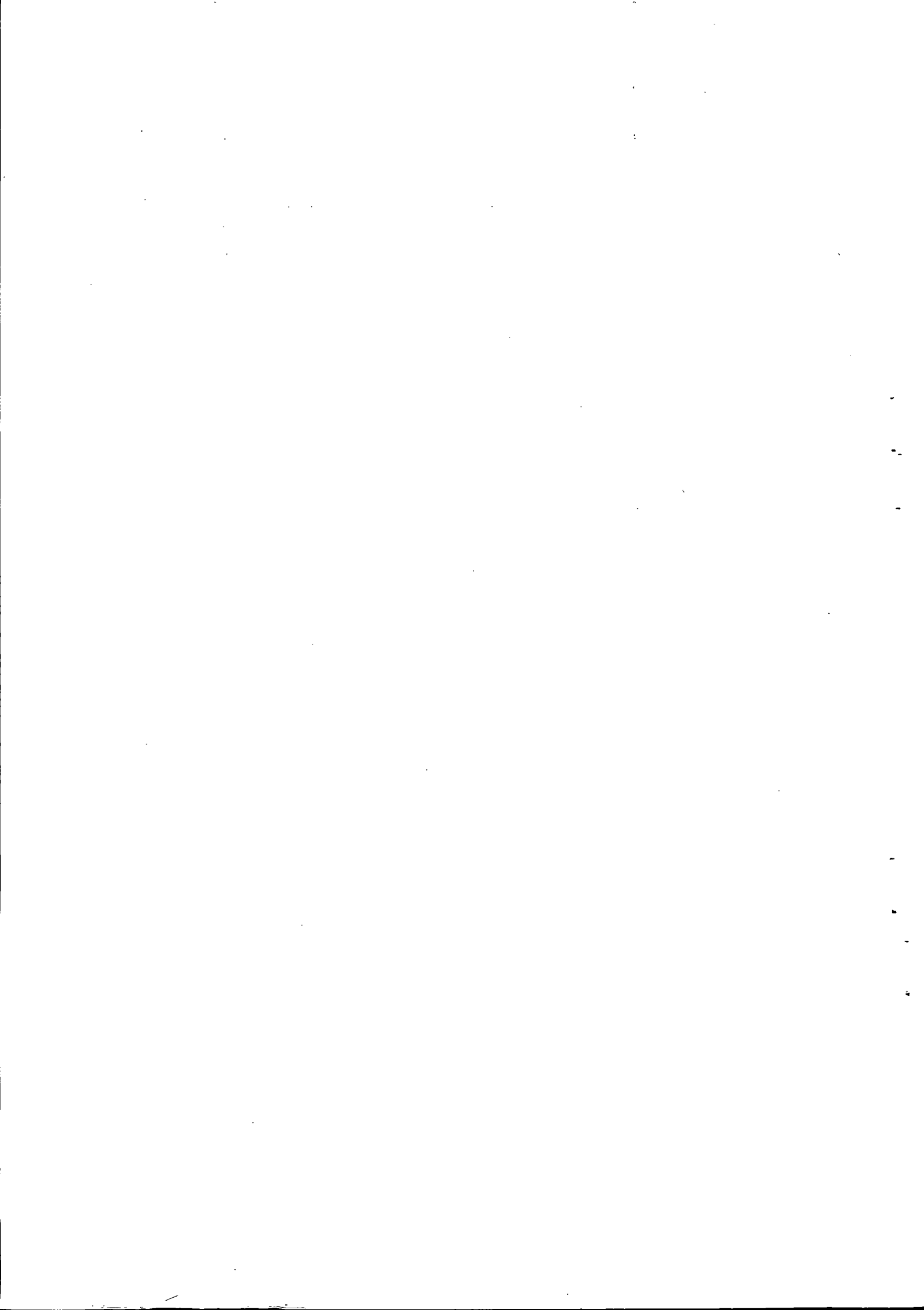
निवेश पीतांबर चौधरी
Nilesh Pitambar Chaudhari
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male



4709 4464 5298

आधार — सामान्य माणसाचा अधिकार







भारत सरकार
GOVERNMENT OF INDIA
चंद्रशेखर लक्ष्मण वसुधा
Chandrashekhar Laxman Bathula

जन्म वर्ष / Year of Birth 1974
पुरुष / Male



9499 1921 3105

आधार — सामान्य माणसाचा अधिकार

उ.ह.जं २	
५१७	२०९८
३०	३२



आधार प्रमाणपत्र
Aadhaar Card

आधार कार्ड, २०१७ दिवस किंवा त्यानंतर
गोपनीय निधीत साठविलेले असाईनमेंट नकारेल.
आधार, बडोदापूर, माले, महाराष्ट्र ४२१५०३

Address: House No. 30,
Deep Apar, Katrap Road, Malhe
Sai Darshan Apt. Katrap
Badapur, Thane, Maharashtra
421503



1947
800 422 104

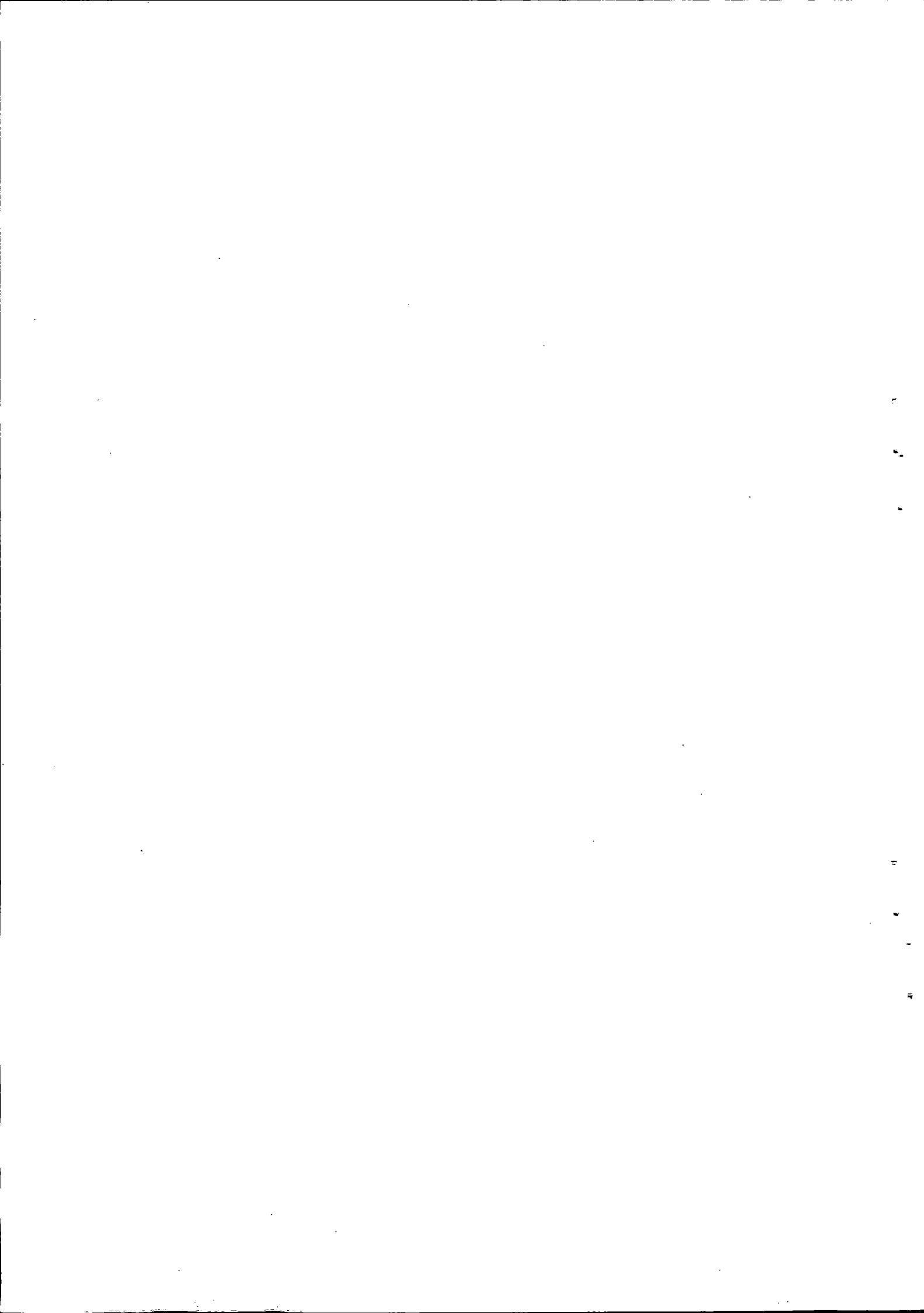


helpline@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Badapur, Thane-421503



Summary1 (GoshwaraBhag-1)

गुरुवार, 04 जानेवारी 2018 1:21 म.नं.

दस्त गोषवारा भाग-1

उहन2 34132
दस्त क्रमांक: 117/2018

दस्त क्रमांक: उहन2 /117/2018

बाजार मूल्य: रु. 16,21,500/- मोबदला: रु. 17,10,000/-

भरलेले मुद्रांक शुल्क: रु.1,02,600/-

दु. नि. सह. दु. नि. उहन2 यांचे कार्यालयात

पावती:156

पावती दिनांक: 04/01/2018

अ. क्र. 117 वर दि.04-01-2018

सादरकरणाराचे नाव: निलेश पितांबर चौधरी - -

रोजी 1:03 म.नं. वा. हजर केला.

नोंदणी फी रु. 17100.00

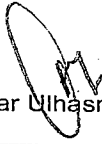
दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32



दस्त हजर करणाऱ्याची सही:

एकुण: 17740.00



Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

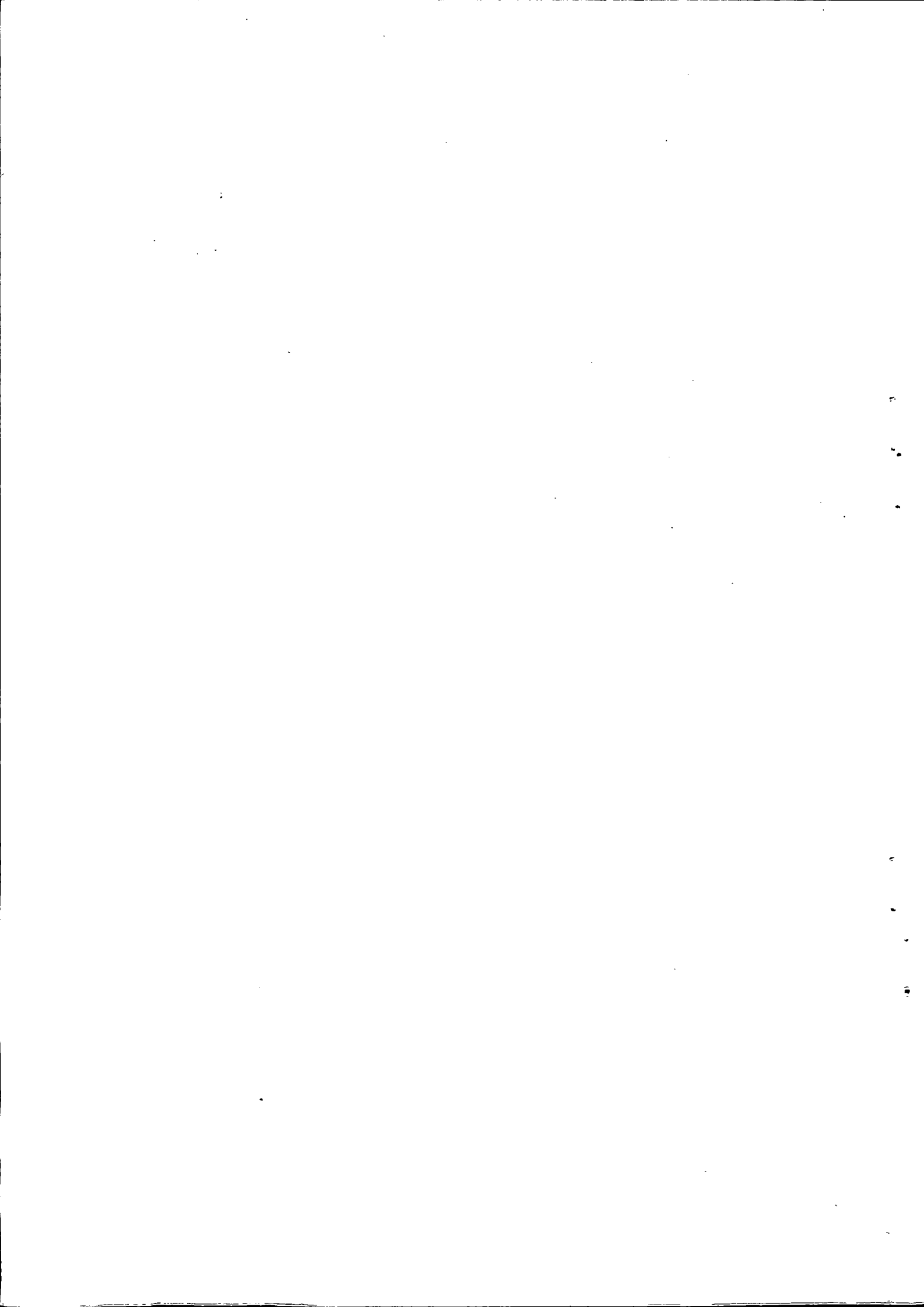
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 04 / 01 / 2018 01 : 03 : 55 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 01 / 2018 01 : 04 : 20 PM ची वेळ: (फी)







