



संकेत एंटरप्रायजेस

- ❖ विक्री करारनामे (सदनिका/दुकान/ऑफिस/बंगला/गॅरेज इ.)
- ❖ ऑनलाईन भाडेकरार (लिव्ह अॅण्ड लायसन्स)
- ❖ पॉवर ऑफ अॅटर्नी इ. लेख
- ❖ स्थावर मालमत्तेशी संबंधीत दस्त / करारनामे

सर्व प्रकारची रजिस्ट्रेशनची कामे केली जातील.

दस्त प्रकार: _____

घेणाऱ्याचे नांव : _____

देणाऱ्याचे नांव : _____

फोन नं : _____

❖ संपर्क ❖

रमेश सरोदे / सोनाली सरोदे

८४२५८४३५३०

८४२५८४३५३१

Email : csonali24@gmail.com

72/12270

पावती

Original/Duplicate

Friday, August 11, 2023

नोंदणी क्र. :39म

2:27 PM

Regn.:39M

पावती क्र.: 13475

दिनांक: 11/08/2023

गावाचे नाव: नवागाव

दस्तऐवजाचा अनुक्रमांक: कलन3-12270-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रकाश मुलचंद पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 30580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:47 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

बाजार मूल्य: रु.3607000 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 280000/-

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

1) देयकाचा प्रकार: DHC रकम: रु.580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823107610405 दिनांक: 11/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006464205202324E दिनांक: 11/08/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला.

पदाकाराची सही

लिपीक

सह. दुय्यम निबंधक कल्याण-३.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202308111634	11 August 2023,02:17:15 PM			
कलन3					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	4/21-विभाग 18अ: नवागांव - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग सि.न.न झालेल्या नवागाव भागातील सर्व क्रमांक				
क्षेत्राचे नांव	Kalyan/Dombival Muncipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#171		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
25900	69300	79300	91300	79300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	52.04चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	Stilt floor Or Ground floor		
Sale Type - Resale		First Sale Date - 07/06/2007			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.69300/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((69300-25900) * (100 / 100)) + 25900) = Rs.69300/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 69300 * 52.04 = Rs.3606372/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3606372 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3606372/- = ₹ छत्तीस लाख सहा हजार तीन शो बाहत्तर /-			

Home

Print





CHALLAN
MTR Form Number-6



GRN	MH006464205202324E	BARCODE		Date	09/08/2023-18:21:40	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ANWPP4142M				
Location	THANE	Full Name	PRAKASH MULCHAND PATEL				
Year	2023-2024 One Time	Flat/Block No.	MAKAR-DHWAJ CHS LTD, FLAT NO. 3, B-WING,				
		Premises/Building	GROUND FLOOR				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	280000.00	NEELKANTH SADAN, GHOKHLE ROAD	DOMBIVLI WEST		4 2 1 2 0 2	
0030063301 Registration Fee	30000.00					PAN2=ADRPT5147M~SecondPartyName=SHAIENDRA RAMASHANKAR TIWARI-
Total	3,10,000.00	Amount In Words	Three Lakh Ten Thousand Rupees Only			

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572023080841405	IKCKE0RL5		
Cheque/DD No.		Bank Date	RBI Date	09/08/2023-18:24:23	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तारासाठी चालन रजम नाही.



P. Patel.
M.S. Patil

P. Patil
Amjwar

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823107610405	Date 10/08/2023
Received from JOINT SUB REGI KALYAN, Mobile number 8425843531, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/08/2023
Bank CIN 10004152023081009736	REF No. 322260509154
This is computer generated receipt, hence no signature is required.	

*Prateek
M.D. Prateek*

[Signature]

Amulya

कलन-३	
दस्त क्र. १२२१००	२०२३
३	२९



AGREEMENT FOR SALE

This Agreement made, entered & executed at Dombivli, Taluka Kalyan, District Thane on this 11 day of **August 2023**.

BY AND BETWEEN

Mr. Shailendra Ramashankar Tiwari Age 56 years, Occupation Retired, PAN No. **ADRPT5147M** & **Mrs. Aparna Shailendra Tiwari** Age 52 years, Occupation Service, PAN No. **ADRPT5171B**, Both Indian Inhabitants, residing at Flat No. 3, B-Wing, Ground Floor, Makar-Dhwaj Co-operative Housing Society Ltd., Neelkanth Sadan, Ghokhale Road, Vishnu Nagar, Dombivli (West) 421 202, Tal. Kalyan, Dist. Thane., hereinafter called as **The Transferors/Sellers** (which expression shall unless it be repugnant to the context or meaning thereof mean & include their heirs, executors, administrators & assigns) the Party Of **The First Part:**

AND

Mr. Prakash Mulchand Patel Age 41 years, Occupation Service, PAN No. **ANWPP4142M** & **Mr. Mulchand Dahyabhai Patel** Age 74 years, Occupation Retired, PAN No. **ADCPP7744B**, Indian Inhabitants, residing at Room No. 1, Hamidia Jame Masjid Trust Chawl No. 3, A.C.C. Road, Mulund (West) Mumbai-400080, hereinafter called as **The Transferees/ Purchasers** (which expression shall unless it be repugnant to the context or meaning thereof mean & include their heirs, administrators, executors & assigns) the Party Of **The Second Part:**

बिक्रीपत्र - ३	
दस्ता क्र. १२१००	२०२३
४	२२

WHEREAS **MAKAR-DHWAJ** Co-operative Housing Society Ltd., **Neelkanth Sadan, Ghokhale Road, Vishnu Nagar, Dombivli (West) 421 202**, Tal. Kalyan, Dist. Thane a society registered under the Maharashtra Co-operative Societies Act, 1960, bearing Regn.No. TNA/KLN/HSG/(TC)/5467/1992-1993 of Date. 23/12/1992 hereinafter referred to as The Said Society.

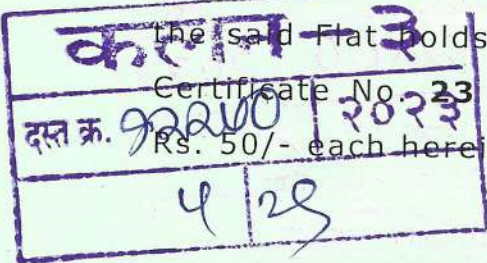
*Patel
M. Patel*

Amjani

AND WHEREAS the transferor has purchased a flat from Mrs. Chitra Venkateswaran vide agreement for sale dt.07/06/2007 which is registered with Sub-Registrar Kalyan-3 on 07/06/2007 under document No. 3323/2007 and acquired the rights, title, interest & lawful possession in respect thereof & subsequently became member of the society & since then the Transferor is in occupation & enjoyment of the said Flat.

AND WHEREAS The Transferors/Sellers are the absolute owner of a self-contained residential **Flat No. 3, B-Wing**, on the **Ground Floor** admeasuring **560 Sq Ft** (equivalent to **52.04 Sq. Mtrs.**) **Built-Up Area**, in the building called **MAKAR-DHWAJ Co-Operative Housing Society Ltd., at. Neelkanth Sadan, Ghokhale Road, Vishnu Nagar, Dombivli (West) 421 202**, lying, being & situated at Revenue Village **Navagaon** Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation of Registration Sub-District Kalyan, Registration District Thane together with electric connection provided therein bearing Meter No. **03904430260** & Consumer No. **020012351721**, together with undivided interest in the concerned land & building & undivided interest in the sinking fund, reserve fund of the Society hereinafter referred to as **The Said Flat**.

AND WHEREAS The Transferors/Sellers being a member of the society for the purpose of ownership, possession & occupation of the said Flat holds 5 Shares issued by the Society bearing Share Certificate No. **33** & Shares Nos. **111 to 115** (both inclusive) of Rs. 50/- each hereinafter referred to as **The Said Shares**.



AND WHEREAS the parties hereto approached the said society for the purpose of approval & confirmation of the transaction of transfer & sale and the society has approved the same by No Objection Certificate & agreed to induct The Transferees/Purchasers herein as its members in respect of the said Flat in place of The Transferors/Sellers.



Tom Carter
M.D. Suby

[Signature]
Ambudani

AND WHEREAS The Transferors/Sellers declare that their title to the said Flat is clear, marketable and free from encumbrances & they are entitled to sell & dispose of the same to any prospective purchaser who may offer reasonable consideration.

AND WHEREAS The Transferees/Purchasers offered to purchase the said Flat for the lumpsum consideration of **Rs.40,00,000/-**(Rupees **Forty Lakhs** Only). And whereas aforesaid offer having found just, reasonable & according to the present market value The Transferors/Sellers accepted the offer of The Transferees/ Purchasers.

AND WHEREAS The Transferors/Sellers have agreed to sell & transfer & The Transferees/Purchasers have agreed to purchase & acquire the said Flat together with all rights, title, interest, benefits, sinking fund amounts on following terms & conditions & relying upon following representations made by The Transferor/ Seller.

NOW THIS AGREEMENT WITNESSETH & IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO THAT:

1. The Transferors/Sellers have agreed to sell & transfer & The Transferees/Purchasers have agreed to purchase & acquire said **Flat No. 3, B-Wing**, on the **Ground Floor** measuring **560 Sq Ft** (equivalent to **52.04 Sq. Mtrs.**) **Built-Up Area**, in the building called **MAKAR-DHWAJ Co-Operative Housing Society Ltd., at. Neelkanth Sadan, Ghokhale Road, Vishnu Nagar, Dombivli (West) 421 202.**, lying, being & situated at Revenue Village **Navagaon**, Taluka Kalyan, District Thane, together with all rights, title, interest, benefits, sinking fund amounts, Share Nos. **111** to **115** (both inclusive) bearing Share Certificate No **23** for the Lumpsum Consideration of **Rs.40,00,000/-**(Rupees **Forty Lakhs** Only) to be paid to The Transferors/Sellers in the following manner by The Transferees/Purchasers.

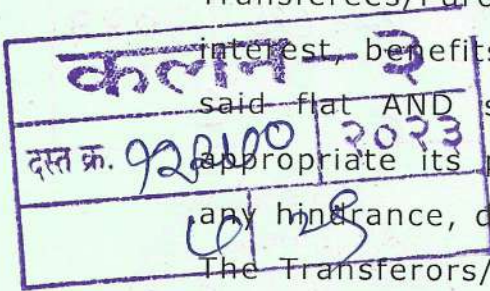
कलम - 3	
मत 23/10/2023	2023



For Patel:
M.D. Patel

[Signature]
Amir

2. The Transferees/Purchasers have agreed to pay to The Transferors/ Sellers the sum of **Rs. 4,00,000/-**(Rupees **Four Lakhs** Only) as per details mentioned in receipt hereinafter, The Transferors/Sellers do hereby admit & acknowledge the receipt thereof.
3. The Transferees/Purchasers do hereby agree & undertake to pay to The Transferors/Sellers the sum of Rs. **36,00,000/-**(Rupees **Thirty Six Lakhs only**) towards the balance amount of consideration by obtaining loan from any financial institution within **30** days from the date of registration of this agreement (subject to submission of all the documents submit by The Transferor demanded by the financial institution of The Transferees/Purchasers) to be paid in the following manner, thereafter The Transferees/Purchasers have to pay 18% per annum interest on the said balance amount to The Transferor till the final rupee is paid, this will be valid for the next one month only after the due date, failing which this agreement will be cancelled by registered Cancellation Deed at the costs & risks of The Transferees/Purchasers.
4. On receiving entire amount of consideration The Transferors/Sellers shall handover vacant, lawful & physical possession of the said flat to The Transferees/ Purchasers. The Transferees/Purchasers shall be exclusive owner of right, title, interest, benefits etc., which The Transferors/Sellers has in the said flat AND shall keep, hold, possess the same, enjoy & appropriate its profits, benefits, income & emoluments without any hindrance, denial & interruption of The Transferors/Sellers & The Transferors/Sellers shall have no rights, title or interest of any kind whatsoever in or to the said flat or any part thereof.



THE TRANSFERORS/SELLERS assures, declares THAT :

- a. There is no suit, litigation, civil, criminal or other proceeding pending against them personally affecting the said Flat.

Transferor
M. S. Patil

Amiswar

- b. There is no any attachment or prohibitory order against the said Flat. Thus the said Flat is free from encumbrances & are not subject to any matter or segment or attachment either or before judgement AND they have not received any notice either from Govt., Semi-Govt. or Municipal Corporation regarding acquisition, requisition or attachment in respect of the said Flat.
- c. They are in exclusive occupation & possession of the said Flat & every part thereof & except them no other person is in occupation & possession of the same.
- d. They have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the terms & conditions stated herein.
- e. They have not violated any of the rules, regulations or bye-laws of the said society and therefore their right & membership is still subsisting and is in force.
- f. They will handover all original documents in respect of the said Flat AND save & except aforesaid papers, documents of title in respect thereof they do not possess any other papers, documents, nor have deposited or pledged the same with anyone & as such they undertake to indemnify & keep indemnified The Transferees/Purchasers.

6. The Transferors/Sellers undertakes to transfer the said Flat in the name of The Transferees/Purchasers in the records of the society along with said shares. However, the transfer charges payable to the society, shall be paid by both the parties equally.

7. The Transferors/Sellers shall pay all outgoing maintenance, electricity bill & taxes pertaining to the said Flat till the date of possession & thereafter the same shall be paid by The Transferees/ Purchasers.

कलन-३	
दस्त क्र. १२२१०	२०२३
८/२८	



Tom Patel
M.D. Patel

AD

Ambar

8. The Transferors/Sellers undertakes to sign declarations, forms, affidavits, MSEDCL transfer forms in respect of said Flat in favour of The Transferees/Purchasers.
9. The Transferees/Purchasers undertakes to pay Stamp Duty, Legal Fees, Registration Fees & other incidental expenses incidental for registration of this agreement.
10. The Transferor declares that he shall handover all original documents From In Agreement relating to the said Flat AND save & except aforesaid papers, documents of title in respect thereof, he does not possess any other papers, documents, nor has deposited or pledged the same with anyone & as such he undertakes to indemnify & keep indemnified The Transferees.
11. This Agreement is subject to the provisions of The Maharashtra Ownership Flat (Regulations of Promotion of Construction, Sale, Management & Transfer) Act, 1963 & The Maharashtra Ownership Flat (Regulations of Promotion of Construction, Sale, Management & Transfer) Rules, 1964 together with the provisions of rules, regulations and bye-laws of the said society.

कलन-३	
दस्त क्र. १२२००	२०२३

SCHEDULE OF THE PROPERTY

ALL THAT PIECE & PARCEL OF **Flat No. 3, B-Wing**, on the **Ground Floor** admeasuring **560 Sq Ft** (equivalent to **52.04 Sq. Mtrs.**) **Built-Up Area**, in the building called **MAKAR-DHWAJ Co-Operative Housing Society Ltd.**, at. **Neelkanth Sadan, Ghokhale Road, Vishnu Nagar, Dombivli (West) 421 202.**, lying being & situated at **New Survey No. 171 Hissa No. 4 & 5 Part, Old Survey No. 264 Hissa No. 4 & 5 Part, Revenue Village Navagaon**, within the limits of **Kalyan Dombivli Municipal Corporation**, within the **Registration Sub-District Kalyan, Registration District Thane**.



Transferor
M.D. Patale

AP
Dombivli

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR HEREIN ABOVE WRITTEN :

SIGNED SEALED AND DELIVERED)
by the withinnamed)
THE TRANSFERORS /SELLER)

**MR. SHAILENDRA RAMASHANKAR
TIWARI**

Shailendra Tiwari




&

(THE TRANSFERORS/SELLERS)

**MRS. APARNA SHAILENDRA
TIWARI**

IN THE PRESENCE OF *[Signature]*)

Aparna Tiwari





SIGNED SEALED AND DELIVERED)
by the withinnamed)
THE TRANSFEREES/PURCHASER)

MR. PRAKASH MULCHAND PATEL

Prakash Patel




&

(THE TRANSFEREES/
(PURCHASERS)

MR. MULCHAND DAHYABHAI PATEL

IN THE PRESENCE OF *[Signature]*)

कलन-३	
दस्त क्र. 92200	2023
90	25

M.D. Patel





RECEIPT

RECEIVED from the withinnamed Purchasers/Transferees **Mr. Prakash Mulchand Patel & Mr. Mulchand Dahyabhai Patel** the sum of **Rs. 4,00,000/-** (Rupees **Four Lakhs** Only) being Part Payment as per this Agreement as follows:

Cheque No.	Date	Drawn on Bank	Amount Rs.
000113	09/08/2023	Bank Of Baroda, Mulund West	4,00,000/-
Total			<u>4,00,000/-</u>

(Receipt is valid subject to realisation of Cheques)

We say RECEIVED Rs. **4,00,000/-**

Witnesses :

1). 1) Jaresh Sharma.

2). [Signature]

[Signature]
Mr. Shailendra Ramashankar Tiwari

[Signature]
Mrs. Aparna Shailendra Tiwari
(THE TRANSFERORS/SELLERS)





प्रपत्र ब

स्वयं - साक्षात्कारासाठी स्वयं घोषनापत्र

आम्ही खाली सहया करणार या द्वारे घोषित करतो की, आम्ही स्वयंसाक्षात्कारित केलेल्या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास प्रती भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार आमच्यावर खटला भरला जाईल व त्यानुसार आम्ही शिक्षेस पात्र राहू याची आम्हांस पूर्ण जाणीव आहे. सदर दस्तांतील सर्व कायदेशीर बाबीसाठी आम्ही लिहून घेणार/ लिहून देणार सर्वस्वी जबाबदार आहोत. तोषीस सह दुय्यम निबंधक किंवा अन्य कोणासही लागू देणार नाही.

लिहून घेणार

1. याश. मुलचय पटेल
2. मुलचय सिध्याभाई पटेल
3. _____
4. _____
5. _____

लिहून देणार

1. शैलेष रामचंद्र तिवारी
2. अपूर्वा शैलेष तिवारी
3. _____
4. _____
5. _____

मी / आम्ही खालील स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी सदनिका क्र. B/3 / व्यापारी गाळा क्र. _____ / औद्योगिक गाळा क्र. _____ याचे साठी बंदिस्त किंवा खुले वाहनतळ(parking) देण्यात आलेले नाही.

ठिकाण :- डोळीवली 14

दिनांक :- 11/08/2023

कलन-३	
दस्त क्र. <u>922100</u>	<u>2023</u>
<u>92</u>	<u>29</u>

दस्त लिहून देणार स्वाक्षरी


Amrinder.



