



महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/३३४८०/सन-२०२१  
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

**डेल्टा अॅव्हेन्यू को-ऑप.हौसींग  
सोसायटी लि.,**

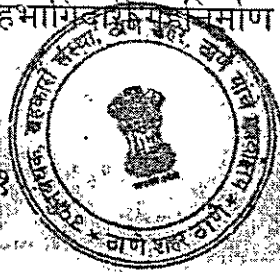
सी.टी.एस. २२९ अं, टिक्का नं. ८, उथळसर, ठक्कर हाऊस समोर,  
ठाणे(प), ता.जिं.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) आणि कलम १५४(ब)(२) अन्वये नोंदणी क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/३३४८०/दिनांक ०२/०९/२०२१ ने नोंदण्यांत आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये सस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागितायुक्त गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- ०२/०९/२०२१



**विशाल जाधवर**  
(विशाल जाधवर)  
उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

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जा.क्र.टिएनए/(टिएनए)/एचएसजी/(टिसी)/३३४८०

१९९३ /सन २०२१.

उपनिबंधक,सहकारी संस्था,ठाणे शहर,ठाणे यांचे  
कार्यालय, पहिला मजला, गावदेवी मंडई इमारत  
गावदेवी मैदाना जवळ ,ठाणे (प), ता.जि.ठाणे  
दिनांक :- ०२/०९/२०२१

## ज्ञापन

उपनिबंधक, सहकारी संस्था, ठाणे शहर, ठाणे यांनी मंजूर केले.

# डेल्टा अॅव्हेंयू को-ऑप.हौसींग सोसायटी लि.,

सी.टी.एस. २२९ अ, टिक्का नं. ८, उथळसर, ठक्कर हाऊस समोर,  
ठाणे(प), ता.जि.ठाणे.

या संस्थेच्या मंजूर उपविधीची प्रत,नोंदणी प्रमाणपत्र व इतर कागदपत्र संस्थेच्यावतीने संस्थेचे मुख्यप्रवर्तक यांना देण्यांत येत आहेत. महाराष्ट्र सहकारी संस्था नियम १९६१ चा नियम ५९ नुसार संस्था नोंदणी नंतरची पहीली सभा संस्थेची नोंदणी झाल्यापासुन तीन महिन्याचे आंत बोलवावी व सदरहु पहिल्या सर्वसाधारण सभेस या कार्यालयाचे श्री. रविंद्र पाटील, सहकारी अधिकारी, श्रेणी-१, ठाणे शहर, ठाणे हे उपनिबंधक, सहकारी संस्था, ठाणे शहर, ठाणे यांच्या वतीने हजर राहतील.



*(विशाल जाधवर)*  
(विशाल जाधवर)

उपनिबंधक,  
सहकारी संस्था,ठाणे शहर,ठाणे.

### प्रत सस्नेह खाना

१) श्री. आदेश डी. क्रिपलानी, (मुख्य प्रवर्तक)

(तियो) डेल्टा अॅव्हेंयू को-ऑप.हौसींग सोसायटी लि.,सी.टी.एस. २२९ अ, टिक्का नं. ८, उथळसर, ठक्कर हाऊस समोर, ठाणे(प), ता.जि.ठाणे.

२) चेअरमन / व्यवस्थापक, ठाणे जिल्हा सहकारी गृहनिर्माण संस्थांचा संघ मर्या., ठाणे

३) श्री. रविंद्र पाटील, सहकारी अधिकारी, श्रेणी-१, ठाणे शहर, ठाणे

४) त्यांनी सदर संस्थेच्या पहिल्या सर्वसाधारण सभेस हजर राहुन अथवा संस्थेकडुन सभेचे इतिवृत्त आणून कार्यालयात सादर करण्याची त्यांची जबाबदारी आहे. त्याचप्रमाणे संस्थेची पहिली / सर्वसाधारण सभा नोंदणी झाल्यापासुन तीन महिन्याचे आंत बोलावली जाईल याकडे लक्ष घ्यावे.

५) मा. जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे.

*(विशाल जाधवर)*

उपनिबंधक,

सहकारी संस्था,ठाणे शहर,ठाणे.

*(विशाल जाधवर)*

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# Delta Avenue Co-Op. Hsg. Society Ltd.

TNA/(TNA)HSG/(TC)/33480/Date02/09/2021  
CTS 229 A, Tikka No. 8, Uthalsar, Opp. Thakkar House,  
Thane (W),

PERIOD 01/04/2023 To 30/06/2023

Flat No.204 (AREA : 750 SQFT)  
NAME : ANIL NALAWADE

BILL NO : 6  
BILL DATE : 01/04/2023  
DUE DATE : 15/05/2023

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
SOCIETY MAINTENANCE CHARGES	8,511.00		
SINKING FUND	498.00		
REPAIR FUND	1,497.00		
TWO WHEELER PARKING CHARGES	900.00		
FOUR WHEELER PARKING CHARGES	2,550.00		
WELFARE FUND	150.00		
WATER CHARGES	453.00		
MUNICIPAL TAXES	141.00		

TOTAL : 14,700.00

Arrears Amount 0.00

Balance Interest Amt of Last Bill 0.00

Curr. Interest 21% p.a. on Arrears 772.00

(Rupees Fifteen Thousand Four Hundred Seventy Two Only)

GRAND TOTAL PAYABLE 15,472.00

## NOTES :

- 1). Please Pay the Bill on or Before Due Date
- 2). Delayed Payment will be Charged Interest @ 21% p.a.
- 3). Mention your Flat No. and Mobile No. on Reverse of Cheque.
- 4). For Online Trf : TJSB Sahakari Bank Ltd. IFSC Code: - TJSB0000005  
SB A/C No. 005110200000038
- 5). For any Query pl send your email on : deltaavenue.chs.ltd@gmail.com
- 6). As Account Handover is delayed by the builder, maintenance is required to be taken by the existing rate.

For Delta Avenue CHS Ltd



Chairman / Secretary / Treasurer

# Delta Avenue Co-Op. Hsg. Society Ltd.

TNA/(TNA)HSG/(TC)/33480/Date02/09/2021  
CTS 229 A, Tikka No. 8, Uthalsar, Opp. Thakkar House, Thane (W),

RECEIPT NO : 133

DATE : 16/03/2023

RECEIVED with thanks from Shri / Smt. ANIL NALAWADE

[Flat No.204] – Last Bill No.114, Dated : 01/01/2023 - Bill Amount : 14,960.00

The sum of Rupees Fourteen Thousand Nine Hundred Sixty Only

By Cheque No. 000016, Bank of Baroda Amt Rs.14,960.00 Dated : 16/03/2023

In Full payment

Rs.14,960.00

Subject To Realisation Of Cheque

For Delta Avenue CHS Ltd



Chairman / Secretary / Treasurer

*Anil Nalawade*



# Delta Avenue Co-Op. Hsg. Society Ltd.

TNA/(TNA)HSG/(TC)/33480/Date02/09/2021  
CTS 229 A, Tikka No. 8, Uthalsar, Opp. Thakkar House,  
Thane (W),

PERIOD 01/01/2023 To 31/03/2023

Flat No.204 (AREA : 750 SQFT)  
NAME : ANIL NALAWADE

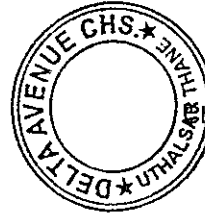
BILL NO : 114  
BILL DATE : 01/01/2023  
DUE DATE : 15/02/2023

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
SOCIETY MAINTENANCE CHARGES	8,511.00		
SINKING FUND	498.00		
REPAIR FUND	1,497.00		
TWO WHEELER PARKING CHARGES	900.00		
FOUR WHEELER PARKING CHARGES	2,550.00		
WELFARE FUND	150.00		
WATER CHARGES	453.00		
MUNICIPAL TAXES	141.00		
		TOTAL :	14,700.00
		Arrears Amount	3.00
		Balance Interest Amt of Last Bill	0.00
		Curr. Interest on Arrears	257.00
		GRAND TOTAL PAYABLE	14,960.00

(Rupees Fourteen Thousand Nine Hundred Sixty Only)

## NOTES :

- 1). Please Pay the Bill on or Before Due Date
- 2). Delayed Payment will be Charged Interest @ 21% p.a.
- 3). Mention your Flat No. and Mobile No. on Reverse of Cheque.
- 4). For Online Trf : TJSB Sahakari Bank Ltd. IFSC Code: - TJSB0000005  
SB A/C No. 005110200000038
- 5). For any Query pl send your email on : deltaavenue.chs.ltd@gmail.com
- 6). As Account Handover is delayed by the builder, maintenance is required to be taken by the existing rate.



For Delta Avenue CHS Ltd

*S. A. Amra*  
Chairman / Secretary / Treasurer

# Delta Avenue Co-Op. Hsg. Society Ltd.

TNA/(TNA)HSG/(TC)/33480/Date02/09/2021  
CTS 229 A, Tikka No. 8, Uthalsar, Opp. Thakkar House, Thane (W),

RECEIPT NO : 105

DATE : 03/12/2022

**RECEIVED** with thanks from Shri / Smt. ANIL NALAWADE  
[Flat No.204] – Last Bill No.78, Dated : 01/10/2022 - Bill Amount : 14,700.00  
The sum of Rupees Fourteen Thousand Six Hundred Ninety Seven Only  
By Cheque No. , Bank of Baroda Amt Rs.14,697.00 Dated : 03/12/2022  
In Part payment  
**Rs.14,697.00**  
Subject To Realisation Of Cheque



For Delta Avenue CHS Ltd

*S. A. Amra*  
Chairman / Secretary / Treasurer

*Anil Nalawade*





Dated 07th Day of Dec 2017

**BETWEEN**



**DELTA REALTORS**  
changing lifestyles

Regd. Office: Shop No. 2, Yashomaya Society, Lele Compound, Brahmin Society,

**AND**

Name: Mr. Anil Sukhdev Nalawade

Mrs. Sunita Anil Nalawade

Address: Room No-15, Shivanand Niwas Chawl,  
Hans Nagar, Khopat Road, Behind St Work-  
shop, Khopat Thane (West)

(Purchaser)

**Architect:**

Mr. Prashant A. Thakkar  
M/s. Manav Consultants Thane (W).

**R.C.C. Consultant:**

Mr. D. K. Patel  
M/s. Techline Thane (W).

**Advocate:**

Mr. R. S. Mishra  
Thane (W).

Agreement for Sale of

Name Mr. Anil S. Nalawade Flat No. 204

Bldg Name Delta Avenue On 2nd Floor

at

**Delta**  
AVENUE

Regd. Office: Shop No. 2, Yashomaya Society, Lele Compound, Brahmin Society,  
Naupada, Thane (W) - 400 602. Tel: 91-22-65265834. E-mail: delta\_realtors@yahoo.in

Site Address: CTS 229/A, T No. 8, Flow Villa, Castle Mill Naka, Uthalsar, Thane (West) - 400 601



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DELTA REALTORS  
changing lifestyles



Agreement for Sale

Of

Name Mr. ANIL SUKHDEV NALAWADE Flat No. 204

Bldg Name DELTA AVENUE On 2nd Floor

at

**Delta**  
AVENUE

TS 229(A) T No. 8, Flw Villa, Castle Mill Naka, Uthalsar, Thane (West) - 400 601.

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74/13457

पावती

Original/Duplicate

Thursday, December 07, 2017

नोंदणी क्र.: 39M

2:39 PM

Regn.: 39M

पावती क्र.: 19728

दिनांक: 07/12/2017

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: टनन2-13457-2017

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनिल सुखदेव नलावडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 31020.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मुल्य: रु.5256192 /-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 360000/-

सह दुय्यम निबंधक, ठाणे क्र. २

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007973972201718R दिनांक: 06/12/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-

*(Signature)*

मूळ दस्त मिळाल्या





07/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्त क्रमांक : 13457/2017

नोंदणी :

Regn:63m

## गावाचे नाव : 1) पांचपाखाडी

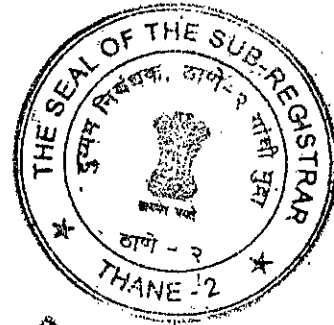
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5256192
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका नं 204, माळा नं: 2 रा मजला, इमारतीचे नाव: डेल्टा अवेन्यू, ब्लॉक नं: उथळसर, रोड : ठाणे, इतर माहिती: (शोन 5/19 5फ)( ( C.T.S. Number : 229/ए टीका नं 8 ; ) )
(5) क्षेत्रफळ	1) 37.12 चौ.मीटर
(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:-.मै. डेल्टा रियल्टर्स तर्फे भागीदार जावेद आर. शेख यांच्या तर्फे काबुलीजाबाबासाठी क.सु. म्हणून अस्ताफ दळवी - वय:-38; पत्ता:-प्लॉट नं: ऑफिस नं. 2 , माळा नं: -, इमारतीचे नाव: यशोमाया सि.एच.एस., ब्लॉक नं: साहेली ब्युटी पारलर मागे, ठाणे हेल्थ केअर हॉस्पिटल जवळ, ब्राह्मण सोसायटी रोड नं: नौसाबा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAJFD7268G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल सुखदेव तलावडे - वय:-52; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: शिवानंद निवास चौल, ब्लॉक नं: हस नगर, खोपट रोड, एस.टी. वर्कशॉप माघे, रोड नं: खोपट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACWPN6854D 2): नाव:-सुनिता अनिल तलावडे - वय:-48; पत्ता:-प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: शिवानंद निवास चौल, ब्लॉक नं: हस नगर, खोपट रोड, एस.टी. वर्कशॉप माघे, रोड नं: खोपट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AINPN6140R
(9) दस्तऐवज करून दिल्याचा दिनांक	07/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	07/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	13457/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