04/01/2018 1 25:39 PM

दस्त गोषवारा भाग-2

उहन2 ३२१३२
दस्त क्रमांक:117/2018

दस्त क्रमांक :उहन2/117/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रशेखर लक्ष्मण बतुला - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 302, शिवदीप अपार्टमेंट, घोरपडे चौक, कात्रप, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AOHPB6473M	लिहून देणार वय :-43 स्वाक्षरी:- <i>Bathula</i>		
2	नाव:निलेश पितांबर चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऋतिका को-ऑप.हौ.सो.लि., प्लॉट 204, नाईक नगर, आंबेडकर चौक, टी.व्ही.टावर, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: - , महाराष्ट्र, ठाणे. पिन नंबर:AHMPC9945M	लिहून घेणार वय :-34 स्वाक्षरी:- <i>Palkar</i>		
3	नाव:पल्लवी निलेश चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऋतिका को-ऑप.हौ.सो.लि., प्लॉट 204, नाईक नगर, आंबेडकर चौक, टी.व्ही.टावर, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: - , महाराष्ट्र, ठाणे. पिन नंबर:AQGPC8652C	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Palkar</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:04 / 01 / 2018 01 : 06 : 15 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हरिश्चंद्र रघुनाथ गीते - - वय:44 पत्ता:19,कात्रप रोड,रमेश किराणा जवळ,बदलापूर पिन कोड:421503	स्वाक्षरी <i>Harishchandra Gite</i>		
2	नाव:सुधाकर गोविंद भोगे - - वय:50 पत्ता:युगांतक कॉम्प्लेक्स ,फिनिकस विल्डिंग,इ 1/9,सुखापूर ,न्यू पनवेल . पिन कोड:410206	स्वाक्षरी <i>Sudhakar Bhoje</i>		

शिक्का क्र.4 ची वेळ:04 / 01 / 2018 01 : 07 : 35 PM

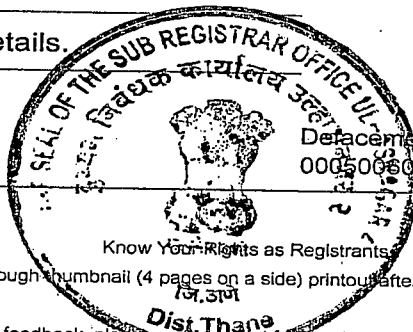
शिक्का क्र.5 ची वेळ:04 / 01 / 2018 01 : 07 : 50 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

EPayment Details.

sr. Epayment Number
1 MH009008474201718E

Defacement Number
005006020201718



सह दुय्यम निबंधक उल्हासनगर - २

117 / 2018

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 visit: www.mhregistrar.gov.in



04/01/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर २

दस्त क्रमांक : 117/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) कात्रप

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1710000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1621500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: मीजे कात्रप,स.नं. 21,पैकी प्लॉट नं. 6,म्यु. घर. नं. 133,क्षेत्र 464 चौ.मी यावरील शिवदीप को-ऑप.ही.सो.ली.,सदनिका क्र. 302,तिसरा मजला,565 चौ.फुट बांधीव((Survey Number : 2 ;))
(5) क्षेत्रफळ	1) 565 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रशेखर लक्ष्मण बतुला - वय:-43: पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 302 शिवदीप अपार्टमेंट, घोरपडे चौक, कात्रप, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AOHPB6473M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश पितांबर चौधरी - वय:-34: पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऋतिका को-ऑप.ही.सो.लि. प्लॉट 204, नाईक नगर, आंबेडकर चौक, टी.व्ही.टावर, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AHMPC9945M 2): नांव:-पल्लवी निलेश चौधरी - वय:-32: पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऋतिका को-ऑप.ही.सो.लि. प्लॉट 204, नाईक नगर, आंबेडकर चौक, टी.व्ही.टावर, बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AQGPC8652C
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2018
(10)दस्त नोंदणी केल्याचा दिनांक	04/01/2018
(11)अनुक्रमांक,खंड व पृष्ठ	117/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	102600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17100
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

old Agosiment



Barcode
Wednesday, April 02, 2008
1:43:43 PM

Original
नोंदणी 39 म
Page 39 M

पावती

पावती क्र. : 2910

दिनांक 09/04/2008

गावाचे नाव कवत्रग
दस्तऐवजाचा अनुक्रमांक उहण2 -02909 - 2008
दस्ता एवजाचा प्रकार फसारातमा

सादर करणाराचे नाव: - चंद्रशेखर लक्ष्मण गवुल	
नोंदणी फी	5110.00
नक्कल (अ. 11(1)), फुटांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)	720.00
एकूण रु.	5830.00

आपणास हा दस्त अद्यापे 1:58PM ह्या वेळेस मिळेल

दुय्यम निवधक

सह दुय्यम निवधक अर्जिन

वाजार मुल्य: 511000 रु. सोबदला: 282500 रु. उरहासगर क्रमांक-
गारलेले मुद्रांक शुल्क: 13300 रु.

कार्यालयीन / Bank Cashier
दि. कार्यालय जनता सहकारी

487633

Mr. Chandra Shekhar Lakshman Gavul
C/O. Chandra Shekhar Lakshman Gavul
1st. Kala Tar
Sahajapur
Kalyan (Dist.)
Kalyan (Dist.)

PO (L)

Signature/Cashier

Authorised Signatory

मुद्रांक भरिलेले दस्तऐवजाचे प्रमाण शेत्याने शेत्याने शेत्याने
अर्जास सादर करावे. This counterfoil has to be presented
at the time of delivery of stamp.

W
M
Ac

401333

खातेप्राची प्रत / Party Copy

दि कल्याण जनता सहकारी
बँक लि.

(शेड्युल्ड बँक)

The Kalyan Janata Sahakari
Bank Ltd.
(Scheduled Bank)

कायदा तलाव शाला दिनांक / Date 21/05/08
मुद्रांक शुल्क / Stamp Duty रु / Rs. 1000/-
सेवा आकारणी शुल्क / Rs. 10
Service Charges
एकूण / Total रु / Rs. 1010/-
अहारी रूपाने / Amount in Words Thousand and ten only

मुद्रांक शुल्क भरणेवालेचे नाव / Name of stamp
duty paying party Chandrashekhar K. Bhalerao
पत्ता / Address 202/4, 8 Mahanir nagar
Mumbai Road Dombivli (West)

समोरच्या रचकाराचे नाव / Name of counter party
Deepali Construction

बाबतच्या उद्देशाचे कारण / Purpose of transaction
Sale Agreement

धनादेश / पे ऑर्डर ज्या बँकेला काढला आहे त्या बँकेचे
नाव / Name of the Drawee Bank, Branch

Ch. No. / Pay Order No.

रोखपाल / Cashier
अधिकार्याची सही
Authorized Signatory

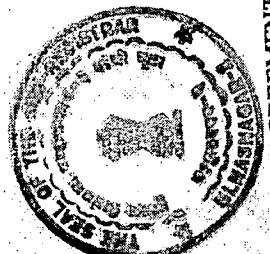
मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती अर्पण
आवश्यक आहे. / This counterfoil has to be presented
at the time of delivery of stamp.

उ ह बं. र
२०००
१ ५०

Ward No. 565 Flat/step built-up admeasuring 565 Govt.

Market value of Rs. 511000/-

Actual Sale Consideration of Rs. 133000/-



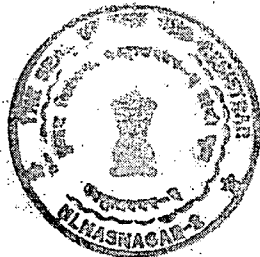
SHRI

AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT FOR SALE OF FLAT made and entered into on the 21st day of April 2008, at Kulgaon Tal. Ulhasnagar, Dist. Thane, BY AND BETWEEN M/s. DEEPAI CONSTRUCTION, a Proprietary Concern, Through it's Proprietor: SHRI. RAMSWAMI MALAYA DARVIN adult aged about 43 Yrs. Occupation Business

The Kalyan Janata Sahakari Bank Ltd., Kala Talao Branch, Vithalesh Sahajanaand Chowk, Agra Road, Kalyan (West)-421301.
Authorised Signatory: S/STP(V)C.R.1022/01/00/13 to 16

भारत 25390
151567
SPECIAL ADHESIVE
महाराष्ट्र
APR 08 2008
12:48
3001-PB5226
MAHARASHTRA



उ ह नं २	
२००६	२००८
२	५०

Residing at Balaji Dwarsham Katoap Badliapur
Tal. Dahanu Dist. Thane Dist
Thane, hereinafter referred to as 'THE PROMOTERS/BUILDERS' (which
expression, unless repugnant to the context shall mean and include his heir
successors, executors, administrators and assigns etc.) OF THE ONE PAR

AND

SHRI CHANDRASHEKHAR LAXMAN BATHU Adult aged about
yrs. 34 Occupation Service residing
Shiv Deep Apartment Katoap Badliapur
Dist Thane hereinafter referred
THE FLAT PURCHASER (which expression, unless repugnant to the con

[Handwritten signatures]

shall mean and includes his/her heirs, executors administrators successors and assigns etc.) OF THE OTHER PART.

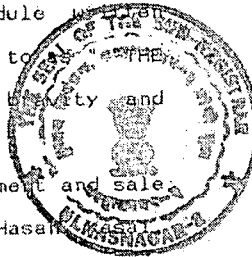
उ ह नं. २	
२२०८	२००८
३	५०

WHEREAS :

a) One Smt. Rabiya Hasan Kasai, owns occupy hold possessed and/or well and sufficiently entitled to the property known as N.A.Plot No. 6 admeasuring about 557 Sq. Yards i.e. 464 Sq.meters, together with the old standing structure of House No. 133, in Survey No. 21 (Part) particularly Situated at Village Katrap, Tal. Ulhasnagar, Dist. Thane, within the area of Kulgaon-Badlapur Municipal Council and within the Sub-Registration Dist. Ulhasnagar, and Reg. Dist. Thane, which more particularly described in the schedule hereunder, which hereinafter referred to as "THE SAID PROPERTY " for the sake of brevity and Convenience.

b) By an Agreement for development and sale dated 25/9/1990 the owner Smt. Rabiya Hasan has agreed to entrust development work and sale thereof with final conveyance of the said property, to the Promoter, for the sale consideration and upon the terms and conditions appearing therein, which hereinafter called as The said Agreement. The said Agreement is in force and still subsisting.

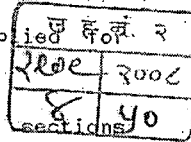
c) The Owner Smt. Rabiya Hasan Kasai, has executed an Irrevocable General Power of Attorney in favour of the promoter to enable them to develop and construct proposed building on the said



Handwritten signatures and initials.

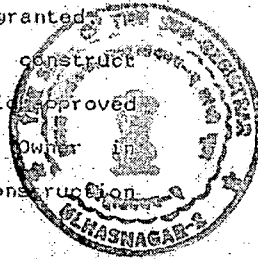
property and sale thereof.

d) The Promoter have submitted the building plan for the development of the said property to the Town Planning Authority of Kulgaon-Badlapur Municipal Council and accordingly have applied for the building permission.



e) The building plan, elevation, specifications and the details of the building plan to be constructed on the said property has been sanctioned by Kulgaon-Badlapur Municipal Council vide their office letter No. BNP/NRV/BA:PA/293-54 dated.11/7/1995. And the building permission /commencement certificate has also been granted.

f. The Promoter has decided to construct the proposed building as per the aforesaid approved plan and permission obtained by the Owner in respect of the proposed building to be constructed on the said property.



h) The promoter is only entitled to re-develop the said property and have got sole and exclusive right to sell the Flats, Office Shops, Blocks etc. in the proposed building to be constructed by the promoter on the said property and to receive the sale consideration thereof.

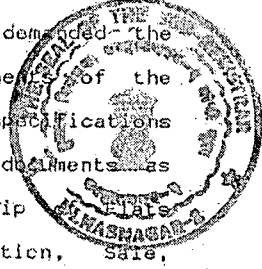
i) The title of the said property in the hand of Owner SMT. RABIYA HASAN KASAI has been certified by SHRI. V.P.PATIL, Advocate High Court the copy thereof is annexed hereto and marked as ANNEXURE 'A'.

j) The promoter have commenced to construct the proposed multi storied building of ground and

ew
[Signature]

upper Three floors in accordance with the sanctioned plan on the said property.

k) The flat purchaser has approached to the promoters for the purchase of the flat in the property multi-storied building to be constructed by the promoters on the said property. And with that view the flat purchaser has demanded the detailed inspection of all the documents of the title, the sanctioned plan, designs, specifications and sections including all such other documents as specified under Maharashtra Ownership (Regulation of Promotion, Construction, Sale, Management and Transfer) Act 1963, hereinafter referred to as "THE SAID ACT" and rules made thereunder. And accordingly, the promoters have given the detailed inspection of all the documents to the flat purchaser.



उ. ह. नं. २	
२००२	२००८
५	५०

l) Upon going through all relevant papers, plan, specifications, the flat purchaser has applied to the promoters for the allotment of flats/office/shop/block/garage/parking space being No. 302 on Third floor in the Building known as SHIV DEEP APARTMENT to the flat purchaser, hereinafter referred to as "THE SAID BUILDING".

m) The flat purchaser do hereby states and declares that either the flat purchaser or the members of family has owned, occupied the tenement, house, building with in the limits of Ulhasnagar Urban Agglomeration.

n) The promoters have enter into the standard agreement with Architect registered with the council of Architects and such agreement is as

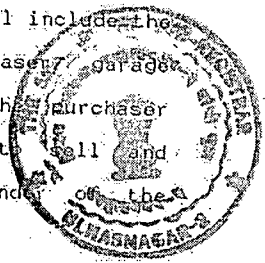
SPD

per the prescribed agreement by the council of Architects. The promoters have also appointed a structural Engineer for the preparation of structures designs and drawings of the said building and the promoters have accepted the professional supervision of the said Architect and Structural Engineer till the completion of the said building.

o) Relying upon the application and declarations the promoters have agreed to sell to the flat purchaser, a flat/office/shop/garage/parking space No. 302 on Third floor in the building known as SHIV DEEP APARTMENT at the sale consideration and upon the terms and conditions appearing hereunder.

श. नं. २	
२००२	२००८
शाल	५०

p) In this agreement the term Flat include the flat/office/block/garage/shop/parking space or any other premises hereby agreed to be sold and the term "Flat Purchaser" shall include the block/office, purchaser /shop purchaser, garage purchaser/parking space purchaser or the purchaser of any other premises hereby agreed to sell and also includes plural and feminine gender of the flat purchaser.



q) The parties hereto are desirous to record all those agreed settled and decided terms and conditions between them as under:-

NOW THIS AGREEMENT FOR SALE OF FLAT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Promoter shall construct a building of

DATE
[Signature]

[Signature]

area; and facilities are more particularly described in the Second Schedule hereunder written.

