



CHALLAN  
MTR Form Number-6

MC 6034  
Makarand Jawalgekar  
Sai

GRN	MH004317470201415M	BARCODE	07122014124857				Date	07/12/2014-12:48:57	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment					TAX ID (if Any)	PAN CORD			
	Sale of Non Judicial Stamps IGR Rest of Maha					PAN No. (if Applicable)	ACUPJ7199R			
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR					Full Name	MAKARAND SAKHARAM JAWALGEKAR			
Location	THANE					Flat/Block No.	S.No. 39/1 2			
Year	2014-2015 One Time					Premises/Building	CHARMS HERITAGE C2CHS LTD.			
Account Head Details		Amount in Rs.		Road/Street		Area/Locality				
0030046401	Sale of NonJudicial Stamp		251700.00	GAURIPADA		Town/City/District				
				PIN		4 2 1 3 0 1				
				Remarks (if Any)						
				PAN2--PNSADARSH JAWALGEKAR						
				Amount In Words						
				Two Lakh Fifty One Thousand Seven Hundred rupees Only						
Total			251700.00							
Payment Details					FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA					Bank CN	REF No.	00040572014120866432		CP12070560	
Cheque-DD Details					Date		07/12/2014-12:47:01			
Cheque/DD No					Bank-Branch		STATE BANK OF INDIA			
Name of Bank					Scroll No. , Date		Not Verified with Scroll			
Name of Branch										



Mobile No. : Not Available

कलन २  
दस्ता नं. ६३६७-२०१४  
१ ३०

**AGREEMENT FOR SALE & TRANSFER OF FLAT**

Market Value	Rs.41,95,000 /-
Actual Value	Rs.41,95,000/-
Ward No.	8-B
Village	Gauripada
Stamp duty	Rs. 2,51,700/-
Carpet Area	673 Sq. Ft. (62.54 Sq. Meters)
Floor	Ground + 12 floor

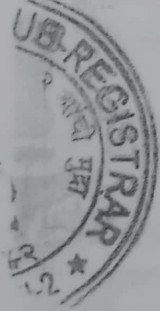
**THIS AGREEMENT** is made and entered into at Kalyan on this 10<sup>th</sup> day of DECEMBER, 2014, BETWEEN :

**SHRI ADARSH J. PILLAI**, Hindu adult, Indian, Inhabitant, Aged about 44 Years, Occupation – Service, Residing at C-2/1204, Charms Heritage, Gauripada, Kalyan(W), Dist.- Thane, hereinafter called **"THE VENDOR / SELLER / TRANSFEROR"** (which expression shall mean execute his heirs, executors, administrators and assigns) of **THE ONE PART** ;

**AND**

(1)**SHRI MAKARAND SAKHARAM JAWALGEKAR**, Aged about 44 Years,  
 (2)**MRS. SUMEDHA MAKARAND JAWALGEKAR**, Aged about 41 Years, both are Hindu adult, Indian, Inhabitant Occupation – Service, Residing at B/1005 Heritage, Gauripada, Kalyan(W), Dist.- Thane, hereinafter Called **"THE PURCHASER / TRANSFEREE"** (which expression shall mean execute their heirs, executors, administrators and assignees) of **THE SECOND PART**;

**WHEREAS** first party is registered member and share holder of the M/S **HERITAGE "C-2" CO-OPERATIVE HOUSING SOCIETY LTD.**, (a society registered under the Maharashtra Co - Operative Societies Act, 1960 under registration No. TNA / KLN / HSG / (T.C.) / 24075/2012-2013 dtd. 14.06.2012, hereinafter called **"THE SAID SOCIETY"** and have own residential flat known as Flat No. 1204 on 12th floor , admeasuring Carpet area 673 sq. ft. in Building / Wing No. C-2, with facility of separate electricity meter in " the building known as **"CHARMS HERITAGE "**, Municipal Property No. B5014715200 situated on the land property bearing Survey No. 39, H. No. 1& 2 of Revenue Village – Gauripada, Taluka - Kalyan, Dist.-Thane, within the limits of Kalyan- Dombivali Municipal Corporation and Sub -



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*Adarsh Pillai*

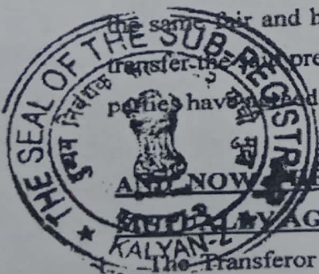
*Makarand Jawalgekar*  
*Sumedha Jawalgekar*

Registration Dist.- Kalyan and Registration Dist.-Thane, hereinafter called "THE SAID FLAT/PROPERTY" more particularly described in the SCHEDULE hereinafter.

