



22/04/2014

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.पनवेल 5

दस्त क्रमांक : 2888/2014

नोंदणी:

Regn(5)

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4431500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर मापन क्रमांक नं. 13 तळमजला देवदर्शन कॉम्प्लेक्स सी एच एस लि. प्लॉट नं. 23 व 24 व 19 खारघर नवी मुंबई 37 70 चौ मी बिल्टअप 10.4 चौ मी लॉफ्ट((Plot Number : 23,24 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	1) 37.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पंकज पी जैन -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पी एल 6 बिल्डींग नं 10/6 मे 14 खांदा कॉलनी, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-ADTPJ1147P 2): नाव:-मिठालाल एम जैन -- वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पी एल 6 बिल्डींग नं 10/6 से 14 खांदा कॉलनी, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (MH). पिन कोड:-410206 पॅन नं:-ACXPJ9532H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शांतिलाल शंकरलाल माली -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी 85/32 रो ह्याडूम से 12 खारघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AHEPM7463Q
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2014
(10) दस्त नोंदणी केल्याचा दिनांक	22/04/2014
(11) अनुक्रमांक, खंड व पृष्ठ	2888/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Successful. Your Payment Confirmation Number is 33480205

IDBI BANK

CHALLAN

MTR Form Number - 6

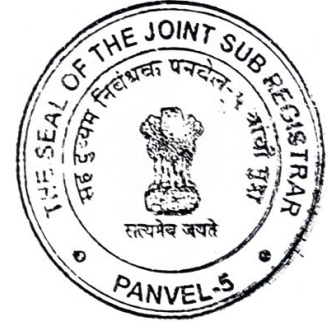
GRN NUMBER	MH000282067201415R	BARCODE	Form ID :	Date: 21-04-2014
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR147- PNL2_PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AHEPM7463Q
Year	Period: From : 21/04/2014 To : 31/03/2099		Full Name SHANTILAL SHANKARLAL MALI	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SHOP NO 13 GROUND FLOOR	
0030046401-75	225000.00	Road/Street, Area /Locality	DEV DARSHAN COMPLEX CHS LTD	
0030063301-70	30000.00	Town/ City/ District	PLOT NO 23 24 SEC 19 KHARGHAR PANVEL RAIGAD Maharashtra	
	0.00	PIN	4 1 0 2 1 0	
	0.00	Remarks (If Any) :		
	0.00	<p>प व ल - ५ २१०४२०१४ १/२८</p>		
	0.00			
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Total	255000.00	Amount in words	Rupees Two Lakhs Fifty Five Thousand Only	
Payment Details: IDBI NetBanking Payment ID : 40625247		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 691033320140425068		
Cheque- DD No.		Date	21-04-2014	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



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C-II

**AGREEMENT TO SELL OF A SHOP IN A
CO-OPERATIVE HOUSING SOCIETY**

SOC.: DEVDARSHAN COMPLEX CO-OP. HSG. SOC. LTD.
REGN. NO.: NBOM/CIDCO/HSG(OH)/2625/JTR/2007-2008
DATED : 18.12.2007

SHOP NO. 13, GROUND FLOOR,
 ON PLOT NO. 23 & 24, SECTOR-19,
 KHARGHAR, NAVI MUMBAI,
 TAL. PANVEL, DIST RAIGAD.

BUILT UP AREA IN SQ. MTRS. : 37.70
 LOFT AREA IN SQ. MTRS. : 10.4

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SALE PRICE : RS.45,00,000/-

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THIS AGREEMENT TO SELL is made and entered into at
 Navi Mumbai, on this ..27... day of ...April..... 2014.

α Pankaj

Shankar

α Mansingh

BETWEEN

1) **MR. PANKAJ P. JAIN**, aged 33 years, (PAN NO. ADTPJ 1147 P), an adult, Indian Inhabitant residing at PL-6, Building No. 10, Room No. 6, Sector – 14, Khanda Colony, New Panvel (w), Tal. Panvel, Dist. Raigad, 2) **MR. MITHALAL M. JAIN**, aged 53 years, (PAN NO. ACXPJ 9532 H), an adult, Indian Inhabitant, residing at Flat No. 303, Krushidas Co-op. Hsg. Soc. Ltd., Plot No. 17E, Sector – 3, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, hereinafter for brevity's sake called and referred to as "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

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AND

MR. SHANTILAL SHANKARLAL MALI, aged 32 years, (PAN NO. AHEPM 7463 Q), an adult, Indian Inhabitant, residing at G-85/32, Row House, Sector – 12, Kharghar, Navi Mumbai, hereinafter for brevity's sake called and referred to as "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

**DESCRIPTION OF PROPERTY**

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
13	GROUND	23 & 24	19

NODE : KHARGHAR, NAVI MUMBAI.
TAL. PANVEL, DIST. RAIGAD.