The flat purchaser hereby agrees to pay to the promoter the said price of Rs. 289500/- (Rupees Two Lakh Eighty Two Five Hundred only) in the following manner.

1. Rs. 4150/- (=Rs. four Thousand one hundred fifty only) being earnest and part payment of sale consideration of the said flat, on or before the execution hereof, the payment and receipt there of is hereby admitted by the promoters.
2. Rs. _____ (=Rs. _____ only) on or before completion of plinth
3. Rs. _____ (=Rs. _____ only) on or before completion of 1st slab.
4. Rs. _____ (=Rs. _____ only) on or before completion of IIrd slab.
5. Rs. _____ (=Rs. _____ only) on or before completion of IIIrd slab.
6. Rs. _____ (=Rs. _____ only) on or before completion of IV th slab.
7. Rs. _____ (=Rs. _____ only) on or before completion of _____



उ. सं. २	
२००६	३००८
८	५०

[Handwritten signature]

[Handwritten signature]

brick work.

8 Rs. /- (Rs. _____ only
on or before completion of
plastering work.

9. Rs. /-(Rs. _____ only)
on or before taking
possession of the said flat.

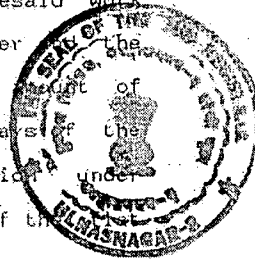
===== /- Total Sale consideration.

10000

Time being the essence of contract. In case the flat purchaser fails to pay the aforesaid installments on their respective due dates then the promoters shall have rights to terminate this agreement on following proper procedure laid down here in after.

उ ह न. २	
२२०२	२००८
२	५०

The flat purchaser shall pay the amount as aforesaid on the due date without any failure and without any delay or default as the time in respect of the payment of installment on it's due date is an essence of contract. The promoters will forward to the flat purchaser an intimation that the promoters have carried out the aforesaid work at the address given by the flat purchaser. The flat purchaser shall be bound to pay the amount of the said installment within the eight days of the promoters dispatching such intimation under certificate of posting at the address of the purchaser as given herein.



3 It is agreed that the flat purchaser shall be entitled to the common areas and facilities along with the said flat and the nature, extent and description of such common area and

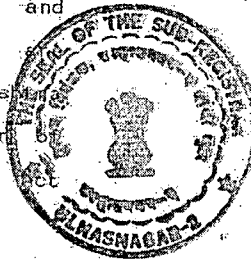
[Handwritten signatures]

facilities appurtenant to the said flat to be sold to the flat purchaser which more particularly set out in the schedule hereunder written.

4. The promoters hereby agreed to observe, perform and comply with all the terms and conditions, stipulations, if any, which may be have been imposed by the concerned local Authority at the time of sanctioning the said building plans or thereafter and before handing over the possession of the said flat to the flat purchaser, the promoters shall apply for the occupation certificate to the concerned local Authority and also for the completion certificate in respect of the said building and the flats therein.

उ ह नं. २	
२२०९	२००८
१०	५०

5. The flat purchaser confirms that the promoters have given to the flat purchaser, a full and free and complete inspection of all the documents of title relating to the said property, the said sanctioned plans, designs and specifications and of such other documents as specified under the provisions of The Maharashtra Ownership of Flats (Regulation of the promotion, construction, sale management and Transfer) Act 1963 and the rules made thereunder.

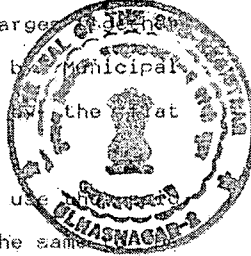


6. The title of the said property in the hands of SMT. RABIYA HASAN KASAI has been certified by Shri. V. P. Patil, Advocate. The flat purchaser hereby confirms that the flat purchaser shall not be entitled to raise any requisition or objection as to the title of the said property.

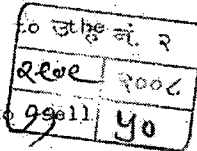
7. It is expressly agreed that the flat shall contain specifications, fixtures, fittings

[Handwritten signature]

and amenities as set out in the schedule hereunder written and the flat purchaser further confirms that the promoters shall not be liable to provide any other specifications, fixtures, fittings, and amenities in the said flat. If the flat purchaser desirous of taking living or bed room balcony inside the said room the necessary charges with the penalty if any imposed by the municipal authority shall be borne and paid by the flat purchaser alone.



3. The flat purchaser shall use the flat or any part thereof or permit the same to be used only for the purpose of residence or for any other purpose that may be permitted by the concerned local authority. The flat purchaser shall not use the said flat for such purpose which may or is likely to cause nuisance or annoyance to the occupants of the neighboring premises.

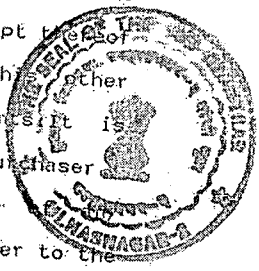


9. The Promoter shall be entitled to use the premises in the said building for the purpose of using the same as Bank, dispensaries, nursing homes, maternity homes, coaching classes, restaurants, hotels etc. or non-residential purpose and the flat purchaser shall not object to the use of the other premises in such building for aforesaid purposes by the purchasers thereof.

10. The flat purchaser confirms that the installments payable by the flat purchaser under these presents shall be paid on the due dates without any delay or default as the time in respect of payments of installments and in respect of all

[Handwritten signature]
S. P. S.

amounts payable under these presents by the flat purchaser to the promoter is the the essence of the contract if the flat purchaser make delay or default in making payment of any of the installments of amounts the promoter shall be entitled to the interest at the rate of 21% per annum on all such amounts and installments from the date of default till payment and/or receipt by the promoter without prejudice to his other rights in lay and under these presents. It is further agreed that on the flat purchaser committing default in payment on the date amount due and payable by the flat purchaser to the promoter under these Agreement (including his/her, proportionate share of taxes levied by the Concerned Local Authority and other outgoing) and/or the flat purchaser committing breach of any of the terms and conditions herein contained, the promoter shall be entitled at his option to terminate this agreement.



The promoter shall be at liberty to forfeit the amount so paid by flat purchaser and further to dispose and at such price and on such terms and conditions as the promoter may in his absolute discretion think fit.

ਉਹ ਨੰ. ੨	
2002	2006
97	50

11. Subject to the provisions in this behalf contained in the agreement the promoter will sell all the premises in the said building on ownership basis with a view ultimately that the purchasers of all the premises in such building should form themselves in to a Association of Apartment Owners of the said building under the provisions of the

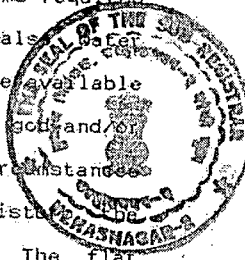
gull

said Act and upon the purchasers of all the premises in such building paying in full their respective dues payable by them and complying with all the terms and conditions of their respective agreement with promoter, the promoter shall subject to such permission of such Authority and if may be necessary under any law for the time being in force shall convey or cause to be conveyed the said property of the building which is being constructed thereon in favour of such Association. .

12. Subject to the flat purchaser making full payment of the sale price of the said flat and all other amounts hereunder payable by him to the promoter, the promoter shall give possession of the said flat to the flat purchaser before 11/11/2007

उ ह नं. २	
on	or
२००२	२००८
१३	५०

PROVIDED the promoter has received the full purchase price of the said flat and that the building material, labour, and other items required for the construction are available and also electric and drainage connection are made available by the concern authorities and no act of god, and/or strike, civil commotion or war or circumstances beyond control of the promoter has disturbed the schedule of construction of building. The flat purchaser also agree to pay if prices or rates of building material cement steel wood etc. increased in market and that extra expenditure will be borne by flat purchaser proportionately and according to its share coming to each flat purchaser.



13. The flat purchaser shall take possession

and

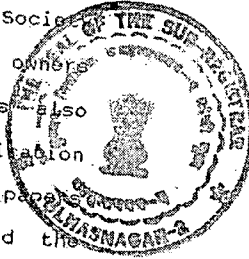
for

Shree

of the said flat within seven days, of the promoter giving a written notice to the flat purchaser intimating that the flat is ready for the use and occupation.

14. The flat purchaser along with other purchasers of the flats in the building shall join in forming and registering an Co-operative Society/Association of the all the flat purchasers/ owners of the said building and for this purposes also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society/association and for becoming a member, including the bye-laws of the proposed Society/Association and duly filled in, sign, and return to the promoter within seven days of the same being forwarded by the promoters to the flat purchaser, so as to enable the promoters to register the organization of the flat purchasers, No-objection shall be given by the flat purchaser if any changes or modifications are required to be made in the draft bye-laws as may be required by the Registration Authority.

15. The promoter has made full and true disclosure of the nature of their rights to the said property as well as encumbrances if any, including any right title, or interest or claims of any person or party over the said property. The promoters shall convey or cause to be conveyed to the Society/Association of the apartment owners of the said building, clear and marketable title to the said property and execution of the document of



उ ह नं. २	
२००२	२००६
१४	५०

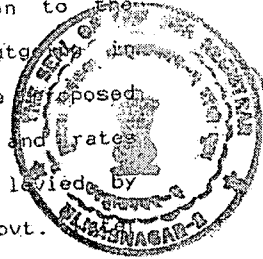
leg

[Signature]

transfer the same by the promoters in favour of such Society/Association of all the flat purchasers of the said building .

purchasers	
date	2006
notice	Yiq

16. Commencing a week after writing is given by the promoters to the flat purchaser that the said flat is ready for the use and occupation, the flat purchaser shall be liable to bear and pay to the promoters his/her proportionate share (i.e. in proportion to the floor area of the said flat) of all outgoing in respect of the said property and the proposed building including local taxes, cesses and rates betterment charges or other such taxes levied by the concerned local authority and/or Govt. charges, insurance charges, common lights, repairs salaries to clerk, bill collectors, chowkidar and sweeper, maintenance of the said building till the said property is transferred to the Society/ Association of the all the flat purchasers, the flat purchaser shall pay to the promoters the proportionate share of the outgoing as may be determined, the flat purchaser shall pay to the promoters the provisional monthly contribution of Rs.250/- per month towards such outgoing, and taxes. The amount so paid by the flat purchaser to the promoters shall not carry any interest thereon and remain with the promoters till the conveyance or necessary document of transfer is executed in favour of Society/Association of all flat purchasers of the said building. Subject to the provisions of Section 6 of The Maharashtra



Signature

Signature

Ownership flat Act.1963 on such conveyance or other necessary documents of transfer being executed the aforesaid deposits (less deductions provided for herein) shall be paid over by the promoters to the Society/Association. The Flat purchaser shall undertakes to pay such provisional monthly contribution and such proportionate share of outgoing and charges regularly on or before 5 th day of each and every month in advance and shall not withheld the same for any reason whatsoever.

17. The flat purchaser shall on or before taking possession of the said flat from the promoters deposit and keep deposited with promoters the following amount:-

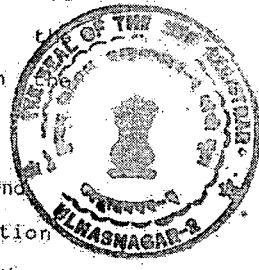
- i) Rs.1500/- for legal charges
- ii) Rs. 260/- for share money and entrance fee of Association or Society as the case may be
- iii) Rs. 500/- for formation and registration of Society or Association of all flat purchasers of the said building

उ ह नं. २	
२००२	२००८
१६	५०

- iv) Rs.1500/- as the security for proportionate share of taxes and other out-goings and charges;
- v) Rs. 500/- Transfers electric meter deposit
- vi) Rs. /- Balcony Enclosure Charges

Rs. 3760/-

The promoters shall be entitled to utilize the said sum of Rs. 1500/- for the purpose of which the same may have been recovered by them.

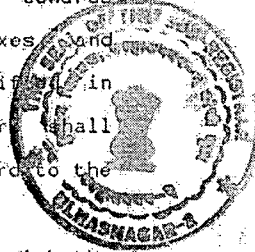


[Handwritten signatures]

The flat purchaser shall pay and bear in addition to the aforesaid amounts all actual expenses in respect of Electricity charges including M.S.E.B. meter deposits and other charges relating thereto, and also Proportionate share for the installation of M.S.E.B transformer and it's cost and expenses, if required by M.S.E.B. In this respect the promoter shall intimate to the flat purchaser about the quotation from M.S.E.B for electric connection, meter deposit and charges therefor, and Upon receiving such intimation the flat purchaser shall pay the amount of such quotation to the promoters within seven days else the promoter shall not be responsible for non - availability of electric connection and electric meter for the said flat. The flat purchaser shall in addition to the aforesaid amount shall pay Municipal taxes in respect of the said flat in proportion to the area of the said flat.

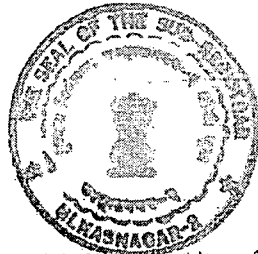
फ्लॉट नं. २	
२००८	२००८
१६	५०

18. Notwithstanding anything contained in this agreement the flat purchaser hereby agrees to contribute and pay his proportionate share towards the costs charges, expenses, municipal taxes and other outgoing in respect of the item specified in the schedule hereunder written. Such share shall be determined by the promoters having regard to the area of the said flat.



19. The flat purchaser for him self with the intention to bind all persons unto whosever's hands the said flat may come doth hereby covenant with the promoters as follows:-

ep



उ ह नं. २	
२२०२	२००८
१८	५०

- a) To maintain the said flat at the flat purchaser's own costs and in good and tenantable conditions and repair from the date on which the possession of the said flat is taken and shall not do or suffer to be done anything in or to the said building its passage, staircase which may be against the rules, regulations or bye-laws of the concerned local authority or any other authority or change or alter or make additions in or to the building in which the said flat is situated and the said flat itself or any part thereof.
- b) Not to store in the said flat any goods which are of hazardous, conjustible or dangerous in nature or which are so heavy as to damage the construction of the structure of the said building or storing of which goods is objected to be concerned local or other authority and shall not carry or cause to be carried any heavy packages which may damage or is likely to damage the staircase, common passages or any other structures of the building including its entrances. In case any damage is caused to the said building or the said flat on account of negligence or default of the flat purchaser in this behalf, the flat purchaser shall be liable for the consequences thereof and the same shall be treated as breach of condition.
- c) To carry out at his own cost all

[Handwritten signature]

[Handwritten signature]

suffered any thing in or to the said building or the said flat which may contravenes the rules and regulations and bye-laws of the concerned local authority. In the event of the flat purchaser committing an act in contravention of the above provisions, the flat purchaser shall be responsible and liable for the consequences thereof to the concerned local authority, and /or other authority.

