

क. ल. न. - ३	
दस्तक्र. ३००	२०११
२	४८

Kalyan Dombivali Municipal Corporation
 Word No _____ Village: - Kachore, bearing
 Revenue G.No 9 & 3 Jointly admeasuring OH 36R,
 7P Situate at Village:Kachore, Taluka : Kalyan,
 Dist. Thane, Building Known as "AMBER PRIT",
 Flat No. 904 On Ninth Floor,
 'A' Wing 487 Sq.Ft. Carpet area,
 Govt.Value RS. _____ a Stamp Duty Rs.
52,100/- Agreement Value
 Rs. 13,90,000/- Agreement
 for flat Sale of "Amber Prit"

FLAT SALE AGREEMENT

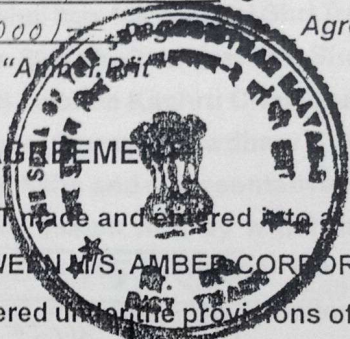
THIS FLAT SALE AGREEMENT made and entered into at Thane
 this 11th day of January, 2011 BETWEEN M/S. AMBER CORPORATION
 a registered Partnership firm, registered under the provisions of Indian
 Partnership Act, 1930 and having their office at 9, Amber Jyot,
 Devichapada, Dombivali, Tal. Kalyan, Dist Thane, hereinafter for brevity's
 sake to be referred to as the "DEVELOPERS/PROMOTERS" (which
 expression shall unless it be repugnant to the context or meaning
 thereof be deemed to mean and includes the present & future partner
 of the said Firm or their survivor and heirs, executors, administrators,
 and assigns of such survivor) OF THE ONE PART AND
 MR. Rajendra Ramchandra Shitap aged 30 of _____

Indian Inhabitant, residing at/ having its office at
J.M. Patel Chawl, R.No. 7, Kixal Vill
Vidyavihar (W) Mumbai 400 086.

hereinafter for brevity's sake referred to as "THE PURCHASER/S" (which
 expression shall unless it be repugnant to the context or meaning
 thereof be deemed to mean and include his/her/their respective heirs,
 executors, administrators and assigns) OF THE OTHER PART

PAN No. BG10PS1988N

PAN NO. AAIFA648

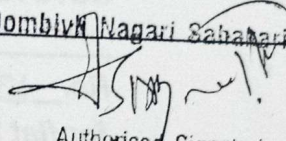


For Dombivli Nagar Sahakar Bank Ltd.
 Authorized Signatories
 MAIN BRANCH
 Dombivli (East)-421 201.
 Dombivli Nagar Sahakar Bank Ltd.
 Main Branch, Keshav Street,
 Kalyan, Dombivli Municipal Corporation,
 Marvachada Road,
 Dombivli (East)-421 201.

भारत 85335
 173932
 SPECIAL
 ADHESIVE
 JAN 10 2011
 11:58
 MAHARASHTRA
 001-85608

Philip
 Sonali
 Pantab
 S-17007

१. ठशाचा युनिक नंबर : ४५३३५
२. दस्तावेजचा तपशिल : Flat Sale Agreement
३. मिळकतीचा तपशिल : A/१०५, Amber Prit Kachore
४. मोबदला रक्कम : १३,९०,०००/-
५. मालमत्ता देणाऱ्याचे नाव : Amber Corporation
६. मालमत्ता घेणाऱ्याचे नाव : Rajendra R. Shitap
७. मुद्रांक शुल्क भरण्याऱ्याचे नाव : P.S. Palav
८. मुद्रांक शुल्क रक्कम : ५२१००/-
९. नोंदणी करण्याचे सह दु.नि. कार्यालय : Kalyan-
१०. प्राधिकृत अधिकाऱ्याची स्वाक्षरी : For Dombivli Nagari Sahakar Bank Ltd.
- व बँकेचा व्हॅंडर्सचा शिक्का


 Authorised Signatories
 MAIN BRANCH

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दस्ता क्र. ३६०	२०१९
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दस्त क्र. ३५०	२०११
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WHEREAS:

i) since prior to the year 1950 one Mr. A.R. Irani was the Owner & Shri Kachru Rama Koli alias Chowdhary was the tenant of the landed property admeasuring 0H 11R 4P situate, lying & being at Village Kachore, Tal. Kalyan, Dist. Thane now bearing Gat No. 3 and more particularly described in the schedule written hereunder & hereinafter for brevity's sake referred to as the said Choudhari property.