दस्त लिहून घेणार स्वाक्षरी


M. D. Patel

घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील शोध घेतलेला आहे. दस्तांतील लिहून देणार/ कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रकियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार, हितसंबधी व्यक्ति यांची मालकी तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारधारक अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांने केलेल्या व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण करुन दस्तऐवज साक्षीदार समक्ष निष्पादित केलेला आहे.


या दस्तासोबत नोंदणी प्रकियेबाबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा प्रकियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयात/शासकीय कार्यालयाचा मनाई नाही तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 वेळोवेळी न्यायालयाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजांची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगणमत व त्याअनुषंगाने पोलीस केस होऊ नये म्हणुन नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली किंवा बुडविली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उद्भवल्यास त्यास मी /आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हास पुर्ण कल्पना आहे.

आम्हाला मी/आम्ही नोंदणी प्रकियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही अथवा भविष्यात कायदयानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.




लिहून देणार
Amir


लिहून घेणार
M. Patel

MAKAR-DHWAJ CO-OP. HOUSING SOCIETY LTD.

(Reg. No. TNA / KLN/ HSG/ (TC) 5467 /1992-93)

Neelkanth sadan, Gokhale Road, Vishnu Nagar, Dombivli (W), Dist. - Thane, Pin-421202

Ref. No.MD/_____

Date: 11/08/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify That Shri/Smt. Shailendra R. Tiwari is an owner of Flat No. B-3 Makar-dhwaj Co-op. Hsg. Society, Neelkanth Sadan, Gokhale Road, Vishnu Nagar, Dombivli (W) who is member of our society since June 2007 (Month & Year)

As per our Society records there are no dues against Flat. /Shop No. B-3

Society has " **NO OBJECTION** " to sell the Flat / shop No. B-3 to Shri/Smt. Prakash M. Patel.

This certificate is issued as per request letter of shri/Smt. Shailendra R. Tiwari (only Existing Member's Name) on date _____.



Prakash M. Patel
Secretary/Chairman
Makar-dhwaj Co-op. Hsg. Society
2023
98 25



Mem. Register No. 125 (61d23)

DUPLICATE

Certificate No.

MAKARDHWAJ CO-OP. HSG. SOC. LTD.
(Regd. in Maharashtra)
S.A.E. No. 125 (61d23)

Share Certificate

This is to certify that Mr. Shailendra R. Tiwari & Aparna S.

कलन-३	
क्र. १२५०	२०२३
१५	२९

is / are the Registered Holder/s of 3-3
fully paid - up shares Numbered 111 to 115
both inclusive, of Rupees _____ each in the above named
Makardhwaaj Co-Op. Housing Society Ltd. (Dombivli-W.)
Subject to the Bye-laws thereof.

Rs. 250/-

Given under the Common Seal of
the said society, this 28th
day of September, 2014



Chairman




Hon. Secretary

Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfers	No. of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	 Chairman Hon. Secretary Committee Member Hon. Treasurer
2		Mr. Shailendra R. Tiwari	Old-23	Old-23	Chairman
3		Mrs. Aparna S. Tiwari.	125	125	Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer

दस्ता क्र. 92000
 28/09/2014
 28



- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन् ए / के एल एन् / एच् एस् जी / (टी.सी.) / ५४६७ / १९९२-९३

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

मकर धबज को. ऑपरेटिव्ह हौसिंग सोसायटी लि.

गोडाले रोड, बिळगुनगर, डोंबिवली [पश्चिम],

ता. कल्याण, जिल्हा ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

संस्था असून उपवर्गीकरण भाडेकरू सहभागिदारो गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहोर :-



कल्याण

दिनांक २३ | १२ | १९९२

सही

हुद्दा

रविशंकर - ३	
दस्त क्र. २२००	२०२३
सहकारी संस्था, कल्याण	





Maharashtra State Electricity Distribution Co. Ltd.



Website :www.mahadiscom.in
 GSTIN of MSEDCL 27AAECM2933K1ZB
 BILL NO.(GGN): 000002070849016 (Opted for Go-Green)

Bill of Supply For: JUL-2023

HSN code 27160000

Consumer No: 020012351721
 SHRI SHAILENDRA RAMASHANKAR TIWARI
 B/3 NEELKHANTH SADAN GHOKHELE RD DOMBIVLI 421202
 Mobile/Email: 98*****70/shr*****@hotmail.com

Bill Date: 14-JUL-23
 Bill Amount Rs: 4,220.00
 Due Date: 03-AUG-23
 If Paid After Due Date: 4,270.00

Billing Unit: 4167 :DOMBIVALI (W) SN-III
 Tariff/Category: 090 /LT I Res 1-Phase
 Pole No: 00000000
 PC/MR/Route Sequence/DTC: 2 / 23-1171-0796 /4167071
 Meter No: 03904430260
 Reading Group: I2

Supply Date: 15-Jul-1994
 Sanct. Load: 1.1 KW
 Security Deposit(Rs): 5,936.72
 Current Reading Date: 09-JUL-23
 Previous Reading Date: 09-JUN-23

Scan this QR Code with BHIM App for UPI Payment

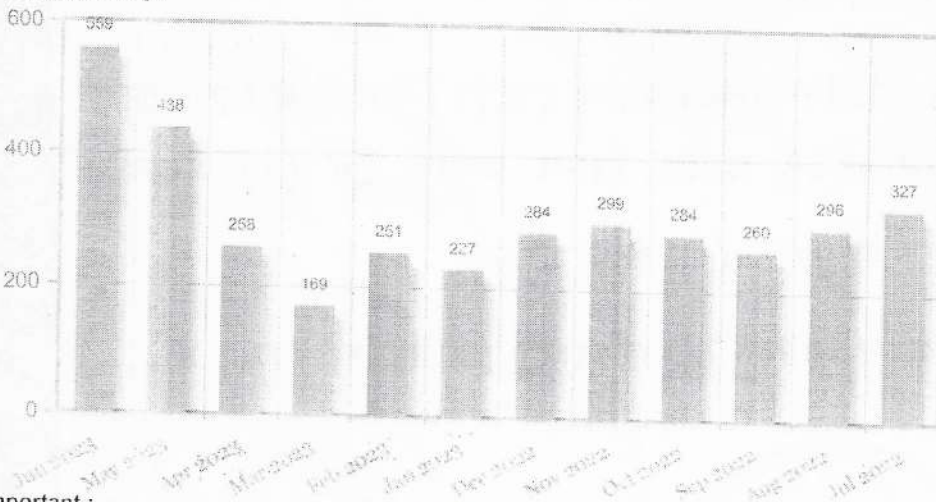


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
1851	1496	01	355	0	355

Meter status: NORMAL
 Bill Period: 1 Month(s) /

Billing History:



* For any queries on this bill please contact
MSEDCL Call Center:
 18002333435
 18002123435
 1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on
www.mahadiscom.in >
 ConsumerPortal > CGRF

Important :

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://consumerinfo.mahadiscom.in/>
- 4.Next month's reading will mostly take place on 09-08-2023.

विशेष संदेश :
 * Dear consumer, your registered mobile number is 98*****70 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 020012351721
 * Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01020012351721
- IFS Code: SBIN0008985
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFE BKC
- Amount: As per Bill

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Billing Unit: 4167	Consumer No: 020012351721	PC: I2	Tariff: 090
--------------------	---------------------------	--------	-------------

If Paid by this Date:	24-JUL-23	4,180.00
If Paid After this Date:	03-AUG-23	4,270.00



गांव नवगाव

गां. नं. क. ७. य १२

तालुका कल्याण

भुमपत्र क्रमांक १७१/४५	भुमा क वा उपविभाग	भु. धारणा प्रकार	भोगवटदारचे नांव प्रमोदकुमार महादेव वाशळकर	खते क्र.
मंदिरीचे स्थानिक नं. ५-५	एकर गुठे पौरस वार	हेक्टर आर-प्रती पी. मीटर	१७१४ १४२८ ३६७	कलन ३
सागवडी योग्य क्षेत्र जुनी २६४१४५	एकर			
पै. ख. सागवडी योग्य नसातेसी वर्ग (अ) वर्ग (ब)	एकर			
आकारणी				
जुडी अथवा विरोध आकारणी	र. फीसे			
	०-२५			
	०-२५		२८४२	
			कलन ३	
			१२-१६/१५	
				क. ल. न - ३
				दस्त क्र. ३३२३ २००८
				१२ २०

गां. नं. क. १२ (पिकाची नोंद घरी)

वर्ग	पिकाखालील क्षेत्र										वर्ग		
	मिश्र पिकांचे एकूण क्षेत्र			एक एक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भय पिकाचे क्षेत्र			पडीत व थिळारा निरभययोगी असून अभिरीया करारित			
	मिश्र पिकांचे क्षेत्रांक	अंतर्निघन	अंतर्निघन	पिकाचे नांव	अंतर्निघन	अंतर्निघन	पिकाचे नांव	अंतर्निघन	अंतर्निघन	एकर		अ	
२००२ २००३		५	५	६	६	६	१	१०	११	१२	१३	१४	१५
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		

अंतरास धरतुम घरी नफकल रुजू असे

तारीख २१/१२/२०१९

तलाठी कल्याण
कलन-३
ता. कल्याण
दस्त क्र. **१२५०** २०२३
१२ २९



गांव 7 नवागाव

गां. नं. क. ब. प १२

कलम ३

पुण्यात क्रमांक	पु. नं. क. वा उपविभाग	पु. धारणा प्रकार	पोस्टकार्ड नं.
२००३/५६			१०६६
मालकीचे स्थानिक नं.			प्रमोदकुमार प्रदादेव वाशळकर
कालवारी योग्य क्षेत्र	एकर गुठे चौरस वाट	हेक्टर आर प्रती चौ. मिटर	१७१५ १४२२ १६९६
२२२५५५		८३२-५४५	
एकूण		८३२-५४५	
वै. ख. लागूवारी योग्य नसलेली वर्ष (अ) वर्ष (ब)			कलम ३
एकूण			एकर अक्षर
प्रकारणी	र. व. र. व.	र. व. र. व.	१९३५०
जुडी अथवा विशेष आकारणी	०-२०	०-२०	क. ल. न. - ३
एकूण	०-२०	०-२०	दस्त क्र. ३३२३ २००६
			२३ २०

गां. नं. क. १२ (पिकाची नोंद करी)

वर्ष	हंगम	मिश्र पिकांचे एकूण क्षेत्र			एकर पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकांचे क्षेत्र			एकर
		मिश्र पिकांचे क्षेत्रांक	उत्पत्ति	उत्पत्ति	पिकाचे नं.	उत्पत्ति	उत्पत्ति	पिकाचे नं.	उत्पत्ति	उत्पत्ति	
२००२			४ हे. आ.	५ हे. आ.	६	७ हे. आ.	८ हे. आ.	९	१० हे. आ.	११ हे. आ.	१३
२००३											

तुम्हाला वस्तुस्थिती खरी नकल देऊ असे

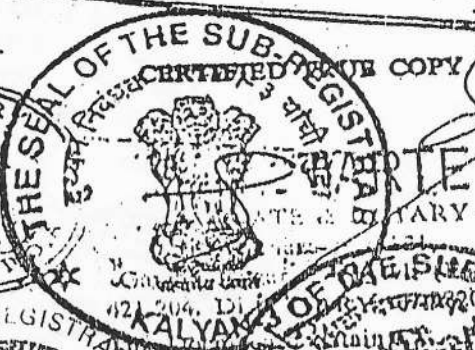
तारीख २१/१२/२००३

तुम्हाला देऊ

कलम - ३

दस्त क्र. ३२५० २००३

२० २९



डोंविवली नगरपालिका परिषद

ना. क्र. १२०४६
२५/१२/०५

नगरपालिका कार्यालय,
सोबमान्य टिळक पथ,
डोंविवली ता. ने. ५. १. १२. ०५

कलन ३
एखा फाईल २००४
१२/१२/०५

श्री. श्री. ए.प्र. नाडारकर

क. ल. न. - ३
श्री.
फाईल क्र. ३३२३ २००४
१४ २०

बांधकामास मंजुरी

लापसा दि. ११/१२/०५ चा अर्ज व नकाशाच्या प्रती मिळाल्या व त्यावरून आपणास योजलेले बांधकाम करण्यास पुढील शर्तीवर मंजुरी देणेत येत आहे.

बांधकामाचे शर्त

विस्तार रजिस्टर नंबर

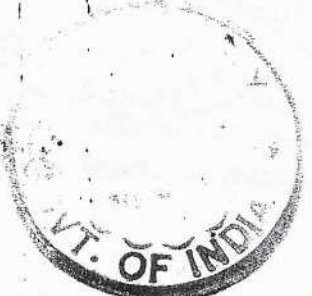
- १) ग्रांट कन्सेन्ट बाहेरबांधून नॉन मॅग्निफिकेशन वरून घेतल्या असल्या पाहिजे. त्यात बांधकाम करणेची ठिकठिकाण परवानगी आपलेसी असली पाहिजे.
- २) काम पुरे होताच नगरपालिका ऑफिसमध्ये सेली कळविणे पाहिजे व ते मंजूर झाल्याशिवाय त्याचा वापर करता कामा नये.
- ३) प्रत्येक परपारकाने भेसागिरी किंवा सेलिक टॅक अशा ज्या पद्धतीचे संडास बांधकामाचे असतील त्या पद्धतीच्या नगरपालिकेच्या नियमास अनुसरून बांधणे पाहिजे.
- ४) ही मंजुरी पोचल्याचे तारखेपासून एक वर्षांचे अंतर्गत बांधकाम सुरू न केल्यास ही मंजुरी रद्द होईल व पुन्हा जबर अडक्यात नवीन मंजुरी घ्यावी लागेल.
- ५) हे बांधकाम पूर्ण होताच बांधकाम पूर्ण झाल्याचे इन्जिनियर / आर्किटेक्ट यांचे संप्रीजन सर्टिफिकेट घेऊन कर आकारणीचा तक्रा पाठविणे पाहिजे. इतरही मंजुरीनंतरच इमारतीचा वापर करता येईल.
- ६) कोणतेही बांधकाम करणेपूर्वी माजॉन जागा लोहणेवदळ नगरपालिकेची खात्री करून देऊन नंतर कामास सुरवात करावी.
- ७) मंजूर झाल्यापासून मास काम वेसास त्याची सर्व जबाबदारी पाळकावर व काम करणाऱ्या कॉन्स्ट्रक्टरवर असून इन्जिनियरवर राहिल.
- ८) प्रॅच ऑफिसमधून घेऊन जावे.
- ९) पर बांधकामा प्रारंभ होत तेव्हा मेनरोटकरे देणे जाईल व संडास मेनरोटकरे न घेतील इतर सर्व शर्त.



श्री. नाडारकर
डोंविवली नगरपालिका परिषद
१२२००
२९ २९



CERTIFIED TRUE COPY
S.V. TARTE
NOTARY PUBLIC
421/2005, Dist. Thane Tel. 2820491
This document contains Pages



दस्तावेज क्र. 3323/2006
 १५ २०



डोंबिवली नगरपालिका परिषद
 DOMBIVLI MUNICIPAL COUNCIL

Office of the Municipal
 Dombivli.

Hel. No. DOM.-PWO/4415

कलम-३-१७
 एका कर्तव्य: २६८
 १५-१२/०५

Shri. P. M. Vashalkar,
 Dombivli (West).

Sub: No objection letter in connection
 proposed building on S.No.264,
 H.No.4(pt)/95(pt), Dombivli(W).

In view of the State Government's Directive
 issued under Urban Development and public Health
 Department Circular dated 12th July 1976, Dombivli
 Municipal Council has no objection for completion
 of entire building work strictly as per building
 permission No.14046 dt:15.3.75.

Yours faithfully,

Chief Officer,
 Dombivli Municipal Council.