प. ३ अ. ३	
public	
१२	२००८
१२	१०

d) Not to demolish or cause to be demolished the said flat or any part thereof, not at any time make or cause to be made any additions or alterations of whatsoever in nature in or to the said flat or any part thereof nor any alteration in elevation and outside colour scheme of the said building and shall keep the portion of sewers, drains, pipes of the said flat and appurtenances thereto in good and tenantable repairs and conditions and in particularly so as to the supports, shelters, and protect the other parts of the said building and shall not change or in other manner damage the columns, beams, walls, slabs or R.C.C. pards or other structural member of the said flat without the prior written permission of the promoters and /or Association of flat purchasers.



e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said building or any part thereof or whereby any increased premium shall become payable in respect

[Handwritten signature]

उ ह नं २	
२००६	२००६
२०	५०

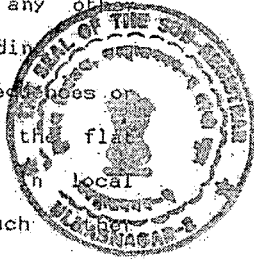
of such insurance.

f) Not to throw dirt, rubbish, rags, garbages or other refuses or permit the same to be done and /or thrown from the said flat in the compound or any portion of the said property and the said building.

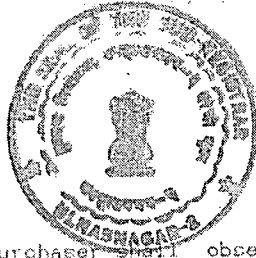
g) Pay to the promoters within seven days of demand by the promoters, his share of security deposits demanded by concerned local authority or Govt. for giving water, electricity or any other service in connection with the said building.

h) Without prejudice to the consequences or liability that may arise in that event the flat purchaser shall bear and pay increase in local taxes, water charges, insurance and such levies, if any which are imposed by the concerned local authority and/or Govt. public Authority on account of change of user of the said flat by the flat purchaser, viz. user of any purpose for other than residential purpose.

i) The flat purchaser shall not let, sub-let, transfer, assign, or part with the flat purchaser's interest or benefit under this agreement or part with the possession of the said flat till all the dues payable by the flat purchaser to the promoters under this agreement are fully paid by and only if the flat purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the flat purchaser has intimated in writing to the promoters and have obtained the permission in writing to that effect from the



[Handwritten signature]



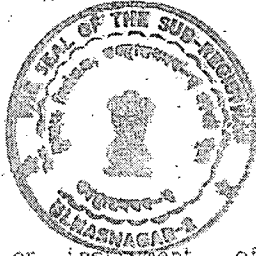
उ ह नं. २	
२००६	१००६
१९	१०

promoters.

j) The flat purchaser shall observe and perform all the rules and regulations which the Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and flats therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authority and/or Govt. and any other public authority on account of change of user of the said flat by the flat purchaser. The flat purchaser shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoing in accordance with the terms and conditions of this agreement.

k) Till the conveyance or any other document of transfer of the said building with the said property is executed in favour of the Association of all the flat purchasers of the said building the flat purchaser shall permit the promoters and his servants agents with or without workman and others at all reasonable times enter into and upon the said flat, and the said building and the said property or any part thereof to view and examine the state and condition thereof.

[Handwritten signature]



conveyance or any document or instrument of transfer of the said property, the flat purchaser shall pay to the promoters, the flat purchaser's share of stamp duty and registration charges and all other costs incidental thereto payable if any, by the Society/Association of all the flat purchasers of the said building on the conveyance or any document or instrument of transfer in respect of the said property and the building thereon to be executed in favour of the Society/Association of all the flat purchasers of the said building.

उह नं. २	
२२०८	१००६
२१	५०

21. Provided it does not in any way effect by prejudice, the rights of the flat purchaser in respect of the said flat the promoters shall be at liberty to sell, assign, transfer or otherwise deal with their right title and interest in the said property.

22. The flat purchaser and the person to whom the said flat is permitted to be transferred shall from time to time, sign all applications, papers, and documents and to all acts, deeds, and things as the promoters or the Society/Association of the flat purchasers of the said building may require.

23. The flat purchaser and the persons to whom the said flat is permitted to transfer with the written consent of the promoters shall observe and perform all the provisions of the bye-laws and for the rules and regulations of the Society/

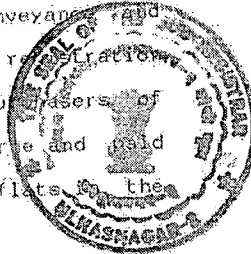
ew

[Signature]

alterations and amendments thereof and shall also observe and carry out the building rules and regulations and the bye-laws for the time being of kulgaon-Badlapur Municipal council and other local and/or public bodies. The flat purchaser and the person to whom the said flat is allowed to be transferred shall observe and perform all the stipulations, and conditions laid down by such Society/Association regarding the occupation and use of the said flat and the said property and shall pay and contribute regularly and punctually towards rates, cess, taxes, and other expenses and all other outgoing.

२३	
२३	४०

24. The advocate of the promoters shall prepare the conveyance and all other documents to be executed in pursuance of these presents as also the bye-laws of the Society/Association and all costs, charges and expenses in connection with the preparation and execution of the conveyance and other documents and the formation or registration of Society/Association of all flat purchasers of the said building the same shall be borne and paid by all the purchasers of the premises/flats in the said building and the said property.



25. The stamp duty and registration charges together with the incidental charges and expenses of this agreement shall be borne and paid by the flat purchaser alone.

26. All notices to be served on the flat purchaser as contemplated under this agreement shall be deemed to have been duly served if posted

[Handwritten signature]

[Handwritten signature]

to the flat purchaser under certificate of posting
at his address specified as under:-

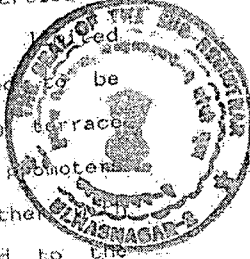
E/2/41% MAHAVIR NAGAR
MANPADA RD,
DOMBIVLI (E)

उ ह नं. २	
२००६	२००८
२४	५०

27. Any delay tolerated or ignorance shown by the promoters in enforcing the terms of this agreement or any forbearance of giving of time to the flat purchaser by the promoters shall not be construed as a waiver on the part of the promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the flat purchaser nor shall the same in any manner prejudice the rights of the promoters.

28. The flat purchaser shall have no claim, save and except in respect of the particular premises, common area and facilities and common areas and facilities hereby agreed to be acquired i.e. all other areas including terrace etc. will remain the property of the promoters until the whole of the said property together with the said building thereon is transferred to the Association of all flat purchasers of the said building, as herein provided subject to the rights of the promoters as contained in this agreement.

29. The flat purchaser shall at no time demand partition of his interest in the said building and/or the said property. It is being hereby agreed and declared by the flat purchaser that his interest in the said building and the said property is impartible.



[Handwritten signature]

[Handwritten signature]

30. The promoters shall in respect of any amount remaining unpaid by the flat purchaser under the terms and conditions of this agreement shall have a first lien and charge on the said flat agreed to be purchased by the flat purchaser.

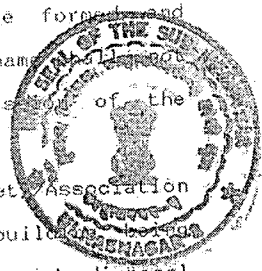
31. The flat purchaser shall not decorate the exterior of the said premises otherwise than in the manner agreed with the promoters under Agreement.

32. It is agreed that the said building shall always be known as " SHIV DEEP APARTMENT " and the name of the Society/Association of all flat purchasers of the said building to be formed and shall bear the said name, and this name shall not be changed without the written permission of the promoters.

33. In the event of any Society/Association of all flat purchasers the said building formed and registered before the sale and disposal by the promoters of all the premises the power of attorney of such Society/Association of all the flat purchasers of the said building and all the flat purchaser shall be subject to over all authority and control of the promoters in respect of all the matters concerning the said building and in particular the promoters shall have absolute authority and control as regards the unsold premises and the disposal thereof

PROVIDED ALWAYS AND the flat purchaser hereby agrees and confirms that in the event of the said Society/Association being formed earlier than the promoters deal with or dispose of all the flats in

उ.प्र. २
२००६
५५
५०



[Handwritten signature]

[Handwritten signature]

the said building on the said property then in that event any allottee or purchaser of the premises from the promoters shall be admitted to such Association on being called upon by the promoters without payment of any premium of additional charges save and except Rs.250/= as the share money and Rs. 10/= as entrance fee and such allottee or transferee thereof shall not be discriminated or treated prejudicially by such Society/Association.

उ ह नं. २	
२००६	२००६
२६	४५०

34. This Agreement shall always be subject to the provisions of the Maharashtra Ownership flat Act. 1963 and the rules made thereunder.

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



THE SCHEDULE OF THE SAID PROPERTY.

ALL THAT PIECE AND PARCEL LAND OR GROUND situated lying and being at Revenue Village Katrap in Taluka Ulhasnagar District Thane and within the area of Kulgaoon Badlapur Municipal Council and within Jurisdiction of Sub-Registration Ulhasnagar and Registration District, Thane, bearing N.A. Plot No.6 admeasuring about 557 Sq.Yards 464 Sq.meters, situated in Survey No.21 (part) & bounded as under:

on or about East:- The property of Survey No.21
on or about West:- Road cum open space.
on or about North:- The property of Plot No. 4.
on or about South:- The property of Plot No. 8.

SCHEDULE OF COMMON AREAS AND FACILITIES

Proportionate equal right to the

M/ *RP* *[Signature]*

immediate area about the main door after the landing on the said floor or the said flat (save and except parking space/garage). Prorate right along with all purchasers of the premises in the said property in limited the common areas and facilities i.e. to any (1) Staircase and (2) Staircase landing.

उ ह नं. २	
२००२	२००८
२६	५०

SIGNED, SEALED AND DELIVERED)
 By the withinnamed M/S DEEPALI)
 CONSTRUCTION THROUGH ITS)
 PROPRIETOR SHRI. RAMSWAMI)
 MALAYA DARVIN)

gc

SIGNED, SEALED AND DELIVERED)
 By the withinnamed FLAT)
 PURCHASER CHANDRASHEMHAR LAZMAN)
BATHULA)
 In the presence of _____)
 _____)

Shw



Vijay S. Salunke
विसावडी

RECEIPT

RECEIVED of and from the withinnamed Flat Purchaser
 Rs. 282500 (Rs. Two Lakh Eighteen Thousand Five Hundred)
 in cash being the earnest money to be paid to us as within mentioned
 on or before the execution hereof.
 Full & final amount paid by Cash on dt. 2/7/98 to 10/11/98

I say Reciev 2,82,500/- only

Shw
I SAY RECEIVED

WITNESSES :

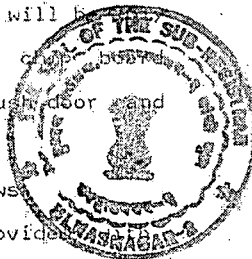
विसावडी
विसावडी
 1. _____
V.S. Salunke

SCHEDULE OF AMENITIES AND SPECIFICATION REFERRED

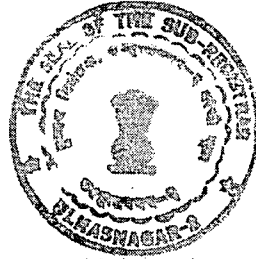
ABOVE.

1. BUILDING : The building shall have R.C.C. frame structure with ground and Three upper floors with underground water storage tank and Two R.C.C. over head storage tank.
2. DOORS : (i) Main Entrance Door shall be solid core flush door with one side veneer finish.
(ii) All other doors will be panel or water proof door or semi solid flush door and oil painted.
3. WINDOW : Aluminum sliding windows.
4. BALCONIES : Balconies to be provided R.C.C. Pardi. (Front side)
5. FLOORING : Good quality gray Mosaic Tiles in all rooms with half tile skirting.
6. BATH ROOM : Shababad Tiles flooring with 3' glazed tile (6 " x 6 ")
W.C. ... flooring with 1'-0 glazed tile 6' x 6" dado to be provided.
7. KITCHEN : Kitchen Platform of Kadappa stone Top.
8. ELECTRICITY :
 - I) Living Room : One light point, 1 fan point, 1 bell point, 1 plug point.
 - II) Bed Room :- 1 light point, 1 fan point, 1 plug point, 1 plug point.

उ ह नं. २	
२००६	२००८
२८	५०



[Handwritten signatures]



उ. नं. २	
२००६	२००६
२६	५५

III) Kitchen :- 1 light point, one domestic
Point one plug point.

IV) Bathroom :- 1 light point, 1 domestic
point.

V) W. C. :- 1 light point.

VI) Balcony :- one light point.

PAINTING :- 1. Snowcem cement paint and
equivalent outside the Building.
2 White lime Wash in internal Wall.
3. Water proofing in terrace.

[Handwritten signature]
[Handwritten signature]

गा. न. नं ७, ७अ व १२

स. नं. २७ दिस्ता नं. पंजाब (क) को-६

(७२७) कुडकेदार रा. पंजाब (सप्त कस्त (७५६९)

गांव कोराप तालुका ३२६११०६

इतर हक

उ ह नं. २
२००६ २००६
३० ५०

कुडकेदार	आर	प्रति	स	गुंडे
४६५-७९			५५७०	
४६५-७९			५५७०	

रुपये पैसे

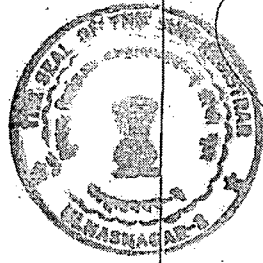
० = ०६

ब्राह्मण

कुटी भवना

जाया आकर

पापी



वर्ष	कुडआणि खंड	क्षेत्र	रीत	पिके आणि लागवड	अंश	शेरा
२००६	४६५-७९			अजगर काट		५५७०

अदस्त वरमुक्त नकल शुभ आहे.

