

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2736/2018

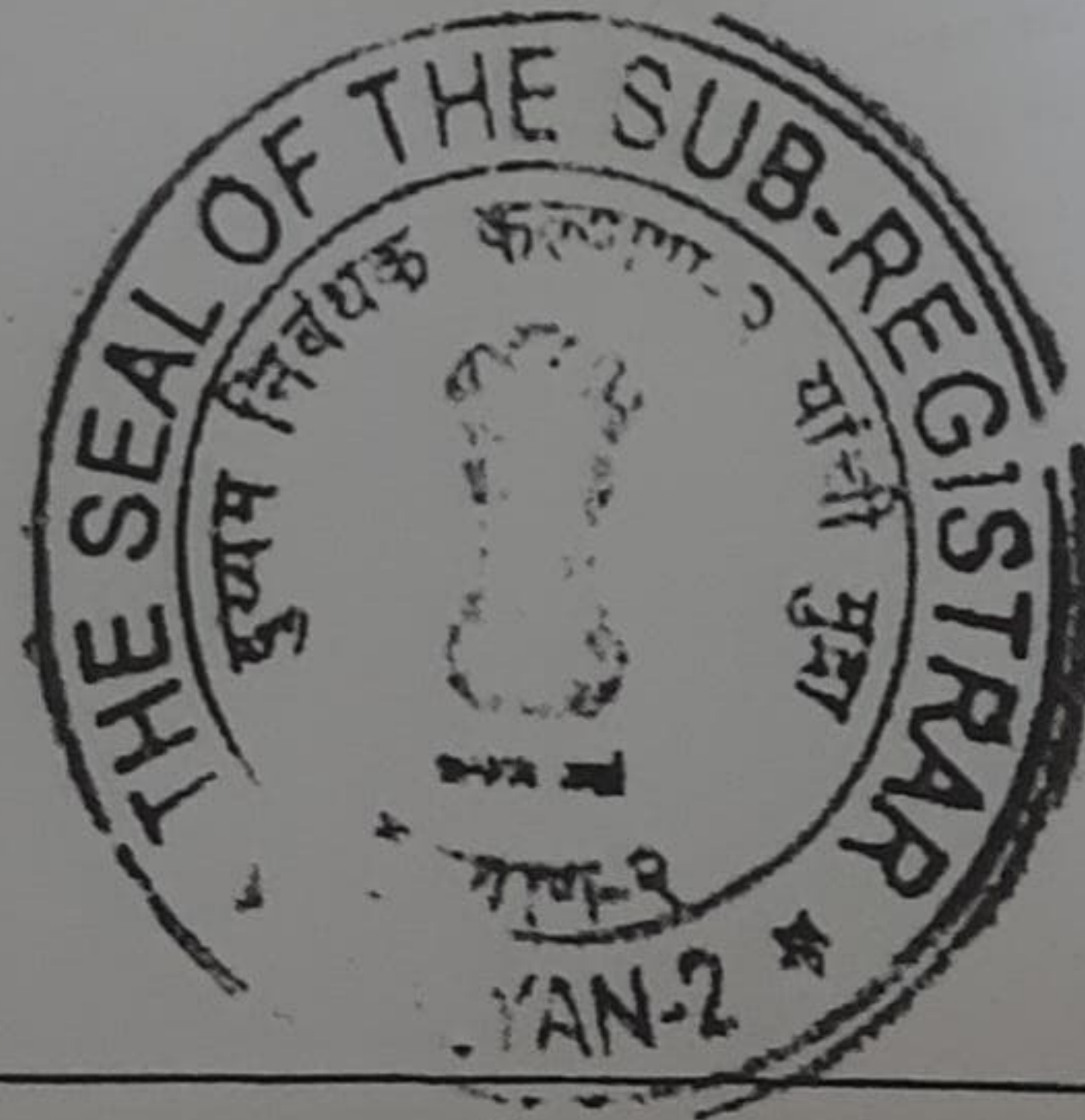
नोंदणी :