AND WHEREAS the first party have purchased the said flat from M/S CHARMS DEVELOPERS of Thane under Agreement for sale and have paid consideration price to them. The said agreement was registered in Sub- Registrar Office - Kalyan under Registration Serial No.7899 /2009 dtd. 13.13.2009. Now first party is use, occupied, possession & absolute owner of the said premises, shares, electricity meter and paying dues, taxes, maintenance charges etc. to the concerned society & other authorities regularly. Society has yet not issued the share Certificate to the first part which will be issued to the second party after completion of transaction work hereinafter called "THE SAID SHARE CERTIFICATE

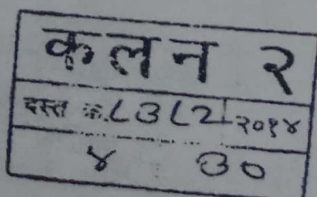
AND WHEREAS Transferor has obtained the better accommodation for them therefore first party has decided to absolute sell and transfer the aforesaid flat, shares & light meter to the second party on ownership basis. And whereas the Transferee being in need of suitable accommodation came to know of the same, approached the TRANSFEROR and offered to purchase the said flat along with all rights, title, interest, claim, shares & Electric meter in and upon the said premises at and for lump-sum price of Rs. 41,95,000/- (Rs. Forty One Lakh Ninety Five Thousand- only) on ownership basis inclusive the cost of five shares, electricity meters cost and meter deposit . The said price is reasonable, fair and marketable.

AND WHEREAS after considering the said offer from all the angles and being found the same fair and has been ultimately accepted by the Transferor and agreed to sell and transfer the said premises & shares by the first party to the second party. The both parties have agreed to settle the terms and conditions of this agreement as under;



AND NOW WHEREFORE THIS AGREEMENT WITNESSETH IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN PARTIES HERETO AS UNDER :

The Transferor shall sell, and transfer and Transferee shall purchase, takeover and acquire from the Transferor all Five shares of Rs.50/- each of the said society together with right to use, occupy and enjoy as a member of the said society the said flat of the said society more particularly described in the SCHEDULE along with all the rights, titles, and interest on and upon the said flat and for a lump sum price/ consideration of Rs. 41,95,000/- (Rs. Forty One Lakh Ninety Five Thousand-



*[Handwritten signature]* 2

*[Handwritten signature]*

only) including the cost five shares, & electricity meter deposit, in the said flat, on ownership basis..

245

2. The Transferee /purchaser have already paid sum of Rs. 3,01,000/- (Rs. Three Lakh One Thousand —Only) on/or before execution of this agreement to the first party, which is confirmed and acknowledged by the first party by this agreement and also acknowledge the truly receipt hereinafter. Second Party have further agreed to pay the balance amount sum of Rs. 38,94,000 /- (Rs. Thirty Eight Lakh Ninety Four Thousand -- only) within 45 days from the date of registration of this agreement. The Party of First part hereby declare that he has raised the housing loan from PNB at the time of purchasing the said flat and paying the regular installments to the said Bank still some amount are balance to be paid, hence it is directed by the party of first part to the party of second part to pay the loan amount from the balance payment themselves or by their financier and remaining amount paid to him.
3. That the first party have agreed to hand over the peaceful and vacant possession of the said flat property with all rights, title, interest, shares claim, hereditaments, all available documents, fittings & fixtures etc. to the second party for absolute use, occupation and possession on the day of balance payment and thereafter second party will be absolute owner of the said flat with all rights and use, occupy the same on ownership basis.
4. That the transferor hereby declare that the title of the said property and shares is clear, marketable and free from all encumbrances, they have not agreed to self mortgage( Except PNB) the said property/shares to any other party or parties on/or before the day of this agreement and same is clear, marketable and free from all encumbrances.
5. Transferor further say that they will clear all previous dues of the said property on the day of this agreement and from the day of this agreement all future dues will be paid by the transferee to the concerned society and other authorities from time to time which is accepted by the both parties.
6. That the transferor hereby undertake to sign on the necessary transfer forms and other forms which will be necessary for transfer the said property and shares, meter etc. in the name of transferee /second party. The parties hereby undertake apply to the society for transfer the said property and shares in the name of transferee / second



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*Pranayakar*  
*Pranayakar*

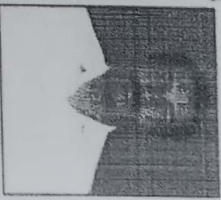
"C-2" together with five shares of the Society Building known as 'CHARMS HERITAGE "C-2" CO-OP. HSG. SOCIETY LTD (REGD), situate on piece & parcel of land bearing Survey No. 39/1 & 39/2, at Revenue Village - Gauripada, Taluka - Kalyan, District-Thane, within the limits of Kalyan- Dombivali Municipal Corporation and Sub - Registration Dist.- Kalyan and Registration Dist.- Thane, Municipal Property No. B05014715200 with facility of separate electricity meter, common parking place etc.