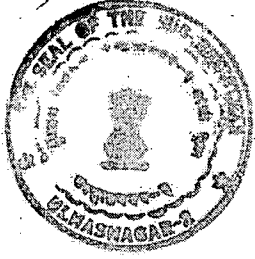
५२७७ (७) २००६
तलाठी कुडकेदार

उ. नं. २
२६०६ २००८
३७ ५०

— हक्काचे पत्रक —
(गा. न. नं. ६)

मोने	नाचप	गा	उ. नं. (संख्या)	येथील हक्काचे पत्रक
नोंद घ्या	हक्काचा प्रकार	फेरफार झालेले सुधे नंबर व पोस्ट हिल्स	तपासणी अमलदार सही व शंका	
(१५६)	<p>नाखिल १५११८० खेरीस खेताने धोपूर मोठ्याकरीब हाकत कामठी येथील खेत जिगाडे हाडू दिले खेताने धोपूर जरी निवारी नई साडू येथे पावसा कट्टी सिमेंट २०,०००/- वीस हजार भाग नाखिल ३२१११२४ येथील जमिनीवर जमिनीच्या सराफा काम खेरीस धोपूर धोपूर वडेवस II येथील नाई सिमेंटवर २११०००/- वीस कैत ५५५५ नंबर. = ४६४५५५</p>	२११ पंजी धोपूर	<p>दिनेशोपी कोठी इ. नं. ३३५६३ कुळ, पुणेकर ५ म याहीस. नो. १६६ काय. न. १३३४५५</p> <p>मंजूर सही (XXX) १०/५/८२</p>	

अमलदार वरिष्ठ नमून हा व असे जारील १६/६/८५ मलाठी १०/५/८२

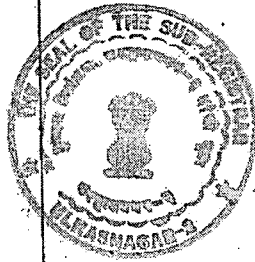


गां. नं. ८ अ (खतेवतारा).

भांजे कावप गावचा उद्योगकार

खाते नं. २२५ नांव राजेश्वरी हासल कसप

पत्र नंबर ६ अगार ७ यादीस मोदीचा नंबर	सर्वे नगर य हिस्सा	क्षेत्र	नगर कावपाची रकम		
			आकार	तोफत फंड	भंडुयता जमीन भाव
२१/५ पत्र नं. ६	सोनी ४६५-७९	खातवतारा टक्का	०=०८		
		४६५-७९	०=०८		



उ ह नं. २
२००६ २००६
३२ ५०

अभिलेख बाबत नकल तयार करीत आहे

राजेश्वरी
कावप

VIJAY P. PATIL.

B. A., LL.B.

Advocate Highcourt

Ph. : 590799

Office : Dipmani App., 1st Floor,
Resi. : 14, Akshay App., 3rd Floor.

At Po. Kulgaon, Badlapur Rly. Stn. [East].
Tal. Ulhasnagar, Dist. Thane. Pin. 421 503.

Ref. No. :

Date : 2/11/95

CERTIFICATE OF TITLE AND NON-ENCUMBRANCES

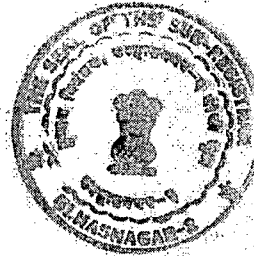
of the property known as plot No. 6 admeasuring about 557
Sq. yards situated in lay out of Survey 21 (Part)
situated at Katrap Tal. Ulhasnagar Dist. Thane.

1. Read 7/12 extract of the said property.
2. Read mutation entry appearing on 7/12 extract of the said property.
3. Read the copy of the Sale deed registered at Sr. No. 1477/94 dated 3/9/1994.
4. Read the copy of the Index II nd entry extract in respect of Sale Deed No. 3718/84 dated. 12/11/84
5. Read the copy of N. A. Order granted from the office of the Addl. Tahsildar. (N.A.) Ulhasnagar vide office order No. NAA/Village Katrap/SR.91 dated 16/3/94.
6. Read the copy of the building permission granted by Kulgaon Badlapur Municipal Council vide their office order No. BNP/NSV/BA.PA. 293-54 dated 11/7/1995.

My inquiries together with the inspection made by me of the aforesaid documents, available records, and the search taken by my clerk Shri. A.P. Jaywant, have

उ ह नं. २	
२००८	२००८
३३	५०

1



VIJAY P. PATIL
B. A., LL.B.

Advocate Highcourt

Ph: 590799

Office: Dipmani App. 1st Floor,
Resi: 14, Akshay App. 3rd Floor,
At Po. Kulgaon, Badlapur Rly. Stn. (East).
Tal. Ulhasnagar, Dist. Thana. Pin. 421 503.

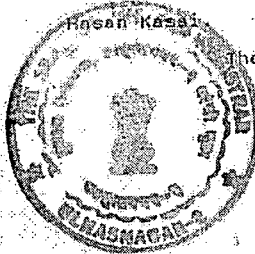
Ref. No. :

Date :

revealed to me that the aforesaid property together with other land was part and parcel land was belonging to one Shri Kana Padu Raut. It appears from the mutation entry No. 725 carried on 15/2/72 that said Shri. Kana Padu Raut has obtained necessary permission to sell the said property together with the other land. Thereafter on 4/10/1969, the aforesaid property together with other land was purchased by one Smt. Nihar Nital Sahu for the sale consideration of Rs. 2700/-. Thereafter the said Smt. Nihar Nital Sahu has constructed house structure bearing House No. 133 on the said property. Thereafter the aforesaid property together with house structure was purchased by vendor Smt. Rabiya Hasan Kasai vide registered sale deed bearing No. 3718/84, from the constituted attorney, namely Shri. Nital Chandu Sahu, of Smt. Nihar Nital Sahu.

These all facts have been reported to the concerned Revenue Authorities to effectuate necessary changes in the record of rights and since then the aforesaid property was standing in the name of Vendor Smt. Rabiya

Thereafter by an agreement for development



उ.प.सं. २	
२००२	२००२
३८	५०

2

P. PATIL
B.A., LL.B.
Advocate

VIJAY P. PATIL
E. A., LL.B.

Advocate Highcourt

Ph. : 590799
Office : Dipmani App. 1st Floor,
Resi. : 14, Akshay App. 3rd Floor,
At Po. Kulgaon, Badlapur Rly. Stn. [East].
Tal. Ulhasnagar, Dist. Thane. Pin. 421 503

Ref. No. :

३३३२	
२००२	२००६
३५	५०

Date :

dated 25/9/1990, the said Smt. Rabiya Hasan Kasai has agreed to sell the said property, together with all development right of the said property with Mr. Ramswami Malaya Darvin. and also granted Power of attorney to enable him to develop the said property. On the basis of power of attorney the said Shri. Ramswami Malaya Darvin has got the building plan approved and building permission from the Kulgaon Badlapur Municipal Council vide office order No. BNP/NRV/BA.PA.293-54 dtd. 11/7/1995.

In mean time, and upon payment of entire sale consideration of the said property, the said Shri. Ramswami Malaya Darvin has also obtained conveyance of the said property, from the said Smt. Rabiya Hasan Kasai vide registered Sale deed No. 1477/94 (old) and bearing New No. 1761/95.

I have also taken search, through my clerk Shri. A. P. Jaywant, of the index II nd registers maintained in office of Sub-Registrars at Kalyan and Ulhasnagar, for the period of last 30 years, in respect of the aforesaid property, and have not come across with any adverse entry in connection with the aforesaid property. It appears to me that aforesaid property has never been mortgaged



VIJAY P. PATIL
B. A., LL.D.

Advocate Highcourt

Ph. : 590789
Office : Dipmani App., 1st Floor.
Resi. : 14, Akshay App., 3rd Floor.
At Po. Kuldgaon, Badlapur Riv. Stn. (East).
Tal. Ulhasnagar, Dist. Thane. Pin. 421 503

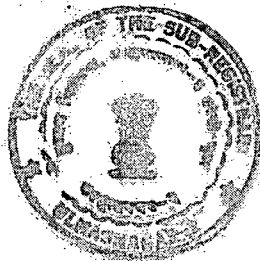
Ref. No. :

Date :

leased or bears any burden.

Hence I have no hesitation to certify; on the basis of aforesaid documents, available record, and the search take by clerk Shri. A. P. Jaywant, that Shri. Ramswami Malaya Daravin has marketable title over the aforesaid property, Subject to effectuate necessary Change of name in the record of rights as per above referred sale deed. and Shri. Ramswami Malaya Darvin Proprietor of M/s. Deepali construction may sell flats block in the proposed building to be constructed on the said property. It appears to me that aforesaid property is free from encumbrances.

PATIL
B.A., LL.D.
Advocate



[Signature]
21/11/75
VIJAY P. PATIL
B.A., LL.D.
Advocate

उठ नं. २	
२००२	२००८
३९	५०

משרד המשפטים

מחלקת רישום

Handwritten signature

מס' תעודת זהות: 101010101

תאריך: 15.05.2002

Handwritten notes

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

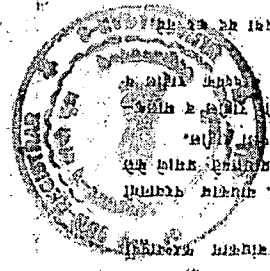
התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101

התאריך: 15.05.2002
מס' תעודת זהות: 101010101
מס' תעודת זהות: 101010101



95	26
2002	2002
E. M. S. Registrar	

क्रमांक/अकुषिक/ कात्रप/सतार/ ३०/९५

अप्पर तहसिलदार कार्यालय, उल्हासनगर

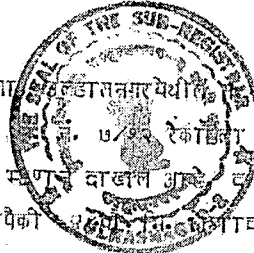
दिनांक:- १०/१०/९५

वाचने :-



- १] श्री. राबिण दामन कर्तार तर्फे कुलमुडातयार, श्री. रामस्वामी म. दारारिंग यांचा अर्थ दिनांक ६/१०/९५.
- २] अर्जदार यांनी दिलेले कुलमुडातयार पत्र दिनांक ३/१२/९०
- ३] बदलापूर नगरपालीका परिषद यांचेकडील दिनांक ११/०९/९५ चे बांधकाम परवानगी आदेश पत्रक. बनवा/नरवि/बा.प/२२३/९४.
- ४] बदलापूर नगरपालीका परिषद क्रीडा यांचेकडील मंजूर नकाशा.
- ५] अप्पर तहसिलदार उल्हासनगर यांचेकडील तात्पुरती बिनशेती परवानगी क्र. एनएर/कात्रप/९१ दि. १६.३.९५
- ६] जमीन धारणा कमाल मर्यादा बाबत दिनांक २३/११/९५ चे सत्यप्रतिका पत्र क्र. १६०२८.

आदेश



ज्याअर्थी, मीसे कात्रप ता. उल्हासनगर येथील क्षेत्र नं. २१/६ क्षेत्र ५५५ चौ. चार ही जमिन गा. नं. ७/९ रेकॉर्डिंग मी. राबिण दामन कर्तार यांचे नाचे कब्जेदार म्हणून दाखल आहे. त्याप्रमाणे फेरफार मंजूर आहे. तदर क्षेत्रापैकी २१/६ क्षेत्र नं. ५५५ चौ. मी. रचनेबाबत रचिवास प्रयोजनार्थ बांधकाम केलेले आहे. त्याप्रमाणे प्रस्तावनेतील क्र. ५ अन्वये तात्पुरती बिनशेती परवानगी देतलेली आहे. व त्यानुसार अकुषिक आकार व शेंडाची रक्कम भरणा केलेली आहे. अर्जदार बाई यांनी श्री. रामस्वामी दारारिंग यांचे नाचे प्रस्तावीत जमिनीबाबत कुलमुडातयार पत्रदाखल केलेले आहे. तसेच प्रस्तावनेतील क्र. ३ प्रमाणे बदलापूर नगरपालीका परीषद बदलापूर यांनी प्रस्तावित क्र. नं. २१/६ क्षेत्र ५६५.७१ चौ. मि. क्षेत्रास बांधकाम परवानगी दिलेली आहे व बांधकाम नकाशे नगर रचनाकार यांनी मंजूर केलेले आहेत. त्याच प्रमाणे स. नं. २१/६ क्षेत्र जमिन धारणा कमाल मर्यादा पेक्षा कमी असून त्याबाबत सत्यप्रतिका लेडा दाखल केलेले आहे. एनएर नरवि प्रस्तावित जमीन क्षेत्राबाबत नकाशाबाबत मीसे तहसिलदार कार्यालय, उल्हासनगर येथील एनएर नरवि प्रस्तावित जमिनी प्रमाणे एनएर नरवि प्रस्तावित क्षेत्र आहे.

ख ह नं. २	
२००६	२००८
३६	५०

११ ३ ११

२/- अज्ञातगृहीती वारिसातीचे उल्लेख केल्यात अगर त्यांत फेरबदल घडवून आणल्यात बांधकाम काढून टाकण्यांत येईल व त्याप्रत्यक्ष झालेला खर्च त्याचेकडून जमीन मालकीची थकवाकी मटणून वसूल करण्याचे अधिकार खालील सही करण्यात यांस विधीसंगत असतील.

हा अज्ञेय आदेश माझे सहीने दिला असे.

[सौ. सुनिता सु. कापडारे]

अपरतहसिलदार [अकृषिक]

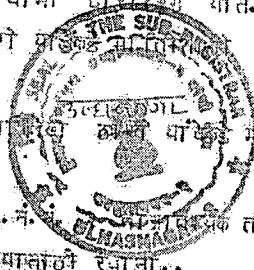
उल्हासनगर

प्रत:- मा. श्रीमती राविधा हसन कसाई रा. काजप ता. उल्हासनगर तर्फे कुलमुखात्वार श्री. रामस्वामी यांच्याकडे यांत.

प्रत:- मा. जिल्हा अधिकारी सा. ठाणे यांच्याकडे यांत तबिय सादर.