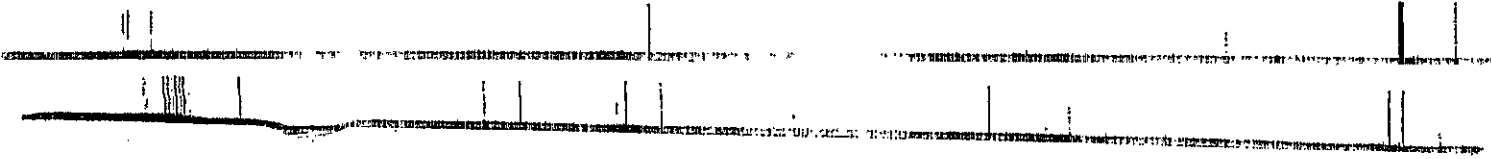
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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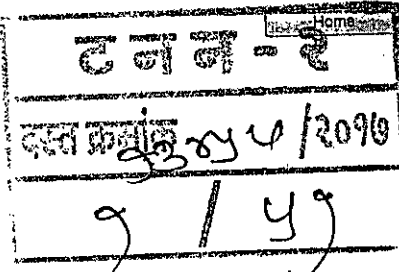
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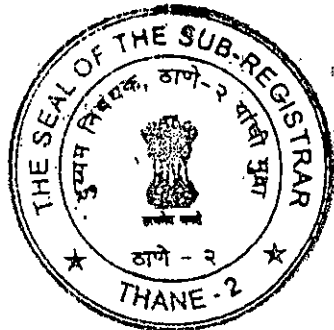


Pre-Registration summary(नोदणी पूर्व घोषवारा )

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201712072897	07 December 2017,02:36:05 PM			
मूल्यांकनाचे वर्ष	2017				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/19-5फ) वरील अ,ब,क,ड,ई, वगळता पाचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर 14				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन	निवासी सदनिका			चौ. मीटर	
58200	118000	138100	225100	138100	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	44,544चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.118000/-
उद्भववाहन सुविधा	उत्ते	मजला -	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर ) * मजला निहाय घट/वाढ = (118000 * (100 / 100)) * 100 / 100 = Rs.118000/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 118000 * 44.544 = Rs.5256192/-					
एकवित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 5256192 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.5256192/-					



सह दुय्यम निबंधक, ठाणे क्र. ३





06/12/2017

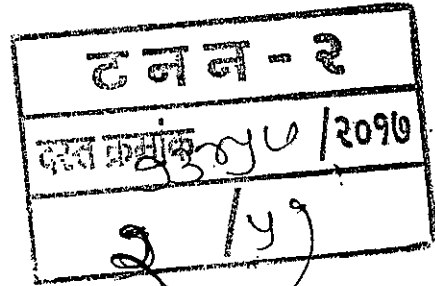
:: MUMBAI STAMP DUTY PAYMENT ::



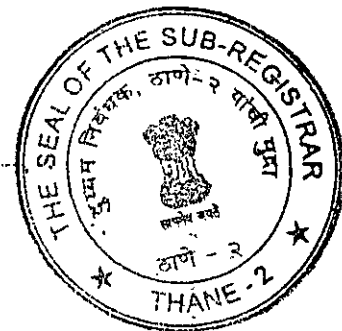
e-Stamp [ Simple Receipt ] Online Payment Receipt

Challan Number	MBST06121750355	GRAS GRN	MH007973972201718R
PaymentDate	06/12/2017 15:36:19 PM	Bank Txn ID	115935390
District	1201-THANE	Office Name	IGR114-THN2_THANE 2 JOINT SUB REGISTRAR
Stamp Duty	0030046401-75		
Amount	360000.00		
Registration Fees	0030063301-70		
Amount	30000.00		
<b>Total Amount</b>	<b>390000.00</b>		
Duty Payer Name	MR ANIL SUKHDEV NALAWADE	Duty Payer ID	PAN-ACWPN6854D
Duty Payer Mob No	+91-9967433983		
Article Code	B25-Agreement to sale/Transfer/Assignment		
Movability	Immovable	Consideration Amount	6000000.00
Prop Descr	FLAT NO 204, 2ND FLOOR, DELTA AVENUE, UTHALSAR, THANE, WEST, Maharashtra 400601		
Property Area	37.12 Sq. Meter		
Other Party Name	DELTA REALTORS	Other Party ID	PAN-AAJFD7268G

Print Receipt



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*Nalawade*



<https://gateway.netpnbank.com/MahaStamp/Reclecpt.aspx>

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३/११



### AGREEMENT OF SALE

This Agreement for Sale is made and entered into at Thane on this 07<sup>th</sup> day of Dec 2017 between M/S. Delta Realtors, a partnership firm, having its office at - 2, Yashomaya C.H.S. Ltd, behind Saheli Beauty Parlour, Near Thane Health Care Hospital, Brahman Society, Naupada, Thane (w), PAN No. AAJFD7268G hereinafter called the VENDOR (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and includes their heirs, administrators, executors, assigns) **OF THE PARTY OF THE FIRST PART**

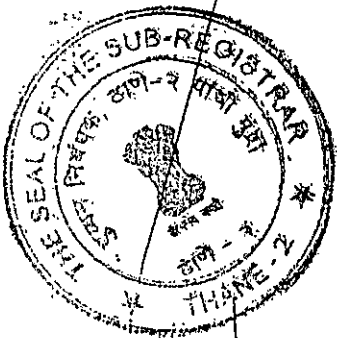
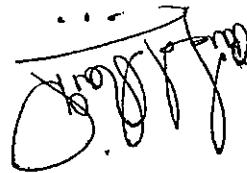
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And

५/५

Mr. ANIL SUKHDEV NALAWADE, PAN NO.: - ACWPN6854D

Mrs. SUNITA ANIL NALAWADE, PAN NO. AINPN6140R

Age: 1) 52 Years, & 2) 48 Years, Occupation BUSINESS BOTH  
residing at ROOM NO.15, SHIVANAND NIWAS CHAWL, HANS  
NAGAR, KHOPAT ROAD, BEHIND ST WORKSHOP, KHOPAT,  
THANE WEST

hereinafter called the "Purchasers" (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include his or her heirs, executors and permitted assignees) of the Other Part :

WHEREAS one Mr. Verti John Doming Soeiro was the owner and in exclusive possession and occupation over the property being land admeasuring about 1147 sq meter being city survey no. 229 , Tika no. 8, Utalsar , Village - Thane , Tal and District - Thane .

AND WHEREAS said Verti John Doming Soeiro died intestate leaving behind him Mr. Herman Augustine Soeiro and Mr. Joseph Dennis Soeiro as legal heirs in respect of the said property and therefore they became the joint owner of the said properties.

AND WHEREAS the said Joint owners mutually and amicably partitioned the said land and divided in two parts and after partition the said plot is numbered 229 A and 229 B in the record of Government and accordingly Plot no. 229 A , Tika no. 8 , admeasuring 603.7 sq meter came in possession and occupation of Mr. Herman Augustine Soeiro and this mutation of partition is effected as per order dated :- 20.11.1959 .

AND WHEREAS said Herman Augustine Soeiro died on 17.9.2011 at Mumbai leaving behind him no.1 MRS. KATHLEEN MARY RODRIGUES , no.2. MRS. ERNESTINE BERNADETTE REGO, no.3. MRS. OPHELIA ASSUMPTION D'SILVA being daughters as the only legal heirs in respect of the said property and since then they were in use and occupation and possession jointly over the said property. Though the property card did not reflect their name however they were having all right, title and interest to deal with the said property.

AND WHEREAS the said legal heirs in the capacity of owners entered into Deed of Conveyance executed on 16.11.2013 with the present vendor thereby transferred all their right, title and interest in respect of the said property in favour of the vendors and the said deed of conveyance is duly registered at serial no. TNN1-8387/2013 dated: 16.11.2013 in the office of sub-registrar, Thane - 1 and since then the right of ownership in respect of the said property are vested with the vendor.

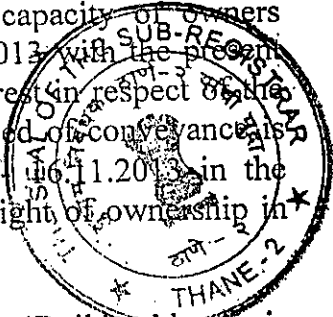
AND WHEREAS the said M/s. Delta Realtors i.e. 'Builders' herein in furtherance of the intention of the development of the said property put up the plan for sanction with the local authority The Thane Municipal Corporation vide V.P.No. S2C/0088/14 submitted through M/S. Manav Consultants, Architect, Thane.

*[Signature]*

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*[Signature]*  
Anil Sukhdev Nalawade

*[Signature]*  
Sunita Anil Nalawade



WHEREAS the local authority the Thane Municipal Corporation scrutinized the plan submitted by the Builders and accorded its sanction under V.P. No. S2C/0088/14 and issued Commencement Certificate No. T.M.C./ TDD/ 1681/16 dated 10/2/16 in the name of M/s Delta Realtors for the construction of building on the above mentioned property of stilt (part) + ground (part) + 1<sup>st</sup> to 6<sup>th</sup> floor + 7<sup>th</sup> floor (part) .

AND WHEREAS the builders are constructing the said Building on the said Property in accordance with the said sanctioned plan and shall sell the same on ownership basis, as they may in their discretion deem fit.

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AND WHEREAS the title to the said Property has been investigated by Adv. R. S. Mishra, 20/10/2016 in respect thereof as per copy annexed hereto and marked 'A'.  
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*Pradip*  
*Swalawade*  
*Al*

AND WHEREAS the Purchaser has seen the said Property prior to the execution of this Agreement and has also taken inspection of the said plans for construction of the said Building hereinafter referred to in the sanctioned plans and all the necessary documents in respect of the said Property.

AND WHEREAS the Builders have supplied to the Purchasers true copies of all such documents as mentioned in Rule A of the Maharashtra Ownership Flats Rules of 1964, hereinafter called "the said Rules" as desired by the Purchaser;

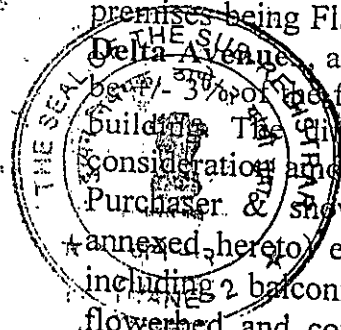
AND WHEREAS the Builders have entered and/or will enter into such Agreements with other persons and /or parties in respect of the sale of other flats in the said Building.

AND WHEREAS the Purchaser has agreed to purchase Flat No. 204 on the 2<sup>ND</sup> floor of the said building Delta Avenue adm. 37.12 sq. mtrs. Carpet area (Which is including balconies, cub-board area, etc.) and (excluding flowerbed and cornices) Allotted to the Purchaser & shown & marked accordingly on the floor plan annexed hereto) of the proposed building in the Residential & Commercial to be known as 'Delta Avenue' in or upon the said property as per the sanctioned Plans with full notice of the terms and conditions referred in these recitals on the terms and conditions hereinafter appearing: -

*Pradip*  
*Swalawade*  
*Al*

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Purchaser hereby agrees to purchase from the builders the premises being Flat No. 204 on the 2<sup>ND</sup> floor of the said building Delta Avenue, admeasuring 37.12 sq. mtrs. Carpet The area can be +/- 3% of the figures of carpet area at the time of finishing the building. The difference however is subject to either less the consideration amount or more if more carpet area. Allotted to the Purchaser & shown & marked accordingly on the floor plan annexed hereto) equivalent to 37.12 sq. mtrs. Carpet (Which is including 2 balconies, cub-board area, etc.) and (excluding flowerbed and cornices) Allotted to the Purchaser & shown & marked accordingly on the floor plan annexed hereto) hereinafter called "the said premises" in the said building under construction



*Pradip*  
*Swalawade*

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*Pradip*  
*Swalawade*



by the builders as per the plans and specifications seen and approved by him/her for Rs. 60,00,000/- (Rupees **SIXTY LAKH ONLY**). The said Price is fixed on lump sum basis excluding all taxes and has no bearing whatsoever on the actual area of the said premises. The said price shall be paid by the purchaser to the builders in the manner given below:-

*Omendra Salawade*

- A. Rs. 12,00,000/- being 20 % as and by way of Earnest money on or before 20.12.2017
- B. Rs. 9,00,000/- being 15 % on Commencement of Plinth on or before 20.12.2017
- C. Rs. 3,60,000/- being 6% on Commencement of 1st Slab on or before 31.01.2018
- D. Rs. 3,60,000/- being 6% on Commencement of 2nd Slab on or before 31.01.2018
- E. Rs. 3,60,000/- being 6% on Commencement of 3rd Slab on or before 31.01.2018
- F. Rs. 3,60,000/- being 6% on Commencement of 4th Slab on or before 31.01.2018
- G. Rs. 3,60,000/- being 6% on Commencement of 5th Slab on or before 31.01.2018
- H. Rs. 3,60,000/- being 6% on Commencement of 6th Slab on or before 31.01.2018
- I. Rs. 3,60,000/- being 6% on Commencement of 7th Slab on or before 31.01.2018
- J. Rs. 3,60,000/- being 6% on Commencement of 8th Slab on or before 31.01.2018
- K. Rs. 3,60,000/- being 6% on Commencement of Brick Work on or before 15.02.2018
- L. Rs. 3,60,000/- being 6% on Commencement of Plastering on or before 15.02.2018
- M. Rs. 1,80,000/- being 3% on Commencement of Plumbing on or before 15.02.2018
- N. Rs. 1,20,000/- being 2% on Possession.

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The area of the said premises agreed to be purchased by the purchaser is on the basis of the carpet area as defined in RERA. The calculation of the carpet area wall to wall which also includes the full thickness of internal, area below internal wall, columns?

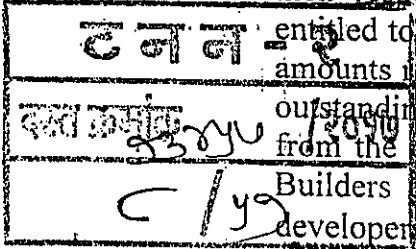
1. The time for payment of the installments of the purchase price as provided in clause no. 1 above shall be of the essence of this contract. The certificate of the Architect of the builders shall be conclusive proof that the plinth or the respective slabs or work has been completed and within seven days from the receipt of a notice from the Builders to the Purchaser, time being of the essence, informing the Purchaser that the plinth or the respective slabs have been cast, the Purchaser shall make the payments as herein provided. The Purchaser shall not be entitled to raise any objections as regards the completion of plinth or the casting of the respective slabs or in regard to the certificate of the Architect Builders.