Village	Survey No.	H. No.	Flat No.	Floor	Carpet Area
Gauripada	39	1	2	1204	12th
	39				673 sq. Ft.

IN WITNESS whereof the parties have set and subscribed their respective hand seals to this writing on the day and year first hereinabove mentioned

Signed, sealed and delivered by the within named "Transferor" **SHRI ADARSH J. PILLAI** in the presence of witnesses;

(TRANSFEROR)



Signed, sealed and delivered by the within named "Transferee/ Purchasers

(1) **SHRI MAKARAND S. JAWALGEKAR,**

(TRANSFEROR)



(2) **MRS. SUMEDHA M. JAWALGEKAR** in the presence of witnesses

(TRANSFEREE)



**RECEIPT :**

Received part consideration price of Rs. 3,01,000/- Three Lakh One Thousand and Only) from the above named transferee as mentioned in clause.No.2., which I hereby confirmed and acknowledged.

I say Received Rs. 3,01,000/-

Transferor

**WITNESSES :**

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रकम रु. 3,01,000/-	30
6	30

Handwritten signatures of witnesses.



party. The transfer fee & donation of the society to be paid by the parties as per the bye laws of society.

7. That Transferee/ second party hereby undertake to use the said premises for residential purpose & follow the rules and regulations of the bye-laws of the society as and when amended from time to time.

8. The Transferor hereby agree, confirm and declare that :-

- a) Notwithstanding any act, deed matter or thing whatsoever by the Transferor or any of them or any person or persons lawfully or equitably claiming by, from under or in trust for the vendors made, done, committed, omitted and knowingly suffered to the contrary the Transferor has in himself good right full power and absolute authority to assign and transfer the said flat and the said shares in favour of the Transferee.
- b) That neither the Transferor nor any one on their behalf has done committed or omitted any act, deed, matter or thing whereby the rights and benefits in respect of the said shares and the said flat become or may be prejudicially affected in any manner whatsoever.
- c) That neither the Transferor nor the Society nor any persons claiming by, from under or in trust, charge, mortgage lien or any other encumbrances on the said flat or any part thereof and that there is no notice of lispendence, or attachment shares, pending or subsisting in respect of the said flat.
- d) That the Transferor has not entered into any other agreements or documents for sale, transfer, lease, mortgage or charge of the said flat or any part thereof.

9. That parties hereby undertake to register this agreement before the Sub - Registrar of Assurances within the time limit as prescribed under Indian Registration Act 1908 with necessary documents and complete the all necessary formalities. That all the expenses incidental to execution and registration of this agreement for sale like stamp duty, registration fee & others charges shall be borne by the transferee/ Second party who shall indemnify to each other from any loss or damages caused by their default for each other.

#### SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. 1204 on 12th floor , area admeasuring about 673 sq. ft. Carpet in building known as CHARMS HERITAGE Building No./ Wing No.

फ्लैट नं	1204
एरिया	673

*[Signature]*

*[Signature]*



कल्याण डोंबिवली महानगरपालिका, कल्याण, कलस्टर क्र. B 05 9 155

कराचे विल वर्ष 2014 - 2015  
( दिनांक 01-APR-2014 ते दिनांक 31-MAR-2015 )  
(पुनर् प्रमाणित महानगरपालिका अधिनियम १९९६ च अन्वयेची विल प्रकल्प & विल १६ अन्वये )

विल क्र. : 106432  
प्रमाण क्र. : B  
मालमता क्र. : B05014715200  
खोली क्र. : 1204  
मालकाचे नाव : ADARSH J. PILLAI  
पता : C/2, CHARMS HERITAGE, GAURIPADA, KALYAN (W)  
दिनांक : 18-MAY-2014  
विभाग क्र. : 05  
एकूण क्षेत्रफळ : 62.14  
वापराचा प्रकार : Residential  
वार्षिक करयोग्य मूल्य रु : 10,738.00  
निवासी वापराचा प्रकार : 10,738.00