प्रत:- मा. निरीक्षक भूमि अ. वि. यांच्याकडे यांत माहितसाठी सन्नेह अंगेक्षित.

प्रति:- ल्हाटी सजा कुडगांच यांस या. नं. यांच्याकडे यांत नोंद घेण्यासाठी यांच्याकडे देण्यासाठी येवो.

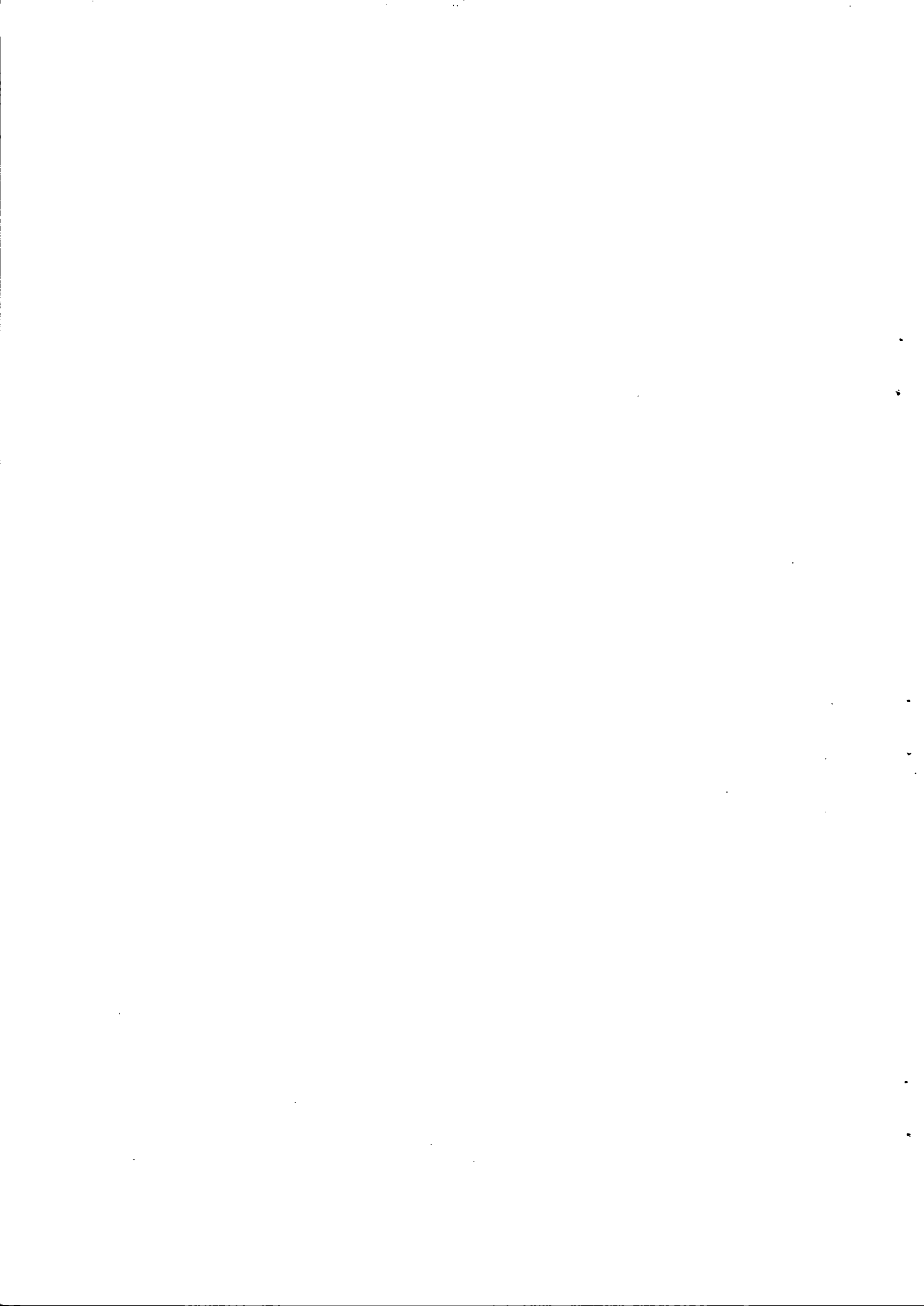


[सौ. सुनिता सु. कापडारे]

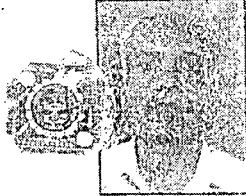
अपरतहसिलदार [अकृषिक]

उल्हासनगर.

उह. नं. २
२००६
२००८
४९
५०

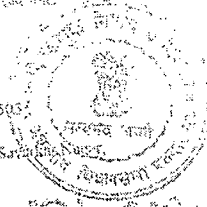


भारत निवडणूक आयोग
 Election Commission of India
 ओळखपत्र
 IDENTITY CARD
 DXF0512285



मतदाराचे नाव : चंद्रकांत आ. अमराम शिंदे
 Elector's Name : Chandrakant Atmaram Shinde
 वडीलांचे नाव : आ. अमराम शिंदे
 Father's Name : Atmaram Shinde
 लिंग : पुरुष Sex : M
 1/1/2006 रोजी वय : 56
 Age as on 1/1/2006 : 56

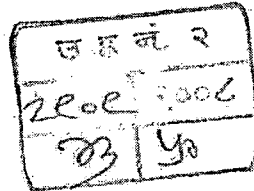
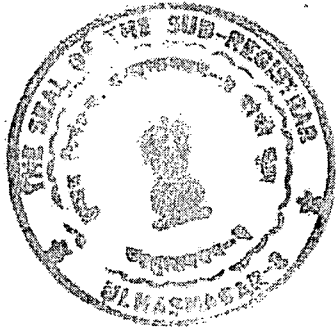
पत्ता : 62, Veer Sarani
 Village : Yangali
 Taluka : Ambarnath
 District : Thane-421501



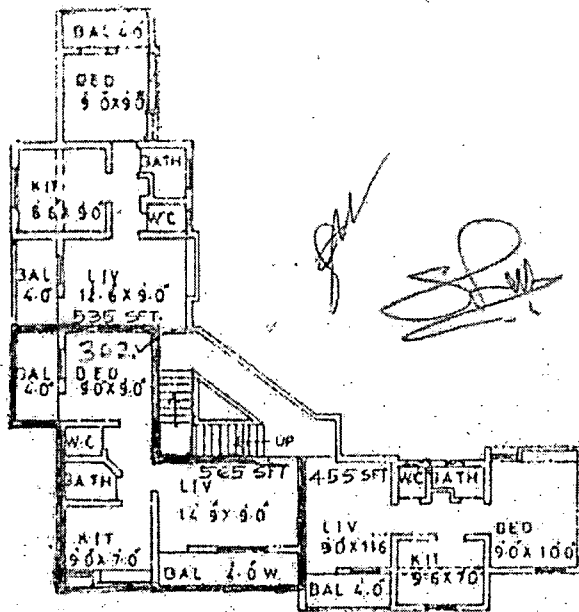
56-अंबलनाथ विधानसभा मतदारसंघातील
 Electoral Registration Officer
 For 56-Ambarnathi Assembly Constituency

स्थान : अंबलनाथ
 Place : Ambarnath
 दिनांक/Date : 2/8/2007

हे मतदारसंघातील मतदारांसाठी ओळखपत्र म्हणून वापरण्यात येऊ शकते.
 This card may be used as an Identity Card under
 different Government Schemes.



JOB NO. 114



उह नं. २	
२२०८	२००८
४०	५०

(TYPICAL FLOOR PLAN 1ST, 2ND, 3RD FL PLAN)

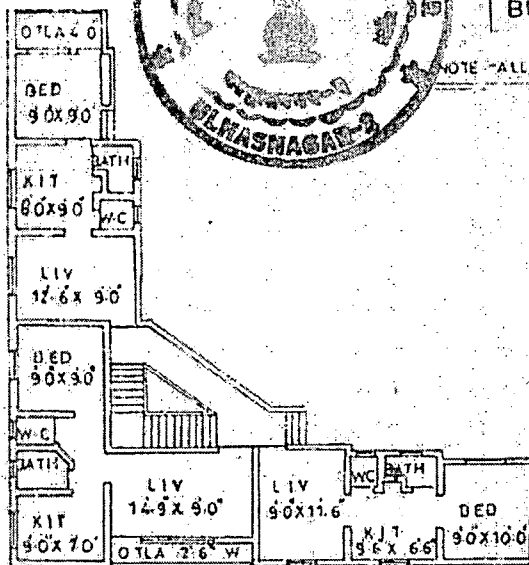
PURCHASER

SHRI/SMT Chandrabhawan
Laxman & Bhatnagar

FLAT NO 302 ON FLOOR 3rd

BUILT UP AREA
565 SQ. FT.

NOTE - ALL DIMENSIONS ARE APPROXIMATE



GROUND FLOOR PLAN

PROPOSED RESIDENTIAL BLDG.
ON SNO 21(P), PLOT NO 6, AT
VILLAGE KATRAP, TAL ULHAS -
NAGAR, DIST THANE, FOR
MR RAMASWAMY M. DABWIN

Architect &
Interior Designers
Dilip Deshmukh & Associates

patil bhoir appt 3rd floor room no 8
near municipal corporation off,
Dombivli (east) ph. no 461652

JOB NO. 114

DRAWN BY: KAVITA

१०/११

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


CHANRASHEKAR LAXMAN BATHULA

LAXMAN BATHULA

20/05/1974
Permanent Account Number



AOHPB6473M

Bathula
Signature



उ ह नं. २	
२००२	२००८
४५	५०



Govt. of Maharashtra
महाराष्ट्र शासन
Senior Citizens ID Card
ज्येष्ठ नागरिक ओळखपत्र

टीएचओएम 124544
 Name / नांव : शिवराम स. सुर्वे
 Date of Birth / जन्म तारीख : 01/07/1947
 Address / पत्ता :
 साईतिर्थ अपार्टमेंट 2रा माला
 र.नं. 203 तलाठी ऑफिसाच्या पुढे.
 कुळशाव फडके रोड
 वेदलापूर पूर्व
 Tel. / दूरध्वनी : 2698355
 Blood Group / रक्त गट : अ + व
 Allergic to / असात्तम्यता

2001

उ ह नं. २	
२००२	२००६
४६	५०



Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD

ओडकपत्र

M1/10/058/405402

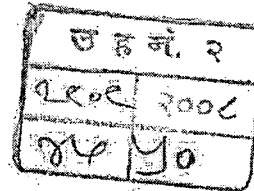


Elector's Name
मतदाताचे नांव SALUNKE VIJAY
साळुंके विजय

Father's/Mother's/
Husband's Name SHANTARAM
पतील/मातुल/पतिचे नांव शांताराम

Sex / लिंग M पुरु

Age as on 1-1-94 15
1-1-94 रोजी वय

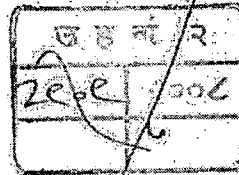


Address / पत्ता

DHASAI WARD NO.1
MURBAD

धसई वार्ड नं. 1

मुरबाड



Electoral Registration Office

मतदार मोडणे अधिकारी

For 058 Murbad Assembly Constituency
058 मुरबाड विधानसभा मतदारसंघासाठी

Place/स्थान Murbad मुरबाड

Date/दिनांक 12/12/1994

This card may be used as an identity card
under different Government schemes.


हे पत्र शासनाच्या विविध योजनांसाठी ओडकपत्र म्हणून
उपयोगित्वात वापरता येईल.

स्थाई लेख: संख्या /PERMANENT ACCOUNT NUMBER
AEBPD7400C

नाम /NAME
RAMASWAMY MALLAYA DARWIN

पिता का नाम /FATHER'S NAME
MALLAYA DARWIN

जन्म तिथि /DATE OF BIRTH
21-04-1962

हस्ताक्षर /SIGNATURE


अधिकारी का पता /Address
 Commissioner of Income-tax I, Pune



इस कार्ड के खो / भिल जाने पर कृपया तारी खतले वाले
 अधिकारी को सूचित / यापस करे दे
 आदरवत ३०/६१-१ पुणे,
 "प्राप्तिकर सदन" (संलग्न भवन),
 ६०/६१, फ्रान्चिस, कर्वे रोड,
 पुणे - ४११ ००४.

In case this card is lost/ found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax - I Pune,
 "Praptikar Sadan" (Annexe Building),
 50/61, Franchis, Karve Road,
 Pune - 411 004.

छ ह नं २
 २००६ २००६
 ०८ ५०



09/04/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उहन2

दस्त क्र 2909/2008

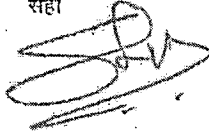





1:44:05 pm

उल्हासनगर 2

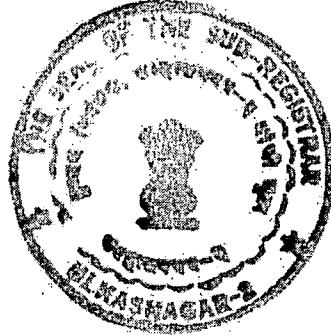
82-40

दस्त क्रमांक : 2909/2008

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	<p>नाव: - चंद्रशेखर लक्ष्मण वलुला</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: कात्रप</p> <p>शहर/गाव: बडलापूर</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नमबर: -</p>	<p>लिहून देणार</p> <p>वय 34</p> <p>सही</p> 		
2	<p>नाव: - मे.विद्याली कन्स्ट्रक्शन प्रोग्र. रामारवामी एम.</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: वेहावली</p> <p>शहर/गाव: बडलापूर</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम:</p>	<p>लिहून देणार</p> <p>वय 43</p> <p>सही</p> 		

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्रमांक-२





दस्त गोपवारा भाग - 2

उहन2

दस्त क्रमांक (2909/2008)

५०५०

दस्त क्र. [उहन2-2909-2008] चा गोपवारा
वाजारा मुल्य :511000 मोबादला 282500 भरलेले मुद्राक शुल्क : 13300

पावती क्र.:2910 दिनांक:09/04/2008
पावतीचे बंधन
नांव: - चंद्रशेखर लक्ष्मण वतुला


दस्त हजर केल्याचा दिनांक :09/04/2008 01:38 PM
निष्पादनाचा दिनांक : 09/04/2008
दस्त हजर करणा-याची सही :

5110 :मोदणी फी
720 :नकल (अ. 11(1)), मूद्रांकनाची
नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

5830: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 09/04/2008 01:38 PM
शिक्षा क्र. 2 ची वेळ : (फी) 09/04/2008 01:43 PM
शिक्षा क्र. 3 ची वेळ : (कमुली) 09/04/2008 01:43 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 09/04/2008 01:43 PM

दस्त नोंद केल्याचा दिनांक : 09/04/2008 01:43 PM


दु. निबंधकाची सही, उल्हासनगर 2

ओळख :

खालील इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींचा ओळखतात,
व त्यांची ओळख पटविताना.