कलम-३
 दस्तावेज क्र. १२२१० २०२३
 २२ २५

CERTIFIED TRUE COPY
 S. V. TARTHE
 Gandhiji Marg, Dombivli (W), Dist. Thane-421 204. Dist. Court. Tel. 2820793



This Document Contains.....Page

गाव :- नवागांव

टार :- कल्याण

गाव नरमुन्दा नंदा - दोन

गाव [ब] गाव वतणार वारोस

जामिनीचे
वर्णन

आर्थिक परवानगी
मे भूप्रदानाचे
स्वरूप आणि
अटी

भोगवट
दळकाची किंमत
असल्यास

वार्षिक
मरमुन

मुदत
मास
पर्यंत

प्राधिकार

तालुका पटिका भोगवट
गमुनाक्रमक
दोन मधील यांचे नाव
नोंदक्रमक

आर्थिक
रखिवास

2-00 2-190/00 NAPIS-16
20/90/00

कलन-3
वस्त क्र. 2200 2023
23 28

THE JOINT SUB-REGISTRAR
CERTIFIED TRUE COPY
THE SUB-REGISTRAR

THE SEAL OF THE SUB-REGISTRAR
जिल्हा कल्याण - 3
जि. ठाणे
DIST. THANE

THE SEAL OF THE SUB-REGISTRAR
कल्याण - 3

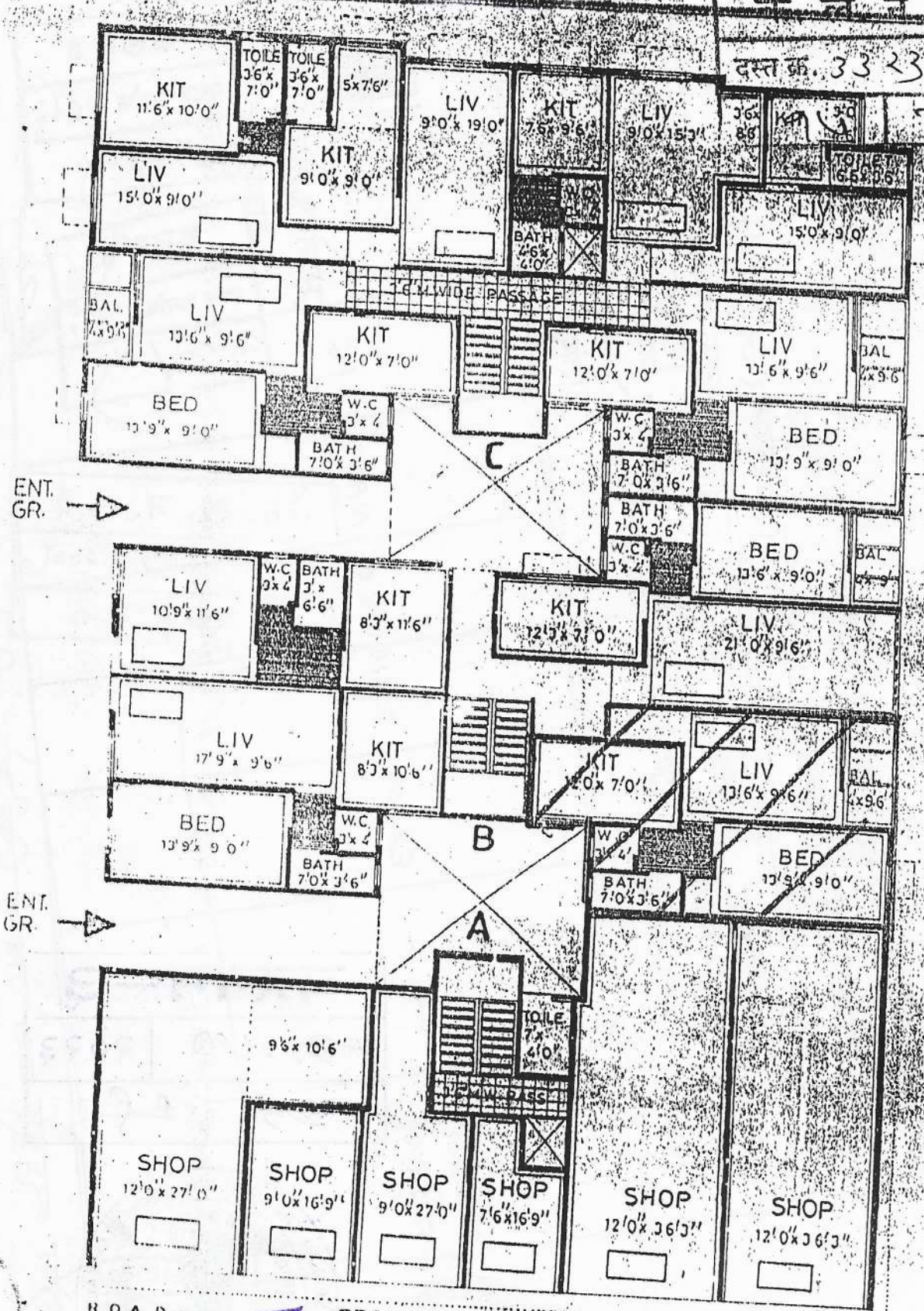
कलन 3
वस्त क्र. 2200
20/26/00

कलन 3
वस्त क्र. 2200
33-3 2006

दि. 21-9-2003

बद्धुसुस कल्याण जिल्हा दिवस असे

तहसील तपास केली
वा. कल्याण

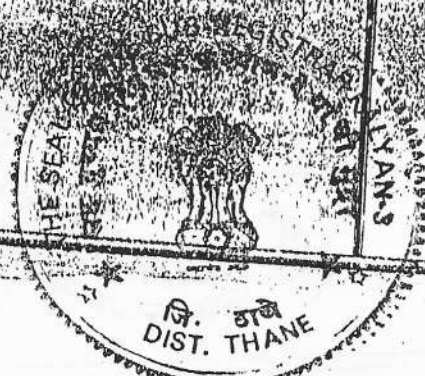


ROAD GROUND FLOOR PLAN

BLOCK	WING	FLOOR	AREA SQF	NAME AND SIGNATURE OF PURCHASER
3	2	3	520.00	Neelkanth Sadan

NEELKANTH SADAN

BUILDERS



B-119



दस्तावेज क्रमांक व वर्ष: 3323/2007

Thursday, June 07, 2007

12:09:58 PM

दुय्यम निबंधक: कल्याण 3

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.0

गावाचे नाव : नवागाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भांडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 700,000.00
बा.भा. रू. 624,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनाम उपविभागाचे नाव - 4/21 - विभाग 183A : *** गौजे नवागाव महिला जुना स.नंबर 264/2(पार्टी) नवीन 171, हि.नं. 4 व 5(पै), सावरील निलकंठ सदन, मकरध्वज को ऑप ही सोसायटी लि., महिला तळ गजल्यावरील सदनिका क्र.बी-03, बी विंग, क्षेत्र 560 चौ.फुट (1)52.04 चौ.मी.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चित्रा व्यंकटेश्वरन अय्यर - घर/फ्लॅट नं: निलकंठ सदन, डोंबिवली; गल्ली/रस्ता इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नं: एपीएमपीव्ही 5229 के .
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शैलेंद्र रमाशंकर तिवारी - घर/फ्लॅट नं: निलकंठ सदन, डोंबिवली; गल्ली/रस्ता: इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नं: एडीआरपीटी 5147 एम .
(2) अपर्णा शैलेंद्र तिवारी - घर/फ्लॅट नं: II; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नं: एएएटीएस 1149 ओ .
- (7) दिनांक कळून दिल्याचा 07/06/2007
- (8) नोंदणीचा 07/06/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 3323 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 17600.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रू 7000.00
- (12) शंरा



सह दुय्यम

कल्याण-३	
दस्तावेज क्रमांक	23200
वर्ष	2023
दिनांक	24/2



GOVT. OF INDIA

PRAKASH MULCHAND PATEL
MULCHAND DHAYA PATEL

18/12/1981
Permanent Account Number
ANWPP4142M

pm Patel
Signature

11032006

Prakash Patel

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADCPP7744B

नाम / NAME
MULCHAND DAHYABHAI PATEL

पिता का नाम / FATHER'S NAME
DAHYABHAI KHALAP PATEL

जन्म तिथि / DATE OF BIRTH
01-06-1949

स्वाक्षर / SIGNATURE
M. D. Patel

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

M. D. Patel

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

APARNA SHAILENDRA TIWARI
VAMAN GOVIND PATANKAR

03/12/1970
Permanent Account Number
ADRPT5171B

Arun Tiwari
Signature

Arun Tiwari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADRPT5147M

नाम / Name
SHALIENDRA R TIWARI

पिता का नाम / Father's Name
RAMASHANKAR TIWARI

जन्म तिथि / Date of Birth
05/07/1967

Shaliendra R Tiwari
स्वाक्षर / Signature

Shaliendra R Tiwari

दस्तावेज संख्या / 2023
आधार - आम आदमी का जापकार

28/25

भारत सरकार
GOVERNMENT OF INDIA

दीपक सुरेंद्र शर्मा
Deepak Surender Sharma

जन्म वर्ष / Year of Birth: 1981
पुरुष / Male

5779-7142 4120

Dist Thane

भारत सरकार
GOVERNMENT OF INDIA

उज्वला रमेश सरोदे
Ujwala Ramesh Sarode

जन्म तिथि / DOB: 24/10/1983
महिला / FEMALE
Mobile No.: 8425843531

2356 1173 0346
VID : 9139 2191 3683 3910

मेरा आधार, मेरी पहचान

UR

आधार - आम आदमी का अधिकार



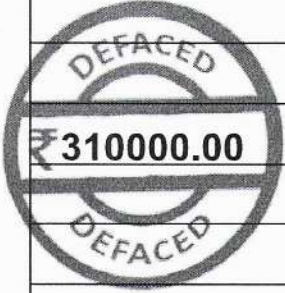
CHALLAN
MTR Form Number-6



GRN	MH006464205202324E	BARCODE		Date	09/08/2023-18:21:40	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	ANWPP4142M				
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	PRAKASH MULCHAND PATEL				
Location	THANE						
Year	2023-2024 One Time	Flat/Block No.	MAKAR-DHWAJ CHS LTD, FLAT NO. 3, B-WING,				
		Premises/Building	GROUND FLOOR				

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	280000.00	Road/Street	NEELKANTH SADAN, GHOKHLE ROAD						
0030063301 Registration Fee	30000.00	Area/Locality	DOMBIVLI WEST						
		Town/City/District							
		PIN		4	2	1	2	0	2
		Remarks (If Any)	PAN2=ADRPT5147M-SecondPartyName=SHAIENDRA RAMASHANKAR TIWARI-						
		Amount In	Three Lakh Ten Thousand Rupees Only						
Total	3,10,000.00	Words							



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK - 3			
Cheque-DD Details		Bank CIN	Ref. No.	00049972023080941405 K0CKBORL5			
Cheque/DD No.		Bank Date	RBI Date	09/08/2023-06:23:21 Not-Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	222 , 10/08/2023				

Department ID : 9833131270
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व कॅम्बेराच्या द्वारे साठी सदर चतान लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-72-12270	0003404300202324	11/08/2023-14:27:19	IGR126	30000.00

GRN : MH006464205202324E

Amount : 3,10,000.00

Bank : STATE BANK OF INDIA

Date : 09/08/2023-18:21:40

2	(IS)-72-12270	0003404300202324	11/08/2023-14:27:19	IGR126	280000.00
Total Defacement Amount					3,10,000.00

कलम - ३	
दस्ता क्र.	२०२३



Summary1 (GoshwaraBhag-1)

72/12270

शुक्रवार, 11 ऑगस्ट 2023 2:27 म.नं.

दस्त गोषवारा भाग-1

कलन3

दस्त क्रमांक: 12270/2023

दस्त क्रमांक: कलन3 /12270/2023

बाजार मूल्य: रु. 36,07,000/- मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,80,000/-

दु. नि. सह. दु. नि. कलन3 यांचे कार्यालयात

पावती:13475

पावती दिनांक: 11/08/2023

अ. क्रं. 12270 वर दि.11-08-2023

सादरकरणाराचे नाव: प्रकाश मुलचंद पटेल

रोजी 2:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृथांची संख्या: 29

एकुण: 30580.00

दस्त हजर करणाऱ्याची सही:

M. D. Patel

Joint Sub Registrar Kalyan 3

Prakash M. Ch. Patil

Joint Sub Registrar Kalyan 3

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

शिक्रा क्रं. 1 11 / 08 / 2023 02 : 25 : 50 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 11 / 08 / 2023 02 : 27 : 36 PM ची वेळ: (फी)

- प्रातज्ञा -

सदर दस्तऐवज नोंदणी कायदा १९०८ व म.नों.का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रका यांचे उल्लंघन होत नाही

M. D. Patel

लिहून देणार सही

M. D. Patel

Prakash M. Ch. Patil

लिहून देणार सही

Prakash M. Ch. Patil





11/08/2023 2 31:21 PM

दस्त गोषवारा भाग-2

कलन3

दस्त क्रमांक:12270/2023

29/08

दस्त क्रमांक :कलन3/12270/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शैलेंद्र रामाशंकर तिवारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3, वी-विंग, तळमजल्यावर मकर-ध्वज को-ऑप हाऊसिंग सोसायटी लि., नीलकंठ सदन, गोखले रोड, विष्णू नगर, डोंबिवली पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:ADRPT5147M	लिहून देणार वय :-56 स्वाक्षरी:-		
2	नाव:अपर्णा शैलेंद्र तिवारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3, वी-विंग, तळमजल्यावर मकर-ध्वज को-ऑप हाऊसिंग सोसायटी लि., नीलकंठ सदन, गोखले रोड, विष्णू नगर, डोंबिवली पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:ADRPT5171B	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:प्रकाश मुलचंद पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, हमीदिया जामे मशीद ट्रस्ट चाळ क्रमांक. 3, ए.सी. सी. रोड, मुलुंड (पश्चिम) मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ANWPP4142M	लिहून घेणार वय :-41 स्वाक्षरी:-		
4	नाव:मुलचंद डाह्याभाई पटेल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, हमीदिया जामे मशीद ट्रस्ट चाळ क्रमांक. 3, ए.सी. सी. रोड, मुलुंड (पश्चिम) मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ADCPP7744B	लिहून घेणार वय :-74 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:11 / 08 / 2023 02 : 30 : 28 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:दीपक शर्मा -- वय:41 पत्ता:वाघळे इस्टेट ठाणे पिन कोड:400604		
2	नाव:उज्वला सरोदे -- वय:38 पत्ता:डोंबिवली पूर्व पिन कोड:421201		

स्वाक्षरी
1) Deepak Sharma

स्वाक्षरी

शिक्षा क्र.4 ची वेळ:11 / 08 / 2023 02 : 31 : 08 PM

शिक्षा क्र.5 ची वेळ:11 / 08 / 2023 02 : 31 : 43 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar Kalyan 3

प्रमाणित करण्यात येते की सदर दस्त
क्र.2270 मध्ये 29 जाने आहेत.
पुस्तक क्रमांक 9 वर नोंदले
दिनांक 99/10/2023

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used Defacer-Number	Deface Date
1	PRAKASH MULCHAND PATEL	eChallan	00040572023080941405	MH006464205202324E	280000.00	SD 0003404300202324	11/08/2023
2		DHC		0823107610405	580	RF 0823107610405D	11/08/2023
3	PRAKASH MULCHAND PATEL	eChallan		MH006464205202324E	30000	RF 0003404300202324	11/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

11/08/2023

दस्त क्रमांक : 12270/2023

नोंदणी :

Regn:63m

गावाचे नाव : नवागाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3607000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्रमांक 4/21,दर-69300/-,मौजे नवागाव,नवीन सर्व्हे नं. 171 हिस्सा न. 4 व 5 पार्ट,जुना सर्व्हे नं. 264 हिस्सा न. 4 व 5 पार्ट,वरील सदनिका क्र. 3,बी-विंग,तळमजल्यावर मकर-ध्वज को-ऑप हाऊसिंग सोसायटी लि.,नीलकंठ सदन,गोखले रोड,विष्णू नगर,डोंबिवली पश्चिम,क्षेत्रफळ 560 चौरस फूट बिल्ट-अप((Survey Number : at New Survey No. 171 Hissa No. 4 & 5 Part, Old No. 264 Hissa No. 4 & 5 Part, ;))
(5) क्षेत्रफळ	1) 52.04 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:-शैलेंद्र रामाशंकर तिवारी वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3, बी-विंग, तळमजल्यावर मकर-ध्वज को-ऑप हाऊसिंग सोसायटी लि., नीलकंठ सदन, गोखले रोड, विष्णू नगर, डोंबिवली पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ADRPT5147M 2): नाव:-अपर्णा शैलेंद्र तिवारी वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 3, बी-विंग, तळमजल्यावर मकर-ध्वज को-ऑप हाऊसिंग सोसायटी लि., नीलकंठ सदन, गोखले रोड, विष्णू नगर, डोंबिवली पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-ADRPT5171B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश मुलचंद पटेल वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, हमीदिया जामे मशीद ट्रस्ट चाळ क्रमांक. 3, ए.सी. सी. रोड, मुलुंड (पश्चिम) मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ANWPP4142M 2): नाव:-मुलचंद डाह्याभाई पटेल वय:-74; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.1, हमीदिया जामे मशीद ट्रस्ट चाळ क्रमांक. 3, ए.सी. सी. रोड, मुलुंड (पश्चिम) मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ADCPP7744B
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12270/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

१ सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAKASH MULCHAND PATEL	eChallan	00040572023080941405	MH006464205202324E	280000.00	SD	0003404300202324	11/08/2023
2		DHC		0823107610405	580	RF	0823107610405D	11/08/2023
3	PRAKASH MULCHAND PATEL	eChallan		MH006464205202324E	30000	RF	0003404300202324	11/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





Sanket

Enterprises

- ❖ AGREEMENT FOR SALE (FLAT/SHOP/BUNGLOW ETC.)
- ❖ ONLINE LEAVE AND LICENSE REGISTRATION
- ❖ POWER OF ATTORNEY
- ❖ PROPERTY RELATED DOCUMENTS

All types of Registration works

❖ **Contact** ❖

Ramesh Sarode / Sonali Sarode

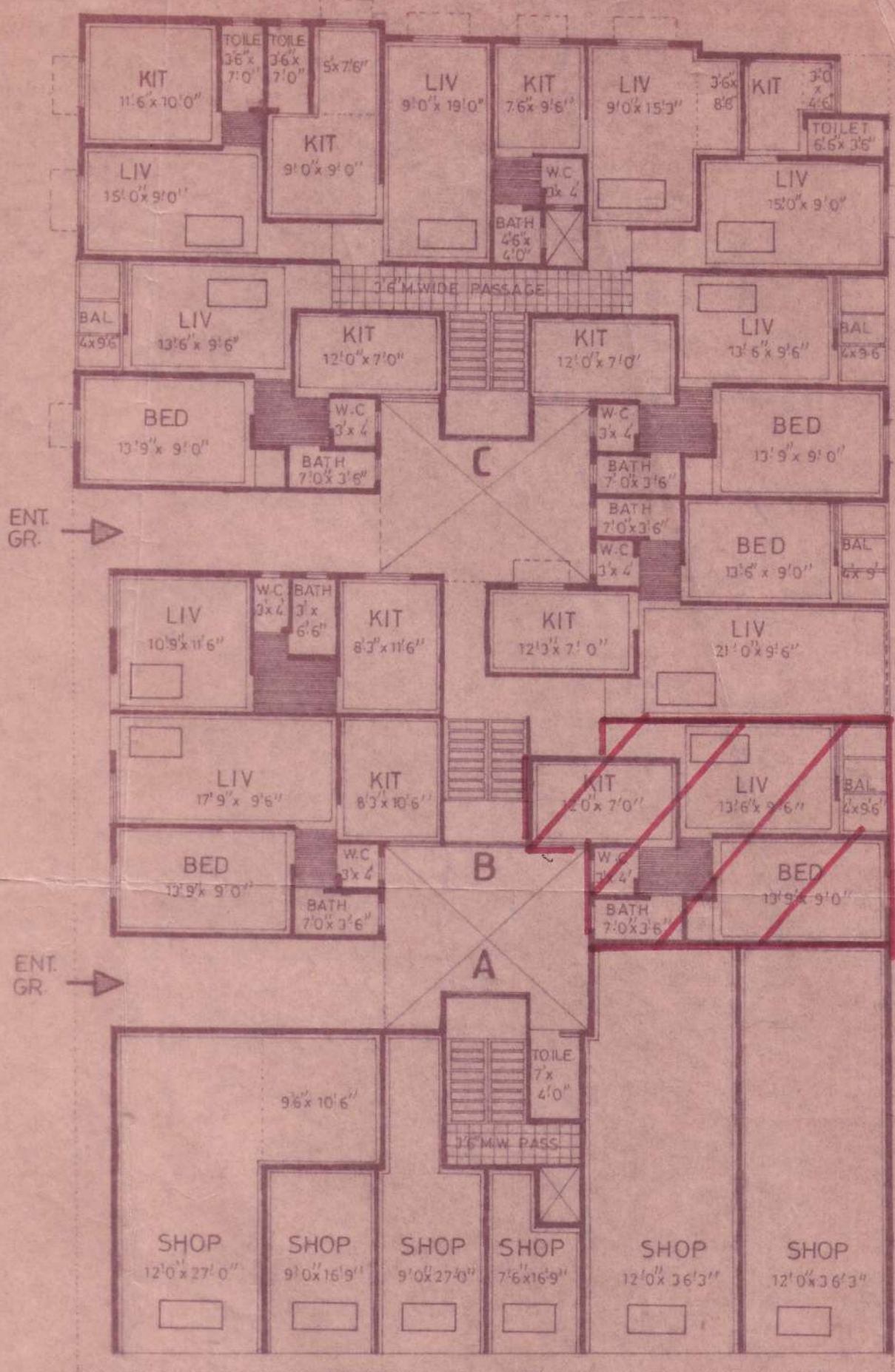
8425843530

8425843531



Email : csonali24@gmail.com





GROUND FLOOR PLAN

BLOCK	WING	FLOOR	AREA SQF	NAME AND SIGNATURE OF PURCHASER
3	B	Gr.	5800	V. Chitra

NEELKANTH SADAN

BUILDERS



बैंक ऑफ़ बड़ौदा **Bank of Baroda**

BOB/ADV/06/510/2014-15

03/07/2014

**The Station House Officer
Vishnu Nagar Police Station
Vishnu Nagar
Dombivli (West)**

Dear Sir,

**Re: Lodge of FIR for Loss of Share Certificate of Mr. Shailendra Tiwari &
Mrs Aparna Tiwari**

We write to inform you that we have financed to above borrower to purchase one Flat at following address:-

Flat No. B/3 Neelkanth Sadan Makardhway Co-operative Socceity Ltd.
Gokhale Road, Dombivli (West) , Dist. Thane – 421202

The Society issued Share Certificate vide their No. TNA/KLN/HSG/TC/5467d dated 07.02.1993 in favour of Mrs. Chitra Venkatesh Waran (the Original allottee of Flat), who has sold the Flat to Mr. & Mrs. Tiwari (our Borrower) and subsequently was submitted to our branch for obtaining Housing Loan on 12.07.2007. But reqret to inform you that the original certificate is misplace and is not at all traceable in the records of the branch since October1 2007.