क्र.	कराचे विवरण	मागील बाकी रु	कराचा दर/०	वालू सोबतचा रकम रु	एकूण रकम रु
1	General Tax	2,953.09	27.50	2,953.00	5,906.00
2	Street Tax	967.00	9.00	967.00	3,934.00
3	Conservancy Tax	215.00	2.00	215.00	430.00
4	Water Supply Benefic Tax	1,343.00	12.50	1,343.00	2,586.00
5	Conservancy Benefic Tax	1,128.00	10.50	1,128.00	2,256.00
6	Kalyan M C Edn Tax	323.00	3.00	323.00	646.00
7	Tree Tax	168.00	1.00	168.00	336.00
8	St. Govt. Edun Cess (Res.)	645.90	6.00	645.90	1,291.80
9	Penalty	1,066.00	2.00	1,066.00	2,132.00
एकूण रकम		8,740.00		8,740.00	16,480.00
एकूण जमा रकम					430.00
एकूण देय रकम					0.00

अधारी राये : SIXTEEN THOUSAND FOUR HUNDRED THIRTY ONLY  
रकम 2 टक्के खाण आकारले जाणु असेल्ल्या प्रत्येक भरण करले वेळीस शिज्यावे करतः १०%  
कर निधारक व संकलक  
कल्याण - डोंबिवली महानगरपालिका, कल्याण



कल्याण २  
दस्ता क्र. LB 12/2014  
१ 30

(सुचना मागील पानावर द्याव केल्ल्या अर्थात) एकूणज धर्मी ध्यावे.

**Charms Heritage C2 CHS Ltd.**

(Regn. No. TNANKL/NHSG/(TC)/24074-2012 Dated-14.6.2012)  
 Besides Water Firation Plant, Gauripada, Godrej Hill Road, Khadakpada, Kalyan (W)-421301

**BILL FOR THE MONTH OF OCTOBER -2014**  
 Name: **Mr. Adarsh J.Pillai**

Flat No. **F/1204**

Bill No.: **00472**  
 Bill Date: **01/10/2014**  
 Due Date: **15/10/2014**  
 Area: **990** Sq. Feet  
 Area Carpet: **0** Sq. Feet

Particulars	Amount (in Rs.)
Sinking Fund	0.00
Repair & Maintenance	0.00
Non Occu.Charges	0.00
Service Charges	1,350.00
Parking Charges (2W)	0.00
Parking Charges (4W)	0.00
Interest & Penalty	0.00
Bldg Insurance	0.00
Bank Chargs	0.00
<b>Total:</b>	<b>1,350.00</b>
<b>Arrears:</b>	<b>14,567.00</b>
<b>Interest on Arrears:</b>	<b>237.00</b>
<b>Grand Total:</b>	<b>16,154.00</b>

Principal Amount :	13,524.00
Accumulated Interest	1,043.00
<b>Total:</b>	<b>14,567.00</b>
<b>Interest on Arrears:</b>	<b>237.00</b>
<b>Grand Total:</b>	<b>16,154.00</b>

- Notes :
- 1 Please Inform the Society office in case of any discrepancies in the bill within 7 days
  - 2 Please mention Flat No., Name, Mobile No. at the back of the cheque.
  - 3 Please Issue Cheque in favour of "Charms Heritage C2 Co-Op Hsg Soc Ltd."
  - 4 Only CTS Cheque will be Accepted

Prepared by: **S D. Sridharan** Accounting Services Mob.No. :- 9768564484  
 No.: \_\_\_\_\_  
 Received with thanks from: \_\_\_\_\_  
 Vide Chq. \_\_\_\_\_



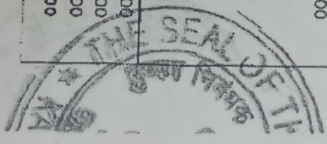
**RECEIPT**  
**For Previous Bill**

Date: \_\_\_\_\_  
 F/1204

Rs. \_\_\_\_\_  
 Subject to Realisation of Cheque  
 For Charms Heritage C2 CHS Ltd.