ii) The ALT & Addl. Tahsildar Kalyan vide his order No.ALT/JP/XU/PWD/178 dated 12.12.1964 had fixed up the purchase price in respect of the said Choudhari property in favour of the said Shri Kachru Rama Koli the Tenant / Purchaser. The change into the Ownership was effected vide Mutation Entry No.164 dated 20.11.1965.

iii) The said Shri Kachru Rama Koli alias Chowdhary died intestate sometime in the year 1964, leaving behind him, his sons (1) Shri Tukaram, (2) Shri Shakharam (died), legal heirs Suresh, Chandrakant, Shobha & Damubai, (3) Shri Pandurang, (4) Shri Laxman Kachru Chowdhary and two married daughters (5) Smt. Ambubai Ganpat Chowdhary & (6) Smt. Shantabai Dharma Mhatre as his legal heirs and representatives as per the provisions of Hindu Law of Succession Act, by which he was governed at the time of his death. The aforesaid change in Ownership was effected into the Revenue record of Rights vide Mutation Entry No.548 dated 28.10.1967.

iv) Out of the aforesaid heirs, Shri. Tukaram Chowdhary died intestate on 17.09.1994 leaving behind him his sons Mr. Mohan, Mr. Mahdukar, Mr. Rohidas & Mr. Gopinath as his legal heirs and representative. The said change in the Ownership was effected into the Revenue Record of Rights was effected vide Mutation Entry No.279 dated 17.11.2000.

v) Out of the aforesaid heirs, the said Shri. Laxman Kachru Chowdhary died intestate on 09.08.2004 leaving behind him his two sons Mr. Baban and Mr. Vasudev and four married daughters viz. (1) Smt. Sunitabai Mukadam, (2) Smt. Bebibai Ramesh Bhoir, (3) Smt. Kamlabai G. Mukadam & (4) Smt. Sugandhabai G. Sutar as his heirs & legal representatives. This change into Ownership was effected into the Revenue Record of Rights vide Mutation Entry No.305 dated 21.07.2006.

vi) Out of original Owners, the widow of late Sakharam Kachru Chowdhary, Smt. Yamunabai & son Chandrakant were predeceased. The said Mr. Chandrakant died leaving behind his widow Smt. Kusum, son Someshwar and married daughters Smt. Nita S. Bhandary and Smt. Sunita V. Tandel. The said Smt. Sakhubai Ganpat Chowdhary died

VERIFIED FROM ORIGINALS
SBI Vidyavihar (M),
SONA, AKHOURI
S-17007



Shilpi

P. S. Tandel

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दस्तक्र. ३००	२०१९
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L) The Purchaser/s has/have been fully satisfied with the title of the Owners and the authority of the Developers/Promoters herein to develop the said property and to sell, transfer and/or dispose of the flats/premises/garages or the other tenements in the building to be constructed on the said property on ownership basis and the Purchaser/s has/have agreed not to make any requisitions and/or to call for further documents on the title and authority of the Promoter/Developer herein and that the Purchasers accept the title certificate issued by M/s. Patil Gangarkar & Co., as final and conclusive and a copy whereof is annexed hereto and marked as Annexure "D".

M) The Promoter/Owners have supplied to the Purchasers such of the information and documents mentioned under section 3 of the said act and Rules 3 & 4 of the said Rules as demanded by the Purchaser/s.

N) The flat Purchaser/s has/have herein applied to the Promoter/Owners for the allotment of a flat being flat.No. १०४ on Ninth floor in A wing in the building known as "AMBER PRIT" which will have Carpet area of ४८७ Sq.ft. being erected on the said property more particularly described in the schedule hereunder written. The Purchaser/s herein are desirous of entering into an Agreement in writing as provided under Maharashtra Ownership Flats Act, XIV 1963 and the rules made thereunder and under the provisions of Maharashtra Co-op. Societies Act, 1960 (Maharashtra Act No.XXIV if 1960) and as such the Promoter/Owners agreed to enter into a contract in respect of the sale of the flat space as stated hereinabove in the said building to be constructed on the said property described in the schedule hereunder written on what is known as "OWNERSHIP BASIS".