We therefore request you to kindly lodge FIR for the loss of Share Certificate and handover the copy of the same to Mr. D. D. Billimoria (Legal advisor)

Recording loss of the Share Certificate will help us as well as the borrower in issuance Duplicate Share Certificate by the Society.

We trust you will help us in this matter.

Thanking you

Yours Faithfully


(R Singhal)

Chief Manager



दाखला

विष्णुनगर पोलीस ठाणे डोंबिवली (प)
दिनांक. ०४/०७/२०१४

प्रति,

श्री. डी.डी. विष्णुजी मोश्री, शा. शिव पालत, क्रम नं. ४५५/
अ, शास्त्रानगर, जिल्हाचे धर्मसुखल तालुका, जिल्हा (७)

आपणास याद्वारे दाखला देण्यात येतो की, आपले नावावर असलेली
वस्तु/कागदपत्र आपणाकडून दिनांक ४/७/२०१४ रोजी महाळ झाले बाबत
विष्णुनगर पोलीस ठाणे प्रॉपर्टी मिसींग रजिस्टर नंबर ५४४/२०१४, दिनांक. ४/७
/२०१४ प्रमाणे दाखल असून तपास चालू आहे.

महाळ झालेल्या मालाचे/कागदपत्राचे वर्णन खालील प्रमाणे

मिथलक सिल्ल्याप्रमाणे क्रम नं. ३/७, चे संपत्ती नपविले
नं. TNA/KLN/HTE/२८/५५३ क्रम १९९३ चे
वैक ऑफ व्होटा हे ठावळ झाले आहे

ता. ०४/०७/२०१४



पोलीस ठाणे आपल्या
विष्णुनगर पोलीस स्टेशन
डोंबिवली (परिसर)

PAGE No.	
DATE	

PAGE No.	
DATE	

From,

Mr. Shailendra, Aparna Tiwari
B/3. Makar Dhwaj Society,
Neelkanth Sader, Gokhale
Road Dombivli (W.).
cell No. 9833131270.
Date: 30/10/2014.

Re: BOB/DEMRES/ADV/06-510

To,

The Branch Manger,
Bank of Baroda,
Dombivli (W.).



Sub:- Submitting Duplicate share certificate.
Respected Sir,

We, Mr. Shailendra R. Tiwari and Mrs. Aparna S. Tiwari (B/3. Makar Dhwaj society) our Home loan Acc. No. 510, here we Submitting Duplicate share - certificate.

Thanking You.

Yours-

Mr. Shailendra R. Tiwari

Mrs. Aparna S. Tiwari

Ariwari

Note:- In Future Bank ~~will~~ ^{finds} Original share -
certificate, ~~if~~ ^{if} share certificate returned to us.

Mem. Register No. 125 (61d23)

DUPLICATE

Certificate No. 76

MAKARDHWAJ CO-OP. HSG. SOC. LTD.
(Regn. No. TNANKLHNSG/ITC.)

Share Certificate

54874992-991 Makardhwaj Co-op. Hsg. Soc. Ltd. (M.A. No. 125/2003)

Gokhale Road, Japur,
Dombivli, Dist. Thane

(M.A. No. 125/2003)

This is to certify that Mr. Shailendra R. Tiwari & Aparna S. Tiwari

is / are the Registered Holder/s of B-3

fully paid - up shares Numbered 111 to 115

both inclusive, of Rupees _____ each in the above named

Makardhwaj Co-Op. Housing Society Ltd. (Dombivli-W.)

Subject to the Bye-laws thereof.

Rs. 250/-


Given under the Common Seal of
the said society, this 28th
day of September, 2014



Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. In the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	28/09/2014	Mrs. Snailendra R. Tiwari Mrs. Aparna S. Tiwari	Old-23 125	Old-23 125	 Chairman Hon. Secretary Hon. Treasurer
2					Chairman Hon. Secretary Hon. Treasurer
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer



MAKARDHWAJ CO-OP. HOUSING SOCIETY LTD.

(Reg. No. TNA / KLN / HSG / (TC) / 5467 / 1992-93)

Neelkanth Sadan, Gokhale Road, Vishnu Nagar, DOMBIVLI (W) - 421 202, Dist Thane.

Ref. No. _____

Date : _____

4th July, 2007

To,

The Sr. Branch Manager
Bank of Baroda
Dombivli- West Branch

Dear Sir,

We confirm having noted your lien/charge as mortgage on the Flat No. B/3 owned by Mr. Shailendra R.Tiwari & Aparna S.Tiwari. We shall not allow Sale, Gift or otherwise transfer of the said property to anyone else and even on leave and licence basis without the prior written consent of Bank of Baroda Dombivli-West Branch.

MAKARDHWAJ CO-OP. HSG. SOC. LTD.

Shrout
SECRETARY

85 78 13

nr 536

20-07-07

Chitra Venkateswaran
D-31, Satellite Apartments
Jodhpur Cross Roads
Near Kameshwar School
AHMEDABAD: 380 015

The Branch Manager
Bank of Baroda
Dombivli (W) Branch
DOMBIVLI

Dear Sir,

RE: Possession of Flat No. B/3, at Makardhwaj Co-op
Reg. Soc. Ltd, Gokhale Road, Dombivli (west)

I hereby confirm having received the bankers
cheque No. 417053 dt. 12/7/07 for Rs: 6,16,000/=
(Rupees Six Lacs Sixteen Thousand only) in my favour
on account of sale proceeds of above noted flat,
against full & final payment of value of the
said flat. Now I am handing over vacant &
peaceful possession of the said flat to Mr. Shailendra
Ramashankar Tiwari & Mrs. Apama Shailendra Tiwari.

Thanking you,
Yours faithfully,
Chitra

(Chitra Venkateswaran)

Possession taken by me/us



Amiwar.

(Signature of purchaser/borrower)



16/8/07.

MRS. Chitra Venkateswaran
Flat No. B-3, Ground floor
Makardhunjy CHS Ltd
Gokhale Road
Dombivli (w) 421202.

RECEIPT

I, MRS. Chitra Venkateswaran confirm having received a sum of Rs: 21,000/- (Rupees Twenty One Thousand only) from MR. Shailendra Ramashankar Timai by Cheque No. 528496 dated 04/07/07 drawn on Bank of Maharashtra, Cuffe Parade Branch towards part payment against the total sale consideration value of Rs: 7,00,000/- of my aforesaid flat as per sale agreement dated 07/06/2007.

Place: DOMBIVLI

DT: 04/07/07

I SAY RECEIVED

Rs: 21,000/-



Chitra

(CHITRA VENKATESWARAN)

Mrs. Chitra Venkateswaran
Flat No. B-3, Ground Floor
Makardhwaj CHS Ltd
Gokhale Road,
DOMBIVLI (WEST) 421202.

RECEIPT

I, Mrs. Chitra Venkateswaran confirm having received a sum of Rs. 13,000/- (Rupees Thirteen Thousand Only) from Mr. Shailendra Ramashankar Tiwari by cheque No. 522162 dated 07/06/07 drawn on Bank of Maharashtra, Cuffe Parade Branch towards part payment against the total sale consideration value of Rs. 7,00,000/- of my aforesaid flat as per Sale Agreement dated 07/06/2007

PLACE: DOMBIVLI

DT: 07/06/07

I SAY RECEIVED

RS: 13,000/-



(CHITRA VENKATESWARAN)

ORIGINAL

4
619100

Mr. TIWARI



Thursday, June 07, 2007

11:57:19 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3318

गावाचे नाव नवागाव

दिनांक 07/06/2007

दस्ताऐवजाचा अनुक्रमांक कलन3 - 03323 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: शैलेंद्र रमाशंकर, तिवारी - -

नोंदणी फी	:	7000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	:	400.00
एकूण	रु.	7400.00

आपणास हा दस्त अंदाजे 12:12PM ह्या वेळेस मिळेल

बाजार मुल्य: 624500 रु. मोबदला: 700000 रु.
भरलेले मुद्रांक शुल्क: 17600 रु.



दुय्यम निबंधक
कल्याण 3

No. 70131

खातेदाराची प्रत / Party copy

दि ठाणे जनता सहकारी बँक लि.

रोजवूल्ड बँक

THE THANE JANATA SAHAKARI BANK LTD. SCHEDULED BANK

दिनांक / Date 6.6.07

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 17600.00

सेवा आकारणी शुल्क / रु. 10

Service Charges / Rs. 10

No. of Documents 17600.00

एकूण / Total रु. / Rs. 17600.00

अक्षरी रूपये / Amount in Words Seventeen thousand seven hundred and ten only.

मुद्रांक शुल्क भरण्याचे नांव / Name of Stamp duty paying party

SHAIENDRA RAMASHANKAR TIWARI

पत्ता / Address & Tel. No. ADRPT 5147M

15 NEELKANT SADAN,

MAHARAJ WADI, S. S. GHARKE

DEMBIVLI (W).

संभारच्या पक्षकाराचे नाव / Name of counter party

Mrs. CHITRA VENKATESWARAN

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

AGREEMENT FOR SALE DEED AND TRANSFER.

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव

व शाखा / Name of the Drawee Bank & Branch

डी. डी. पे. ऑर्डर चेक नं.

D.D. P.O. Cheque No. if any

रोखपारख / Cashier

अधिकृत/अधिकृत सही / Authorised Signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे / This counterfoil has to be presented at the time of delivery of stamps, subject to Delivery of stamp document on next working day.

क. ल. न. - ३
पुस्तक क्र. 3323
२००७
१ २०

AGREEMENT FOR SALE DEED AND TRANSFER

THIS AGREEMENT for Sale deed and transfer is made and entered into at Dombivli on this 7th day of June, 2007.

Between

MRS. CHITRA VENKATESWARAN : TRANSFEROR

And

MR. SHAIENDRA RAMASHANKAR TIWARI :

&

TRANSFEREES

MRS. APARNA SHAIENDRA TIWARI :

The Thane Janata Sahakari Bank Ltd., Dombivli Branch, Tirupati Darshan, Gaja Bandhan Pathri, Near Bhanu Nagar, Dombivli (East), D-5/STP(V)/C.R. 1019/04/05/1188-1191

Chitra
Shiwan



भारत 26333
141942
R. 0017600/-P85356
INDIA
STAMP DUTY
MAHARASHTRA
SPECIAL ADHESIVE
JUN 06 2007
11:21

Sr. No. (VF-5)- 9
Name of Purchaser- S.R. Tiwari
Address of Purchaser- Dombivli
Authorised Signatory- [Signature]

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दस्तावेज ३३२३	२००६
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MRS. CHITRA VENKATESWARAN, aged **50 years**, Occupation **Service**, residing at Flat No. 3, in 'B' Wing, on the Ground Floor of the building known as Neelkanth Sadan, Makardhwaj Co-operative Housing Society, Gokhale Road, Dombivli West, Tal. Kalyan, Dist. Thane; hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof include her heirs, executors, administrators and assigns) of the FIRST PART.

AND

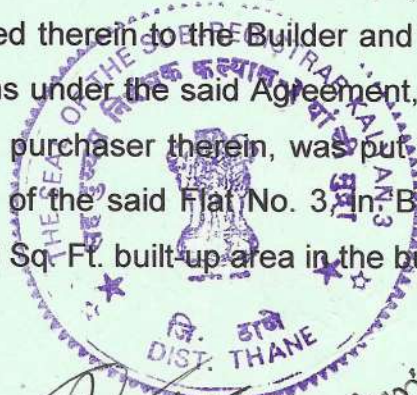
MR. SHAILENDRA RAMASHANKAR TIWARI aged **40 years**, Occupation **Service** and **MRS. APARNA SHAILENDRA TIWARI** aged **37 years**, Occupation **Service** both residing at Flat No. 5, in 'C' Wing, on the Ground Floor of the building known as Neelkanth Sadan, Makardhwaj Co-operative Housing Society, Gokhale Road, Dombivli West, Tal. Kalyan, Dist. Thane, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the OTHER PART.

- (1) WHEREAS Mrs. Chitra Venkateswaran being the principal purchaser purchased the Flat No. 3, in 'B' Wing on the Ground Floor of the building known as Neelkanth Sadan from M/s. Ankur Builders being a Partnership Firm doing business as Builders, Developers and Contractors vide Sale Agreement dated 3rd October, 1991 and lodged for Registration with Sub-Registrar of Assurance Kalyan on 9th October, 1991 vide their Receipt No. 74 - C subject to the terms and conditions contained therein and for the consideration mentioned therein. After making full payment of the consideration amount mentioned therein to the Builder and on complying with all the terms and conditions under the said Agreement, the said Mrs. Chitra Venkateswaran the Flat purchaser therein, was put into a vacant, peaceful and legal possession of the said Flat No. 3, in 'B' Wing on the Ground Floor admeasuring 560 Sq. Ft. built-up area in the building known

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Chitra

[Signature]
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क. ल. न. - ३	
दस्ता क्र. 3323	२००६
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as Neelkanth Sadan, situated at Gokhale Road, Dombivli West, Tal. Kalyan, Dist. Thane (more particularly described in the schedule written hereunder), as its true, absolute and exclusive owner thereof hereinafter for the sake of brevity and convenience called and referred to as " **THE SAID FLAT** ".

- (2) WHEREAS the Flat purchasers of Neelkanth Sadan decided to form a Society and on complying with all the formalities formed the Society as " **MAKAR-DHWAJ Co-operative Housing Society Ltd.** " Which is a corporate body, being a Co-operative Housing Society, duly formed, registered and incorporated under provisions of Maharashtra Co-operative Housing Act. 1960 bearing Registration No. **TNA/KLN/HSG/(TC)/5467 dated 23.12.1992** (hereinafter referred to as " **THE SAID SOCIETY** ")
- (3) AND WHEREAS THE TRANSFEROR is a bonafide member and shareholder of THE SAID SOCIETY, holding 5 shares of Rs. 50/- each, bearing Distinctive Nos. **111 to 115** (both inclusive) vide Certificate No. **23** (hereinafter referred to as " **THE SAID SHARES** ").
- (4) AND WHEREAS the TRANSFEROR Mrs. Chitra Venkateswaran is no more in need of the said Flat for her own purpose due to certain reason and therefore she has decided to dispose off the same in favour of a prospective TRANSFEREE absolutely on ownership basis.
- (5) AND WHEREAS the TRANSFEREES were seeking a suitable Flat for their own residential purpose in the said area, approached the TRANSFEROR with their proposal of purchasing the said Flat. They held various meetings, discussions, bargains and negotiations and as a result thereof, they concluded the agreement for Transfer and moved the proposal for the purchase of the said flat on certain terms and conditions and upon certain considerations.

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- (6) AND WHEREAS the TRANSFEROR desired to sell, transfer, assign and convey the Flat along with the said shares for a consideration of Rs.7,00,000/- (Rupees Seven lakhs only).
- (7) AND WHEREAS the TRANSFEREES have expressed their desire to purchase, possess and acquire the Flat along with the said shares of the Transferor.

AND WHEREAS BOTH THE PARTIES HERETO HAVE ARRIVED AT CERTAIN TERMAS AND CONDITONS WHICH THEY DESIRE TO RECORD IN WRITING. NOW THEREFORE THESE ARTICLES OF AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

- 1) The Transferor hereby declare, record and confirm as under :
- a) The Transferor is the sole and absolute owner of the said **Flat bearing No. 3** in '**B**' Wing on the **Ground Floor**, admeasuring **560 Sq. Ft. Built-up area** in the building known as **MAKAR-DHWAJ Co-operative Housing Society Ltd.**, situated at Gokhale Road, Dombivli West, Tal. Kalyan, Dist. Thane.
- b) The Transferor hereby declares that neither she nor any of her family members or legal heirs have not entered into any agreement for said transfer or letting out the said Flat and shares with any other person or persons and is free from all encumbrances and that she is in exclusive and absolute possession and occupation of the said Flat. And Further assures that she shall take total responsibility to meet the cost and consequences arisen out of any litigations against the said flat due to any claim from her family members or legal heirs in future.
- c) The Transferor has paid her shares of Municipal Taxes, Water charges, Society Maintenance charges, and all outgoings in respect of the said Flat up to date and that no part thereof has remained unpaid.