Hon. Secretary / Treasurer / Chairman

1362  
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Date : 07.06.2007

TO WHOM SO IT MAY CONCERN:  
Certificate on Title

Reg.: ALL those development rights in respect of the development and construction of 36,000 sq.ft. balance F.S.I. along with T.D.R., balcony area and area generated out of payment of staircase premium totaling to 1,26,154 sq.ft. to be constructed on all those pieces and parcels of land lying, being and situate at Village Gauripada, Taluka Kalyan, bearing Survey No. 39 Hissa No.1, admeasuring 6880 sq. metres and Survey No. 39 Hissa No.2, admeasuring 580 sq. metres thus totally admeasuring 7460 sq. metres within the limits of Kalyan Dombivli Municipal Corporation belonging to Shri Shyam Namdev Taware and others.

Read :

1. 7/12 extracts
2. Relevant Mutation Entries
3. Development Agreement 27.04.1993 executed by the said owners and M/s. Mantri Sons, a partnero-shrpy mnta represented by Shri Sunil Pandurang Mantri.
4. Joint Venture in the form of Partnership dated 21.10.1995 in the name of M/s. Mantri Laxcon, a joint venture consisting of M/s. Mantri Sons and M/s. Laxcon Real Estate Private Limited.
5. Deed of Conveyance in the name of Shri Sunil Mantri and the Deed of Conveyance dated 30.12.1996 with the necessary registration for registration at the office of Sub-Registrar at Kalyan under Serial No. 176 on 14.01.1997
6. Indenture of Transfer dated 29.01.1997 executed between Shri Sunil Mantri as the transferor and M/s. Mantri Laxcon as the Transferee.
7. Building Permission obtained from the then Kalyan Municipal Corporation under No. KMP/NRV/BP/KV/44-146 dated 11.12.1995 which was duly revised under No. KMP/NRV/BP/KV/156-30 dated 15.06.1996