O) The Purchaser/s has/have agreed to acquire a flat bearing No १०४ on Ninth floor in A wing in the Building known as "AMBER PRIT" proposed to be constructed by the Developers/Promoters on the said property, upon and subject to the terms and conditions hereinafter appearing.

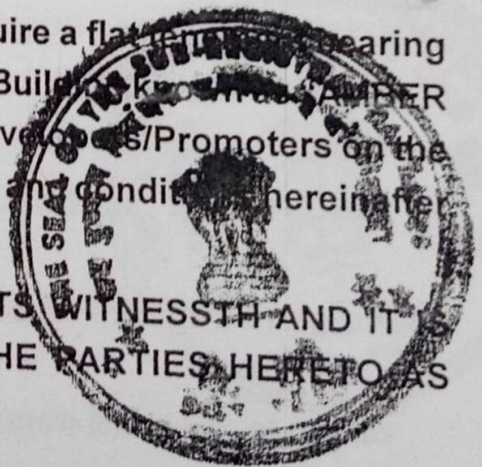
NOW THEREFORE THESE PRESENTS WITNESSTH AND IT HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1) The Developers/Promoters shall under normal conditions construct a building to be known as "AMBER PRIT" on the said property more particularly described in the schedule hereunder written in accordance with the building plan sanctioned by the Kalyan-Dombivali Municipal Corporation and scrutinized inspected by the Purchaser/s herein and the Purchasers has/have also agreed that the Developers/Promoters may carry out such variations and modifications therein as the Developers/Promoters may consider necessary or as may be required

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by law and forthwith inform the Developer/Promoters the serial number at which the same is lodged to enable them to admit execution of the same.

51) All costs, charges, and expenses in connection with the admission of the flat purchaser as the member of the Co-operative Housing Society as well as the cost of preparing, engrossing, stamping, registering all the agreements or any other documents or document required to be executed by the Developers/Promoters or the Purchaser/s or the Society as well as the entire professional costs of the Attorneys of the Developer/Promoters for preparing and approving all such documents shall be borne by the society or proportionately by all the Purchaser/s of flat/shop/garage/car parking space in the building. The Developer/Promoters shall not be liable to contribute anything towards such costs, charges and expenses payable by the Purchaser/s and the same shall be paid by his/her/them immediately on demand. The stamp duty and registration charges in respect of these presents in particular shall have to be borne and paid by the Purchasers only.

52) This Agreement shall always be subject to the provisions contained in the Maharashtra ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions applicable thereto.

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



THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

PART 'A'

ALL THAT piece or parcel of land admeasuring 0H 25R, 3P, situate, lying and being at Village Kachore, Taluka Kalyan, Dist. Thane within the limits of Kalyan Dombivli Municipal Corporation & in the Registration Dist. Thane and Sub-Dist. Kalyan, bearing Gat No.9.

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Patil

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PART 'B'

ALL those pieces or parcel of land admeasuring 0H 11R 1P, situate, lying, and being at Village Kachore Taluka Kalyan, Dist. Thane, within the limits of Kalyan - Dombiwali Municipal Corporation in the Registration Dist. Thane, Sub-Dist. Kalyan, bearing Revenue Gat No. 3.

THE SECOND SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO

ALL THOSE pieces or parcels of land, in aggregate admeasuring 36R, 7P, situate, lying, and being at Village Kachore, Taluka Kalyan, Dist. Thane, within the limits of Kalyan-Dombivli Municipal Corporation & in the Registration Dist. Thane and Sub-Dist. Kalyan bearing Gat No. 9 admeasuring 25R 3P and Gat No. 3 admeasuring 11R 4P and as follows.

- On or towards East : By Road
 On or towards West : By Property S.No.7, S.No.8 & S.No.4
 On or towards South : By Property G.No.2
 On or towards North : By K.D.M.C Road



Philip

SIGNED SEALED AND DELIVERED)

by the withinnamed)

" DEVELOPERS/PROMOTERS")

VERIFIED FROM ORIGINALS
Sonalika
 SP, Vidya Vihar (W),
 SONALIKA AKHOURI
 S - 17007

M/S. AMBER CORPORATION)