Regn:63m

12/03/2018

गावाचे नाव : 1) कल्याण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5196800
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4236100
(4) भू-मापन, पोटहिस्सा व वरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्गन :, इतर माहिती: मीजे कल्याण येथील जुना स.नं. 54/1पे न.स.नं. 54/1/ब या बरील स्टेटस बिल्डिंग सहवा मजला सदनिका नं. 601 क्षेत्र 49.68 चौ.मी. कारपेट अनुभव हॉटेल शेजारी आधारवाडी कल्याण((Survey Number : जुना सं.न.54/1पेकी, नवीन सं.नं.54/1/ब ;))
(5) क्षेत्रफळ	1) 49.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिव्याची न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अबनी कॉर्पोरेशन तर्फे भागीदार शंखलेशा बेंचर्स एल एल पी तर्फे हसमुख अमृतलाल शंखलेशा व भागीदार जिगर मोहन पटेल ह्यांचे तर्फे कु.मु. म्हणुन सुभाष बाळकृष्ण नायर - - बय:- 58; पत्ता:-, -, स्टेटस बिल्डिंग, आधारवाडी रोड कल्याण, -, -, आगःआई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:- AALFA2811Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय गोपाळ बढे - - बय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-602, शांतीघाम आधारवाडी जेल रोड कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AGWPB1220B 2): नाव:-दिपज्योती अजय बढे - - बय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-602, शांतीघाम आधारवाडी जेल रोड कल्याण, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-BPTPB3058N
(9) दस्तऐवज करून दिल्याचा दिनांक	12/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	12/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2736/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	311850
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



COLOUR XEROX

सह दुय्यम निबंधक दर्ग-२

कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

M/s AVNI CORPORATION, (PAN No. AALFA2811Q) a partnership firm, having its office at 18, Giriraj Bhavan, Old Station Road, Kalyan (w), Tal Kalyan, Dist Thane and having correspondence address at Building to be known as STATUS, Near Anubhav Hotel, Adharwadi Road, Kalyan (w) hereinafter called and referred to as the OWNERS/PROMOTORS email address : avnicorporation9@gmail.com (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

Mr. Ajay Gopal Badhe

Pan No. **AGWPB1220B**

aged about 39 years, occupation Service

Mrs. Deepjyoti Ajay Badhe

Pan No. **BPTPB3058N**

aged about 37 years, occupation Housewife

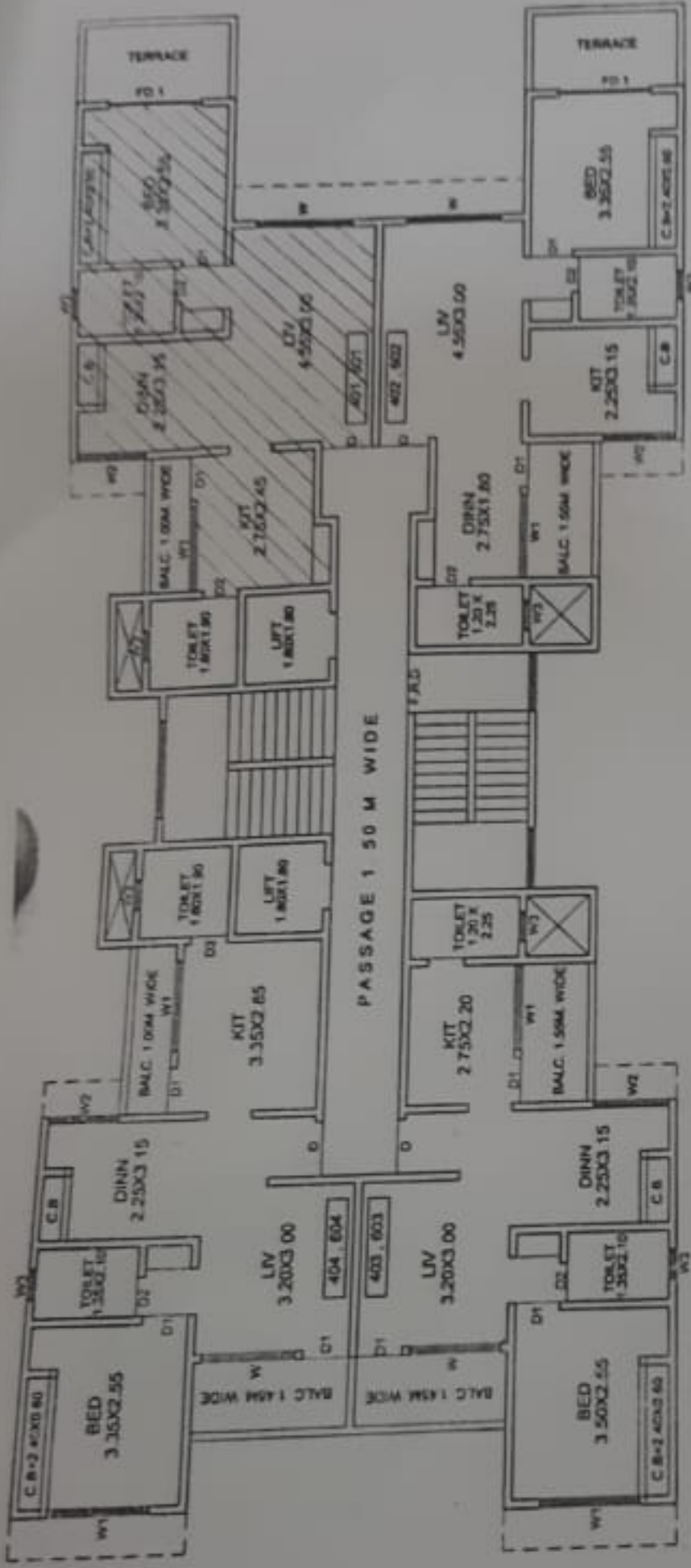
residing at A-602, Shantidham, Adharwadi Jail Road, Adharwadi Chowk, Kalyan (W) 421301.