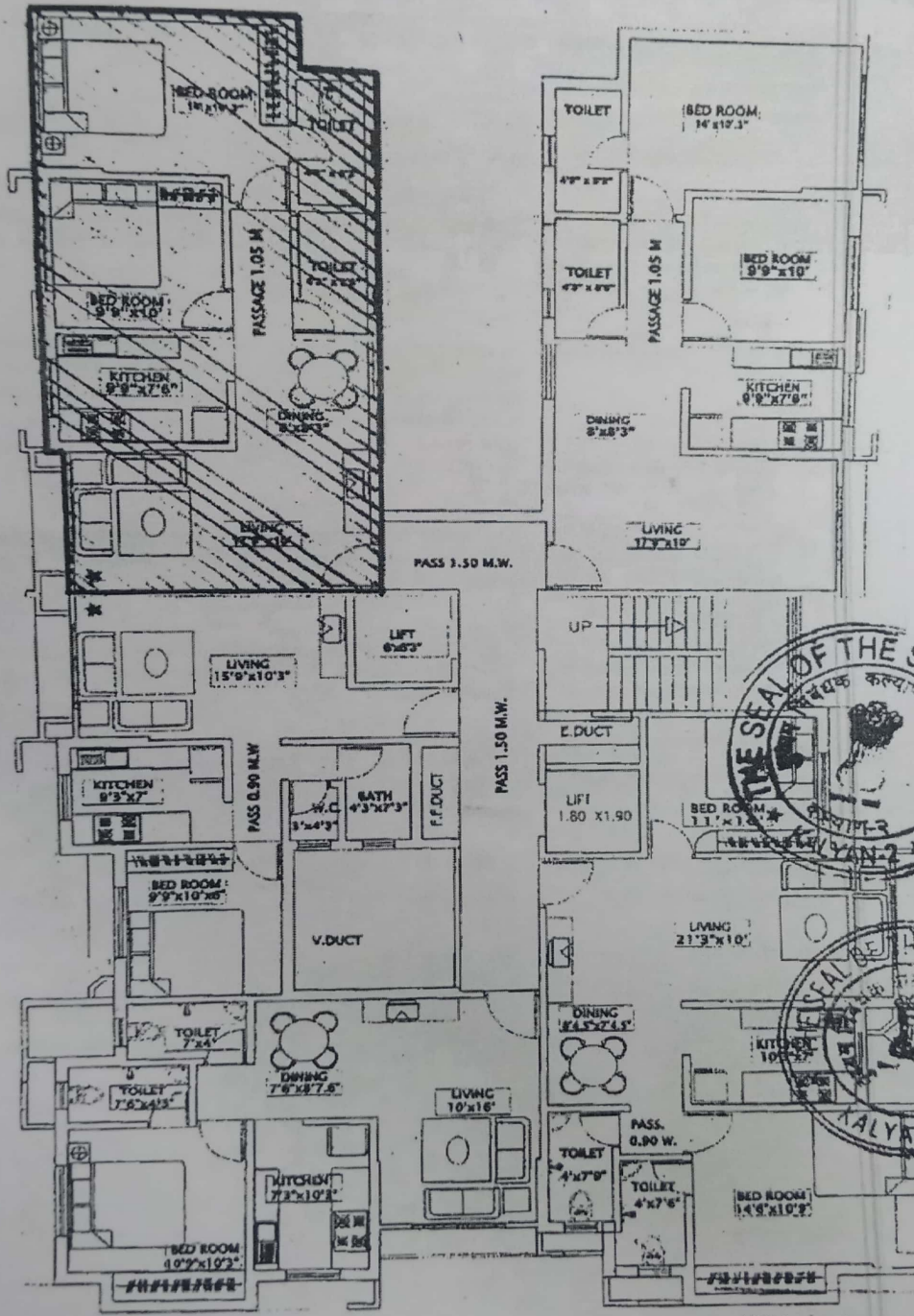
क्रमांक. 1312-1995	२
१३	३०

क्रमांक. 156-30	२
२११५	२००६



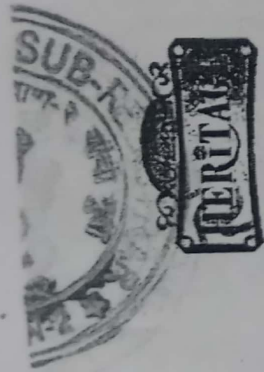


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Purchaser's Sign: [Signature]

Developer's Sign: \_\_\_\_\_



Flat No.: 1204  
 Floor: 12th  
 Wing: C2

कलान 2  
 प्लॉट नं. 1362/2088  
 24/30

कलान 2  
 प्लॉट नं. 1362/2088  
 24/30

दस्तावेजांचा क्रमांक व वर्ष: 7899/2009  
Friday, November 13, 2009  
10:44:44 AM

दुय्यम निबंधक: कल्याण 2

फॉर्म 63 म.  
Regn. 63 म.म.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : गौरीपाडा

- (1) विलेखाचा प्रकार, मोबदलाचे स्वरूप करारनामा व बाजारभाय (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,079,000.00  
बा.मा. रु. 2,079,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्जना विभागाचे नाव - गावाचे नाव : गौरीपाडा (कल्याण डोंबिवली महानगरपालिका). उपविभागाचे नाव - 18/62 - विभाग.8 व गौरीपाडा या गावातील सर्व मिळकती.....नीजे गौरीपाडा, स नं.39 डि नं.1/2, यावरील चार्जस् हेरीटेज, विंग सी-2, बारावा मजला, सदनिका क्र.1204, क्षेत्र-673 चौ.फुट कारपेट (1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) जे. चार्जस् डेव्हलपर्स लॉफ क्लब, जंजली प्रसाद तिवारी/AAEFC2381G - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/यसाहत: नौपाडा, लोणे; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आदर्श जे विल्डर्स - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/यसाहत: खडकपाडा, शहर/गाव: कल्याण; तालुका: -; पिन: -; पिन नम्बर: AMNPP6660B.
- (7) दिनांक करून दिल्याचा 13/11/2009
- (8) नोंदणीचा 13/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7899 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 86550.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20790.00
- (12) शेरा



दुय्यम निबंधक कल्याण-2

कलन २  
दस्ता क्र. 1312/2009  
२५/३०

Summary I (GoshwaraBhag-1)

71/8382  
बुधवार, 10 डिसेंबर 2014 11:52  
म.पू.

दस्त गोशवारा भाग-1

कलन 2 26/30  
दस्त क्रमांक: 8382/2014

दस्त क्रमांक: कलन 2 /8382/2014

बाजार मूल्य: रु. 41,95,000/- मोबदला: रु. 41,95,000/-

भरलेले मुद्रांक शुल्क: रु.2,51,700/-

दु. नि. सह. दु. नि. कलन 2 यांचे कार्यालयात

अ. क्र. 8382 वर दि. 10-12-2014

रोजी 11:42 म.पू. वा. हजर केला.