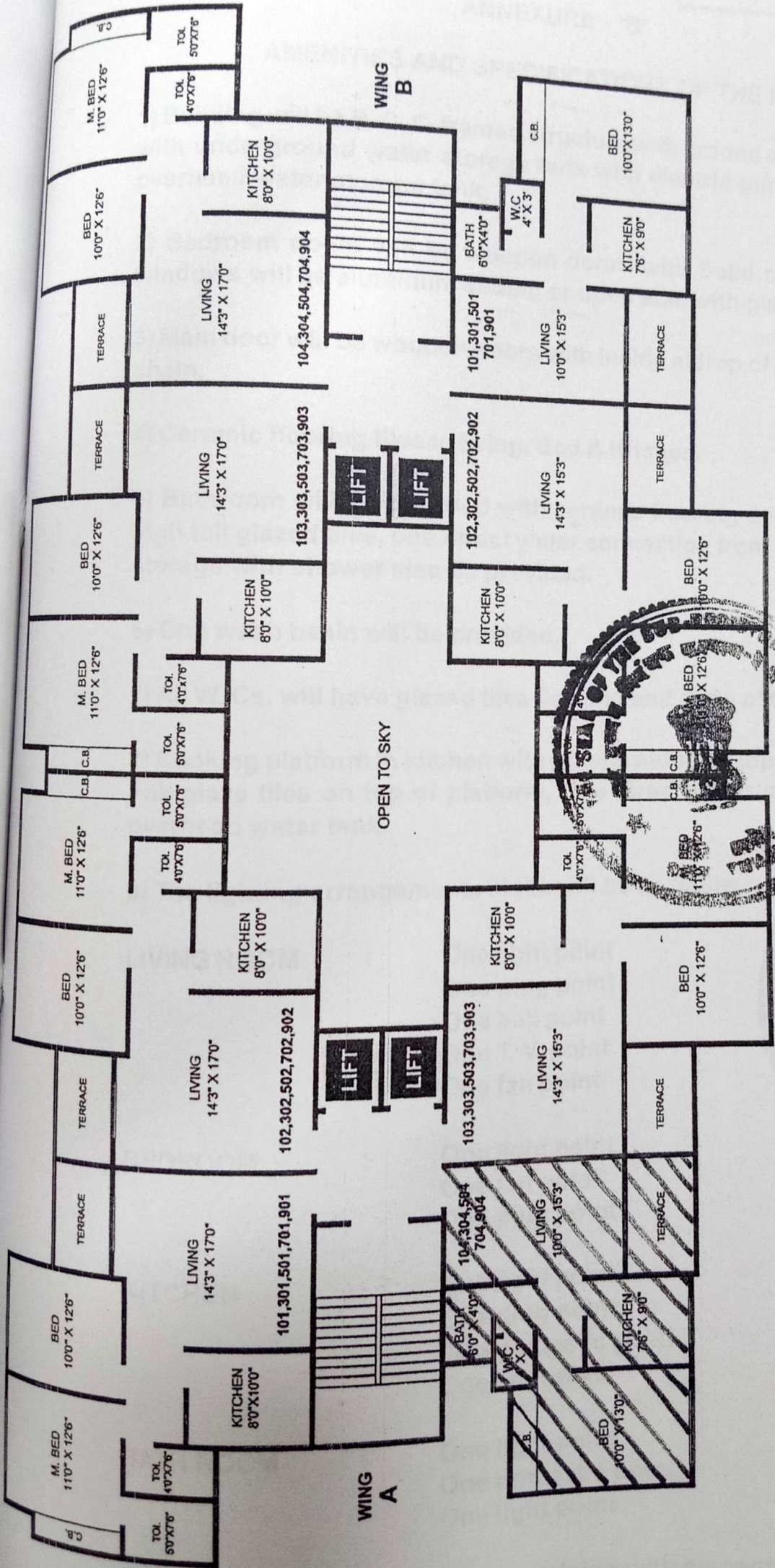
Through its Partner

Mr. Pritesh K. Patel



Pritesh





DESCRIPTION OF PROPOSAL & PROPERTY	BUILDER	FLAT NO.	FLOOR	CARPET AREA
PROPOSED BLDG ON PLOT BEARING AT VILLAGE KACHORE, GAT NO. 3 & 9, THAKURLI (E) TAL. KALYAN, DIST. THANE	AMBER CORPORATION	A/904	Ninth	487
	ARCHITECT <i>De-con Consultants</i>	PURCHASER :- SHRI / SMT <i>Rajendra R. Shinde</i>		
		PURCHASER SIGNATURE <i>Shinde</i>		
		BUILDER SIGNATURE <i>De-con</i>		