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दस्त क्र. ३३२३	२०१०
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- d) The said Flat along with the said shares is not affected by any lispendens or insolvency proceedings or any prohibitory orders from the Income Tax Department or any other authority restraining the Transferor from dealing with or disposing of or parting with possession of the said Flat/shares or any part thereof.
- e) The Transferor declares that she has obtained the necessary permission from the said society for sale and transfer of the said flat/shares unto the Transferee herein.
- f) The **Electric Meter bearing No. 9000305699** and **Consumer No. 020012351721** affixed to the said Flat and the Transferor have agreed to transfer the said Flat along with the said Electric Meter and connection to the Transferee and further agrees to sign all the necessary paper for transfer of such Electric Meter.
- 2) In consideration of the aforesaid representation of the Transferor, the Transferees herein agrees to purchase, possess and acquire the said Flat of the Transferor and all her rights, title and interest therein for the lumpsum consideration of Rs.7,00,000/- (Rupees Seven Lakhs only).
- 3) The Transferees have made a payment of Rs.50,000/- (Rupees Fifty thousand only) vide cheque No. 522166 dated 31.5.07 drawn on Bank of Maharashtra, Cuffe Parade Branch towards the part payment of the cost of the said flat agreed to.
- 4) The transferees have approached Banks & Financial Institutions for the purpose of Housing loan and as such under takes that the balance amount of Rs.6,50,000/- (Rupees Six lakhs Fifty thousand only) towards the full and final payment will be paid to the transferor within 30-45 days from the date of registration.

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- 5) The Transferor shall put the Transferees in vacant and peaceful Possession of the said Flat legally immediately on receipt / realization of the full and final payment / cheque.
- 6) The Transferor shall deliver to the Transferees all receipts, documents, papers, Voucher and Certificates relating to the said Flat and last paid up bill in respect of the outgoing, service charges and electricity charges and any other relevant documents to the Transferee on or at the time of execution of this agreement for enabling the Transferees to secure the title to the said Flat.
- 7) All costs incidental expenses to this agreement will be borne by the Transferees, and other contingent expenses, which may arise shall be borne by the Transferees.
- 8) The Transferees shall bear and meet the expenses of the Stamp duty and Registration of this agreement with the Sub-Registrar, Kalyan .
- 9) The Transferor shall do all needful acts so as to enable the Transferees to become member of the Society.
- 10) It is obligatory on the part of the Transferor to clear all the documents if any need to be cleared before arriving final transaction.
- 11) The Society transfer fee/charges will be equally (50%) borne by the Transferor and Transferees.

THE SCHEDULE OF THE PROPERTY

A Flat bearing No. 3 in 'B' Wing on Ground Floor, admeasuring 560 Sq. Ft. Built-up area In the building known as MAKAR-DHWAJ Co-operative Housing Society Ltd., situated at Gokhale Road, Dombivli West, built in the piece or parcel of non-agricultural plot of land admeasuring to 1341 Sq. Yards

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बसा क्र. 3323	२००७
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bearing Revenue Old Survey No. 264, Hissa No. 4 & 5 part, and Revenue New Survey No. 171, Hissa No. 4 & 5 part, City Survey Nos. 2360 to 2370 of Revenue Village NAVGAON within Registration Sub-District Kalyan, and Registration District Thane and now within the limits of the Kalyan Dombivli Municipal Corporation and bounded by ;

On or towards East : By Namdev Gokhale Road

On or towards West : By prperty bearing C.T.S. No. 2854

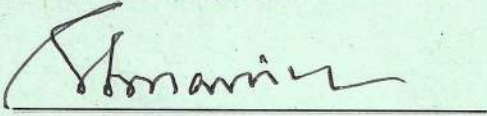
On or towards North : By Plot of land and building belonging to B.S. Choudhary

On or towards South : By Anjani Darshan Society bearing C.T.S. No. 2340

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED]
BY WITHINNAMED TRANSFEROR]
MRS. CHITRA VENKATESWARAN]
PAN No. ABMPV 5229K.]

In the presence of :]

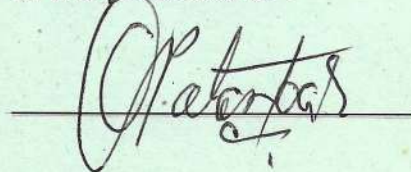


(G. SUBRAMANIAN)

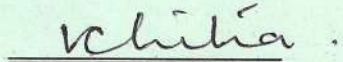
SIGNED, SEALED AND DELIVERED]
BY WITHINNAMED TRANSFEREES]
MR. SHAILENDRA RAMASHANKAR TIWARI]
PAN No. ADRPT 5147M]

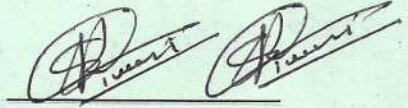
MRS. APARNA SHAILENDRA TIWARI]
PAN No.]

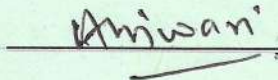
In the presence of :]



Shri V.S. Patankar









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दस्ता क्र. 3323	२००७
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Mrs. Chitra Venkateswaran
Flat No. B-3, Ground Floor,
Makar-Dhwaj C.H.S.,
Gokhale Road,
Dombivli (W) – 421 202.

RECEIPT

I, MRS. CHITRA VENKATESWARAN hereby received a total sum of Rs.50,000/- (Rupees Fifty thousand only) from MR. SHAIENDRA RAMASHANKAR TIWARI by Cheque No. 522166 dated 31.5.2007 drawn on Bank of Maharashtra, Cuffe Parade Branch towards token advance payment against the total sale consideration value of Rs.7,00,000/- my aforesaid Flat as per Sale Agreement dated 07.06.2007.

Place : Dombivli

Date : 31.05.2007

I SAY RECEIVED
RS. 50,000/-



(CHITRA VENKATESWARAN)



M. A. G. 49 (Rule 78 (I), 83 (4), 85:86 (4) and 99 (4))



कल्याण महानगरपालिका डोंबिवली विभाग

दि ०१ जे ०१ ०१ ०१
कराची पावती

१८५०३४८२४

No. ८३३३३

पुस्तक क्रमांक

पारमिता क्रमांक

१५०/१५०/१

मंडळ विभागाचे

पारमिता/सोमबदेवार/श्री/श्रीमती

पुणे महोदय वाशीकर

यांच्या कडून

सम १९

१९ १९

या वर्षाच्या पुढील करावहल रकम व

प्रमाणे वार्षिक रकम

घनादेशा द्वारे / रोलीने मिळाले

दिलेला

मागणी नोंद वहीतील अनु क्रमांक

कराचे नांव	मिळालेली रकम		
	थकवाकी	चालू	एकूण रकम
१) सामान्य कर		५३२०९-००	५३२०९-००
२) विशेष शिक्षण कर			
३) वृक्ष कर			
४) जमीनी पुरवठा लाभ कर			
५) मल प्रवाह सुविधा लाभ कर			
६) मल प्रवाह कर			
७) सडक कर			
८) दूरकाठी शिक्षण संपादन			
९) जगार हमी उपकर			
१०) कांटीस फी			
११) शास्ती			
१२) पारद फी/बॉर्डर बनवणी फी			
१३) सोडपा निवासी जागेबरीस कर			
१४) पत्र... कर			
एकूण		५३२०९-००	५३२०९-००

Municipal Com 9th
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दिनांक ५/११/१९

Subject to realization of cheques

Handwritten signature and stamp



MAKARDHWAJ CO-OP. HOUSING SOCIETY LTD.

(Reg. No. TNA / KLN / HSG / (TC) / 5467 / 1992-93)

Neelkanth Sadan, Gokhale Road, Vishnu Nagar, DOMBIVLI (W) - 421 202, Dist Thane.

Ref. No. M/01/07-08

Date:

7-6-2007

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TO WHOM IT MAY CONCERN

This is to certify that SMT. CHITRA VENKATESHWARAN is owner of Flat No. B-3 in our Society. As per Society records there is no dues till date.

Society has given the NO OBJECTION CERTIFICATE to sell her Flat No. B-3 to Shri Shailendra Tiwari & Mrs. Aparna Tiwari.



MAKARDHWAJ CO-OP. HSG. SOC. LTD.

Shrout.
SECRETARY



THE MAKAR - DHWAJ CO-OPERATIVE
HOUSING SOCIETY LIMITED.

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

(Registration No. TNA/KLN/HSG/TC/5467)

Date 23.12.1992)

Serial No. 23

क. ल. न. - ३	
वस्त क्र. 3323	२०००
३०	३०

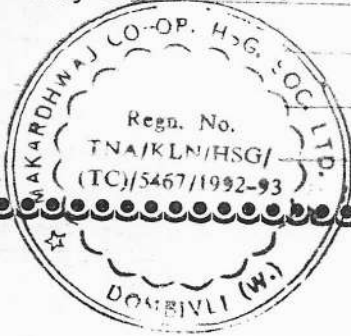
Authorised Share Capital Rs. 30,000/- Divided into 600/- Shares each of Rs. 50/- Only

Member's Registration No. 23

THIS IS TO CERTIFY that Shri/Smt. SMT. CHITRA VENKATESHWARAN

of Dombivali (west) is the Registered Holder of Five shares from No. 111
to 115 of Rs. 250/- (Two Hundred & Fifty Only)
in THE MAKAR - DHWAJ CO-OPERATIVE HOUSING SOCIETY
LIMITED DOMBIVALI (WEST) subject to the Bye-laws of the said Society
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Dombi. this Sunday
Day of 07.02. 19 93.



Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

P. T. O.



गांव नवाशिव

गां. नं. क. ६. य १३

तालुका कल्याण

भूमापन क्रमांक १७१/४५	भूमा क वा उपविभाग ४५	भू. धारणा प्रकार	भोगवटदारचे नांव प्रमोदकुमार महादेव	काते क्र.
मंशीचे स्थानिक नं. - मं. शि			वाशिवकर १७१/४५	कलन १
लागवडी योग्य क्षेत्र	एकर गुठे घोरत वार	एकर आर-प्रती ची. मिटर	१७१/४५	कलन ३
जुला २६/४५		२६-४६		इसत क्रमांक ९६६
एकूण		२६-४६		१२-१६/१५
पं. ख. लागवडी योग्य नसलेली वर्ग (अ) वर्ग (ब)				इसत अधिकार क. ल. न - ३
आकारणी	एकूण	र. पैसे		दस्त क्र. ३३२३ २००५
जुडी अथवा विरोध आकारणी		०-२५		१२ २०
एकूण		०-२५	२६४	

गां. नं. क. १२ (पिकाची नोंद वरी)

क्र. सं.	पिकाखालील क्षेत्र											पडीत व विचाराने निरवयवी असा अभिधीय तपसिल	पडीत व विचाराने निरवयवी असा अभिधीय तपसिल	
	मिथ पिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निबंध पिकाचे क्षेत्र			पडीत व विचाराने निरवयवी असा अभिधीय तपसिल				
	हंगाम	मिथ पिकांचे संकेतांक	अतिसिध	अतिसिध	पिकाचे नांव	अतिसिध	अतिसिध	पिकाचे नांव	अतिसिध	अतिसिध	एकर			रु.
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			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		
								लाडिका						
								२६-४६						

असल धरतुंग चरी नकल रुजू असे

तारीख ९/११/२०१९

तलाठी सजा, ठाकुरी
ता. कल्याण



गां. नं. 7 नवागांव

गां. नं. क्र. 6, प 12

कलम 3

सुप्रीम क्रमांक	भुसा. क. छा. उपविभाग	भु. धारणा प्रकार	भोगवटदारचे नांव	दस्तावेज क्र. 105
2009/15			9088	93-22/04
दस्तावेज क्रमांक			प्रमोदकुमार मधोदेव वाशिककर	दस्तावेज क्र. 256
एक मुठे	एकर मुठे	हेक्टर आर प्रती	1712	982
432-48		432-48		3498
एकूण				
वे. ख. तपसवडी योग्य नसलेली वर्ष (अ)				
वर्ष (ब)				
एकूण				
जुडी अथवा विशेष आकारणी		र. पत्त		
एकूण		0-20		
		0-20		

कलम 3
दस्तावेज क्र. 256
93-22/04

क. ल. नं. - 3
दस्तावेज क्र. 3323 2006
23 20

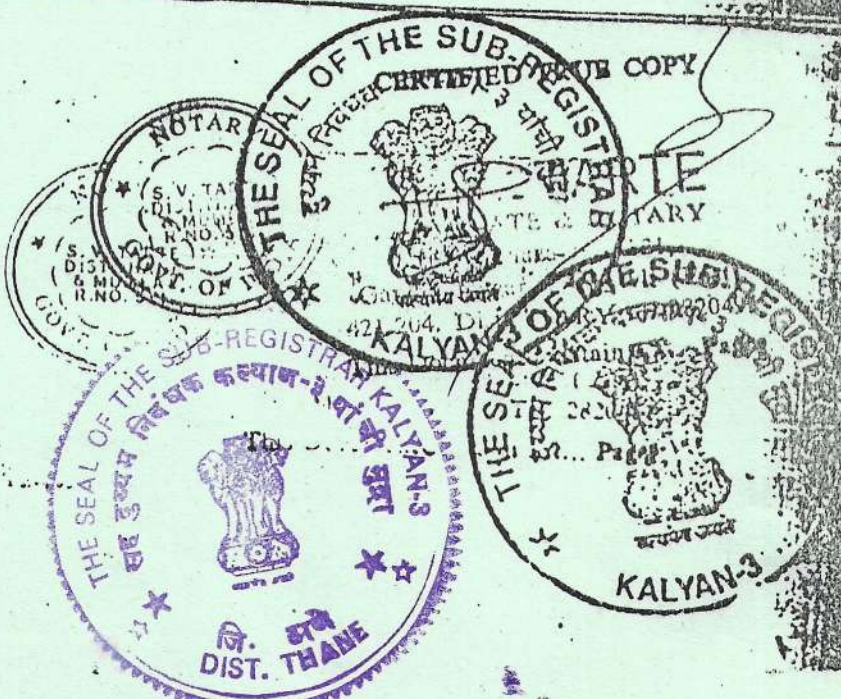
गां. नं. क्र. 12 (पिकाची नोंद वही)

वर्ष	हंगाम	पिकावालीत क्षेत्र									एकर	एकराचे मूल्य
		मिश्र पिकांचे एकूण क्षेत्र			पटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्धेत पिकाचे क्षेत्र				
		मिश्र पिकांचे संकेतांक	उत्पत्ति	उत्पत्ति	पिकाचे नांव	उत्पत्ति	उत्पत्ति	पिकाचे नांव	उत्पत्ति	उत्पत्ति		
2002			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		
2003								बांधकाम				

सत्य व प्रामाण्य खरी नक्कल खजू असे

तारीख 21/12/2003

तलाठी राजा



डॉंबिवली नगरपालिका परिषद

नगरपालिका कार्यालय,

लोकमान्य टिळक पथ,

डोंबिवली ता. २५.१.१९९५

कलन ३

पत्र क्र. ३३२३

१९९५

ना. क्र. १४०४६
१५/१२/९५

शी. पी. ए. प्र. ना. ३३३३

क. ल. न. - ३	
बांधी	पत्र क्र. ३३२३
१४	२०

बांधकामास मंजुरी

वापला दि. ११/१/९५ चा अर्ज व नकाशाच्या प्रती मिळाल्या व त्यावरून आपलाच योजलेले बांधकाम करण्यास पुढील शर्तीवर मंजुरी देणेत येत आहे.

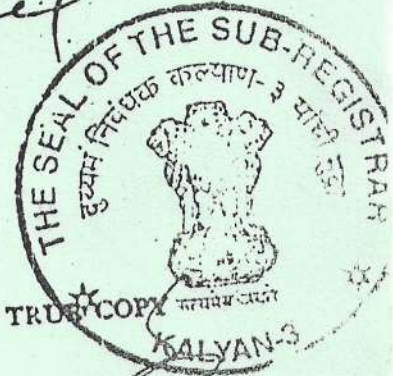
बांधकामाचे धर्षण

बिल्डिंग रजिस्टर नंबर

- १) ग्रॅट कन्सेक्टर साहेबांकडून नॉन अफिशियलर ड्रॉन्स घेतल्या असल्या पाहिजे. त्यांत बांधकाम करणेची ठिकडून परवानगी आणलेली असली पाहिजे.
- २) काम पुरे होताच नगरपालिका ऑफिसमध्ये लेखी दळिरीने पाहिजे व ते मंजूर झाल्याशिवाय त्याचा वापर करता कामा नये.
- ३) प्रत्येक परमालदाने भॅन्वामिन्ही फ्लो होर्टिक टॅक अशा ज्या पद्धतीचे संदास बांधकामाचे अद्यतन त्या पद्धतीच्या नगरपालिकेच्या नियमास अनुसरून बांधले पाहिजे.
- ४) ही मंजुरी पोचल्याचे तारखेपासून एक वर्षाचे आत हे बांधकाम सुरू व केव्हाही ही मंजुरी रद्द होईल व पुन्हा उत्तर असल्यास नवीन मंजुरी घ्यावी लागेल.
- ५) हे बांधकाम पूर्ण होताच बांधकाम पूर्ण झाल्याचे इंजिनिअर / आर्किटेक्ट यांचे इन्स्पेक्शन सर्टिफिकेट घेऊन कर आकारणीचा तक्रा पाठविल्या पाहिजे. इकडील मंजुरीनंतरच इमारतीचा वापर करता येईल.
- ६) कोणतेही बांधकाम करणेपूर्वी माजॉन जागा होटणेवद्दत नगरपालिकेची खात्री करून देऊन नंतर कामास सुरवात करावी.
- ७) मंजूर क्षेत्रापेक्षा जास्त काम केव्हास त्याची छत्र जबाबदारी पाळकावर व काम करणाऱ्या कॉन्स्ट्रक्टरवर अथवा इंजिनिअरवर राहिल.
- ८) प्रॉन्स ऑफिसमधून घेऊन जावे.
- ९) पर बांधकामांना प्रॉन्स तोंड मेनवेदकडे देणे जाईल व संदास मेनरोडकडे न येतील इतके मर्यादा.