hereinafter called and referred to as the ALLOTTEE/S /PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE

WHEREAS Owners/Promoters herein are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Village Kalyan, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (Sq. Meters)	Assessment (Rs. P)
540	Old : 1(part) New : 1/B	1383.52 sq. meters (out of 2651.36 sq. meters)	0.48

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Property" and is more particularly described in the survey written;



NAME OF OWNER: MR. Ajay Gopal Badhe

MRS. Deepiyoti Ajay Badhe

FLAT NO. 601

FLOOR SIXTH

WING 1

AREA 49.66 Sq. meter Carpet



PURCHASER'S SIGN: [Signature]

DEVELOPER'S SIGN: [Signature]



NORTH

BUILDERS & DEVELOPERS

AMRUTLAL SHANKLESTHA
(AVANI CORPORATION)

PROPOSED BLDG. ON PLOT BEARING S.NO. 54, H.NO. (1pt).
AT VILL. KALYAN, TAL. KALYAN DIST. THANE

83	63
दाता क्र. 2634	1090
2	

STATUS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD.NO. TNA/KLN/HSG/(TC)/31927/2019-20/2019

Near Anubhav Hotel, Lalchowki-Adharwadi Road, Kalyan West, Dist. Thane - 421301



Dated: 24.07.2023

To,
The Branch Manager
State Bank of India
RACPC, THANE (WEST) - 400602

Dear Madam/ Sir,

We, STATUS CHS Ltd. here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to Mr. Ajay Gopal Badhe and Mrs. Deepjyoti Ajay Badhe herein after referred to as the allottee / owners, subject to the due and proper performance and compliances of all the terms and conditions of the society.

Description of the property:

Flat No./ House No.	:	601
Building No./Name	:	Status
Plot No/ C.S.T. No	:	Plot No. 54
Street No./Name.	:	Aadharwadi road
Locality Name	:	Lal Chowky
Area Name.	:	Lal chowky
City Name	:	Kalyan-w
Pin Code	:	421301

2. We hereby assure you that the said society as well as the said land appurtenant thereto are not subject to any encumbrance charge or liability of any kind whatsoever and that the entire property is free and marketable.
3. We confirm that we have no objection whatsoever to the said allottee/owner, at their own costs, charges, risks, and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as ("the Bank")) as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said allottee/Owner.
4. The said flat has been mortgaged with LICHFL and the purchaser intends to transfer the said loan to your Bank, we confirm that we have no objection whatsoever to Mr. AJAY GOPAL BADHE and Mrs. DEEPJYOTI AJAY BADHE transferring the loan from above institution to State Bank of India and mortgaging the flat to State Bank of India as security subject to payment has been made to above institution/Bank.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell

~~to allottee/s / purchaser/s~~ the Flat/Shop/Office/Unit bearing No. 601 on Sixth floor in ~~admeasuring~~ 49.66 Sq. Meters (Carpet) in the ~~Building/complex~~ known as "STATUS" and as shown on the floor plan 90 hereto annexed hereinafter called and referred to as "said premises" for the lumpsum price/consideration of Rs. 51,96,800/- (Rupees

Fifty One Lacs Ninety Six Thousand Eight Hundred Only) the

[Signature]

[Signature]

[Signature]