BUILT UP AREA IN SQ. MTRS. : 37.70
LOFT AREA IN SQ. MTRS. : 10.4

SOC.: DEVDARSHAN COMPLEX CO-OP. HSG. SOC. LTD.
REGN. NO.: NBOM/CIDCO/HSG(OH)/2625/JTR/2007-2008
DATED : 18.12.2007

SALE PRICE: RS.45,00,000/- (RUPEES FORTY FIVE LAKHS ONLY)

(hereinafter referred to as 'The Said SHOP')

* Pankaj

Shantilal

* Mansingh

**BRIEF HISTORY OF TITLE BASED ON THE XEROX COPY
SUPPLIED BY THE PARTY**

WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called 'THE CORPORATION') is the New Town Development authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers vested under Subsection (1) and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the said Act").

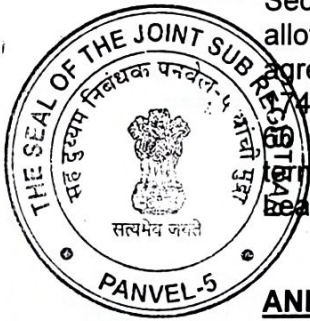
AND WHEREAS:

The State Government in pursuant to section 113 (A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development and disposal.

AND WHEREAS:

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By an Agreement to Lease dated: 26th day of May 2003, made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), of the One Part and M/S. DEV KRUPA ENTERPRISES therein referred to as "the Licensees" of the Other Part (hereinafter for the sake of brevity referred to as "said Agreement") the Corporation has agreed to grant lease to the said Licensee of Plot of land known as Plot No.23, in Sector - 19, admeasuring about 1738.08 Sq. Mtrs. and also allotted Plot No. 24, in Sector 19, Kharghar, as per the agreement to lease Dated : 14th May 2004 admeasuring about 49.73 sq. mtrs. for Residential cum commercial Purpose on 99 years lease for proper consideration and subject to the terms and conditions as contained in the said Agreement to lease.



AND WHEREAS:

In Pursuance of the said Agreements, the Corporation handed over the possession of the said Plots to M/S. DEV KRUPA ENTERPRISES (the Builders) to enable them to construct the building on the said plot for Residential cum Commercial Purpose.

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AND WHEREAS:

Now the Builders requested to the Corporation for the amalgamation of the both plots No. 23 & 24 in Sector 19, Kharghar. The Corporation has granted the permission for the amalgamation of both plots (the said property) by bearing Ref.No. CIDCO/BP/ATPO/1159 dt. 28/10/2004.

AND WHEREAS:

In pursuance of the said Agreements, the Builders are fully entitled to develop the said plot and to construct the building thereon in accordance with the said Agreements and sell the units thereon to the prospective purchasers.

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AND WHEREAS:

The Plans, designs and specifications for constructing the building on the said plot are approved by the Corporation and other connected authorities in respect thereof.

AND WHEREAS :

The Addl. Town Planning Office of CIDCO Ltd. By its Development Permission-cum-Commencement Certificate No. CIDCO/ATPO/1394, Dated 28/10/2004, granted its permission to commence the construction work on the plot subject to the terms and conditions as contained therein.

**AND WHEREAS**

By executing Agreement for Sale dated 6th day of October 2005, the Builders have sold one of the Shop bearing Shop No. 13, on Ground Floor, to 1) **MR. PANKAJ P. JAIN**, 2) **MRS. MEENA S. JAIN**, for proper consideration. The said Agreement has been registered with Deed of Confirmation of Builder Agreement dated 19th September 2006, with the sub registrar of Uran, vide its Receipt No.5687, Document No. 5687, Dated. 19/09/2006.

AND WHEREAS:

The Builders have constructed the building on the said Plot known as "**DEV DARSHAN COMPLEX**" and obtained Occupancy Certificate from CIDCO Ltd., vide its letter No CIDCO/BP/ATPO/97 Dated 28/11/2007.

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AND WHEREAS

The members of the building have formed and registered the Society under the name and style of **DEV DARSHAN COMPLEX CO. OP. HSG. SOC. LTD.**, is a registered Society registered under the Maharashtra Co. Op. Society's Act 1960, under Regn. No. NBOM/CIDCO /HSG(OH)/2625/JTR/2007-2008, Dated 18.12.2007.

AND WHEREAS

1) **MR. PANKAJ P. JAIN**, 2) **MRS. MEENA S. JAIN**, are the original bonafide members of the Society, holding Twenty fully paid up shares of RS.50/- each, vide Share Certificate No. 109, (Member's Registration No. S/13), distinctive shares Sl. No. 1551 to 1570.