[Signature]
चीफ ऑफिसर
डोंबिवली नगरपालिका परिषद



CERTIFIED TRUE COPY

S. V. TARTE
ADVOCATE & NOTARY

Gate Plaza No. 121,
Gandini Nagar, Dombivli (East).
421 204. Dist. Thane Tel. 2820491

This Document contains.....Pages



क. ल. न. - ३

दस्ता क्र. 3323 / 2006

१५ / २० २३१५



डोंबिवली नगरपालिका परिषद
DOMBIVLI MUNICIPAL COUNCIL

Office of the Municipal C
Dombivli.

Ref. No. DOM./PW/4415

Shri. P. M. Vashalkar.
Dombivli (West).

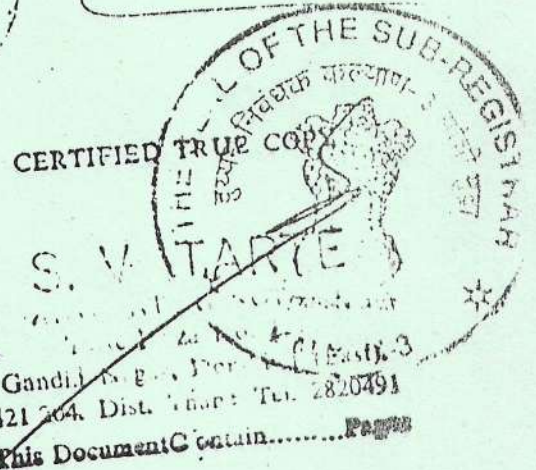
कलन - 17
एम्प्लॉय
Mr. Vajoy

Sub: No objection letter in connection
proposed building on S.No.264,
H.No.4(pt)/55(pt), Dombivli(W).

In view of the State Government's directive issued under Urban Development and public Health Department Circular dated 12th July 1978, Dombivli Municipal Council has no objection for completion of entire building work strictly as per building permission No.14046 dt.15.3.75.

Yours faithfully,

Chief Officer,
Dombivli Municipal Council.



Gandhi Nagar, Per
421 204, Dist. Thane. Tel. 2820491
This Document contains.....Page

गारव :- नवाशांज

तर :- कल्याण

गारव नमुना नं. १२२ - दोन

गारव [ब] गारव तराणा बरेनेस

निवाम विषयक प्रयोजनकरित्तरापर केलेल्या जमिनी

जमिनीचे वर्णन	क्षेत्र	आवृत्तिक परवानगी भूप्रदानाचे स्वरूप आणि अटी	श्रीगवता स्वकाची किंमत असल्यास	वार्षिक मसुला	मुदत	प्राधिकार	तालुका बासुनाक्रमक दोन मधील यासचे नांव नोंदक्रमक
जमिनीचे वर्णन	क्षेत्र	आवृत्तिक परवानगी भूप्रदानाचे स्वरूप आणि अटी	श्रीगवता स्वकाची किंमत असल्यास	वार्षिक मसुला	मुदत	प्राधिकार	तालुका बासुनाक्रमक दोन मधील यासचे नांव नोंदक्रमक
		आवृत्तिक परवानगी भूप्रदानाचे स्वरूप आणि अटी	श्रीगवता स्वकाची किंमत असल्यास	वार्षिक मसुला	मुदत	प्राधिकार	तालुका बासुनाक्रमक दोन मधील यासचे नांव नोंदक्रमक
		आवृत्तिक परवानगी भूप्रदानाचे स्वरूप आणि अटी	श्रीगवता स्वकाची किंमत असल्यास	वार्षिक मसुला	मुदत	प्राधिकार	तालुका बासुनाक्रमक दोन मधील यासचे नांव नोंदक्रमक

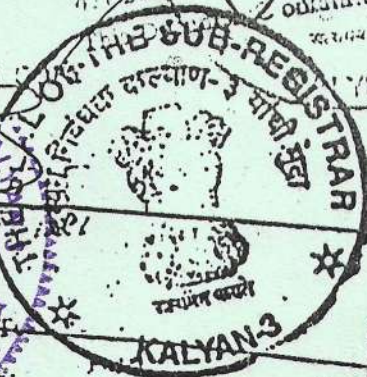
आवृत्तिक रहीवास

२८/१०/८० NAPISR-16

२८/१०/८०

२८/१०/८०
क. ल. न. - ३
२०२६/०५

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कल्याण ३

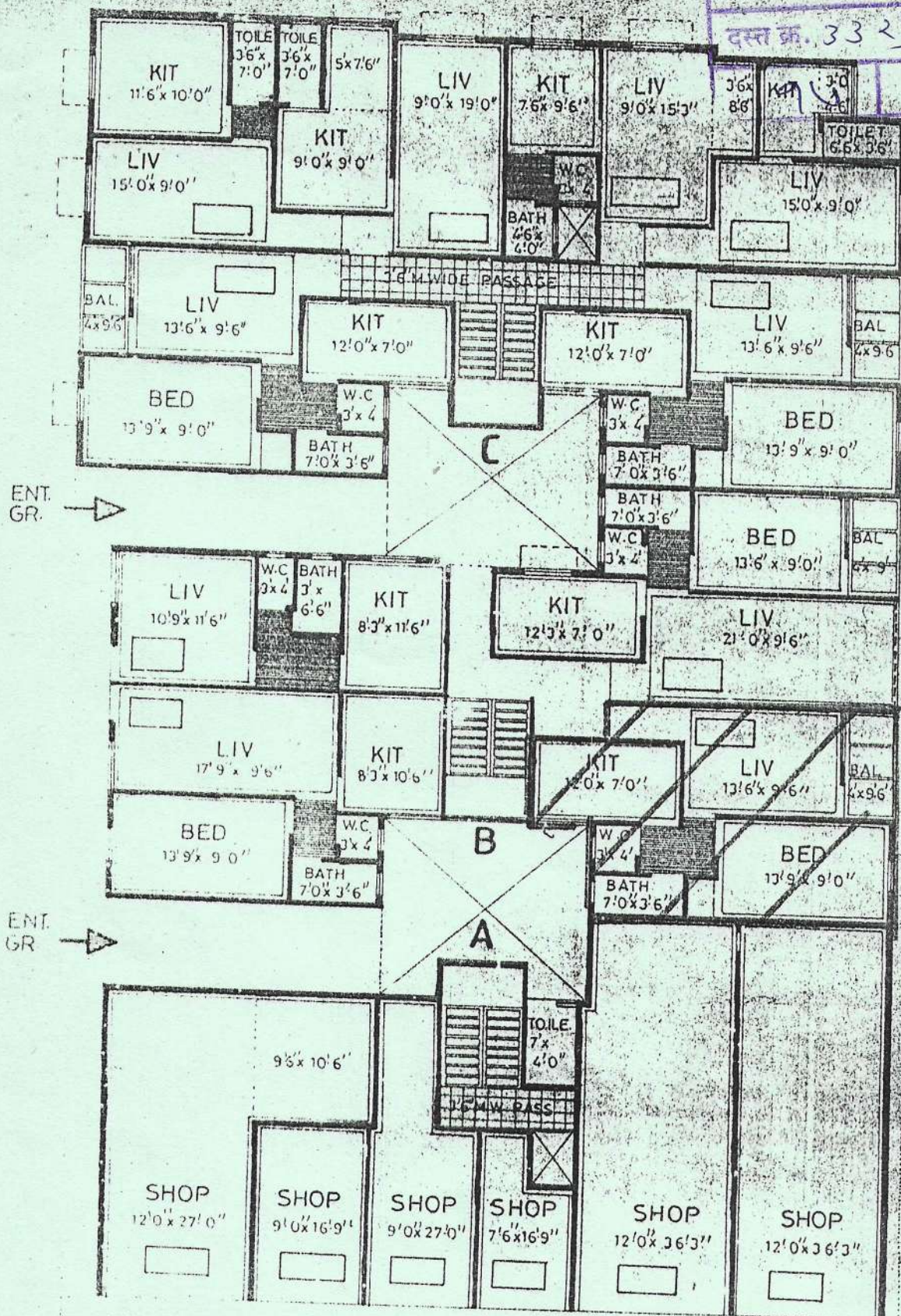
तलाठी तथा, उभाडी
ता. कल्याण

दि. २८/१०/२००३

जवळ दिव असे

व्यक्ति बरु कुम

प्लान - 3
 दस्ता क्र. 3323 2006
 20



ROAD → GROUND FLOOR PLAN

BLOCK	WING	FLOOR	AREA SQF	NAME AND SIGNATURE OF PURCHASER
3	B	Gr.	5800	Vehla

NEELKANTH SADAN

BUILDERS

(Handwritten signature)



B-119

विभाग : 12
 उपविभाग : B.U.4006



महाराष्ट्र राज्य विद्युत संयंत्र
 4539
 बीज आकार देयक

गृहक क्रमांक : 020012351721
 नाम : MRS CHITRA VENKATESH WARAN
 जागिरी : B/3 NEELKANTH SADAN
 पत्ता : GHOKHELE RD
 DOMBIVLI

PINCODE: 421202

मिटर क्रमांक : 9000032487
 दिनांक : 10/04/95
 वास्तु सिद्धि : 3
 भागीत दिव्यांक : 3
 सिद्धि : 3

मागेल पावतीचा दिनांक : खालील नारखेनंतर देयक भरवून घ्यावे
 दिनांक : 17/04/95
 नारखेनंतर देयक भरवून घ्यावे

DOMBIVLI U-DN

READING NOT AVAILABLE



*P. vide of
 907 IB of
 C 49 20' CLK
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BILL FOR 9 MONTH/S
 BILL ON AVG OF 100 UNITS PM

5016 03/05/95 4 210120002 01
 020012351721 ****1044.00 CQ

देयक दिनांक : 18/04/95
 पैसे भरण्याचा दिनांक : 03/05/95

सालान मार : 31.1 KW
 दर संकेत : 1
 बीज शुल्क संकेत : 51
 इंधन अधिभार (पैसे) : 12.00
 चढा मार/किम : 25-1171-2860

03R51

B-3

युनिट : 0
 समा-युनिट : 3
 एकूण बीज वापर : 900

वैत :
 बीज आकार : 945.00
 बीज शुल्क : 93.90
 इंधन अधिभार : 0.00
 मिटर पाडे : 0.00
 इतर आकार : 0.00

1044.90

1044.90
 0.90
 1044.00
 1092.00

ONE ZERO FOUR FOUR

वित्तव आकार : 47.25
 03/05/95

मा नारखेनंतर भरावयाची रक्कम
 अनोधकृतीच्या विनिर्देशात झालेल्या बदलांवर
 असे विले सिव्कारले जाणार नाही.

श्री कम्प्युटर फॉर्म प्राय. लि. नागपूर. फोन : 538220, 529888, 529889

क. ल. न. - 3
 वस्त क्र. 3323
 2004
 20





07/06/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

11:57:54 am

कल्याण 3










कलन3

दस्त क्र 3323/2007

9PK0

दस्त क्रमांक : 3323/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नाव: शैलेन्द्र रमाशंकर तिवारी पत्ता: घर/फ्लॅट नं: निलकंठ सदन , डोंबिवली गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका:- पिन:- पॅन नम्बर: एडीआरपीटी 5147 एम	लिहून घेणार वय 40 सही 		 उपलब्ध नाही
2	नाव: अपर्णा शैलेन्द्र तिवारी -- पत्ता: घर/फ्लॅट नं: 11 गल्ली/रस्ता:- ईमारतीचे नाव:- ईमारत नं:- पेठ/वसाहत:- शहर/गाव:- तालुका:- पिन:- पॅन नम्बर: एएएटीएस 1149 ओ	लिहून घेणार वय 37 सही 		 उपलब्ध नाही
3	नाव: चित्रा व्यंकटेश्वरन अय्यर -- पत्ता: घर/फ्लॅट नं: निलकंठ सदन , डोंबिवली गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका:- पिन:- पॅन नम्बर: एपीएमपीव्ही 5229 के	लिहून घेणार वय 50 सही 		 उपलब्ध नाही





दस्त गोषवारा भाग - 2

कलन3

दस्त क्रमांक (3323/2007)

२०/२०

दस्त क्र. [कलन3-3323-2007] चा गोषवारा
बाजार मुल्य :624500 मोबदला 700000 भरलेले मुद्रांक शुल्क : 17600

पावती क्र.:3318 दिनांक:07/06/2007
पावतीचे वर्णन
नांव: शैलेंद्र रमाशंकर तिवारी

दस्त हजर केल्याचा दिनांक :07/06/2007 11:49 AM
निष्पादनाचा दिनांक : 07/06/2007
दस्त हजर करणा-याची सही :

7000 :नोंदणी फी
400 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7400: एकूण

दस्ताचा प्रकार :25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 07/06/2007 11:49 AM
शिवका क्र. 2 ची वेळ : (फी) 07/06/2007 11:57 AM
शिवका क्र. 3 ची वेळ : (कबुली) 07/06/2007 11:57 AM
शिवका क्र. 4 ची वेळ : (ओळख) 07/06/2007 11:57 AM

दु. निबंधकाची सही, कल्याण 3

दस्त नोंद केल्याचा दिनांक : 07/06/2007 11:57 AM

ओळख :

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

1) वामनराव गोविंद पाटणकर - - ,घर/फ्लॅट नं: रहिवासी सोसा.,डोंबिवली

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) व्यंकटेश्वरन अय्यर - - ,घर/फ्लॅट नं: निलकंठ सदन , डोंबिवली

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

प्रमाणित करण्यात देते की सदर दस्त

क्र.3333 मध्ये २०...पाने आहेत

पुस्तक क्रमांक .I..... वर नोंदला

दिनांक : ७/६/०७

दु. निबंधकाची सही
कल्याण 3

सह दुय्यम निबंधक कल्याण-३





दुय्यम निबंधक: कल्याण 3

दस्तक्रमांक व वर्ष: 3323/2007

Thursday, June 07, 2007

12:09:58 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.
Regn. 63 m.e

गावाचे नाव : नवागाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 700,000.00
बा.गा. रु. 624,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभागाचे नाव - 4/21 - विभाग 18अ: *** गौजे नवागाव मधिल जुना स.नंबर 264/2(पार्ट) नवीन 171,हि.नं. 4 व 5(पै), यावरील निलकंठ सदन, मकरध्वज को ऑफ हौ सोसायटी लि., मधिल तळ मजल्यावरील सदनिका क्र.बी-03,बी विंग, क्षेत्र 560 चौ.फुट
(1)52.04 चौ.मी.
- (3)क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चित्रा व्यंकटेश्वरन अय्यर - ; घर/फ्लॅट नं: निलकंठ सदन , डोंबिवली ; गल्ली/रस्ता ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नं एपीएमपीव्ही 5229 के .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शैलेद्र रमाशंकर तिवारी - ; घर/फ्लॅट नं: निलकंठ सदन , डोंबिवली ; गल्ली/रस्ता: ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नं एडीआरपीटी 5147 एम .
(2) अपर्णा शैलेद्र तिवारी - ; घर/फ्लॅट नं: II; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: एएएटीएस 1149 ओ .
- (7) दिनांक करून दिल्याचा 07/06/2007
- (8) नोंदणीचा 07/06/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 3323 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 17600.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 7000.00
- (12) शोरा



सह दुय्यम निबंधक कल्याण-३

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74-9



AGREEMENT FOR SALE
NEELKANTH SADAN

Survey No. 264, H. No. 4 & 5, (Part) Situate at
 Mouje Thakurli, DOMBIVLI (W.)
 Taluka Kalyan, Dist. Thane.

Flat No.	On the	Floor	Wing

BUILDERS :

M/S. ANKUR BUILDERS

C-12, Rameshwar Apartment, Murar Road,
 Mulund (W.) BOMBAY - 400 080.



अनुक्रम नंबर ७४-७
 तम १९९१ के आक्टोबर
 के ९ तारखेस ११ व १२
 के दरम्यान कलथामुडी के
 दुयम निबंधक दधि कवेरीत
 आपून दिला.

Chitha

[Signature]
 दुयम निबंधक कल्याण - ३

खालील प्रमाणें
 की बेतली -
 नोंदणी की
 नकलेची की
 फॉटो (२)
 होमवारे नकलेची की
 वाच की
 माल मालकी की
 रचाल
 रकम
 १६८०-००
 २-००
 २-००
 १-००
 १६८५-००
[Signature]
 दुयम निबंधक कल्याण - ३

Ward No 32 Plot/Shop Office Built up area... 560'
 Market Value Rs. 150000 Actual Value Rs. 150000 Pages... 26

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Dombivli this 03rd
 day of October 1991.

BETWEEN

M/s. ANKUR BUILDERS a Partnership Firm, doing business as Builders, Developers and Contractors and having its office/place of business at C-12, Rameshwar Apartment, Murar Road, Mulund (W), Bombay 400 080, hereinafter called 'THE PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said Partnership, the individual partners thereof, survivor or survivors of the said partners and heirs, executors, administrators, and assign of the last surviving Partner) of the ONE PART;

[Signature]
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Shri/Smt. CHITRA VENKATESHWARAN

Age 34 years, Occupation SERVICE

Residing at 14, Malhaa Ashish, Vishnu Nagar
Dombinli (West)

hereinafter called 'THE PURCHASER' (which expression shall whenever the context requires or permits mean and include his/her heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS Shri Pramod Mahadeo Washalkar and others, hereinafter called 'the Owners' are the owners of the property viz. All that the piece or parcel of land or ground admeasuring about 1341 sq. yards bearing S. No. 264 Hissa No. 4 & 5 (part), with corresponding City Survey No. 2360 to 2370 situate at Mouje Thakurli in Taluka and Sub-Registration District Kalyan, District Thane within the limits of Kalyan Municipal Corporation and more particulary described in the Schedule hereunder written, (hereinafter referred to as 'the said land').

AND WHEREAS by an Agreement for sale dated 8/2/90 executed between the said owners and M/s ANKUR BUILDERS, the Promoters herein the said owners have agreed to sell the said land together with a right to continue and complete the work of construction of the proposed building to the built thereon according to plan thereof already sanctioned to the Promoters have agreed to purchase it by constructing thereon a building of Flats in accordance with the aforesaid sanctioned plan.