दस्तक्रमांक व वर्ष: 377/2011

Monday, January 17, 2011

12:51:23 PM

दुय्यम निबंधक: कल्याण 3

48-A

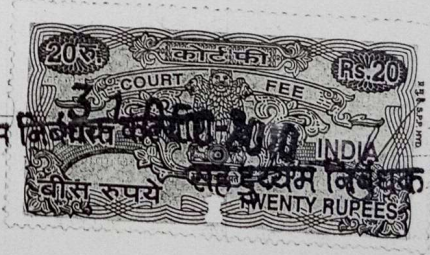
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कचोरे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,310,000.00
बा.भा. रू. 1,265,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग 24/76 ***** मोजे कचोरे (ठाकुली), स.नं. 9 व 3, सदनिका क्र. ए/904, नववा मजला, अंबर प्रित, क्षेत्र 487 चौ फूट कारपेट
- (3) क्षेत्रफळ (1) 45.26 चौ मी
- (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) मे.अंबर कारपोरेशन तर्फे भागीदार, प्रितेश के.पटेल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: अंबर ज्योत; ईमारत नं: -; पेठ/वसाहत: देविचा पाडा; शहर/गाव: डोंबिवली प.; तालुका: -; पिन: -; पॅन नम्बर: AAIFA6148D.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजेंद्र रामचंद्र शितप - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: जे एम पटेल चाळ; ईमारत नं: -; पेठ/वसाहत: किरोल; शहर/गाव: विद्याविहार प; तालुका: -; पिन: -; पॅन नम्बर: BGOPS1988N.
- (7) दिनांक करून दिल्याचा 11/01/2011
- (8) नोंदणीचा 17/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 377 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 48100.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 13200.00
- (12) शेरा



सह दुय्यम निबंधक कल्याण-३ सह दुय्यम निबंधक कल्याण.



VERIFIED FROM ORIGINALS
Sonali
Sonalika Akhouri
S - 17007

सह दुय्यम निबंधक कल्याण-३



स्वच्छाग्रह
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कोणत्याही बँकेच/ UPI अॅप वापरा

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करण्यासाठी किंवा
पुन्हा चालू
करण्याच्या
स्थितीकरिता

कोणत्याही मोबाइल क्रमांकावरून POWER <9 अंकी
खाते क्रमांक> एसएमएस करा 7065313030 वर
तुमच्या नोंदणीकृत मोबाइल क्रमांक वरून आम्हाला
1800 532 9998 वर मिस्ड कॉल घ्या.
कोणत्याही मोबाइल क्रमांकावरून POWER <9 अंकी
खाते क्रमांक> व्हॉट्स अॅप करा 9594519122 वर

बिल नं. 101863728856

बिलाची तारीख 28-06-2023

बिल वितरण क्रमांक

Powai/Saki/09/206/35/035/220

पुरवठ्याचा प्रकार SINGLE PHASE

सायकल नं. 09

जोडणी दिनांक : Prior to Aug-2011

तुमचा सध्याचा वापर

टॅरिफ	मीटर क्रमांक	मल्टिप्लायंग फॅक्टर (MF)	वर्तमान रिडिंग	विजेचा वापर मागील रिडिंग	वापर (युनिट kWh)	विजेचे शुल्क (₹)	निश्चित शुल्क (₹)
LT I (B)	5868331	1	24498.00	24348.00	150.00	622.50	125.00
एकूण					150.00	622.50	125.00

आपल्या वापराचा मागोवा घ्या (युनिट्स)

बिलिंगचा महिना	मागील वर्ष		हे वर्ष	
	युनिट्स	रक्कम ₹	युनिट्स	रक्कम ₹
JUN	135	968	150	1291
May	64	445	82	658
Apr	148	1052	157	1344
Mar	161	1162	184	1501
Feb	153	1003	151	1184
Jan	105	721	145	1169

महत्त्वाचा संदेश विभाग पहा

महत्त्वाचा संदेश

• Tentative meter reading date for your July-2023 bill is 26-07-2023.
• Part of your consumption has attracted higher billing due to increase in consumption in this month.

• Please note that all important communication related to your account are being sent on 99*****40 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.

• Avoid delayed payment charges due to delayed cheque clearances, choose digital modes for payment. Visit <<https://www.adanielectricity.com/Payment/Online-Payment>> to know more.

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खाते क्रमांक
101271539

बिलाचा महिना
Jun-23

देय तारीख.
19-07-2023

देय रक्कम

₹1290.00*

उन्हाळा
सुरू झाला

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जास्त येते.