2. It is expressly agreed by the Purchaser that time shall always be of the essence of the contract as regard payment of the purchase price in

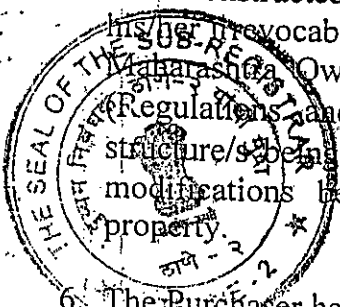
*Omendra Salawade*

*Omendra Salawade*

respect of the said premises so also all other payment required to be made by the Purchaser to the Builders herein. In the event of the purchaser making default in any of the installments aforesaid on their respective due dates, the Builders shall at their option be entitled to cancel and terminate this agreement by forfeiting all the amounts received by the Builders till then, or to charge interest on outstanding installments @ as per RERA Rules and Act per annum from the date of default till the date of payment. In the event of Builders exercising their option of terminating the contract, the developers shall be entitled to sell and / or dispose off / or transfer the said premises in favour of the third party and the purchaser herein will then have no right to object to such sale and disposal of the said premises, as the case may be, by the Builders to the third party. The decision of the Builders in such cases will be final and binding PROVIDED ALWAYS, that the power of termination herein before contained shall not be exercised by the Builders, unless and until the Builders shall have given the purchaser 15 days prior notice in writing of their intention to terminate this agreement.



3. The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Builders to the said property and has accepted the same and shall not be entitled to any further investigations relating thereto.
4. All letters, receipts and/or notices to be issued and served upon the Purchaser as contemplated by the Agreement shall be deemed to have been duly issued and served if sent to the Purchaser at the address mentioned herein by prepaid post or courier services and shall duly and effectually discharge the Builders.
5. In the event of Builders being entitled to construct any additional structure/s or Builders desiring to make alterations or additions in the said property under the building byelaws, rules and regulations of the Thane Municipal Corporation or otherwise or in the event of the Builders becoming entitled to construct structure/s or alterations and/or additions in the said property by virtue of any alterations in the building plans within the byelaws, rules and regulations of the The Thane Municipal Corporation Or otherwise, the Builders shall be entitled to carry out construction of such additional structures and/or additions or modifications and alterations and/or additions in the said building which is proposed to be constructed in the said property. The Purchaser hereby gives his/her irrevocable consent under the provisions of section 7 of the Maharashtra Ownership Flats Act, 1963 and under Real Estate (Regulations and Development) Act 2016 to such additional structure/s being constructed under such alterations, additions or modifications being carried out by the Builders in the said property.



6. The Purchaser hereby agrees and confirms that inspection has been given by the Builders of the plans and the Specifications of the said building which is proposed to be constructed by the Builders in the

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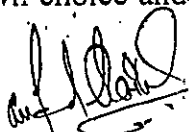
said property. The Purchaser hereby further agrees and covenants with the Builders to sign and execute in all papers and documents in favour of the Builders or otherwise as may be necessary for the purpose of enabling the Builders to construct the said building in accordance with the said plans relating thereto or such other plans with such additions and alterations as the Builders may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of The Thane Municipal Corporation or any other appropriate authorities in that behalf as well as for the construction of such building in the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the premises agreed to be purchased by the Purchaser is not in any manner adversely affected. The Purchaser agrees that the said consent is irrevocable.

7. The builders agree to hand over possession of the said premises to the purchaser on or before 31<sup>ST</sup> JANUARY 2018 subject to receipt of full & final payment, availability of cement, steel or other building material and water for building construction and subject to any act of God such as earthquake, flood or any other reason beyond the control of the builders, failing which the builders shall refund the same received by them hereunder as provided in RERA. The Purchaser shall not be entitled to any damages whatsoever.

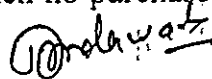
8. Nothing contained in these presents shall be construed to confer upon the purchaser any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof. Such conferment shall take place only upon the execution of the Conveyance in favour of the Co-operative Society or on incorporated body to be formed by the purchaser of different premises in the said building as hereinafter stated.

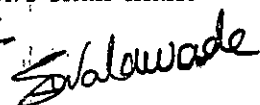
9. It is agreed that if the Floor Space Index is not consumed in full in the construction of the said building and if before the transfer of the property to a Co-operative Society or Incorporated Body any further construction on the land allowed in accordance with the rules and regulations of The Thane Municipal Corporation then the Builders would be entitled to put up additional or other construction without any let or hindrance by the purchaser and to sell the additional premises thus available on ownership basis and to receive and appropriate the price in respect thereof, however agreed by the builders that they will not construct such additional or other structure so as to adversely affect the area of the location of the premises agreed to be sold to the purchaser. The Purchaser hereby gives his irrevocable consent to such construction by the builders and for that matter to make such alteration or changes in the plans shown to the Purchaser.

10. The Builders shall have right to sell off the terrace in the whole or in parts to the appropriate flat purchaser/s in the buildings/s, as per their own choice and volition, to which no purchaser/s shall make



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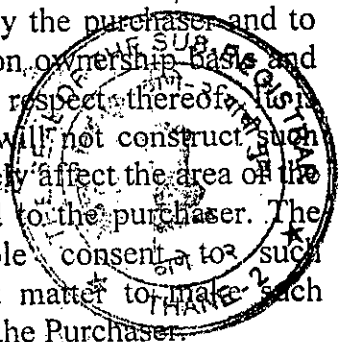




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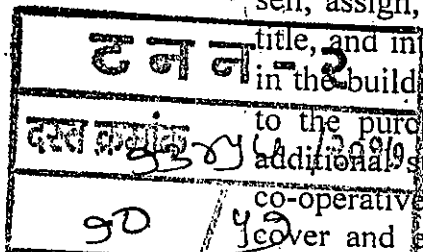
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any grievance. The purchaser/s of the terrace shall use the part of the terrace so sold to him/her/them as per the mutual agreement between the parties.

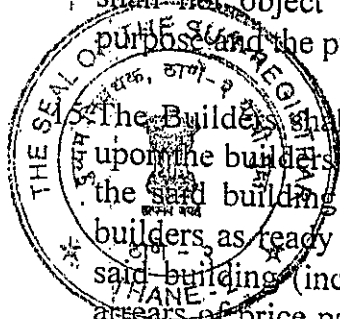
11. The Builders shall have a right until the execution of the conveyance/s in favour of the co-operative society to be formed by the purchasers and /or apartment and/ or company, to make additions, raise storey's or put up additional structures which shall be the sole property of the Builders, who will be entitled to dispose it off in any way they choose. The Builders shall be at liberty to sell, assign, and/or otherwise deal with or dispose off their right, title, and interest in the said property, hereditaments and premises in the building, to be constructed without any recourse whatsoever to the purchaser/s. The Builders shall be at liberty to built up additional structures i.e. Sub-station, for electricity, the office of co-operative society and/or apartment, temple or place of worship, cover and enclose and construct garage in the open compound, underground and overhead tanks, watchmen cabins, septic tanks, soak pit etc.



12. In the event of any portion of the said property being required by the M.S.E.B. for the putting an electric sub-station the builders shall be entitled to give such portion to the said M.S.E.B. or any other body for such purpose on such terms and condition as the builders shall think fit.

13. In the event of a portion of the land being notified for set back prior to the transfer of the property to a Co-operative Society or an Incorporated Body, the builders alone shall be entitled to receive the amount of compensation for such set back land.

14. The Purchaser shall have no claim save and except in respect of the premises hereby agreed to be acquired. All open spaces, lobbies, staircase etc. will remain the property of the Builders until the whole property is transferred to the proposed Co-Operative Society or an Incorporated Body as hereinafter mentioned but subject to the rights of the builders as mentioned herein. It thereby agreed that the builders shall be entitled to sell any premises in the said building for the purpose of using the same as restaurants, dispensaries, nursing homes and/or maternity homes, coaching classes, bank and for any other business purpose and the purchaser shall not object to the user of such premises for the aforesaid purpose and the purchaser thereof.



The Builders shall be entitled to offer possession of the premises upon the builders obtaining part occupation certificate in respect of the said building and as soon as the building is notified by the builders as ready for the occupation, each of the purchaser of the said building (including the purchaser) shall pay their respective arrears of price payable by them within seven days of such notice served individually or put at some prominent place in the building. If the purchaser fails to pay the arrears as aforesaid, the BUILDERSS will entitle to forfeit the amount previously paid by

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the Purchaser who shall cease to have all rights in the premises to be taken by him/her. The Builders shall be entitled to proceed with the construction work of the remaining building.

16. Under no circumstances the purchaser shall be entitled to the possession of the premises unless and until all payments required to be made under this agreement by the Purchaser have been made to the builders and other obligations, terms and conditions agreed by the Purchaser and mentioned in this agreement are carried out fully by the Purchaser.

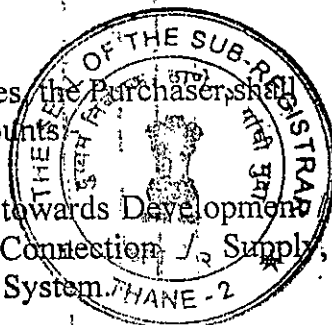
17. The Builders shall in respect of any amount payable by the purchaser under the terms and conditions of this agreement have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

18. Commencing a week after a notice is given by the builders to the Purchaser that the premises are ready for use and occupation, the purchaser shall pay on or before the 5<sup>th</sup> day of every month to the builders until the said property together with the building to be constructed thereon is transferred to the proposed organization as provided herein, amount 8/- as per size of flat 1RK / 1BHK / 2BHK monthly towards the proportionate share that may be ascertained by the builders of (a) the Municipal rates, charges and taxes including collector's charges and all other outgoings that may from time to time be levied on or incurred in respect of the said property (b) the charges for the maintenance and management of the said building including wages and salaries of watchmen sweepers, bill collector and accountant (c) electricity charges of common lights, meter pumps etc. The said payment shall be on the ad-hoc basis and the purchaser shall be liable to pay actual proportionate taxes and outgoings.

19. Before taking possession of the said premises, the Purchaser shall deposit with the Builders the following amounts:

- a) Rs.4,16,000/- Proportionate charges towards Development Infrastructure, MSEDCL, Water Connection, Supply, Society Formation, Legal fees, Solar System.
- b) Rs.40,500/- for proportionate share of taxes and other charges for 01<sup>st</sup> JANUARY 2018 to 30<sup>th</sup> JUNE 2019.
- c) Rs. 67,500/- towards maintenance charges for 01<sup>st</sup> JANUARY 2018 to 30<sup>th</sup> JUNE 2019.

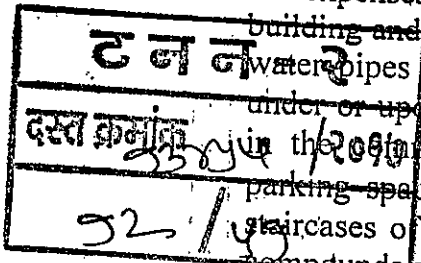
20. Until such time the development is completed and the possession of the building delivered to the said body corporate, Society, the Builders will be entitled at their discretion, to control the management of the said building/s and to realize the outgoings and to disburse the payments to be made.



*[Handwritten signature]*

*[Handwritten signature]*

21. The Purchaser hereby agrees to contribute and pay his proportionate share towards the costs, expenses and outgoings in respect of the matter specified here under:



1. The expenses of maintaining, repairing, redecorating etc. of the building and in particular the roof, water tanks, gutters, and rain water pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by Purchasers in the common with the other occupiers of other flats and parking spaces and the main entrance, passages, landing and staircases of the buildings and boundary walls of the building compounds and terraces etc.

2. The costs of clearing and lighting the passages, landing, staircases, and other part of the building so enjoyed or used by the purchaser as aforesaid.

3. The cost of the salaries of clerks, bill, collectors, sweepers, watchmen, etc.

4. The cost of working and maintenance of lifts, water connections, lights and other services.

5. Municipal and other taxes.

6. Insurance and other charges.

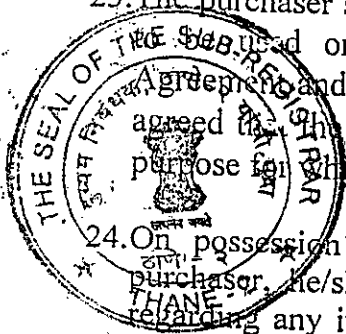
7. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

8. Additional taxes that may be levied by Thane Municipal Corporation.

9. Any other Taxes that may be levied by Local / State / Central Authority.

22. The Builders shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over possession of the premises to the Purchaser.

23. The purchaser shall use the said premises or shall permit the same to be used only for the purpose of user mentioned in this Agreement and not for any other purpose whatsoever. It is hereby agreed that the purchaser shall use the said premises only for the purpose for which the same was purchased.



24. On possession of premises being acquired and taken by the purchaser, he/she/they shall not be entitled to make grievances regarding any item of work, or quality of work, or material used for construction of the building, nor shall be entitled to make any claim in this behalf nor shall the builders be liable for the same.

*[Handwritten signature]*

*[Handwritten signature]*  
Sawalawade

25. The Purchaser gives his unequivocal consent to the builders to mortgage the said property to any financial institution, banks etc., for raising of the loan which, in the discretion of the Builders, is necessary for the completion of the development, construction, and work in or over the said property.

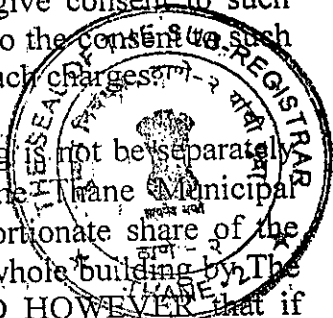
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26. The parties hereto and more specifically the purchaser agreed that he/she /they shall not park his/her /their vehicle or any sort in the complex unless and until he/she/they have been provided specific parking places in the stilt, open or covered garage, further that the purchaser herein, if is not provided with such parking space shall not bring his vehicle/s, or park same in the complex compound.

27. The parties hereto agreed that the Builders shall be entitled to amalgamate the adjacent property with the said property. The Builders shall further be entitled to modify, amend, alter, change the layout of the property by changing the alignments, locations, placement of garden, parking area, or other amenities or facilities and shall further be entitled to propose and put up any additional new building or a structure either by independent, or by way of extension or in continuation or attached to the building under construction in the lay-out with or without amendment of such Lay-out.