AND WHEREAS the Promoters herein have also been authorised to demolish or dismantle the existing old building in order to construct new building thereon as aforesaid.

AND WHEREAS under one of the terms of the said Agreement for sale dated 8th February, 1990 the Promoters herein have been put in possession of the said and AND WHEREAS the Promoters have entered upon and taken possession of the said land with a view to developing it by constructing thereon building of flats/shops/garage;

AND WHEREAS the plan of the said proposed building has been approved/sanctioned by Dombivli Municipal Council vide their letter No 14046 dated 15-03-1975.

AND WHEREAS the Promoters by virtue of the terms contained in the said Agreement for sale dated 8.2.1990 have become entitled to commence work of construction of a building according to plan thereof sanctioned by Dombivli Municipal Council and according to certain conditions restrictions and stipulations laid down by the said Planning Authority which are to be observed and performed by the Promoters;

AND WHEREAS the Promoters are presently constructing on the said land the building consisting of Flats in accordance with the aforesaid sanctioned plan AND WHEREAS the Promoters accept the professional supervision of the Architect and structural engineer till the completion of construction work of the proposed building AND WHEREAS By virtue of the above said right to sell the said Flats to prospective purchasers;

AND WHEREAS the Promoters have offered for sale the various flats in the said proposed building that are now under construction to prospective buyers who are to be flat purchasers AND WHEREAS the Purchasers on coming to know that the various Flats under construction are offered for sale expressed his/her desire to purchase and/or acquire on ownership basis on flat being Flat/Shop/Garage No. B-3 on the GROUND floor of the building which flat is to have a carpet area of _____ sq.ft. (Built up area 560' sq.ft.) AND WHEREAS the price and/or consideration of the said flat is agreed to be Rs. 148400/- (Rupees One Lac Forty eight Thousand Four Hundred - only) excluding the other charge and expenses mentioned in the various other clauses of this Agreement;

AND WHEREAS upon a request by the Purchaser, the Promoters have made a full and true disclosure of the nature of their title to the said land on which the proposed building is being

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constructed and have also given the Purchaser inspection of the Plans and specifications of the said proposed building;

AND WHEREAS the copies of certificate of title of the said land issued by Shri N. S. (Rajiv) Patkar, advocate of the Promoters, copies of property card or extract VII-XII or any other relevant documents showing the nature of the title of the said land and the copies of the plans and specifications approved by the Dombivli Municipal council and any other documents which are required to be given under rule 4 of the Maharashtra Ownership of Flats Act, 1963 have been annexed hereto and marked annexure 'A', 'B' and 'C' respectively.

AND WHEREAS prior to making application for purchase of Flats aforesaid the Purchaser had made a declaration as required by the provisions of Maharashtra Co-operative Societies Act, 1960 or Urban Land (Ceiling and Regulation) Act, 1976 to the effect that neither he/she nor the members of his/her family own a tenement, house or building within the limits of Dombivli;

AND WHEREAS the Purchaser has seen the site of the building and the work of the construction of the said proposed building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the purchaser has been informed by the Promoters and therefore know that they have offered for sale all the respective flats in the building under construction or/to be constructed on the said land to different Purchasers and that they executed Agreement for Sale of some of the Flats with a clear cut understanding to the Purchasers thereof that the Purchasers who are taking the said flats ultimately join the rest of the Purchasers in forming a co-operative Housing Society or Limited Company and be a member thereof.

AND WHEREAS the Promoters agree to sell to the Purchaser and the Purchaser agree to purchase/acquire the said abovementioned Flat upon the terms and conditions hereinafter appearing.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Promoters shall construct the said proposed building as mentioned hereinabove in accordance with the plans, designs and specifications thereof sanctioned and approved by the concerned Planning Authority (Dombivli Municipal Council) with such variation and modifications as the Promoters deem necessary and proper and as per the requirements and directors of the Planning Authority or Body.



Provided that the Promoters shall have to obtain prior consent of the Purchaser in respect of such variations or modifications which may adversely affect the flat of the Purchaser.

2. The Purchaser hereby agrees to purchase and/or acquire from the Promoters and the Promoters hereby agrees to sell to the Purchaser Flat No. B.3 having an approximate built up/carpet area of 560 sq.ft. (which is inclusive of the area of balconies) on the GROUND floor of the building now under construction and more particularly described in the Second Schedule hereunder written and shown in the floor plan thereof thereto annexed and marked annexure 'A' (hereinafter called 'the said flat') for a total consideration of Rs. 148400/- only to be paid by the Purchaser to the Promoters in the following manner that is to say -

- (a) 15% of the total amount of consideration to be paid to the Promoters by the Purchaser on or before the execution of these presents as Earnest Money or Deposit (The payment and receipt whereof the Promoters do hereby admit and acknowledge). (The amount to be paid at the time of Agreement should not exceed 15% of the sale price of the said flat).

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(b)	12%	of the total amount of consideration to be paid after the slab of the ground floor is cast.
(c)	12%	of the total amount of consideration to be paid after the slab of the first floor is cast.
(d)	12%	of the total amount of consideration to be paid after the slab of the second floor is cast.
(e)	12%	of the total amount of consideration to be paid after the slab of the third floor is cast.
(f)	12%	of the total amount of consideration to be paid after the slab of the fourth floor is cast.
(g)	10%	of the total amount of consideration to be paid after the work of brick masonry is complete.
(h)	10%	of the total amount of consideration to be paid after the work of internal and external plaster of the walls is done.
(i)	5%	a balance amount of consideration to be paid to the Promoters at the time of possession of the flat is given to the Purchaser.
	100%	Total amount of consideration.

3. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions and restri-

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ctions, if any, which may have been imposed by the concerned Planning Authority at the time of sanctioning the said plan or thereafter may before handling over possession of the flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificate in respect of the said flat.

4. The Promoters hereby declare that the floor space index available in respect of the said land is as shown in the approved plan and that no part of the said floor space index has been utilised by the Promoters elsewhere for any purpose whatsoever and in case any part of the said floor index is utilised elsewhere then the Promoters shall furnish to the Purchasers all the particulars in respect of such utilisation of the said floor space index by the Promoters. In case while developing the said land the Promoters have utilised any floor space index of any other land or property by way of floating floor space index then the particulars of such floor space index shall be disclosed by the Promoters to the Purchaser. The residual F.A.R. (F.S.I.) in the land or the layout consumed will be available to the Promoters till the registration of the society, whereas after the registration of the Society the residual F.A.R. (F.S.I.) shall be available the society.

5. The Promoters agree that they shall before handling over possession of the said flat to the Purchaser and in any event before execution of a conveyance of the said land in favour of a corporate body to be formed by the Purchasers of flats/shops/garages in the building/s to be constructed on the said land (hereinafter referred to as 'the said Society') make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any part in or over the said land shall, as far as possible, ensure that the said land is free from encumbrance and the Promoters have absolute, clear and marketable title to the said land so as to enable them to convey to the said Society such absolute, clear and marketable title to the execution of a conveyance of the said land by the Promoters in favour of the said Society.

6. (a) The Purchaser agrees that he/she shall pay up each of the instalments hereinafter indicated on time as agrees and shall not commit any default.

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It is agreed that at each of the prescribed stages of construction as fixed in the clause 2(a) of this Agreement when any instalment becomes due, the Promoters shall make the demand of the due instalments in writing and the Purchaser shall make the payments to the Promoters at their office within 7 days of receipt of such a written communication. The Purchaser agrees that his/her failure to pay the agreed instalment on demand within the period of 7 days as stipulated hereinabove shall be treated as a default on the part of the Purchaser in which event the Promoters shall have option to rescind the present Agreement which if exercised shall bring the present Agreement to its end. In such event the Purchaser shall be entitled to the refund of the money shall be entitled to the refund of the money paid by him/her after deductions, therefrom if any.

- (b) Provided always that the option or right of the Promoters hereinbefore contained of rescinding this Agreement shall not be exercised by the Promoters unless and until the Purchaser is given a fifteen days, prior notice in writing by the promoters of their intention to terminate this Agreement mentioning therein specific breach or breaches of terms and conditions of this Agreement and default on the part of Purchaser in payment of the amount of instalments and other outgoings and other outgoings and after giving opportunity to remedy such breach or breaches within a reasonable time of fifteen days from the date of the receipt of the notice by the Purchaser.
- (c) The Purchaser agrees that he/she shall not claim a refund of his/her money immediately and shall be entitled to as refund only after a fresh booking of the said flat by the Promoters. The Promoters agree that in case the present Agreement is rescinded by them under this clause, they shall repay the Purchaser his money on fresh booking of the said flat.



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(d) It is hereby agreed that after the present Agreement is rescinded for reasons stated in this clause, the promoters shall have the right to book the said flat again to others and the Purchaser herein shall have no claim whatsoever and/or over the said flat.

(e) After fresh booking of the said flat, the Promoters shall inform the Purchaser (who has committed a default) about the time and place to receive back his/her money.

7. If the Promoters elect not to exercise their option of rescinding the present Agreement on account of any default committed by the Purchaser as contemplated by clause 5 of this agreement, the Purchaser agrees to pay the Promoters interest at the rate of 9 percent per annum on all the amounts which become due and payable by the Purchaser to the Promoters under the terms of this Agreement from the date of the said amounts become payable.

8. The fixtures, fittings and amenities to be provided by the Promoters in the said building and the flat are those that are set out and more particularly described in Annexure (E) annexed hereto.

9. It is agreed that the Purchasers shall give possession of the above said Flat to the Purchaser within 700 months i.e. on or before 30.11.1991 provided the Purchaser has paid to the Promoters the entire agreed amount of consideration and has made all the payments of dues and deposits and has performed his/her part of the present Agreement and nothing further remains to be done on his/her part.

If the Promoters fail or neglect to give possession of the flat by the date specified or on any further date or dates agreed to by the parties, the Promoters shall be liable to demand (but without prejudice to any other remedies to which they may be liable) to refund to the Purchaser the amounts already received by the Promoters in respect of Flat with simple interest at 9 percent per annum thereon from the date, the Promoters, received the sums till the date the amounts and interest thereon refunded and the amounts and interest thereon shall be charge on the land in which the flat is

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CV.

or was to be constructed, to the extent of the amount due, but subject to any prior encumbrances.

It is agreed that for want of cement and any other building material or for any other reason or reasons which is/are beyond the control of the Promoters and that in the event if handing over of the possession of the said flat is delayed, the Purchaser shall not be entitled to hold the Promoters shall be entitled to reasonable extension of time for giving delivery of flat to the Purchaser.

10. The Purchaser shall take possession of the said flat within 7 days of the Promoters giving written notice to the purchaser intimating that the said flat is ready for use and occupation.

Provided that within a period of three years from the date of handing over the flat to the Purchaser, if the Purchaser brings to the notice of the Promoters any defect in the flat or building in which the flat is situated or the material used therein or any unauthorised change in the construction of the said building then, whenever possible such defected or unauthorised change shall be rectified by the promoters at their own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser shall be entitled to receive from the Promoters, reasonable compensation for such defect or change.

11. The Purchaser shall use the flat or any part thereof or permit the same to be used only for purpose of residence/office/showroom/shop/godown for carrying on any industry or business. The Purchaser shall use the garage or parking space only for purpose of keeping or parking the Purchaser's own vehicle.

12. It is agreed that the Purchaser along with other Purchasers of the flat in the said building shall join in forming and registering the Society or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and membership and all the necessary papers and documents required for the purpose of formation and/or registration a co-operative society and for becom-

ing a member thereof including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by the Promoters to the Purchaser so as to enable the Promoters to register the organisation of the Purchasers of the flats in the said building under Section 10 of the Maharashtra Ownership Act, 1963 within the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules 1964 and shall be a member of the said Society. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the Register of co-operative Societies or the Register of Companies as the case may be or any other competent authority.

It is agreed that the execution of all the necessary documents required for the formation and registration of a Co-operative Society shall be a precondition for occupation of the said flat by the Purchaser.

13. Unless it is otherwise agreed to by and between the parties hereto, the Promoters shall within 4 months of registration of the society as aforesaid cause to be transferred to the said Society all the right, title and interest of the original owners/promoters in the said land together with building/s thereon by obtaining/or executing the necessary conveyance of the said land with building/s thereon in favour of such society and such conveyance shall be in keeping with the terms and provisions of this Agreement.

14. Besides the amounts of instalments of the agreed consideration as stipulated in clause 4 of this agreement, the Purchaser shall also pay and keep deposited with the promoters on demand the following amounts :

- (a) Rs. 10/- (Rupees Ten only) as entrance fee.
- (b) Rs. 251/- (Rupees Two Hundred Fifty One only) as share money.
- (c) Rs. 4,000/- (Rupees Four Thousand only) as expenses for electric installation and meter connection.

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(c) Rs. 1,500/- (Rupees One Thousand Five Hundred only) towards Legal charges.

(d) Rs. 1,500/- (Rupees One Thousand Five Hundred only towards the expenses for formation and registration of a Co-operative Housing Society.

(c) Rs. 500/- (Rupees Five Hundred only) towards the expenses for society's office.

Rs. 7,761/- (Rupees Seven Thousand Seven Hundred Sixty One only).

15. (a) Commencing a week after notice in writing is given by the Promoters to the Purchaser that the said flat is ready for use and occupation, the Purchaser shall pay regularly and punctually, whether demanded or not, at all times his/her proportionate share (i.e. in proportion to the floor area of the flat) on the basis of Municipal and Revenue Agreement, in respect of the said flat, of all outgoings such as rates, taxes, cess, dues, duties, impositions, insurance premium, maintenance charges, charges for common lights and repairs, salaries of employees such as clerks, bill collectors, chowkidars, sweepers of the proposed Co-operative Society and all other expenses of and incidental to the management and the maintenance of the said building. The Purchaser agrees that he/she shall pay his/her proportionate water and electricity charges whether demanded or not.

(b) It is agreed that so long as the proposed society of all the flat holders in the said building is not registered and so long as the property (i.e. the said land with building thereon) is not conveyed to it, the Purchaser shall pay to the promoters such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Promoters provisionally Rs. 150/- (Rupees One Hundred fifty only) every month



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towards the aforesaid outgoings as his/her monthly contribution.

- (c) The Purchaser who is to be the flat holder agrees and undertakes to pay to the Promoters his/her proportionate share of the aforesaid charges and outgoings as fixed by the Promoters and the provisional monthly contribution regularly and punctually on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
- (d) The Purchaser shall also deposit such other sums as deposits with the Promoters as may be called upon by the Promoters. The deposits shall not carry interest and will remain with the Promoters until the Deed of conveyance is executed in favour of the Society or any other corporate body and the deposits shall then be paid over to the society or corporate body so formed as the case may be after deducting therefrom the actual expenses incurred on various accounts.
- (c) The Promoters shall maintain an account in respect of various sums received by the promoters from the Purchasers as advance or deposit and shall utilise the amounts only for the purpose for which they have been received.

16. The promoters shall utilise the sum of Rs. 1,500/- (Rupees One Thousand Five Hundred only) paid by the Purchasers to the Promoters for meeting all legal costs, charges and expenses including professional costs of the advocate of the Promoters in connection with formation of the said society/limited Company, preparing its rules, regulations and by-laws and the cost of preparing and engrossing this Agreement and the conveyance on Sale.

17. At the time of registration the Purchaser shall pay to the Promoters the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance in respect of the said land and the building/s thereon to be executed in favour of the society.

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18. The Purchaser doth hereby covenant with the Promoters as follows :

- (a) The Purchaser shall from the date of possession maintain the said flat at his/her own costs in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said building or the said flat, staircases or any passages, which may be against the rules regulations or bye-laws of any concerned local authority or Government nor shall the Purchaser change, alter or make additions in or to the said flat or to the building or any part thereof. The Purchaser shall be responsible for any breach of the provisions.
- (b) The Purchaser shall not store in the flat any good, which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods in objected to by the concerned Local Authority or other Authority and shall not carry or cause to be carried heavy package on upper floor which may damage or likely to damage the staircases, common passages or any other structure of the building in which the flat is situated, including entrance of the building in which the flat is situated and in case may damage is caused to the Building in which the flat is situated or to the flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- (c) The Purchaser shall, at his/her own cost, carry all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoters to the Purchaser and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be against the rules, regulations



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and bye-laws of the concerned Local Authority or other Public Authority. And in the event of the Purchaser committing any act in contravention of the provision, the Purchaser shall be responsible and liable for the consequence thereof to the concerned local authority and/or other public authority.

(d) The Purchaser further covenants with the Promoters that he/she shall not demolish or cause to be demolished flat or any part of the building in which the said flat situate nor will he/she at any time make or cause to be made any new construction of whatever nature in the said flat nor shall he/she make any additions or alteration of whatever nature in or to the said flat or any part thereof without the previous consent and/or permission in writing of the promoters or the said co-operative Society when it comes to be formed. The Purchaser shall not permit the closing of Varandha or Balconies or make any alteration in the elevation and outside colour scheme of the flat to be acquired by him/her without the previous permission in writing of the Promoters or of the Co-operative Society when it comes to be formed. If the building or any part thereof gets demolished and/or damaged on account of any act of God, such as earthquake, flood or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoters, such losses incurred to the structure/building will be fully sustained by the Purchaser alongwith the other Purchasers and Promoters shall not be responsible for such losses and be liable to the Purchaser/s for the same.

(e) The Purchaser hereby covenants to keep the walls and partition walls, sewerage, drains, pipes and appurtenances of the said building/s and the flat in good and tenantable repairs and conditions. The Purchaser further covenants not to chisel or in any other manner damage the colums, the beams,



[Handwritten signature]
CN.

the slab, the padadees or the walls and the rest of the structure/s of the building. Any act or omission in breach of the conditions contained in this clause shall have the effect of putting an end to this Agreement and the Purchaser shall be liable to the Promoters or the Co-operative Housing Society as the case may be for damages and if the amount deposited by the Purchaser are found to be inadequate to make good the damages, the Promoters shall be entitled to recover their money from the Purchaser to compensate for the damages so caused to the Promoter. The decision of the Promoters in that behalf shall be final and the Purchaser shall not dispute the decision of the Promoters in that regard.