सूट दिलेली बिलाची रक्कम

05-07-2023 रोजी किंवा आधी एकूण बिल (₹10,79
सूट दिल्यानंतर) ₹1280.00

विलंबाने भरलेली बिलाची रक्कम

देय तारीख 19-07-2023 नंतर एकूण देय बिल (₹
16.13) DPC सह) ₹ 1310.00#

*फक्त बिलाची सध्याची रक्कम पहा. मागील शिडक रक्कम तबकर घावी.
#देय तारखेनंतर एक महिन्यात देय, त्यानंतर एमईआरसी टॅरिफ ऑर्डरनुसार
व्याज लागू होईल.
##1 रिवाईट डॉट समान 1 इलेक्ट्रिक स्माइल तुमच्या खात्यात जमा केला जाईल.

R D NERURKAR
Division Head
(Powai Division)

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जर चेकने पैसे भरत असाल तर कृपया लक्षात ठेवा:
• चेक स्थानिक क्लेअरिंग आणि पोस्ट डेटेड नसलेल्या अकाउंट पेयीसाठी असावा
• येमेव्ही पावती जोडा. स्टॅंपल करू नका.
• एका चेकद्वारे अनेक बिले भरात तेव्हा, चेकच्या मागे खाते क्रमांक आणि संबंधित रक्कम लिहा.

चेक ह्या नावाने घ्या: Adani Electricity Mumbai Ltd. A/C No. : 101271539

0101271539800001290190720230000131000000128005072023

Jun-23 101271539 /B/

एकूण देय रक्कम: ₹1290.00
देय तारीख : 19-07-2023

सूट दिलेली रक्कम : ₹ 1280.00
सूट दिलेली तारीख: 05-07-2023

b/f (₹) : 9.58

देय तारखेनंतर रक्कम : ₹1310.00

6000/S11/6062-206/35
D1314/A1314/B182/S7/R1314

062-206/182-196

PAY IN SLIP FOR CHEQUE DROP

9486.00

6390340

40-11-20

प्राविधिक सेवा: #04 संपूर्ण चेक, #C-उपलब्ध रोज, ई आणि ओई ऑर्डर क्रमांक LOA/CSD/473/2023/केजा संपादन 01/10/2022 TO DL 30/09/2024/4203 DT: 27 SEP 2022 मुंबय दिलेली एकमेव बँकेत बँकेत हणुटी

Mr. RAJENDRA RAMCHANDRA SHITAP

Thank you very much for choosing SBI.

2. In this connection, we advise that as per statutory guidelines, we are required to validate your current KYC and other details. Upon verification, it was found that your KYC and other details are different from our existing records (maintained as CIF no.: 86837233694) as under:

S	Fields Name	Record available in existing system (CBS)	Details as per Documents provided by you	Is correction memo criteria satisfied?	Go-No Go Check Status
1	First Name	RAJENDRA	RAJENDRA	Yes	Yes
2	Middle Name	RAMCHANDRA	RAMCHANDRA	Yes	Yes
3	Last Name	SHITAP	SHITAP	Yes	Yes
4	DOB	28-05-1980	28-05-1980	Yes	Yes
5	PAN/Form 60	BGOPS1988N	BGOPS1988N	Yes	Yes
6	EMAIL	rajendra.shitap@	rajendra.shitap@	Yes	Yes
7	MOBILE	9969287340	9969287340	Yes	Yes
8	GENDER	M	Male	Yes	Yes
9	ADDRESS LINE1 *	ROOM NO 7, J M PATEL CHAWL,	ROOM NO 7, J M PATEL CHAWL,	Yes	Yes
10	CITY	MUMBAI	MUMBAI	Yes	Yes
11	DISTRICT	Mumbai	Mumbai	Yes	Yes
12	STATE	MAHARASHTRA	MAHARASHTRA	Yes	Yes
13	PINCODE	400086	400086	Yes	Yes
14	Marital Status	M	Married	Yes	Yes
15	Father / Spouse Name	RAMCHANDRA SHITAP		Not applicable	Yes
16	Residential Status	Resident Indian		Not applicable	Yes
17	OVD	19exmV60TPvM		Not applicable	Yes
18	Social Attribute	010101		Not applicable	Yes
19	Religion & Caste	010101		Not applicable	Yes
20	Citizenship	Resident Indian		Not applicable	Yes