1) -- चंद्रकांत आत्माराम शिंदे ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/बसाहत: -

शहर/गाव: वांगणी

तालुका: अय्यरनाथ

पिन: -

2) -- विजय सांठुलें ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

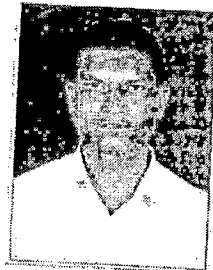
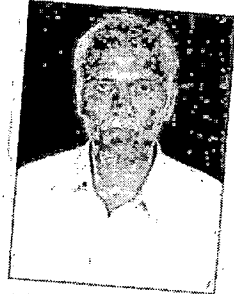
ईमारत नं.: -


पेठ/बसाहत: -

शहर/गाव: कात्रप

तालुका: यदलापूर

पिन: -




दु. निबंधकाची सही
उल्हासनगर 2



या वस्त्यास एकूण ५० पाने
अर्थास रजिस्टार १ ते ५० पर्यंत
क्रमांक दिलेले आहेत.



दिनांक: 9
वर्ष: 2008
दु.यम निबंधक उल्हासनगर-2



राज्य सरकारचे अर्थ-
व्यय

(12) वाय		
(11) यावर्षासाठी निवृत्ती शुल्क	₹ 5110.00	
(10) यावर्षासाठी मूलक शुल्क	₹ 13260.00	
(9) अर्थकर्मिक, खा. व पु.व	2909 /2008	
(8) निवृत्तीचा	09/04/2008	
(7) दिनांक	कर्म दिनांक 09/04/2008	
(6) यावर्षातील कर्मकांडाचा अंदाज	₹ 5110.00	
(5) यावर्षातील कर्मकांडाचा अंदाज	₹ 13260.00	
(4) आकरणी किंवा वृत्ती देण्यात येईल		
(3) अंदाज	(1)52.5	
(2) ये-माघ, अर्धवर्षा व परकर्मिक		
(1) विविध प्रकार, निवृत्ती शुल्क व यावर्षासाठी		

मागवले जाय : कोटिप

पृथी क्र. वीन INDEX NO. II

दस्तावेजांक व मधु: 2909/2008



दस्तावेजांक: वरदानां 2



दिनांक: 09/04/2008







(Signature)

५. मागील पानावरील सूचनांची नोंद घेतली.

नाही याची नोंद घाली.

कर भरण्यात कोटिरील कामकाजास व निकालावर काढण्याची करव्यास बाधा येणार

कर/शास्त्री भरण्यात बाधकाम अडिक्क होत नाही. मागमती कर आकारणी अथवा

४. अनडिक्क बाधकामास कर आकारणी केल्याने/शास्त्री बाधावल्याने अथवा त्याचा

दाखलव्यास रद्द करणेत येईल.

३. वरिल सूची शूल्क या पूर्वी नगरपरिषदेकडे जमा केले असल्याची पावती

आहे.

२. नगर परिषद मा.सर्वसाधारण सभा ठराव क्र.६४ दि.१७/०९/२०१३ नुसार

वसुंधी सर्वसाधारण करावर १% सॅट देण्यात येईल.

१. विल दिवसास १५ दिवसांचे आत कराची रकम संपूर्णपणे जमा केल्यास वसुंधी

विशेष सूचना

2.139893

(Signature)

मुख्याधिकारी

कुळगाव वडलापूर नगरपरिषद

पत्रक्रमांक :

871

अधली रूपत : दोन हजार पाचशे तेरा फक्त

कराचे तपशील	धरणीची रकम (बाधकामास वसुंधी मधील धरणी)	बाळ मागणी रकम ()	एकूण रकम ()
सर्वसाधारण कर	110.00	1399.00	1509.00
शिवाय कर	36.00	266.00	302.00
वसूल कर	20.00	70.00	90.00
अडिक्कन क्षेत्र कर	9.00	33.00	42.00
घन कचरा व्यवस्थापन सेवा शूल्क	0.00	480.00	480.00
दिवानी कर	20.00	70.00	90.00
एकूण विल रकम	195.00	2318.00	2513.00
आणक समायोजित रकम			0.00
एकूण जमा रकम			0.00
समायोजित/अ.बा.शास्त्री समायोजित रकम			0.00
एकूण देय रकम			2513.00

पत्ता : नवीन डी पी रोड, काय शिवालय अण. 314/12, काय, वडलापूर-421503

नाव : श्री शिवालय को.ऑफरिड्यू डी.सी.सी. शासनाच्या वसुंधी व पत्तणी निदेश व पत्तणी निदेश वसुंधी

शिवालय क्र. : 45205
 शिवालय दिनांक : 04/12/2022
 Zone : काय
 शिवालय मूल्य : 1110229
 मागमती क्र. : 5000874
 बुना मागमती क्र. : 314/12
 फॉट क्र. : 314/12
 बांधकाम क्षेत्रफळ (चौ.मी.) : 40.06
 बांधकाम प्रकार : शिवालय

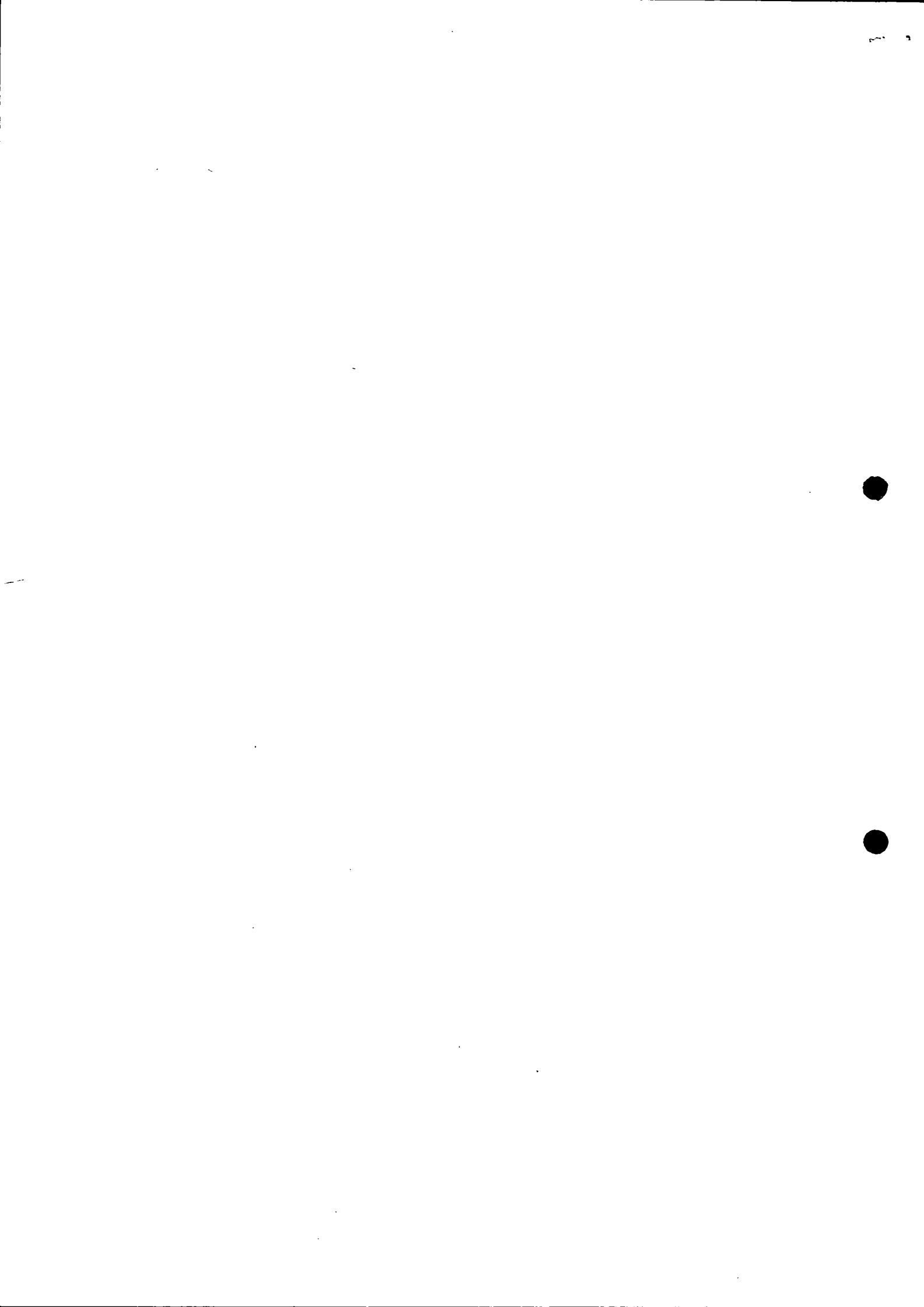
करचे विल
 वर्ष दिनांक 01/04/2022 ते दिनांक 31/03/2023
 (मूल्या वर निमत ७७)

कर आकारणी व वसुंधी शिवालय

कुळगाव वडलापूर नगरपरिषद



(Signature)





कुळगांव बदलापूर नगरपरिषद

2013-2014/म.न.अ. 1965 कलम 163 आणि न.ले.सं. 1971 नियम 78/1

RECEIPT / पावती F.Y./ सन : 2022-2023

Customer Copy/ग्राहक प्रत

Receipt No./पावती क्र.	Date/दिनांक	Related To/च्या करीता	CFC Reference/सी.एफ.सी. निदेश	Counter Reference/चिडकी निदेश
AS/31714	10/01/2023	कर आकारणी व वसुली विभाग	1/366	29/133

Received From/कोणाकडून	श्री निलेश पितांबर चौधरी व पल्लवी निलेश चौधरी			
Subject/विषय	मिळकत कर भरणे बाबत			
Narration/विवरण	Zone कात्रप, मालमत्ता क्र. 5000874, जुना मालमत्ता क्र. 314/12, फ्लॅट क्र./ओळखपत्र क्र. 314/12, घरमालकाचे नाव श्री निलेश पितांबर चौधरी व पल्लवी निलेश चौधरी			
Address/पत्ता	नवीन डी पी रोड, कात्रप शिवडीप अपा, 314/12, कात्रप, बदलापूर -421503			

Paymt.Md/दियक प्रकार	Amount/रक्कम	Cheque No./धनादेश क्र.	Cheque Date/धनादेश दिनांक	Bank Name/बँकेचे नाव
गेब	2,503.00			

Bill No. बिल क्र.	Date/दिनांक	Details/तप	Payable Amount/दिय रक्कम		Received Amount/स्वीकारलेली रक्कम	
			Arrears/थकबाकी	Current/चालु	Arrears/थकबाकी	Current/चालु
172331	03/12/2022	सर्वसाधारण कर	110.00	1,399.00	110.00	1,385.00
45205	04/12/2022	शिक्षण कर	36.00	266.00	36.00	266.00
		वृक्ष कर	20.00	70.00	20.00	70.00
		अग्निशमन सेवा कर	9.00	33.00	9.00	33.00
		2 % शास्ती	0.00	4.00	0.00	4.00
		घन कचरा व्यवस्थापन सेवा शुल्क	0.00	480.00	0.00	480.00
		दिवायती कर	20.00	70.00	20.00	70.00
Total Amount एकुण रक्कम			195.00	2,322.00	195.00	2,308.00

Payable Amt/दिय रक्कम	Rebate Amount / सुट रक्कम	Actual Payable Amt/एकुण देय रक्कम	Total Received Amt/एकुण स्वीकृत रक्कम
2,517.00	14.00	2,503.00	2,503.00

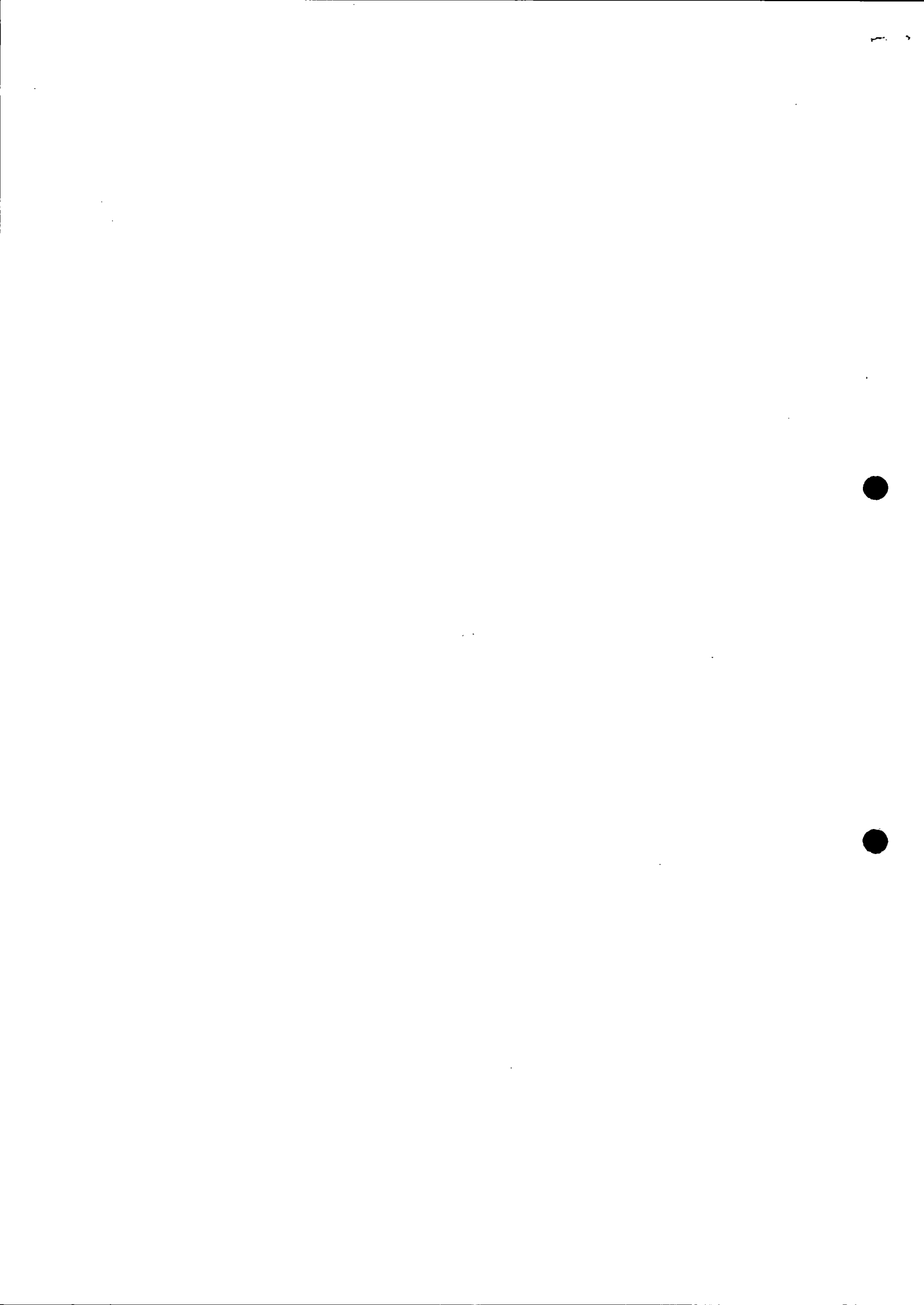
Amount In Words / अक्षरी रक्कम : दोन हजार पाचशे तीन फक्त