पावती: 8628

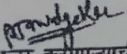
पावती दिनांक: 10/12/2014

सादरकरणाराचे नाव: भकरंद सखाराम जवळगेकर

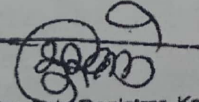
नोंदणी फी रु. 30000.00


दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

  
दस्त हजर करणाऱ्याची सही:

एकूण: 30600.00

  
Joint Sub Registrar Kalyan 2  
सह दुय्यम निबंधक कल्याण क्र. 2  
वर्ग-2

  
Joint Sub Registrar Kalyan 2  
सह दुय्यम निबंधक कल्याण क्र. 2  
वर्ग-2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) माध्ये नगद न केलेल्या कोणत्याही नागरी क्षेत्रात


शिक्का क्र. 1 10 / 12 / 2014 11 : 40 : 48 AM ची वेळ: (सादरीकरण)


शिक्का क्र. 2 10 / 12 / 2014 11 : 42 : 41 AM ची वेळ: (फी)



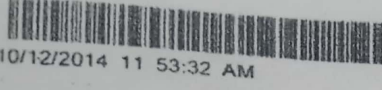
प्रतिज्ञा पत्र

सदर दस्तरेख नोंदणी काबदा १९०८ नियम १९११ अंतर्गत तरतुदीनुसार नोंदणीस दस्तरेख केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कानूनीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. उरोच सदर दस्तांतून दस्तांमुळे राज्यसासन / केंद्रसासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

  
सिद्धन केनार सही

  
सिद्धन केनार सही

Summary-2( दस्त गोषवारा भाग - २ )



10/12/2014 11 53:32 AM

दस्त गोषवारा भाग-2

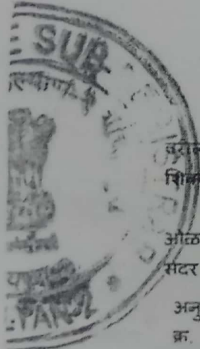
कलन 22e130  
दस्त क्रमांक: 8382/2014

दस्त क्रमांक : कलन2/8382/2014

दस्ताचा प्रकार :- करारनामा

233

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मकरंद सखाराम जवळगेकर पत्ता: प्लॉट नं: 1004, माळा नं: -, इमारतीचे नाव: चार्ल्स हेरीटेज , ब्लॉक नं: गौरीपाडा , रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन नंबर: ACUPJ7199R	लिहून घेणार वय :- 44 स्वाक्षरी:- 		
2	नाव: सुमेधा मकरंद जवळगेकर पत्ता: प्लॉट नं: 1004, माळा नं: -, इमारतीचे नाव: चार्ल्स हेरीटेज , ब्लॉक नं: गौरीपाडा , रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन नंबर: AIXPJ1747Q	लिहून घेणार. वय :- 41 स्वाक्षरी:- 		
3	नाव: आदशे जे. पिल्लई पत्ता: प्लॉट नं: 1204, माळा नं: -, इमारतीचे नाव: चार्ल्स हेरीटेज , ब्लॉक नं: गौरीपाडा , रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन नंबर: AMNPP6660B	लिहून घेणार वय :- 44 स्वाक्षरी:- 		



दस्तास दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिबका क्र.3 ची वेळ: 10 / 12 / 2014 11 : 44 : 07 AM

ओळख:-  
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणाऱ्यांना ट्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: एड. ए.पी. तिवारी - - वय: 54 पत्ता: रामबाग -4 कल्याण पिन कोड: 421301	स्वाक्षरी 	

शिबका क्र.4 ची वेळ: 10 / 12 / 2014 11 : 44 : 24 AM

शिबका क्र.5 ची वेळ: 10 / 12 / 2014 11 : 44 : 35 AM नोंदणी पुस्तक 1

Joint Sub-Registrar, Kalyan-2  
दुय्यम निबंधक कल्याण क्र. 2

EPayment Details.



iSarita v1.3.0

Sr. Epayment Number  
 1 MH004317481201415M  
 2 MH004317470201415M

Defacement Number  
 0002681198201415  
 0002681199201415

8382 /2014


Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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

कलन २	
दस्ता क्र. L3L7	२०१४
३०	३०

प्रमाणित करण्यात येते की,  
 द.क्र. L3L7/२०१४ मध्ये  
 .....३०.....पाने आहेत.  
 पुस्तक.....१.....दस्ता क्र. L3L7  
 १०/१२/२०१४ वर नोंदला

  
 सह दुय्यम निबंधक कल्याण क्र. २  
 दि. १०/१२/२०१४




दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळमुद्राव्यारपत्रे  
 मराठी रुपाची तयार होवून आल्यास याची संपूर्ण  
 जबाबदारी निष्कारकाची राहिल

नक्कल केली  
 मराठवाली  
 मी रुजावात घेतली  
 १४-०३-१५

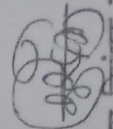
iSarita v1.3.0



मजबूत क्र. ६११.....दिनांक. ०४/०३/१५  
 अन्वये मी .....पुस्तक.....मना नक्कल दिली.