28. If the purchaser/s desire/s to sell or transfer his/her/their interest in the said premises or wishes to transfer to give the benefit of this agreement to anyone else and if the Builders agree to give such consent then and in such event prior to the Builders granting to the purchaser the consent as herein contemplated, the purchaser shall pay the Builders such sum as the Builders may in their absolute discretion determine by way of transfer charges and administrative and other costs, charges and expenses pertaining to the same. It is clearly understood that unless such amount is paid to the Builders by the purchaser, the purchaser shall not be entitled to sell or transfer his/her/their interest in the said premises and the developers shall not be bound or liable to give consent to such transfer, further the Builders are not obliged to the consent to such transfer even if the purchaser willing to pay such charges.

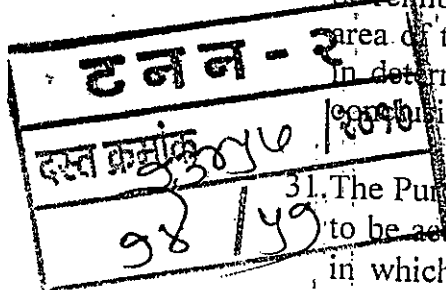
29. So long as each premises in the said building is not be separately assessed for taxes and water rates by The Thane Municipal Corporation, the Purchaser shall pay proportionate share of the water taxes and other taxes assessed on the whole building by The Thane Municipal Corporation PROVIDED HOWEVER that if any special taxes and/or rates are demanded by The Thane Municipal Corporation on any other authority by reason of any permitted use, The Purchaser alone shall bear and pay such special taxes and rates. As from the date of delivery of possession of premises, the Purchaser and other purchasers shall observe and perform all the rules and regulations of The Thane Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Builders against any loss and damage.



*[Handwritten signature]*

*[Handwritten signature]*  
Sivalawade

30. The Purchaser hereby agrees that in the event of any amount by way of premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of similar nature becoming payable by the Builders, the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser.



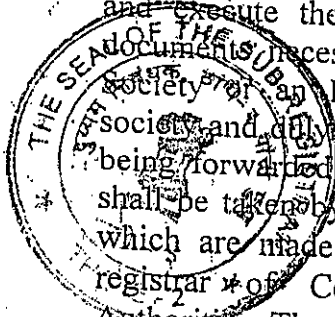
31. The Purchaser shall maintain at his own costs, the premises agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all Bye-laws, rules and regulations of the Government, The Thane Municipal Corporation or of any other authorities and all notices for violation of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this agreement.

32. In case any security deposit is demanded by the water department of The Thane Municipal Corporation before giving water connection to the proposed building and/or by M.S.E.B. for giving electric connection to the proposed building, the Purchaser shall contribute proportionately towards the payment of such deposit in proportion to the area of the premises agreed to be acquired by him.

33. The Purchaser hereby agrees to pay all the amount payable under the terms of this agreement as and when they become due and payable, time in this respect being of the essence of the contract. Further the Builders are not bound to give any notice requiring such payment and the failure thereof shall not be plea or an excuse for nonpayment of any amount/s on their respective due dates.

34. The Purchaser hereby covenants with the Builders to pay amounts liable to be paid by the Purchaser as agreed under this agreement and to observe and perform the covenants and conditions except so far as the same ought to be observed by the Builders.

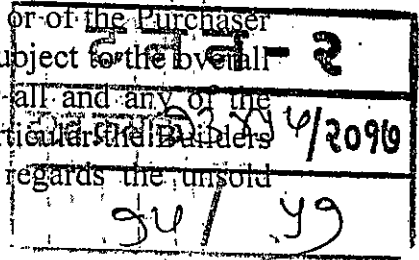
35. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society, or on Incorporated body to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration, other papers and documents necessary for the formation and registration of such society and duly fill-in, sign and return within 3 days of the same being forwarded by the Builders to the Purchaser. No objection shall be taken by the Purchaser to the charges and modifications which are made in draft Bye-laws as may be required by the registrar of Co-operative Societies and other Competent Authorities. The Purchaser shall be bound from time to time sign all papers and documents and to do all other things as the builders may require him to do from time to time for safeguarding the interest of the Builders and of other Purchasers of the premises in



Onlawale  
Onlawale



47. In the event of the Society or Incorporated Body being formed and registered before the sale and disposal by the Builders of all the premises in the said building as aforesaid the power and authority of the Society or Incorporated Body so formed or of the Purchaser and other Purchasers of the premises shall be subject to the overall authority and control of the Builders over all and any of the matters concerning the said building and in particular the Builders shall have absolute authority and control as regards the unsold premises and disposal thereof.



48. The name of the building on the said plot shall always be known and subject to the approval of the Assistant Registrar of Co-operative Societies, as 'Delta Avenue Co-operative Hsg. Society' to be formed shall bear the said name or shall be preceded by the words or to that effect.

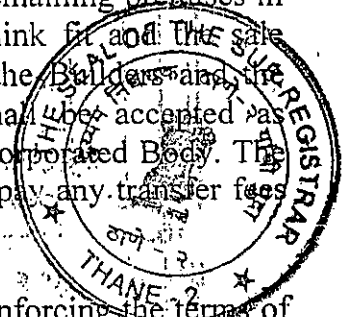
*Donawade*  
*S. Alawade*

49. The Builders shall always have a right to make additional structures or additions or modifications in the plans as may be permitted by the Municipal and other competent authorities. Such additions and additional storeys will be the sole property of the Builders, who will be entitled to sell the same. The Purchaser hereby gives his irrevocable consent to the Builders for carrying out such additional alterations or modifications as the Builders may deem fit if the said sanction of the premises agreed to be sold to the Purchaser is not adversely affected.

*H*

50. The terrace of the top floor of the building including the parapet wall shall always be the property of the Builders and the agreement with the Purchaser and all the other Purchasers shall be subjected to the said rights of the Builders who shall be entitled to use the parapet wall for any purpose including the display of the advertisements and sign boards and the Purchaser shall not be entitled to raise any objection or ask for any abatement in the price of the premises on the ground of inconvenience or any other ground whatsoever.

51. In the event of the owners executing a conveyance in respect of the said property in favour of the Society or Incorporated Body the Builders shall have a right to dispose of the remaining premises in the said building in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Builders and the Purchasers of such remaining premises shall be accepted as members of such Co-operative Society or Incorporated Body. The Builders in that case shall not be required to pay any transfer fees to the society or to the Incorporated Body.



52. Any delay or indulgence by the Builders in enforcing the terms of the Agreement or any forbearance or giving time to the Purchaser shall not be construed as a waiver on the part of the Builders nor any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

*H. Alawade*  
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*Donawade*  
*S. Alawade*

53. The Purchaser hereby agrees that in the event of any amount becomes due and payable by way of premiums, betterment charges or development tax, water connection deposit, or any other charges, service tax, vat, or any other such levy that may be imposed by the any authority— viz. Local Body, State Government or Central Government, they shall make the payment on demand to the Builders, the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser.

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54. All costs, charges and expenses in connection with the formation of the Co-operative Society or Incorporated Body as well as the cost of preparing, engrossing, stamping and registering all the agreements, conveyance or any other documents required to be executed by the Builders and/or the Purchaser as well as the entire professional costs of the solicitors of the Builders in preparing and approving all such documents shall be borne and paid by the Society or Incorporated Body proportionately by all the holders of the said premises in the building. The Purchaser alone shall also proportionately pay all stamps, registration and other out-of-Pocket expenses. The proportionate share of such costs, charges and expenses payable by the purchaser shall be paid by him immediately on demand. The builders shall not contribute anything towards such expenses.

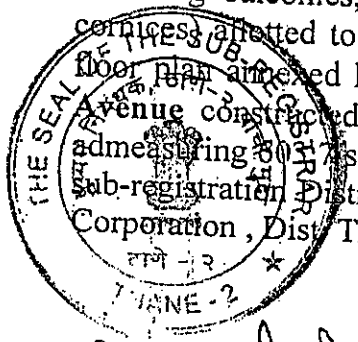
55. The Purchaser shall lodge this Agreement for registration with registering authorities within the time specified under the Indian Registration Act. and inform the Builders to admit execution thereof.

**THE FIRST SCHEDULE**

All that piece and parcel of land bearing Plot no. 229 A , Tika no. 8 , admeasuring 603.7 sq meter, Utalsar , Thane (w) within the registration and sub-registration District- Thane & within the limit of The Thane Municipal Corporation , Dist. Thane.

**THE SECOND SCHEDULE**

All that piece and parcel of premises that is Flat/Commercial Premises/Shop gala bearing No. 204, admeasuring 37.12 Sq. Mtrs Carpet Area (Which is including balconies, cub-board area, etc.) and (excluding flowerbed and cornices allotted to the Purchaser & shown & marked accordingly on the floor plan annexed hereto) on the 2ND floor of building known as 'Delta' Avenue constructed on the land bearing Plot no. 229 A , Tika no. 8 , admeasuring 603.7 sq meter, Utalsar , Thane (w) within the registration and sub-registration District- Thane & within the limit of The Thane Municipal Corporation , Dist. Thane.



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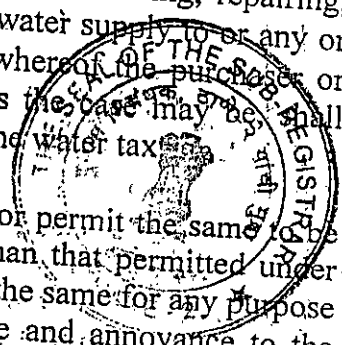
*[Handwritten signature]*  
 Balawade

the said buildings and in the proposed multi-storied building. Upon failure to comply with the provision of this clause this agreement shall ipso facto come to an end and the deposit and other monies paid by the Purchaser shall stand forfeited by the Builders.

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- 36. The Purchaser shall not let, sub-let, sell, transfer, convey, mortgage, charge or in anyway encumber or deal with or dispose of his premises or assign, underlet, give on leave and license, part with the possession of his interest under or benefit of this agreement or any part thereof, till all his dues of whatsoever nature owing to the Builders are fully paid and only if the Purchaser has not been guilty of breach of or non-compliance with any of the terms and conditions of this agreement and until he obtains previous consent in writing of the Builders.
- 37. The Purchaser hereby covenants to keep the premises, walls, drains, pipes and upper tenancies thereto belonging in good repair condition and in particular so as to support shelter and protect the parts of the building other than his premises.
- 38. The Purchaser shall permit the builders and their surveyors or agents with or without workmen and others at all reasonable times to enter into and upon his premises or part thereof to view and examine the state and condition thereof and the Purchaser agrees to make good within two months all defects, decays, and want of repair of which notice in written shall be given by the Builders to the Purchaser.  

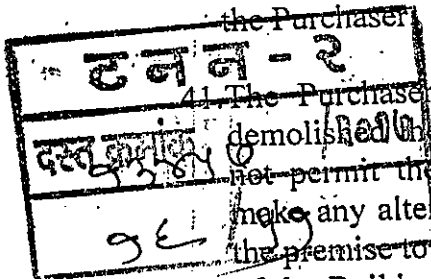
The Purchaser shall permit the Builders and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said premises or any part thereof for the purpose of viewing or repairing any part of the building and for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, Pipes, cables, water, covers, gutters, wires, party walls, structures or other conveniences belonging to or serving or used for the said building and also for the purpose of laying down, maintaining, repairing, and for similar purpose of cutting of the water supply to or any or the premises of the building in respect whereof the purchaser or occupier prior of such other premises, as the case may be, shall have made default in paying his share of the water tax.
- 39. The Purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than that permitted under the existing Rules and Regulation nor use the same for any purpose which may or is likely to cause nuisance and annoyance to the occupiers of the other flats in the building and the neighboring properties nor for any illegal or immoral purposes. The purchaser shall not keep or store in the said flats any goods or hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.



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*[Handwritten signature]*  
*[Handwritten signature]*

40. The Purchaser shall at no time demand partition of his interest in the said plot and building, It being hereby agreed and declared by the Purchaser that his interest in the said plot and building is impartible and it is agreed that the builders shall not be liable to execute any document in respect of the said premises in favour of the Purchaser



41. The Purchaser will not at any time demolish or cause to be demolished the premises or any part thereof. The purchaser shall not permit the closing of Verandah or lounge or balconies or make any alteration in the elevation and outside colour scheme of the premise to be acquired by him without the prior written consent of the Builders and also after obtaining the permission of the The Thane Municipal Corporation or any other public body in this behalf.

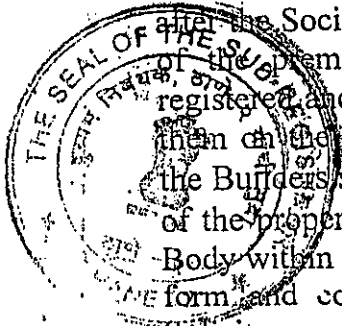
42. After the possession of the premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of the other premises in the said building at their own costs and the Builders shall not be in any manner liable or responsible for the same.

43. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance or any flat in or any part of the said building or cause any increased premium to be payable in respect thereof.

44. The Purchaser shall not decorate the exterior of his premises otherwise than in the manner agreed to by the Builders or in the manner as near as may be in which the same as previously decorated.

45. The Purchaser shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown outside their premises. The Purchaser shall not keep any goods or belongings outside the said premises or in the said building.

46. After the building is complete and ready and fit for occupation and after the Society or any other Incorporated Body of the Purchasers registered and after the Builders have received all dues payable to them on the terms of the agreement with the various Purchasers, the Builders shall arrange for execution of a conveyance in respect of the property in favour of the proposed Society or Incorporated Body within a reasonable period. Such conveyance shall be in such form and contain such terms and conditions as the Builders's Solicitor may in their absolute discretion determine.



*[Handwritten signature]*

*[Handwritten signature]*

WITNESS WHERE OF THE builders and purchaser have here unto set and subscribed his/her/their hand and seal the day and first here in above written.

SIGNED SEALED AND DELIVERED  
by the within named Builders

M/s Delta Realtors  
Through its partner  
Shri. JAVED RAFIQUE SHAIKH

In the presence of

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED AND DELIVERED  
By the within named Purchaser/s

1. MR. ANIL SUKHDEV NALAWADE

/And

2. MRS. SUNITA ANIL NALAWADE

In the presence of .....