- (f) The Purchaser agrees that he/she shall use the said flat carefully and as a person of ordinary prudence would use the same and shall not use or permit others to use the said flat for a purpose other than that for which it is agreed to be sold or for a purpose which would be immoral, hazardous or dangerous to life and for a purpose which is prohibited by law.
- (g) The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (h) The Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the flat is situated.
- (i) The Purchaser shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any encumber or

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deal with or dispose of his/her flat nor will he/she underlet or part with his/her interest in the flat or the benefit of this Agreement or any part thereof till all his/her dues of whatsoever nature owing to the Promoters are fully paid and provided the Purchaser has complied with all the terms and conditions of this Agreement and until he/she obtains prior consent/permission in writing of the Promoters.

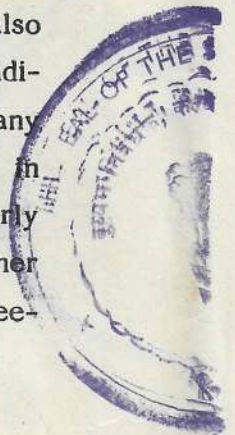


(j) The Purchaser shall at no time demand partition of his/her interest in the said land and the building/s or in any part thereof and it is hereby agreed that the Purchaser's interest in the said land and building is impartible and the Promoters shall not be liable to execute any assignment or any other document in respect of the said flat in favour of the Purchaser. The purchaser agrees that till the building consisting of flats and the land thereunder are transferred and conveyed in the name of a Co-operative Society to be formed of all the flat purchasers, he/she shall be merely a licensee of the Promoters in the said flat.

(k) Till the conveyance of building in which flat is situated is executed, the Purchaser shall permit the Promoters and/or their servants and agents with or without workman and others, at all reasonable time to enter into or upon the said land or building or any part thereof to view and examine the state and condition thereof and for the purpose of making, repairing maintaining, cleaning, lighting and keeping in order/good conditions and services drains, pipes, cables, water covers, gutters or other conveniences belonging to or serving or used for the said building and for any other similar purpose by giving one day's notice in writing to the Purchaser in respect thereof.

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- (l) The Purchaser shall observe and perform all rules and regulations which the Society or any incorporated body may adopt at its inception and from time to time and at all times for protection and maintenance of the said building and the flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being the concerns local authority and of Government and other Public Bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.
- (m) The Purchaser shall pay to the Promoters within 7 days of demand by the Promoters his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the Building in which the flat is situated.
- (n) Purchaser shall bear and pay increases in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other Publicity Authority on account of change of user of the flat by the Purchaser viz. used for any purpose other than for residential purpose.
- (o) It is expressly agreed that the expenses for the formation and registration of a Co-operative Housing Society such as registration fee, entrance fee, membership fee, share money and all other necessary incidental and sundry expenses hereto and expenses required for transferring the various flats in the name of the individual purchasers shall be born by each of the Purchasers proportionately.

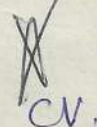


(p) All costs, charges, stamp duty, registration charges and expenses in connection with the preparation and execution of the conveyance in respect of the said land and the building thereon in favour of the said society shall be borne, shared and paid by the Purchasers to the respective floor area of their respective flat/shop/garage spaces and/or paid by such Co-operative Society as may be determined by the Promoters.

(q) In the event of the Corporate Body being formed and registered before the sale and disposal by the Promoters of all the flats/shops in the said building the powers and authority of the Corporate Body as formed or of the Purchaser and other Purchasers of flats/shops shall be subject to the overall control of the Promoters in respect of any other matters concerning the said building, the construction and completion thereto and all amenities, appertaining to the same in particular the Promoters shall have absolute authority and control as regard to the unsold flat/shop and the disposal thereof.

(r) The Promoters will also control the management of the building, realisation of the outgoings and the disbursement of the payment to be made till the Conveyance and the Purchaser alone with the other flat purchasers and/or Corporate Body will have no objection to the same till the Deed of Conveyance of the said land and building is executed in favour of the Corporate Body as contemplated therein.

19. Nothing contained in this Agreement is intended to be nor shall be construed to be a grant, demise or assignment in law of the said flat or of the said or and of the building thereon or any part thereof in favour of the Purchaser. The Purchaser shall have


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no claim save and except in respect of the flat hereby agreed to be sold to him/her and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, etc, will remain the property of the Promoters until the said land and building thereon is transferred to the society as hereinbefore mentioned.

20. Any delay made or indulgency or latitude shown by the Promoters in enforcing the various terms of this Agreement or recovering their dues or any extension of time granted by the Promoters to the Purchaser to take any payment that become due, shall not be construed as a waiver by the Promoters of their right/s and same shall not affect or prejudice the rights of the Promoters under this Agreement.

21. It is agreed that all the payments to be made under this Agreement to the Promoters shall be deemed to have been made if the same are paid incash against a receipt from the Promoters and/or if the same are paid by the cheque or bank draft then on the same being realised and not otherwise.

22. The Present Agreement shall be executed in duplicate, the original shall be lodged by the Purchaser for its registration with the Sub-Registrar of Thane as required under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management shall be retained by the Promoters. It is agreed that the Purchaser shall lodge the original of the said Agreement for registration with the Sub-Registrar at Kalyan, at his/her costs (Registration charges, stamp Duty, etc.) within the time specified for that purpose under the provisions of the Indian Registration Act and shall immediately inform the Promoters about having lodged by him/her the said Agreement for registration. The Promoters shall on reciving the said intimation attend the office of the concerned Sub-Registrar and admit execution thereof. The Purchaser agrees and undertakes to pay the Registration charges, Stamp Duty and other expenses which may arise at the time of Registration of this Agreement.

23. All notices to be sent and served and/or communication to be sent as required by the terms of this Agreement shall be deemed to have been properly served if sent to the Purchaser under Certificate of Posting/Registered A.D. on the following address of the Purchaser given by him/her for the purpose of this Agreement.

MRS. CHITRA VENKATESHWARAN

14, Malhar Ashish, Vishnu Nagar,

Dombivli(W)

24. It is also understood and agreed by and between the parties hereto that the terrace space in the front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters of the Society.

25. The name of the building to be constructed for the members of the Co-operative Housing Society shall be NEELKANTH SADAN and shall not be changed without the written permission of the PROMOTERS.

26. The present Agreement shall always be subject to the provisions contained in the MAHARASHTRA OWNERSHIP FLATS ACT, 1956 and the rules framed thereunder or any other provisions of law applicable thereof.

[Signature]
C.V.

THE SCHEDULE OF THE SAID LAND ABOVE REFERREDWARD NO. 32 MOUJE THAKURLI

All that a piece or parcel of land or ground admeasuring about 1341 sq. yards bearing Survey No. 264, Hissa No. 4 & 5 (part) City Survey Nos. 2360 to 2370 with a structure of building standing thereon known as 'Neelkanth Sadan' and situate at Mouje Thakurli, in Taluka and Sub-Registration District Kalyan, District Thane within the limits of Kalyan Municipal Corporation and bounded as under :

- | | | |
|-------------------------|---|--|
| On or towards the East | : | Namdev Gokhale Road. |
| On or towards the West | : | Property bearing C.T.S No. 2854. |
| On or towards the South | : | Anjani Darshan Society bearing C.T.S No. 2340 |
| On or towards the North | : | Plot of land and building belonging to B.S. Choudhary. |



ANNEXURE 'A'

N. S. PATKAR

B.A., LL.M.

For correspondence :Patkar House,
Ram Nagar,
Dombivli (East),

Phone : 2296.

9, 2nd Floor,
Vithal Chambers,
Above Dena Bank
KALYAN.

Ref : _____

Date 16. 2. 1990.

TITLE CERTIFICATE

This is to certify that I have very carefully examined the title of Shri Pramod Mahadev Washalkar and others to the said land described in the Schedule hereunder written.

In my opinion their title to the said land is clear, marketable and without encumbrances of any sort.

THE SCHEDULE OF THE SAID LAND ABOVE REFERRED TO :

All that the piece or parcel of land or ground admeasuring about 1341 sq.yards bearing S. No. 264 H. No. 4 & 5 (part) with corresponding City Survey No. 2360 to 2370 with a structure standing thereon and situate at Mouje Thakurli in Taluka & Sub-Registration District Kalyan, District Thane, within the limits of Kalyan Municipal corporation and bounded as under :

- On or towards East : Namdev Gokhale Road.
- On or towards West : Property bearing C.T.S. No.s 2854.
- On or towards South : Anjani Darshan Society bearing C.T.S No. 2340.
- On or towards North : Plot of land and building belonging to B.S. Choudhary.

Sd/-

(N. S. PATKAR)
Advocate.

ANNEXURE 'B'

Copies of property card or extract of VII-XII or any other relevant documents showing the nature of the title to the said land have been supplied to the purchaser separately.

ANNEXURE 'C'

Copies of Plan and Specification of the building has been supplied to the Purchaser separately.

ANNEXURE 'D'

A flat/shop shown on the floor plan of the said building.

ANNEXURE 'E'Amenities & Specification of the Flat/Shop/Garage

Flat/Shop/Garage No. B.3 having built-up area of 560 sq.ft. on GROUND floor of the building known as NEELKANTH SADAN.

1. Building will be R.C.C. framed structure with ground and four upper floors with underground water storage tank with electric pump with and one R.C.C. overhead water storage tank.
2. All doors and windows will be wooden with Novateak, Panels, or Flush door oil painted windows will be provided with iron grills with oxidised steel hinges and aluminium fittings.
3. Main door will be wooden Flush door with French polished on one side outside aldrop of steel metal with chain arrangement, from inside and peep hole.
4. Marble mosaic tiles flooring in all the rooms.
5. Bathrooms will be provided with polish tandoor flooring and a dado of 3'-0" in white glazed tiles, one indirect water connection from overhead water storage tank.
6. One wash basin of 12" x 16" size will be provided.

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- 7. All W.Cs. will have white glazed tiles flooring and dado of 1'-6" high in white glazed tiles.
- 8. Cooking platform in kitchen with black kadappa stone on top white glazed tiles dado of 1'-6" high and one indirect water connection from O.H. tank.
- 9. The light arrangements in the flat will be as following :



- Living room : One light point, one bell point, one fan point, one plug point.
- Bed room : One light point, one fan point, one plug point.
- Kitchen : One light point, one domestic point, one plug point.
- Bathroom : One light point, one domestic point.
- W.C. ; One light point.
- Passage : One light point.

- 10. Building will be painted from outside with cement paint.
- 11. Compound wall with gate.

(Documents mentioned in Annexure A, B, C and D have been supplied to the Purchaser separately with this Agreement).

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IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seals the day and year hereinabove written.

SIGNED, SEALED & DELIVERED)

by the withinnamed Shri/Smt. (

KIRTI D PATEL)

(

)

a Partner of M/S. ANKUR (

BUILDERS the promoter)

herein, in the presence of (

)

(

1. ERISHOR L. THAKKAR (

8. Vishwanath Dasshan.)

2. Ram Nagar. Dombivli)

)

(

)

SIGNED, SEALED & DELIVERED (

by the withinnamed Shri/Smt.)

(

)

(

the Purchasers herein, in the)

presence of)

(

1. G. ANANTHA PADMANABHAN)

15 Malhar Ashish

2. M. G. Road)

Dombivli (west))

)

FOR M/S. ANKUR BUILDERS

[Signature]
PARTNER
PROMOTERS

Partner of
M/s. ANKUR BUILDERS



[Signature]
PURCHASER

RECEIPT

RECEIVED from the Purchaser the day)

and year abovementioned a sum of (

Rs. 13000/- /- only as)

Earnest Money by a Cheque)

No. 059968 dt. 29-09-91)

on United Bank of India, Bank.)

Dombivli (W)

Rs. 13000

WE SAY RECEIVED
FOR M/S. ANKUR BUILDERS

[Signature]
PROMOTERS PARTNER

गा. न. नं. ७, ७अ व १२



स. नं. २६४ हिस्सा नं. ४ आणि ५ पैकी

चौ. मिटर चौ. बार

हेक्टर	आर	प्रती	ए.	गुं
२८६	-४६		३४५	
..
२८६	-४६		३४५	

आकार	रुपये	पैसे
..	०	२७
जुडी अथवा) जादा आकार)
पाणी

कबजेदार
प्रमोद महादेव वासाळकर

गांव :
नवागांव
तालुका कल्याण

१०६६

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इतर हक्क
१३९०

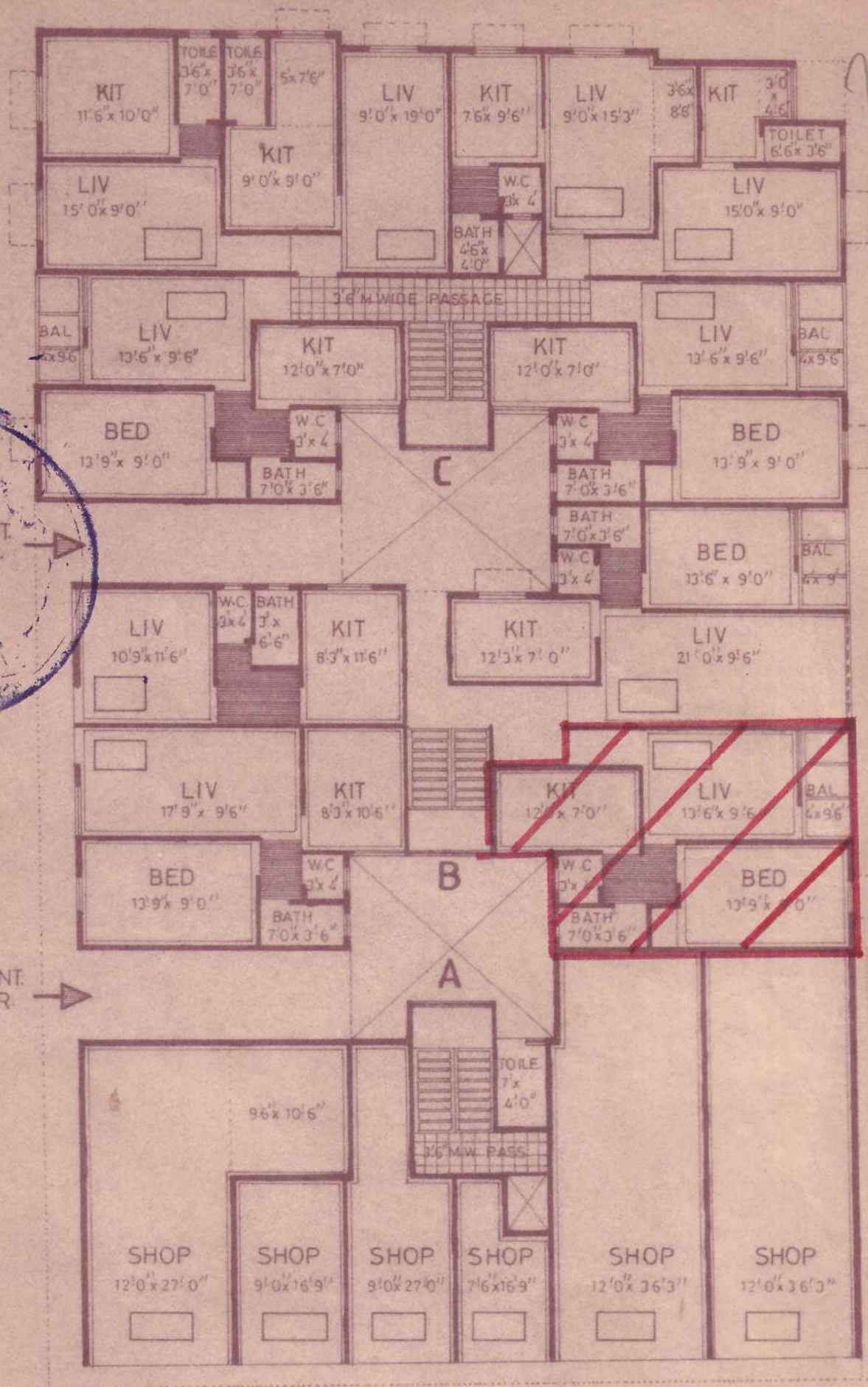
वर्ष	लागवड करणाराचे नांव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा
८९ ९०	सूद	२८६	-४६	नो. ओ.	८६	-४६

अस्सल बर हुकूम खरी नक्कल असे

ता २९-११-८९

Sd/-
तलाठी
तलाठी ठाकुर्ली

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GROUND FLOOR PLAN

BLOCK	WING	FLOOR	AREA SQ.F	NAME AND SIGNATURE OF PURCHASER
3	'B'	GROUND	560'	<i>Chitra</i>

NEELKANTH SADAN

BUILDERS
FOR M/S. ANAND BUILDERS

M. Palu
PARTNER

① मेसर्स - डांकुर विल्स नॉर्मे
आगीदार - किरॉ डी. पेटेल - सझान
सी - 92 - रोमेश्वर अपार्टमेंट
मुळुड (७) - वी. वेणार

② चित्रा व्यंकटेश्वरन - 3. व. 38
नोकरी - 98, मल्हार झरीष चिक्कनगर
अंमिक्की - (७)
वी. वेणार
दस्तवज करून देणार

विश्वंजी राय - सेगानी
संदा - कांठवार
चारणोपर

तथाकथित अंमिक्की
दस्तवज करून दिल्याचे ककूळ
करवाव.

बॅबील दय्यम निबंधकाल नाहीत अवसेले
इसम असे निवेदन करतात की, ते दस्तवज
करून देणाऱ्या उबरंजन इसपाल व्यावतजः
आगतः आणि त्याच अळक वटवतात.

[Handwritten signature]

Abraham

ता. २-१०-९१

Chinha

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दुय्यम निबंधक कल्याण - ३

पु. न. नं. ४
बालकाचे ३६५... २००
मुळास ७४ उगांकाने नोंदला
कारो. २ - १०-१९९१
[Handwritten signature]
दुय्यम निबंधक.



954-200
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DATED THIS 03rd DAY OF October 1991

BETWEEN

M/s. Ankur Builders
C-12, Rameshwar Apartment, Murar Road,
Mulund (W), Bombay-400 080.

AND

~~Shri~~ / Smt. **CHITRA VENKATESHWARAN**

AGREEMENT FOR SALE OF

Flat No. **3** On the **GROUND Floor 'B'** Wing
in

NEELKANTH SADAN
Co-op. Housing Society
(Proposed)

DOMBIVLI (WEST)-421 202.