दुवे कृणालय ईमार्ग, आदर्श विद्या मंदिर रोड, बदलापूर स्टेशन पुर्व, कुळगाव पिन 421503/Help Line-9323496644/ Email ID- kbmc123@gmail.com Web-kbmc.gov.in

1 / 29 / कश्चिनाथ बाजे / 10-JAN-2023 11:05 AM

(Handwritten Signature)

Receiver's Signature/स्वीकारणा-याची म्साधरी



Handwritten signature or mark at the top of the page.

विक्रय/विक्रय क.		दिनांक/विक्रय क.		विक्रय/विक्रय क.	
4459700		10/05/23		4459700	
विक्रय/विक्रय क.		दिनांक/विक्रय क.		विक्रय/विक्रय क.	
4459700		10/05/23		4459700	
अ. नं.	विक्रय/विक्रय क.	विक्रय/विक्रय क.	विक्रय/विक्रय क.	विक्रय/विक्रय क.	विक्रय/विक्रय क.
१	मार्गिक बाकी	---	---	---	---
२	विलंब शुल्क	---	---	---	---
३	नगरपालिका कर	---	---	---	---
४	सिक्किंग फंड	---	---	---	---
५	वीज शुल्क	---	---	---	---
६	रुकुती/देवपाल खर्च	---	---	---	---
७	खवसा खर्च	---	---	---	---
८	पाणी बिल	---	---	---	---
९	वाहन चार्जिस	---	---	---	---
१०	केअर टैक्स चार्जिस	---	---	---	---
११	इतर	---	---	---	---
रकम	रकम	रकम	रकम	रकम	रकम
५००	६४०	७३०	७३०	७३०	७३०

पावती क. 1327
 श्री/श्रीमती विमला शर्मा
 वाताकट
 माई 21-0023
 कारिका खालि तपथिला प्रमाण रकम भिजली.
 दिनांक: 10/05/23

सर्वे नं. २१, एम.आय.डी.सी., कर्जत रोड, काठमाडौं, बल्लापूर (पु.)
 मोटो क. : टी.एन.ए./यु.एल.आर./एस.एस.जी./टि.सी./१०६४०/१९-२०००
विवाहिकी-आय. डी.सी. मोटो

Handwritten text at the bottom of the page, possibly a signature or reference.



Possession Letter

Letter of Possession

From,
Mr.Chandrashekhar Laxman Bathula
Room No. 302, Shivdeep CHS Ltd.,
Ghorpade Chowk,Katrap, Badpalur.

Date : 03-03-2018

To.

Mr.Nilesh Pitambar Chaudhari and Mrs. Pallavi Nilesh Chaudhari
Rutika CHS Ltd, Plot No. 204, Naik Nagar.
Ambedkar Chowk. T.V.Tower, Badlapur East.

Dear Sir/Madam,

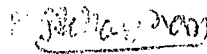
Pursuant to the agreement dated 04/01/2018 executed between us, I/We have today handed over to you the actual physical vacant & peaceful possession of Flat No.302, Third Floor, Shivdeep CHS Ltd, Plot No.6, Village Katrap, Badlapur East purchased by Mr.Nilesh Pitambar Chaudhari and Mrs. Pallavi Nilesh Chaudhari.

Yours faithfully,



Mr.Chandrashekhar Laxman Bathula
(Seller)





Mr.Nilesh Pitambar Chaudhari and Mrs. Pallavi Nilesh Chaudhari
(Purchaser)





SHIV-DEEP CO-OPERATIVE HOUSING SOCIETY LTD. KATRAP

(Registered under M. C. S. Act, 1960)

No. 11

Date 11/01/09
~~11/01/99~~

Authorised Share Capital Rs. 50,000/- Divided into 1000/- Shares each of Rs. 50/-

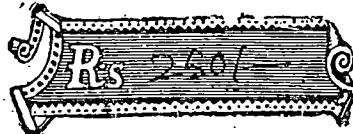
Member's Register No. 11 Share Certificate No. 11

THIS IS TO CERTIFY that Shri/Smt. CHANDRASHEKHAR LAXMAN BATHULA

of BADLAPUR is the Registered Holder of Shares (5) From No. 50
to 55 of Rupees 250 (TWO HUNDRED FIFTY ONLY
in THE SHIV-DEEP CO-OPERATIVE HOUSING SOCIETY LTD. KATRAP)

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of
Rupees TWO HUNDRED FIFTY ONLY has been paid.

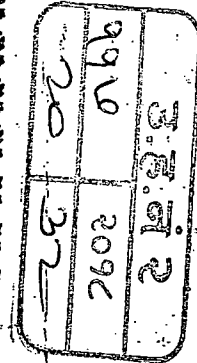
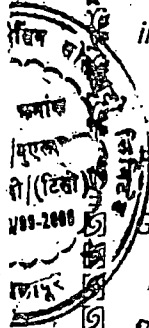
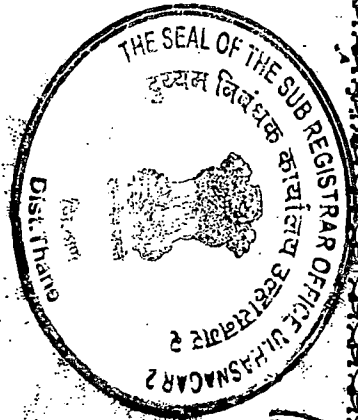
GIVEN under the Common Seal of the said Society at KATRAP This 11th day of JANUARY 2009
~~AUGUST 1999~~



M.C. Member

Secretary

Chairman



Share Certificate



UNITY

Small
Finance
Bank

LOD

Ref. No. USFB/CO/1090/ Date : 04/05/2023

To,
Mr. Nilesh Chaudhari,
Mrs. Pallavi Chaudhari,
Rutika Apartment 204,
T V Tower, Ambedkar Chowk,
Thane 421 503.

Dear Sir/Madam,

This is informing you that Unity Small Finance Bank Limited has the following security title documents held towards the Housing Loan sanctioned to Mr. Nilesh Chaudhari & Mrs. Pallavi Chaudhari, vide referred Sanction letter OR Application no. 02733130000002.

Name of the Borrower	Mr. Nilesh Chaudhari
Name of Co-Borrower	Mrs. Pallavi Chaudhari
Description of the Property	Flat No. 302, 3 rd Floor, Shiv Deep C.H.S. Ltd., survey No. 21 out of Plot No. 6, Municipal House No. 133, Village Katrap, Badlapur (East), Taluka Ambernath, Dist. Thane 421 503.
Loan Amount	Rs. 13,00,000.00
Type of Loan	Housing Loan

Subject: List of documents .

Sr No	Date	Description of documents
1.		Agreement for Sale dtd. 04/01/2018, between Mr. Chandershekhar Laxman Bathula and Mr. Nilesh Pitamber Chaudhari & Mrs. Pallavi Nilesh Chaudhari, alongwith lodgement receipt No. 156 document No. 117 dtd. 04/01/2018 amt. Rs. 17,740.00 and Index No. II dtd. 04/01/2018.
2.		Agreement for Sale of Flat dtd. 08/04/2008, between M/s. Deepali Constructions and Shri Chandershekhar Laxman Bathula, alongwith lodgement receipt no. 2910 document No. 2909 dtd. 08/4/2008 amt. Rs. 5,830.00 and Index No. II dtd. 09/04/2008.

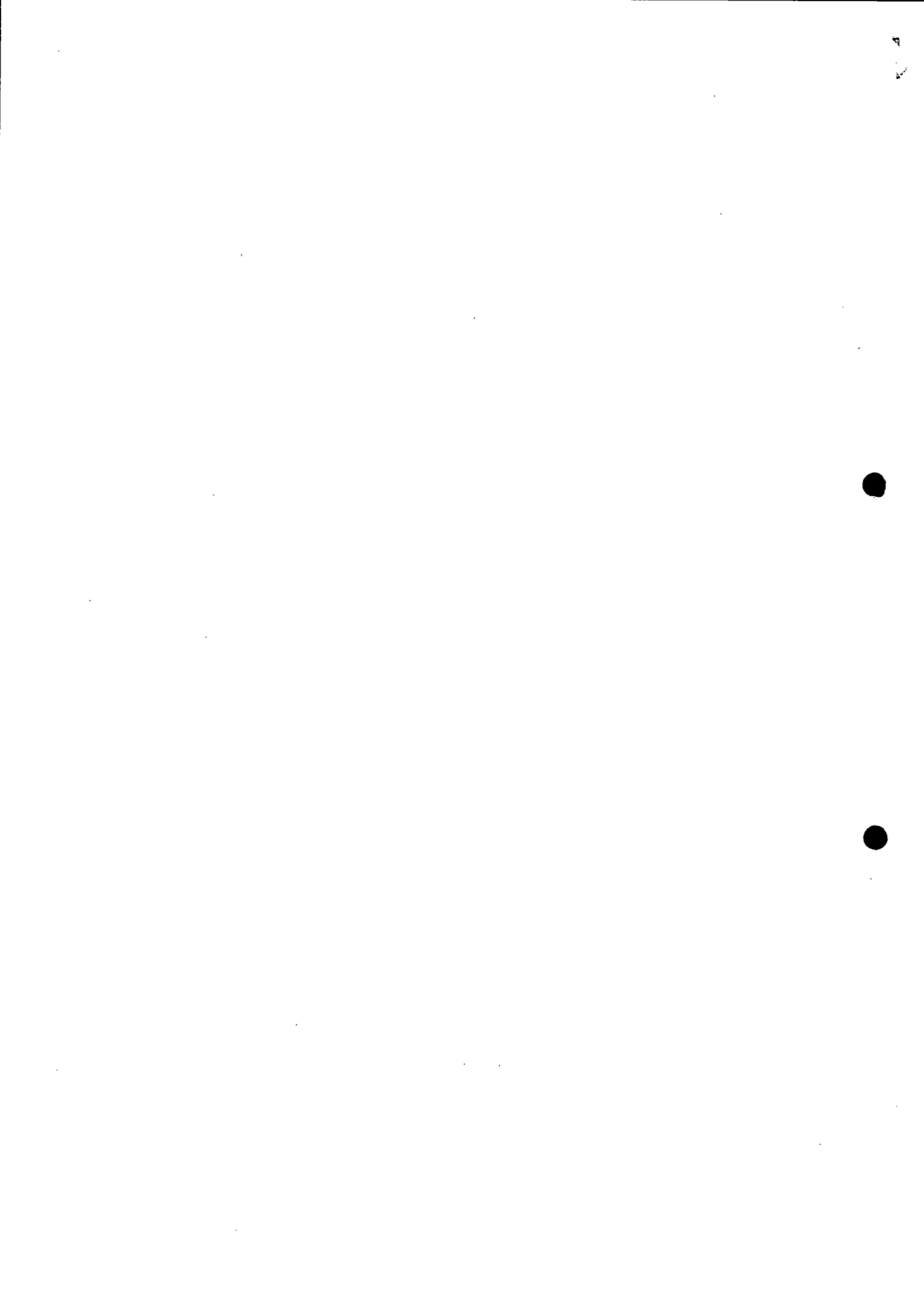


Pdha

UNITY SMALL FINANCE BANK LIMITED
CIN : U65990DL2021PLC385568
Email : info@unitybank.co.in

REGISTERED OFFICE
40, Basant Lok,
Vasant Vihar,
New Delhi 110057
Tel No. 011-47414100

CORPORATE OFFICE
Centrum House, CST Road,
Vidyanagari Marg, Kalina,
Santacruz (E), Mumbai 400098
Tel No. 022-42159000





UNITY Small
Finance
Bank

3.		Six blank cheques No: 184465 to 184470, drawn on SBI.
4.		Insurance Policy no. 2018-F0463455-FRL dtd. 06/03/2018 to 05/03/2038, issued by Future Generali India Insurance Co. Ltd.,
5.		Share Certificate No. 11, issued by Shiv Deep CHS Ltd.,

Thanking You,

Yours Sincerely,
For Unity Small Finance Bank Limited.,


Sr. Executive



Delhi

UNITY SMALL FINANCE BANK LIMITED
CIN : U65990DL2021PLC385568
Email : info@unitybank.co.in

REGISTERED OFFICE
40, Basant Lok,
Vasant Vihar,
New Delhi 110057.
Tel No. 011-47414100

CORPORATE OFFICE
Centrum House, CST Road,
Vidyanagari Marg, Kalina,
Santacruz (E), Mumbai 400098
Tel No: 022-42159000