1. *[Signature]*
2. *[Signature]*

For DELTA REALTORS

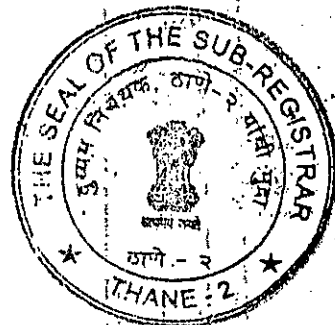
*[Signature]*  
PARTNER



*Nalawade*

*Nalawade*

ठान - २
३३०५५ / २०१०
३२ / ५३



टन नं - २
वस्तु क्रमांक १३०५७ / २०१७
२० / ५७

ANNEXURE

LIST OF AMENITIES REFERRED TO ABOVE:

**DOORS, FRAMES & WINDOWS**

**MAIN DOORS**

- Wooden frames with designer doors

**OTHER DOORS**

- Stone frames with moulded doors

**TOILET DOORS**

- Stone frames with waterproof moulded doors

**WINDOWS**

- Stone frames with anodised aluminium sliding window

**FLOORING**

- Vitrified flooring tiles 32" x 32"
- Antiskid ceramic tiles in the open area

**ELECTRICAL**

- Concealed copper wiring with MCB (Miniature circuit breaker)
- Branded quality modular switches
- Telephone points in living room and bedroom
- Cable point in living room and master bedroom

**KITCHEN**

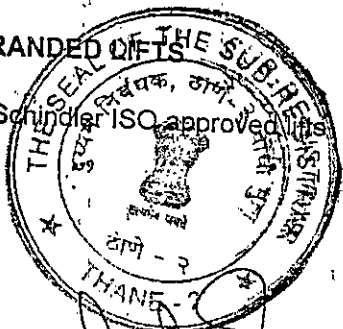
- Granite kitchen platform with stainless steel sink
- Tiles in kitchen up to door level
- Water purifier / Aqua guard

**WALL FINISH**

- Gypsum finished walls with POP moulding on ceiling in living room & bedrooms
- Good quality paint in all rooms

BRANDED OF THE SUB. RESIDENTS

Schindler ISO approved lift



*Donalwar  
Bhalawade*

**RECEIPT**

RECEIVED of and from the within named Purchaser/s a sum of Rs. 2,00,000/- (Rupees TWO LAKH ONLY) towards the earnest money / part payment of consideration, as contemplated in these presents, in the following manner

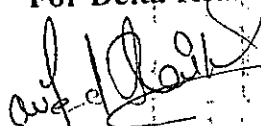
Sr. No.	Amount Rs.	Cash/Cheque	Date	Drawn on (Bank)
1.	2,00,000/-	000177	25.10.17	Bank of Baroda, Thane

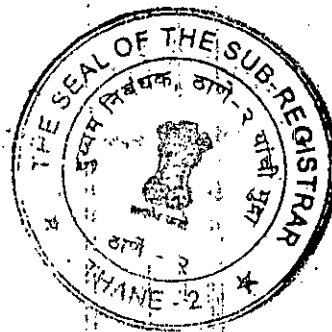
टनन - २  
दस्तावेज क्रमांक ३३४५५ / २०१७  
२९ / ११

Witnesses:

①   
② 

We say Received  
For Delta Realtors

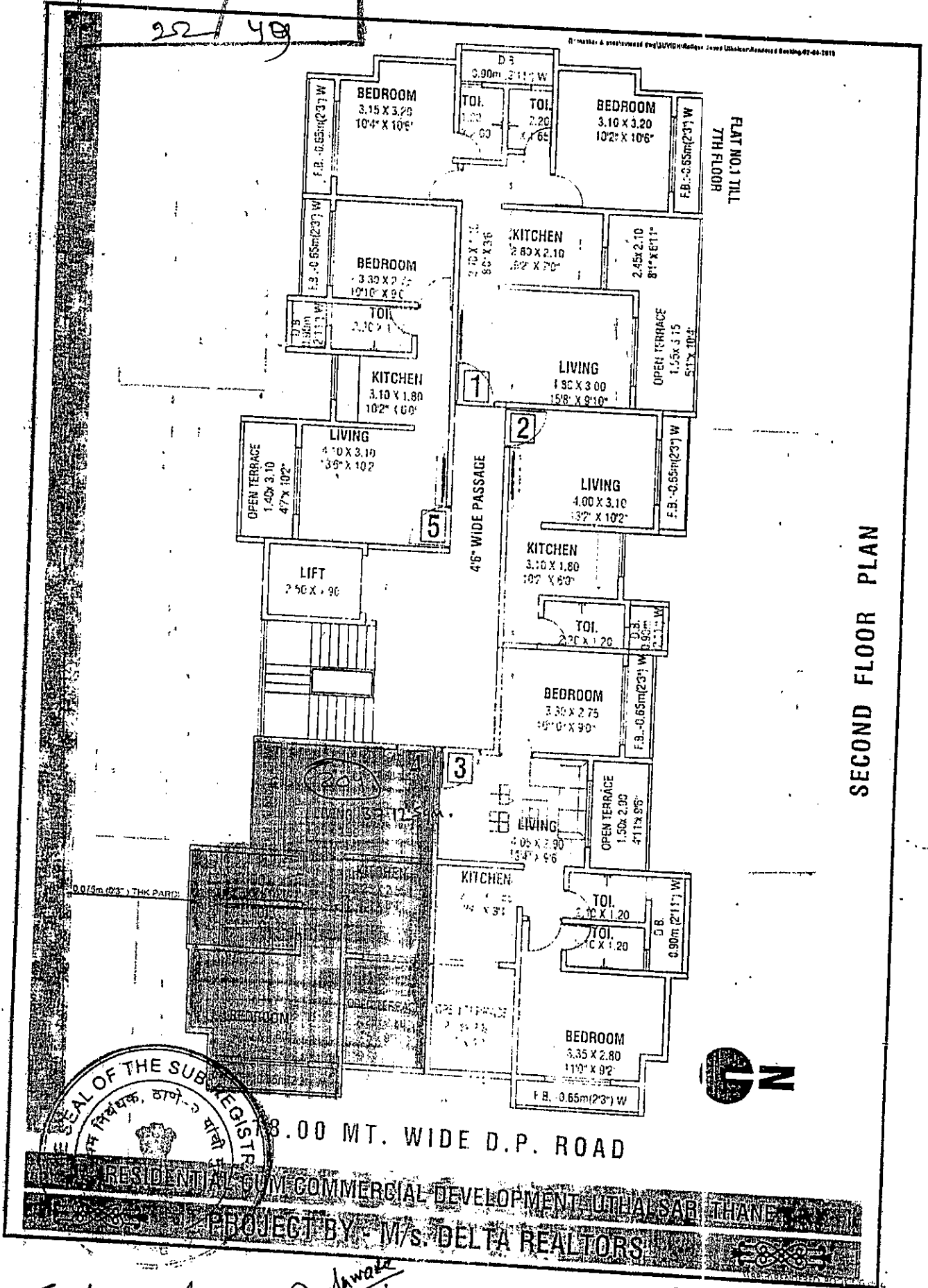
  
Partner



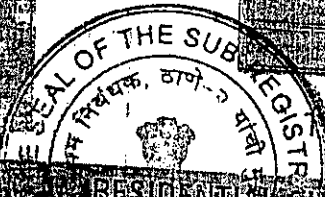
टन नं - २

दस्तावेज क्रमांक २३४५६ / २०१६

२२ / ५९



SECOND FLOOR PLAN



3.00 MT. WIDE D.P. ROAD

RESIDENTIAL CUM COMMERCIAL DEVELOPMENT UTHALSAR THANE

PROJECT BY: M/S. DELTA REALTORS

*Signature*

*Signature*

*Signature*





Certificate No.: 1235

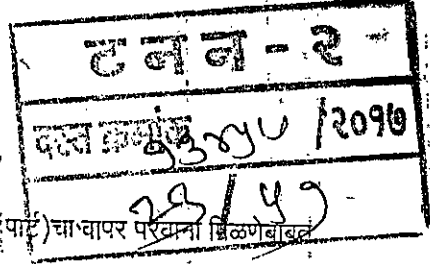
**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

स्टिल्ट (पार्ट) + तळ (पार्ट) + ० ते ६ मजले + ७ वा मजला (पार्ट)

V.P. No. S2C/0088/14 TMC/TDD/1000/0402/17 Date 07/10/2017

To, मे. मानव कन्सल्टंट्स ( वा.वि.)  
४०१/४था मजला, नितिन व्हिला सोसायटी  
पाचपाखाडी, ठाणे ( प. )  
करीता मे. डेव्हा रियाल्टर्स ( जमिन मालक )



स्टिल्ट (पार्ट) + तळ (पार्ट) + १ ते ६ मजले + ७ वा मजला (पार्ट) चा वापर परवाना दिवणेबाबत

Ref. V. P. No. S2C/0088/14

Your Letter No.: ७९६६ dated १४/०९/२०१७

Sir,

The part/full development work/erection/re-erection/alteration in/of building /part building no. वरीलप्रमाणे situated at 18.0 Wide Road Road/Street २२९/अ टिका नं. ५ Ward No. ठाणे Sector ठाणे No. H S.No./C.T.S.No./F.No. २२९/अ टिका नं. ५ Village ठाणे under the supervision of श्री. प्रशांत ठक्कर Licensed Surveyor/Engineer/Structural Engineer/Supervisor/Architect/Licence No. CA/97/21229 may be occupied on the following conditions.

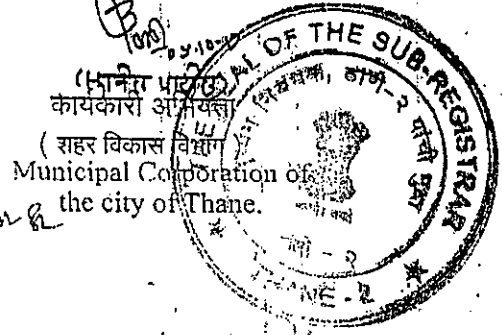
- १) पा.पु.वि./उप. न.अभि. /६९ दि. ०१/०९/२०१७ रोजीच्या पाणी पुरवठा विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.
- २) ठामपा/ वृत्ता/वृष्ट /५७ दिनांक १२/०९/२०१५ रोजीच्या वृक्ष विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.
- ३) ठामपा /का.अ./नवि /ड्रेनेज NOC/५४ दि.०७/०८/२००७ रोजीच्या ड्रेनेज विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.

As set certificated completion plan is returned herewith  
४) जमिन मालक/टिकासक यांनी दाखल केलेले दि.१३/९/१७ रोजीचे हमीपत्र त्यांचेवर बंधनकारक राहिले.

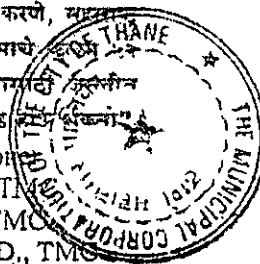
Office No.: सायधान

Yours faithfully

सायधान  
नगर कार्यकारी अधिकारी  
नगर विकास विभाग  
ठाणे नगरपालिका  
ठाणे



- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC



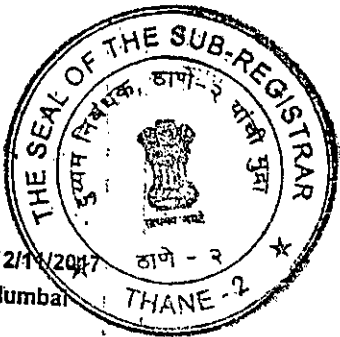
टनन - २	
दस्तावेज क्रमांक	१३०५६ / २०१७
२४	५९
Maharashtra	



**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700011834**  
**Project: Delta Avenue, Plot Bearing / CTS / Survey / Final Plot No.: S No. 229/A Tika No 8 at Thane (M Corp.), Thane, Thane, 400601;**

- Delta Realtors** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400601.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
 OR  
 That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **12/11/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 12/11/2017  
 Place: Mumbai

Signature valid  
 Digitally Signed by  
 Dr. Vasant Prernanand Prabhu  
 (Secretary, MahaRERA)  
 Date: 12-11-2017 19:10:34

Signature and seal of the Authorized Officer  
 Maharashtra Real Estate Regulatory Authority



Certificate No.:- 1235

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

स्टिल्ट (पार्ट) + तळ (पार्ट) + १ ते ६ मजले + ७ वा मजला (पार्ट)

V.P. No: S2C/0088/14 TMC/TDD/0cc/0402/17 Date 07/10/2017

To, मे. मानव कन्सल्टंट्स ( वा.वि.)  
४०१/४था मजला, नितिन व्हिला सोसायटी  
धाचपाखाडी, ठाणे ( प. )  
करीना मे. डेव्हा रियाल्टर्स ( जमिन मालक )

**ट न न - २**  
२३/१०/२०१७  
२५/११

स्टिल्ट (पार्ट) + तळ (पार्ट) + १ ते ६ मजले + ७ वा मजला (पार्ट) चा वापर परवाना मिळणेबाबत

Ref. V. P. No. S2C/0088/14

Your Letter No.: ७१८८ dated १४/०९/२०१७

Sir,

The part/full development work/erection/re-erection alteration in/of building / part building no. 180 Wide Road  
वरीलप्रमाणे situated at Road / Street Ward No. Sector  
No. II S. No./C.T.S. No./F. No. २२९/अतिविका न. ठाणे under the  
supervision of श्री. प्रज्ञांत ठेंकर Licensed Surveyor/Engineer/Structural Engineer/Supervisor/  
Architect/Licence No. CA/97/2-1229 may be occupied on the following conditions.

- १) मा.पु.वि./उप. न.अभि. /८९ दि. ०९/०९/२०१७ रोजीच्या प्राणी पुरवठा विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.
- २) वामपा/ वृषा/वृअ /५७ दिनांक १२/०९/२०१७ रोजीच्या वृक्ष विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.
- ३) वामपा/का.अ./मनि /ड्रेनेज NOC/५४ दि. ०७/०८/२०१७ रोजीच्या ड्रेनेज विभागाकडील नाहरकत दाखल्यातील अटी आपणांवर बंधनकारक आहेत.