दीर्घाचि मित्र  
 खरीकृत  


सह. दुय्यम निबंधक कल्याण क्र. २

  
 सह. दुय्यम निबंधक कल्याण क्र. २  
 वर्ग-२



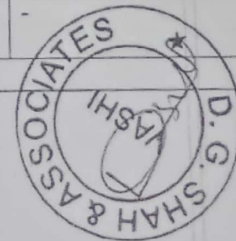


D.G. SHAH &amp; ASSOCIATES

Valuation

## VALUATION REPORT

1. Customer Details										
Name: Mr. Makarand Sakharan Javalgekar ADD: Flat no 2B/304, Sai Sankul Annexue, Behind Gemini Hotel, Khadak Pada, Kalyan(W) Mob. No 7045778802						Name of the Bank: Punjab National Bank. Vashi Branch				
Case Type		Residential								
2. Asset Details										
Address					Flat no 1204, 12 <sup>th</sup> Floor, C-2 Wing. "Charma Heritage", Survey no 39, Hissa no 1/2. Mauje - Gauripada, Kalyan					
Nearby Landmark										
3. Document Details: Xerox Copy of Agreement										
Layout Plan	Yes/ no	Yes	Name of Approving	Kalyan Dombivali Municipal Corporation	Approval No.	Approved by KDMC KDMC/NRV/BP/KV /35-12 Dt.19.4.2007				
Building Plan	Yes/ no	Yes	Name of Approving	Kalyan Dombivali Municipal Corporation	Approval No.	Approved by KDMC KDMC/NRV/BP/KV /35-12 Dt.19.4.2007				
Construction Permission	Yes/ no	Yes	Name of Approving	Kalyan Dombivali Municipal Corporation	Approval No.	Approved by KDMC KDMC/NRV/BP/KV /35-12 Dt.19.4.2007				
Legal Documents	Yes/ no	List of Documents			1. Xerox Copy Agreement 2. Copy of Commencement Certificate 3. Copy of 7/12 Extract					
4. Physical Details										
Adjoining Properties	East	Gaathan	West	Temple/Road	North	C1 Building	South	E Wing		
Matching of Boundaries	Yes	Plot Demarcated		Yes	Approved land use	Resi.	Type of Property	Flat		
No. of room	Living	1		Rooms	2		Toilets	2		
Total no. of Floors	G+12	Floor on which the property is located	12 <sup>th</sup> Floor		Appox. Age of the property	9		Residual age of the property	51	
Type of structure-RCC framed										
5. Tenure/ Occupancy Details										
Status of Tenure	Owner Occupied		No. Of Years Occupancy		N.A.		Relationship of tenant to owner		N.A.	
6. Stage of Construction										
Status OF tenure	-			If under construction, extent of completion			-			
7. Violation if any observed										



Architect, Interior Designers, Government Valuer &amp; Project Consultant

606, Thacker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705. Tel.: 41239031 Mob.: 9821134875 Email: dgshah606@gmail.com, dgshah333@gmail.com





D.G. SHAH & ASSOCIATES

Nature and extent of violations		N.A.						
<b>8 Area Details of the Property</b>								
Site Area	N.A.	Plinth Area	N.A	Built-Up Area	808 Sq.ft	Carpet Area	673 Sq.ft.	Remarks
<b>9 VALUATION:</b>								
Market Valuation:		Rs. 8,900 X 673 Sq.ft. Rs. 59,89,700/-						
Realizable Value:		Rs. 8,010 X 673 Sq.ft. Rs. 53,90,730/-						
Distress Sale Value:		Rs 7,120 X 673 Sq.ft. Rs. 47,91,760/-						
Ready Reckoner Value		Rs. 6,230 X 673 Sq.ft. Rs. 41,92,790/-						
Insurable Value		Rs. 8,07,600/-						
<b>10 Assumptions /Remarks/</b>								
<b>11 Declaration</b>		1) The property was inspected by the undersigned on 05/07/2018 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.						
<b>12 Name, address &amp; signature of Valuer</b>		D G Shah & Associates 606, Thacker Tower, Plot No 86, Sector No 17, Vashi, Navi Mumbai- 400 705.			Signature of Valuer		Date of valuation 19/07/2018	
<b>13 List of Documents enclosed</b>								
<b>14. List of Photo enclosed :-</b> 1. Photo Showing Building View								

Architect, Interior Designers, Government Valuer & Project Consultant