As set certificated completion plan is returned herewith

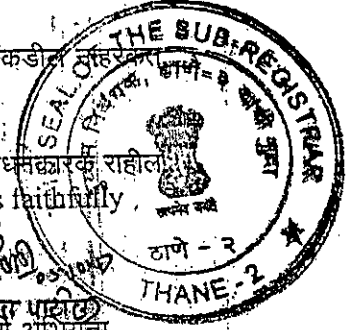
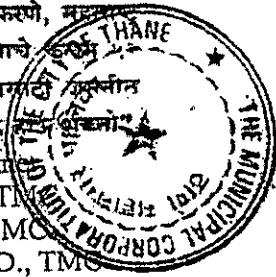
- ४) जमिन मालक/विकासक यांनी दाखल केलेले दि. १३/९/१७ रोजीचे हमीपत्र त्यांचेवर बंधनकारक राहिले.

Office No.:

**सावधान**

ऑफिस नंबर वाचणे न करणे तसेच  
विषयसूची नियमावलीनुसार आवश्यक त्या  
पत्रांचे वाचणे घेता वाचक्यास वापर करणे, मर्यादा  
प्रादेशिक व नगर अधिनियमाचे अन्वयान  
अनुसार प्रत्येक गुन्हा आहे. त्यासाठी  
वास्तविकता

- Copy to
- 2) Dy. Mun. Commissioner
  - 3) E. E. (Water Works) TMC
  - 4) Assessor Tax Dept: TMC
  - 5) Vigilance Dept. T.D.D., TMC



Yours faithfully,

कायकारी, अभियंता

( शहर विकास विभाग )  
Municipal Corporation of  
the city of Thane.

टनन - २  
8374/20910  
२६/५९

ADV. R.S. MISHRA

B.A. LL.B.

ADV. ADITYA R. MISHRA

B.COM., LL.M.

103, Tara Manek C.H.S. Ltd., Near Thane District Court, Jamhlhi Naka, Thane (w) - 1  
Email- adityarameshmishra@gmail.com , Mob No. 0- 9769024658 / 986901058 / 8108487028

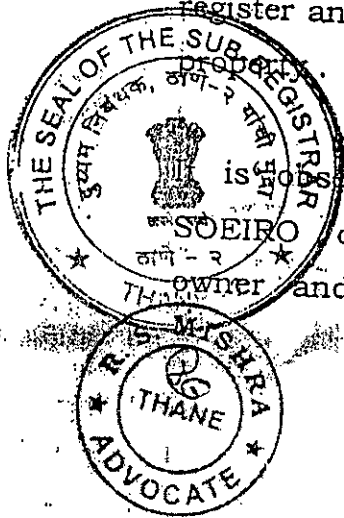
Dated:-18/07/2017.

TITLE CERTIFICATE

Re : Land bearing plot No. 229 A ,  
Tikka No. 8, City survey No. 229 A ,  
admeasuring about 603 .7  
Sq. mtrs . , and the building "Delta  
Avenue" standing thereon lying  
being and situate at 63 , Uthalsar ,  
Thane 400601 within Registration  
and Sub registration District ,  
Thane and within the limit of the  
Thane Municipal Corporation

I have caused searches to be made in respect of  
above referred property in the office of Sub registrar Thane  
and concerned revenue authorities through search clerk Mr.  
Sachin More since 1950 to 2013 and further I have  
inspected personally the records of the office of Sub  
Registrar Thane since 2014 till 1/1/2016 . I have also gone  
through the various title documents like property card  
register and other documents relating to the eve of referred

is observed that one MR. BERTIE JOHN DOMING  
SOEIRO during his life time and until his death , was the  
owner and in exclusive possession and occupation of



टन न - २
सूचना क्र. ३३९५/२०१७
२५ / ५९

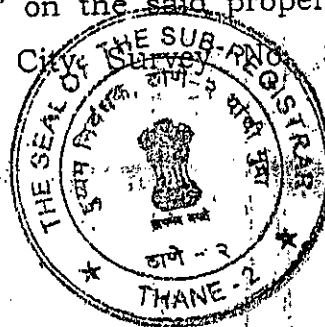
immoveable property bearing plot No. 229, Tikka No. 8 , Cityu survey No. 229 admeasuring 1147 Sq. yards (59 Sq. mtrs .) or thereabouts together with the bungalow standing thereon situate at 63 , Uthalsar , Thane .

It is also observed that said MR.BERTIE JOHN DOMING SOEIRO died on 13/6/1943 leaving behind him his two sons MR. HARMAN AUGUSTINE SOEIRO and MR. JOSEPH DENNIS SOEIRO as only legal heirs entitled to succeed to the said property as per the Indian Succession Act 1925.

It is also observed that said Mr. Harman Augustine Soeiro and Mr. Joseph Dennis Soeiro mutually portioned the above referred land and the said plot No. 229 came to be divided into 2 plots namely plot No. 229 A , admeasuring 603.7 Sq. mtrs and 229 B admeasuring 355.3 Sq. mtrs .

It is also observed that plot No. 229 A , Tikka No. 8 , City Survey No. 229 A , admeasuring 603.7 Sq. mtrs . was owned and occupied by Mr. Harman Augustine Soeiro and plot No. 229 B admeasuring 355.3 Sq. mtrs . together with Bungalow standing thereon was owned and occupied by Mr. Joseph Dennis Soeiro .

It is also observed that Mr. Harman Augustine Soeiro constructed bungalow "flow Villa" on the said property of plot No. 229 A, Tikka No.8, City Survey No. 229 A, Thane 339A.



ट न न - २
दस्त क्रमांक २३४५/२०१०
२६/११

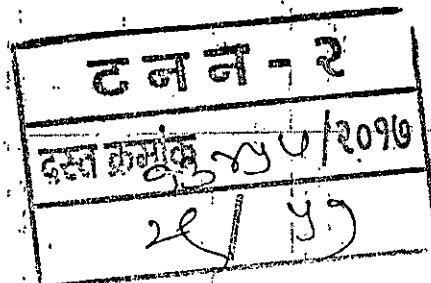
admeasuring 603.7 Sq. mtrs. situate at 63 , Uthaisar Thane 400601 . The Thane Municipal Corporation has issued certificate dated 27/8/2013 vide No. 1068 consisting property No. 1021448 in respect of the said Bungalow in the name of Mr. H.A. Soeiro.

It is also observed that said Mr. Harman Augustine Soeiro died at Mumbai on 17/9/2011 leaving behind him 1) Mrs. Kathleen Marry Rodrigues , 2) Mrs. Ernestine Bernadette Rego and 3) Mrs. Ophelia Assumption D. Silva as the only legal heir entitled to succeed his estate as per the Indian Succession Act 1925.

It is observed that 1) Mrs. Kathleen Mary Rodrigues 2) Mrs. Fernandis Bernadette Rego and 3) Mrs. Ophelia Assumption D. Silva have invited the objections and claim from public at large in respect of the said property by publishing in the news paper "The Free Press Gurnal" dated 13/8/2013 and "Maharashtra Times" dated 14/8/2013 through their Advocate . It is observed that within stipulated period and thereafter till today no one has claimed and raised any objection over the said property .

It is also observed that by deed of conveyance dated 16/11/2013 said 1) Mrs. Kathleen Marry Rodrigues 2) Mrs. Ernestine Bernadette Rego and 3) Mrs. Ophelia Assumption D. Silva have sold the said property to M/s Delta Realtors , a Partnership firm having office at office No. 2 , Yashomaya , Near Thane Health care Hospital Naupada ,





Thane and the said Deed of conveyance has been registered at Serial No. 8387/2013 dated 16/11/2013 in the office of Sub Registrar of assurance Thane I.

It is also observed that said No. 1 ) Mrs. Kathleen marry Rodrigues 2) Mrs. Ernestine Bernadette Rego and 3) Mrs. Ophelia Assumption D. Silva have also executed General Power of Attorney and registered the office of Sub Registrar Thane 1 dated 16/11/2013 empowering the Attorney for the transfer of name of the previous owner and to put the name of purchaser M/s Delta Realtors in the Property card and other records .

The M/s Delta Realtors have appointed the Architect M/S Manav Consultants and have submitted the plan with the Thane Municipal Corporation with an application No. 14905 dated 21/1/2016 . The Thane Municipal Corporation has sanctioned the plan and has issued sanctioned of development permission / commencement certificate vide V.P. No. S2C/0088/14,TMC/TDD 1681 /16 dated 10/2/2016 for Gd floor (Part) + Stilt (Part)+ 1<sup>st</sup> to 6<sup>th</sup> floor + 7<sup>th</sup> floor (Part) over the said plot of land .

I have also found out that M/S. Delta Realtors have entered into an agreement for Sale in the building "Delta Avenue" with the following persons -



**टनन - २**  
 दस्त क्रमांक २३४५०/२०१७  
 ३०/१९

**PURCHASERS DETAILS**

Sr.	Name of Party	Flat No.	Date of Agreement	Registration Number
1	Gazala Firoz Shaikh	Shop No. 2	07.02.2017	TNN2-1229- 2017
2	Mohini Mohan Patil	Shop No. 4	29.6.2017	TNN5-7594- 2017
3	Ganesh S. Sondkar	205	28.4.2017	TNN5-4896- 2017
4	Shweta S. Sawant	303	29.6.2017	TNN5-7595- 2017
5	Shilpa A. Amrale	404	29.6.2017	TNN5-7592- 2017
6	Shubhlaxmi P. Dhurandhar	501	24.4.2017	TNN2-4406- 2017
7	Shobha Shivaji Sakpal	505	08.06.2016	TNN2-7434- 2016
8	Ria Rohira	603	19.11.2016	TNN2-13109- 2016
9	Nadim Hamid Noori	605	30.6.2017	TNN2-7553- 2017
10	Shallkumari R. Mishra	701	31.3.2017	TNN5-6278- 2017
11	Ritika Mane	702	14.7.2016	TNN5-8412- 2016





ठ न न - २
दस्तावेज क्र. ३३२३५ / २०१७
३५ / ५३ -

In the circumstances I find that the title of the said property is clear and marketable and the same is free from all encumbrances and said M/S Delta Realtors are the owners of the said property including the building "Delta Avenue" standing thereon and they are entitled to deal with the same

Thane

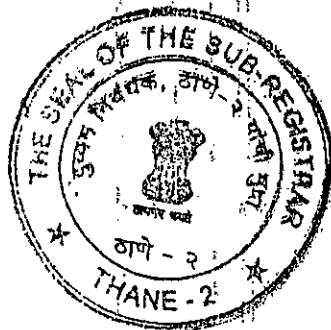
Dated:- 18/07/2017



R.S. Mishra

A handwritten signature in dark ink, appearing to be "R.S. Mishra".

Advocate



**ट न न - २**

मालमत्ता पत्रक

विभाग/सीजे - ठाणे शहर 32/59 तालुका/नि.भु.मा.का. -- ठाणे जिल्हा -- ठाणे

रास गलाविलेल्या आकाराचा किंवा भाड्याचा तपस ले आणि त्याच्या फेर तपसणीची नियत वेळ

रास गलाविलेल्या आकाराचा किंवा भाड्याचा तपस ले आणि त्याच्या फेर तपसणीची नियत वेळ

(७२२) माफी

ची.मी

६०३.७

२४.७ न.भ.क. २२९अ/२

सी

मि.प

उपडली

५५९.०



साविभाषकार

मालमत्ता पत्रक

मालमत्ता पत्रक

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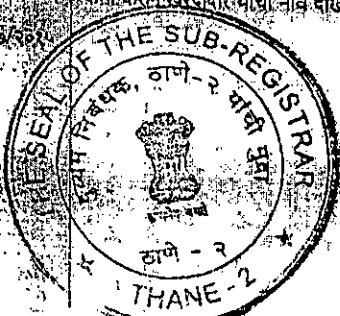
मालमत्ता पत्रक

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**ट न न - २**

दस्ता क्रमांक ३३/४७ /२०१७

३३ / ४७

**मालमत्ता पत्रक**

<b>विभाग/सोनि</b> -- ठाणे शहर	<b>तालुका/न.भू.मा.का.</b> -- ठाणे	<b>जिल्हा</b> -- ठाणे	
<b>शेत/मिळ/प्लॉट नंबर</b>	<b>शेत/मिळ/प्लॉट नंबर</b>	<b>शेत/मिळ/प्लॉट नंबर</b>	<b>शेत/मिळ/प्लॉट नंबर</b>
<b>शेत/मिळ/प्लॉट नं.</b>	<b>शेत/मिळ/प्लॉट नं.</b>	<b>शेत/मिळ/प्लॉट नं.</b>	<b>शेत/मिळ/प्लॉट नं.</b>
२२९अ/१	२२९अ/१		

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
२८/०९/२०१७	मालमत्ता करीत असताना शिविदि ठाणे महानगरपालिका यांचेकडील पत्र क्र. वागमा / शिविदि / २१५९ दि. १२/११/१४, नावाप्रमाणे दि. १२/११/२०१७ रकडील अ.ता. / मो.दि. / मो.र.न. ५०६ दि. २७/२/२०१५ अंतिम मान्यता पत्र क्र. वागमा / शिविदि / ३२७८ दि. २०/८/२०१५ व सह दुय्यम निबंधक ठाणे ५ यांचेकडील घोषणापत्र नंतरा कतिपय बंधपत्र दस्त टनन - ५ / ८७१० / २०१४ दि. ०५/०९/२०१४ अन्वये न.भू.क्र. २२९अ चे क्षेत्र ६०३.७ चौ.मी मधुन पोटविभाजनाकडे वर्ग होणारे क्षेत्र ४४.७ चौ.मी. कमी करुन न.भू.क्र. २२९अ चे ५५९.० चौ.मी क्षेत्र कायम केले. न.भू.क्र. २२९अ ला २२९अ/१ असा रोज बदल केला. पोटविभाजनाकडे वर्ग होणाऱ्या रस्त्याच्या क्षेत्राची न.भू.क्र. २२९अ/२ क्षेत्र ४४.७ चौ.मी. अशी स्वतंत्र भिळकत भूमिका उपडुन धारक सदरी ठाणे महानगरपालिका व सत्ताप्रकार एफ दाखल केला.			सं.क्र. क्र. १२७ प्रमाणे सही - २८/०९/२०१५ न.भू.अ. ठाणे

तपासणी करणारा -

खरी नकल - सत्यप्रत

ठाणे  
ठाणे



नकल आल्याची तारीख ..... नोंदी ७

नकल तयार तारीख १५/१०/१५ ..... १०५

नकल दिल्याची तारीख १५/१०/१५ ..... १२

नकल तयार करणार .....

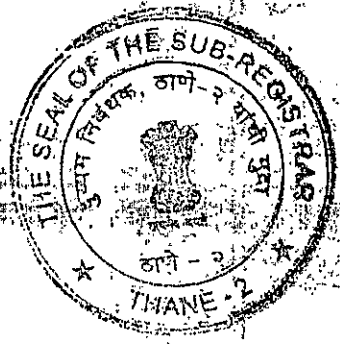
नकल तपासणी करणार .....

एकूण फी ..... १०६

१५/१०/१५

प्रमुख लिपिक

महानगरपालिका, भा.दे.क.मी











टनन - २

२३४५५/२०१७

३५/५९

**कुलमुखत्यार पत्राचे घोषणापत्र**

मी, श्री. / श्रीमती/ सौ अमलता देवी या द्वारे घोषित  
करतो की, दुर्यम निबंधक ठाणे यांचे कार्यालयात  
०१२१ नाम

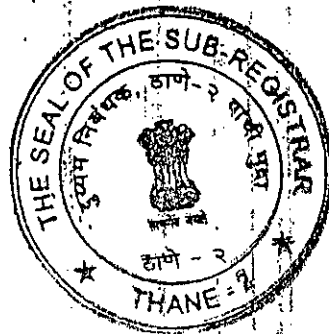
या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. / श्रीमती/ सौ जि. व्ही. देव. शिंदे  
०८/०७/२०१५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त  
नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर  
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा  
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही, किंवा अन्य  
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२  
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- ठाणे

दिनांक : ०७/११/२०१५

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



**टनन-२**  
 दस्त. क्र. ३३५५/२०१०  
 १३५  
 Tuesday, July 08, 2014  
 12:01 PM

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

पावती क्र.: 8213 दिनांक: 08/07/2014

गावाचे नाव: ठाणे  
 दस्तऐवजाचा अनुक्रमांक: टनन2-5647-2014  
 दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
 सादर करणाऱ्याचे नाव: मेसर्स डेल्टा रियलटर्स तर्फे भागीदार श्री जावेद आर शेख

नोंदणी फी ₹. 100.00  
 दस्तऐवजाच्या नोंदणी फी ₹. 180.00  
 पत्राचा मालवण ₹. 280.00

आपणास हा दस्तऐवज दिनांक 08/07/2014 मध्ये 12:03 PM हावे केवळ ऑनलाईन भागि साबित थंबनेल प्रत व CD घ्यावी.



कार्यार मूल्य: रु. 100/-  
 प्रत्येक मुदांक शुल्क: रु. 500/-  
 देयकाचा प्रकार: By Cash रकम: रु. 100/-  
 देयकाचा प्रकार: By Cash रकम: रु. 180/-

*Handwritten signature*





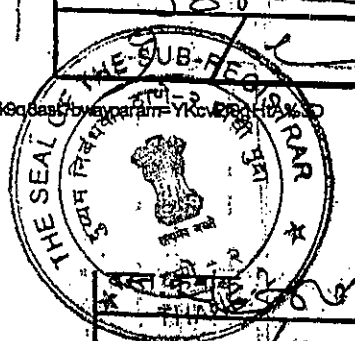
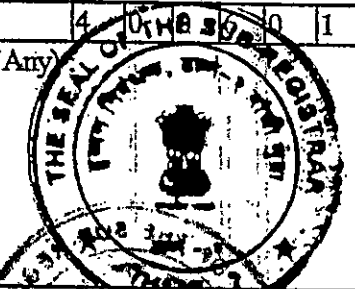
Payment Successful. Your Payment Confirmation Number is 36868632



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001657712201415R	BARCODE	Form ID :	Date: 07-07-2014
Department	IGR	Payee Details		
Receipt Type	RE	Dept. ID (If Any)	ट न न - २	
Office Name	IGR114-THN2_THANE 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	DLN- 33/24/2090 32/49
Year	Period: From: 07/07/2014 To: 31/03/2099	Full Name	MS DELTA REALTORS	
Object	Amount in Rs.	Flat/Block No.	AS	
0030046401-75	500.00	Premises/ Bldg	PER MENTIONED	
0030063301-70	0.00	Road/Street, Area /Locality	IN THE DOCUMENT	
	0.00	Town/ City	Maharashtra	
	0.00	District	Maharashtra	
	0.00	PIN	4 0 1 0 1 0 1	
	0.00	Remarks (If Any)	FOR USE IN RECEIVING BANK	
	0.00		Bank CIN No : 6910332014070751216	
Total	500.00	Amount in Words	Rupees Five Hundred Only	
Payment Details: IDBI NetBanking	Payment ID : 44652388	FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No :	6910332014070751216	
Cheque- DD No.		Date	07-07-2014	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



ट न न - २  
दस्त कमांक 33/24/2090  
32/49

net.idbi.bank.co.in/corp/BANKAWAYTRAN;sessionid=0000sg-wjC3M5+5sZONpDE86Btk-121606astby;param=7Kv42p3240

टोल नं - २  
बका फीस १३५५ / २०१०  
२० / ५९

कोर

Blank

Page



कोर ४  
बका फीस १३५५ / २०१४



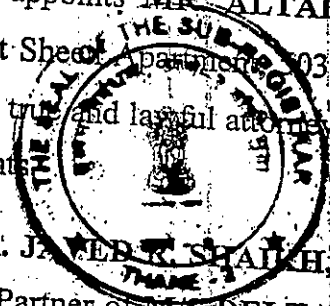
**POWER OF ATTORNEY FOR ADMISSION**

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, MR. JAVED R. SHAIKH, Age 35 years AND MR. ADESH. DEEPAK. KRIPALANI, age 24 years Partner of M/S DELTA REALTORS, having its office at Shop No.2, Ground Floor, Yashomaya CHS, Lele compound Brahmin Society, Near T.H.C Hospital Thane (W) do hereby by SEND GREETINGS.

Handwritten: 20/10/2018  
Stamp: 20/10/2018  
Stamp: 20/10/2018

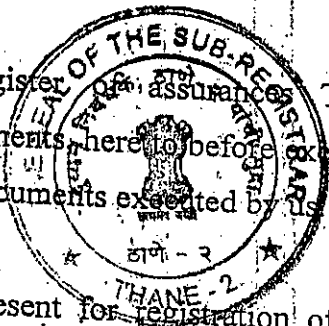
WHEREAS We the Partner of M/S DELTA REALTORS, having its office at Shop No.2, Ground Floor, Yashomaya CHS, Lele compound Brahmin Society, Near T.H.C Hospital Thane (W) and in the course of business are required to execute various documents including Agreement for sale of Flats/Shops/Offices and Deed of Confirmation, Cancellation Deed, Rectification Deed and Other Agreement/s of already document signed by individually.

AND WHEREAS I am desirous of appoints MR. ALTAF A.R.DALVI, age 35 years, having address at Sheela Apartment, 5th Floor, 1st Rabodi, Thane (w).- 400 as our true and lawful attorney of for purpose of registration of such documents.



NOW KNOE We by these presents, that MR. JAVED R. SHAIKH, AND MR. ADESH. DEEPAK KRIPALANI and Partner of M/S DELTA REALTORS, do hereby appoint nominate, and constitutes the to MR. ALTAF A.R.DALVI as our true and lawful attorneys to do the following acts deeds and things.

- 1. To appear before the Sub-registrar of Thane concerned in respect of any documents, here to before executed by us or to be executed of such documents executed by us
- 2. For us and on our behalf to present for registration of any documents here to before executed by us as Partner of M/S DELTA REALTORS



Stamp: 20/10/2018  
Stamp: 20/10/2018  
Stamp: 20/10/2018

Handwritten signatures and initials on the left margin.

Handwritten signatures and initials on the left margin.

3. To do all acts, deeds and things for me and my behalf to cause to attendance of my executing parties to any documents before the Sub-Registrar of Assurances, to make any application or submission in writing for the purpose of effectively registering any documents as my said attorneys may deem fit and proper. And we ourself agree to ratify and confirm all and whatsoever

सद अटोर्नेय shall purpose to do or be done by virtue of these presents.  
 २३/७/२०१४  
 २/५९

**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of the land bearing CTS NO. 229A, TIKA NO.8 VILLAGE Thane, of project their project lying, being and situated at Uthalsar, Opp Thakkar House, Thane, village Thane within the Registration Districts and Sub-District of Thane.

IN WITNESS WHERE OF we have hereunder set and subscribed our hand this 08<sup>th</sup> day of July 2014 at Thane.

SIGNED, SEALED AND DELIVERED by

The person named - "EXECUTANT"

M/S DELTA REALTORS,

Through its Partners

MR. AVED R. SHAIKH



*(Handwritten signature)*

MR. ADESH DEEPAK KRIPALANI

In the presence of \_\_\_\_\_

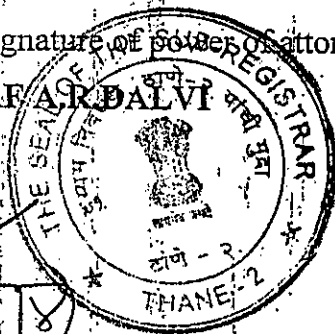
1. *(Handwritten signature)*
2. *(Handwritten signature)*

I, Accept the same

Specimen signature of holder of attorney holder:

MR. ALTAFA R. DALVI

1. *(Handwritten signature)*
2. *(Handwritten signature)*

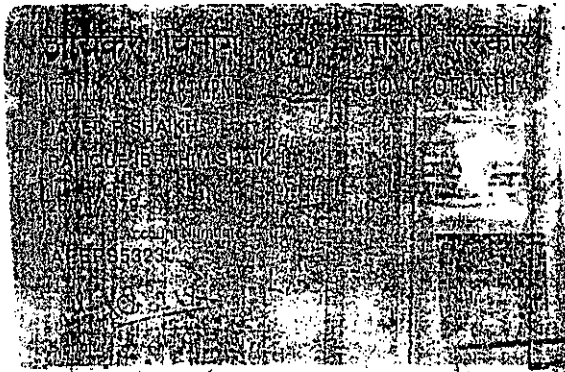


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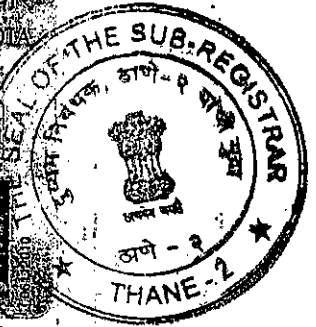
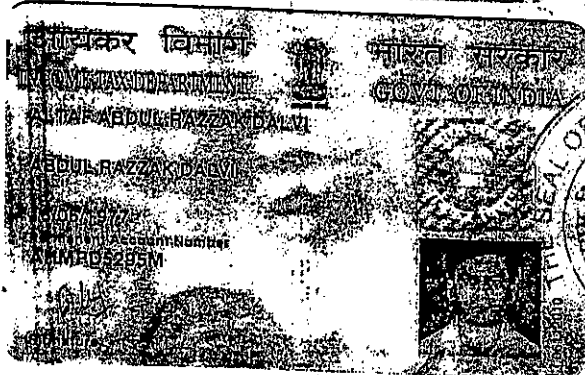
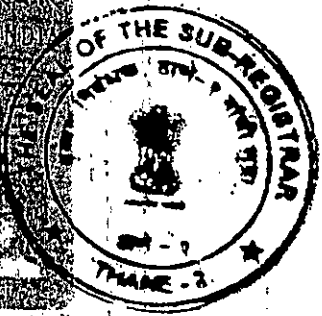
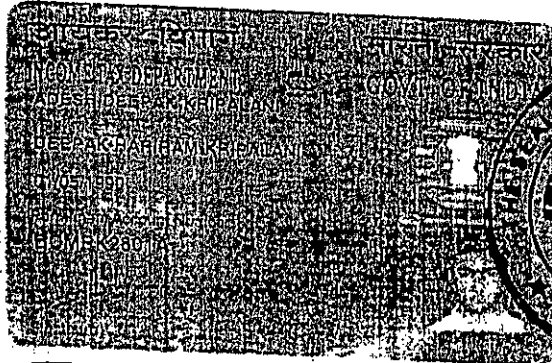
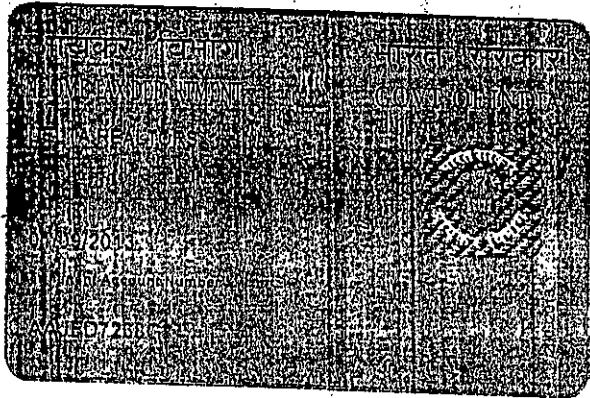


*(Handwritten signature)*

टन नं - २  
 २३/७/२०१४  
 २/५९




ठनन-२
दस्ता क्रमांक १३०५५/२०१७
०३/५१



ठनन-२
दस्ता क्रमांक १३०५५/२०१४
५२

टनम - २  
 दस्त क्रमांक २३४५७/२०१०  
 ४४/५९

FORM 1  
 (See Rule 16(1))  
 Maharashtra Licence  
 MH 04/20087  
 32153  
 Name of the License Holder  
 Signature/Thumb Impression of Holder






THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No. MH04 20080034485 DOI: 12-04-2008  
 Valid Till: 11-04-2025 (NT)  
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV DOI 15-11-2008  
 MCWG DOI 12-04-2005  
 LMV DOI 03-11-2008

Name: ANIL R WALYANKAR  
 S/O M RANCHANDRA WALYANKAR  
 Add: R NO-3, JAY SHRI KRUPA SOC.,  
 TELIGALLI, WARDHAKA, THANE

DOB: 28-07-1986 BG:

Signature/Thumb Impression of Holder

टनम - २  
 थाने  
 २३४५७/२०१०  
 ४४/५९

Summary1 (GoshwaraBhag-1)

मंगळवार, 08 जुलै 2014 12:01:58

दस्त गोश्वारा भाग-1

दनन2: 612

दस्त क्रमांक: 5647/2014

दस्त क्रमांक: दनन2/5647/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दस्त क्रमांक: 5647/2014

07/14

दु. नि. सह. दु. नि. दनन2 यांचे कार्यालयात

अ. क्र. 5647 वर दि. 08-07-2014

रोजी 11:50 म.पू. वा. हजर केला:

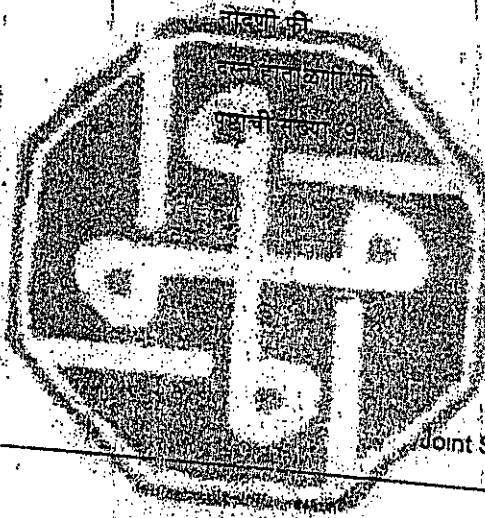
पावती: 8213

पावती दिनांक: 08/07/2014

सादरकारणाराचे नाव: मेसर्स डेल्टा रियल्टर्स तर्फे भागीदार श्री जावेद आर शेख



दस्त हजर करणाऱ्याची सही:



रु. 100.00

रु. 180.00

एकुण: 280.00

Joint Sub Registrar Thane 2

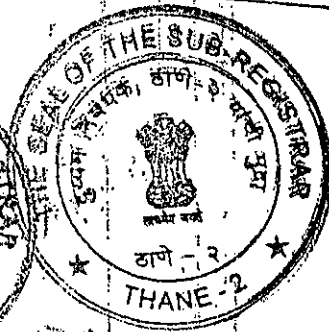
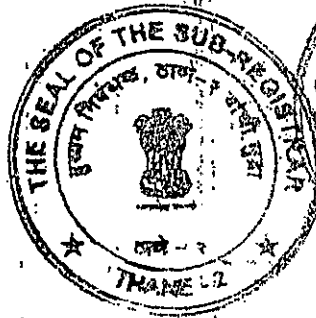
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: कुलमुब्त्यारपत्र

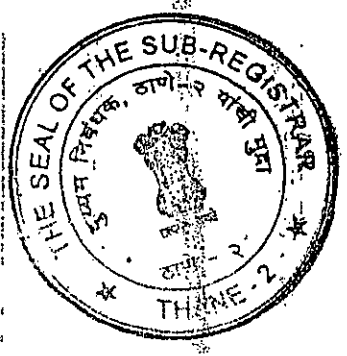
मुद्रांक शुल्क: (48-इ) लेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा कामां चालविण्याचा प्राधिकार मिळकत असेल तेव्हा

शिक्षा क्र. 1 08/07/2014 11:50:31 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08/07/2014 11:50:45 AM ची वेळ: (फी)



द्वय - २  
दस्तावेज क्र. १०५५ / २०१०  
१०/५९





Summary-2 (दस्त गोपवारा भाग - २)



08/07/2014 11:55:24 AM

दस्त गोपवारा भाग-2

दस्त क्रमांक: 2/5647/2014

दस्त क्रमांक: टनन 2/5647/2014

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

दस्त क्रमांक: 2/5647/2014

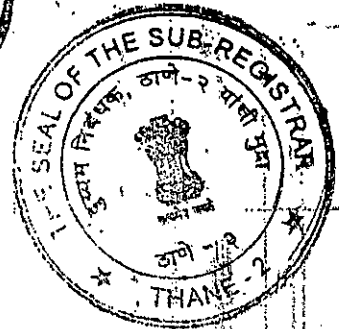
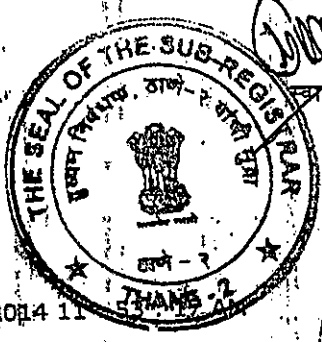
2/14

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अल्ताफ ए आर. इच्छी पत्ता: प्लॉट नं: 503, माळा नं: 5वा मजला, इमारतीचे नाव: शीत अपार्टमेंट, ब्लॉक नं: पहिली राबोडी, रोड नं: ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी, होल्डर वय: 35 स्वाक्षरी:		
2	नाव: मेसर्स डेल्टा रियल्टीस तर्फे भागीदार श्री जावेद आर शेख पत्ता: प्लॉट नं: शॉप नं 2, माळा नं: तळ मजला, इमारतीचे नाव: यशोमया को. ऑप. ही. सो. लि, ब्लॉक नं: लेले कम्पाऊंड, रोड नं: अम्हीन सोसायटी ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर:	कुलमुखत्यार देणार वय: 35 स्वाक्षरी:		
3	नाव: मेसर्स डेल्टा रियल्टीस तर्फे भागीदार श्री आदेश दिपक - त्रि पलानी पत्ता: प्लॉट नं: शॉप नं 2, माळा नं: तळ मजला, इमारतीचे नाव: यशोमया को. ऑप. ही. सो. लि, ब्लॉक नं: लेले कम्पाऊंड, रोड नं: अम्हीन सोसायटी ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर:	कुलमुखत्यार देणार वय: 24 स्वाक्षरी:		

दस्तावेज दस्तऐवज करून देणार तय्यार करून देणार चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ: 08/07/2014 11:52:23 AM

ओळख - दस्तावेजातील इसम असे निगंदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जावेद शेख वय: 32 पत्ता: ठाणे प पिन कोड: 400601		
2	नाव: अनिल वाळवणकर वय: 29 पत्ता: ठाणे पिन कोड: 400601		



शिकका क्र.4 ची वेळ: 08/07/2014 11:55:24 AM

Summary-2( दस्त गोपतारा भाग - २ )

शिका क्र.5 ची वेळ: 08 / 07 / 2014 11 : 53 : 30 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub-Registrar Thane 2

EPayment Details.

sr: 1 Epayment Number: MH001657712201415R

Defacemen Number: 0001015074201415

5647

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पुस्तक क्रमांक: २५५२ क्रमांकावर नोंदला

सह. दुय्यम निबंधक, ठाणे क्र.२  
तारीख: ०८/०७/२०१४



प्रमाणित करणेत येते की या दस्त  
एकूण पाने

सह. दुय्यम निबंधक, ठाणे

दस्त क्रमांक
२५५२
क्रमांकावर नोंदला
२५५२



iSarita v1.3.0

डनन - २

दस्तावेज क्रमांक ३०५७ / २०१०

४८ / ५५

PERMANENT ACCOUNT NUMBER  
 AOWBN6854D  
 ANIL SUKHOEV NALAWADE  
 पिता या माता (FATHER'S NAME)  
 SUKHOEV KRISHNA NALAWADE  
 DATE OF BIRTH  
 10-05-1965  
 EXEMPT SIGNATURE  
 PRS  
 Commissioner of Income-tax (Computer Operations)

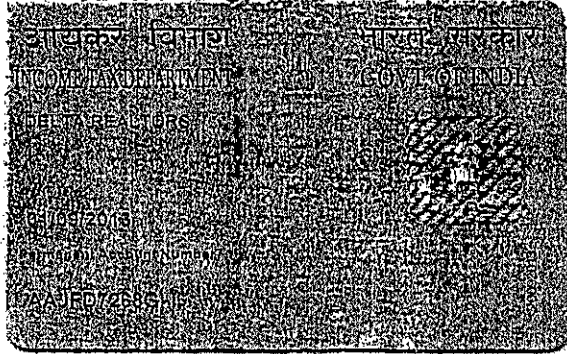
*Anilawade*

सुनील विठ्ठल  
 INCOME TAX DEPARTMENT  
 SUNIL ANIL NALAWADE  
 RAMRAGHAWANTHORA  
 22/07/1969  
 ANEN6140E  
 सुनील

*Sunilawade*



ढनन - २  
वसत क्रमांक  
३३४५७/२०१७  
२८/५९



*af. H. S. S.*



Summary1 (GoshwaraBhag-1)

74/13457

गुरुवार, 07 डिसेंबर 2017 2:39 म.नं.

दस्त गोश्वारा भाग-1

टनन2

५०५५

दस्त क्रमांक: 13457/2017

दस्त क्रमांक: टनन2 /13457/2017

बाजार मूल्य: रु. 52,56,192/- मोबदला: रु. 60,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,60,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 13457 वर दि.07-12-2017

रोजी 2:23 म.नं. वा. उजर केला.

पावती:19728

पावती दिनांक:

07/12/2017

सादरकरणासचे नाव: अनिल सुखदेव नलावडे - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकुण: 31020.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

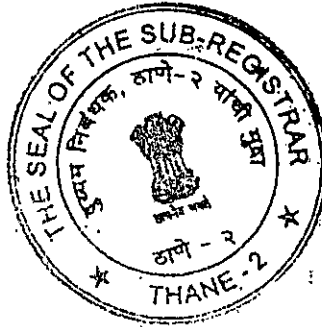
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

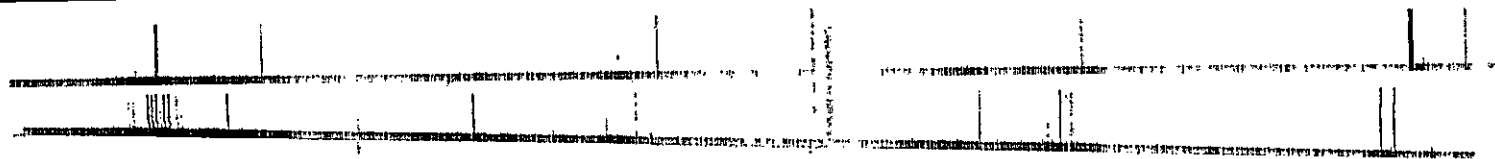
शिकका क्रं. 1 07 / 12 / 2017 02 : 23 : 49 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 07 / 12 / 2017 02 : 24 : 47 PM ची वेळ: (फी)



- प्रतिज्ञा पत्र -  
सादर दस्तऐवज नोंदणी क्रमांक: १९२८ नियम १९६१ अंतर्गत  
सरतुदीनुसार नोंदणीत दाखल केला जाई. दस्तावेजातील संपुर्ण  
पत्रांकुर निष्पादक व्यक्ती, साक्षी व संपुर्ण बांधणी कागदपत्रे  
दस्तावेजाच्या सत्यता कायदेशीर पद्धती पद्धती निष्पादक व्यक्ती  
संपुर्णपणे जबाबदार असेल. तसेच, सादर अस्तित्तरण दस्तावेजाचे  
राज्यशासन/केंद्रशासन/कोट्ट क्षेत्रातील कायदा/नियम/परिपत्रक  
प्रति उल्लंघन होऊ नये.  
लिहून घेणार सही

लिहून घेणार सही



0 24

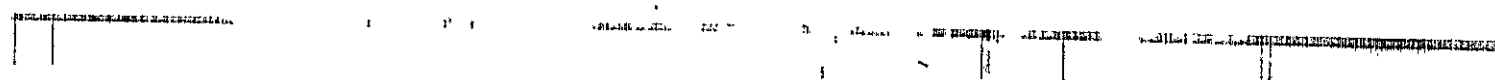
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Summary-2(दस्त गोपवारा भाग - २ )



07/12/2017: 2 45:44 PM

दस्त गोपवारा भाग-2

दनन2

५५५७

दस्त क्रमांक:13457/2017

दस्त क्रमांक :दनन2/13457/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. डेल्टा रियल्टर्स तर्फे भागीदार जावेद आर. शेख यांच्या तर्फे कादलीजाबाबासाठी कु.मु. म्हणून अस्ताफ दळवी -- पत्ता:प्लॉट नं: ऑफिस नं. 2, माळा नं: -, इमारतीचे नाव: यशोमाया सि.एच.एस., ब्लॉक नं: साहेली ब्युटी पारलर मागे, ठाणे हेल्थ केअर हॉस्पिटल जवळ, ब्राह्मिन सोसायटी, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AAJFD7268G	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:अनिल सुभादेव नलावडे -- पत्ता:प्लॉट नं: रुम नं 15, माळा नं: -, इमारतीचे नाव: शिवानंद निवास चौल, ब्लॉक नं: हंस नगर, खोपट रोड, एस.टी. वर्कशॉप मागे, रोड नं: खोपट, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ACWPN6854D	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:सुनिता अनिल नलावडे -- पत्ता:प्लॉट नं: रुम नं 15, माळा नं: -, इमारतीचे नाव: शिवानंद निवास चौल, ब्लॉक नं: हंस नगर, खोपट रोड, एस.टी. वर्कशॉप मागे, रोड नं: खोपट, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AINPN6140R	लिहून देणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:07 / 12 / 2017 02 : 30 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित त

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:दिपक बुदुडके --  
वय:25  
पत्ता:शॉप नं 7, अनेश सिनेमा, चराई ठाणे  
पिन कोड:400601

2 नाव:जावेद शेख --  
वय:35  
पत्ता:1 लि राबोडी, संजय गांधी नगर, ठाणे  
पिन कोड:400601

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:07 / 12 / 2017 02 : 30 : 47 PM

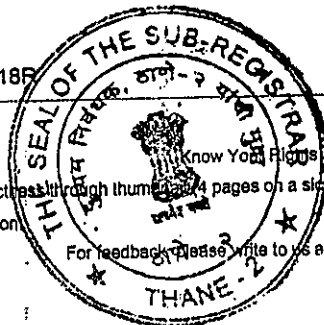
Joint Sub Registrar Thane 2

EPayment Details.

sr. Epayment Number  
1 MH0079\*39722017185

Defacement Number दुय्यम निबंधक ठाणे क्र. २  
00044408832017185 दि. 04.12.2017

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प्रमाणित करण्यात येते कि सव्हे  
दस्त क्रं ३३४५७ मध्ये ५७  
पाने आहेत.  
पहीले नंबराचे बुकात अ. नं. ....  
३३४५७ वर नोंदला

13

14