AND WHEREAS

By an Agreement for Sale Dated 8th August 2008, the said **MRS. MEENA S. JAIN**, have sold and assigned her 50% rights, title, interest in and upon the said Shop No. 13, Ground Floor, in favour of **MR. MITHALAL M. JAIN**, for proper consideration, The said Agreement has been registered with the Sub-Registrar of Assurances Panvel - 3, by paying proper Stamp Duty and Registration charges, vide Document No. 7442 Dated 08.08.2008, executed between 1) **MRS. MEENA S. JAIN** (Vendor), 2) **MR. MITHALAL M. JAIN** (Purchaser) & 3) **MR. PANKAJ P. JAIN** (Confirming Party).

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AND WHEREAS

1) **MR. PANKAJ P. JAIN**, 2) **MR. MITHALAL M. JAIN**, are the register members of the society.

OBSERVATION

The share certificate transferred in the name of 1) **MR. PANKAJ P. JAIN**, 2) **MR. MITHALAL M. JAIN**, not seen.

**AND WHEREAS**

Lease Deed Dated 28th November 2011, duly registered with the sub registrar of Assurances Panvel-1, under Serial No. 15084/2011, Dated 30.11.2011, executed between 1) CIDCO Ltd., 2) Devdarshan Complex Co-op. Hsg. Soc. Ltd., 3) M/s. Dev Krupa Enterprises, and CIDCO Ltd., has transferred the said Plot along with structure thereon in the name of Society vide its letter No. CIDCO/EMS/HQ/2011/2553, Dated 09.12.2011.

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AND WHEREAS

The TRANSFERORS do hereby covenant and declare that they are the registered members of the Society and having been admitted by the Society as the member.

AND WHEREAS:

The Transferors do hereby declare that no notice for the recovery of the stamp duty and Registration have been received by them on account of the registration of the agreement of the above said SHOP.

The TRANSFERORS do hereby covenant as follows

a. There are no suits, litigations Civil or any other proceedings pending in any competent court as against the TRANSFERORS personally affecting the said SHOP.

b. There are no attachments or prohibitory orders against or affecting the said SHOP.

c. There are no charges and the said SHOP is not the subject matter to any lispendens or easements or attachments either before or after judgment. TRANSFERORS have not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said SHOP.

d. The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said SHOP.

e. The TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said SHOP. The TRANSFERORS have paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREE.

f. The TRANSFERORS have not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and/or requisition of the said SHOP.

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- g. The TRANSFERORS are legally entitled in exclusive use, occupation and possession of the said SHOP and every part thereof and except the TRANSFERORS no other person or persons are in use, occupation and enjoyment of the said SHOP or any part thereof.
- h. The TRANSFERORS do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by them in respect of the said SHOP.
- i. The TRANSFERORS are not restricted either in the Income Tax Act or under any other statute from disposing off the said SHOP or any other statute prevented from disposing stated in the Agreement.
- j. The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the TRANSFERORS have all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as stated herein.

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Relying upon the aforesaid representations and declarations made by the TRANSFERORS herein, the TRANSFEREE has agreed to purchase the said SHOP.



AND WHEREAS:

The TRANSFERORS have agreed to transfer the said Shares held by the TRANSFERORS and their interests in the said SHOP to the TRANSFEREE, which the TRANSFEREE has agreed to acquire from the TRANSFERORS, after taking inspection of the documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The TRANSFERORS hereby agrees to sell, transfer and assign all their rights, title and interests in and upon the following SHOP;

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
13	GROUND	23 & 24	19

NODE : KHARGHAR, NAVI MUMBAI.
TAL. PANVEL, DIST. RAIGAD.

BUILT UP AREA IN SQ. MTRS. : 37.70
LOFT AREA IN SQ. MTRS. : 10.4

SOC.: DEVDARSHAN COMPLEX CO-OP. HSG. SOC.
REGN. NO.: NBOM/CIDCO/HSG(OH)/2625/JTR/2007-2008
DATED : 18.12.2007

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to the Party of the Second Part/TRANSFEREE which the TRANSFEREE has agreed to acquire the same and the said Shares and interest of the TRANSFERORS for a total consideration of **RS.45,00,000/- (RUPEES FORTY FIVE LAKHS ONLY)** inclusive of all costs, share capital and the amount to the credit of the TRANSFERORS in the books of the said Society.

2. The TRANSFEREE has agreed to pay the said consideration of **RS.45,00,000/- (RUPEES FORTY FIVE LAKHS ONLY)** in the following manner.
- A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** Already paid.
 - And the balance sum of **Rs.43,00,000/- (Rupees Forty Three Lakhs Only)** shall be paid within 60 days from the date of Registration of this Agreement (on raising loan from ANY NATIONALISED/CO. OP. BANK/ /FINANCIAL INSTITUIONS.

TIME IS THE ESSENCE OF THE CONTRACT.

OBTAINING LOAN BY THE TRANSFEREE FROM ANY NATIONALISED/CO. OP. BANK/ /FINANCIAL INSTITUIONS, IS NOT A CONDITION FOR NON-PAYMENT OF THE BALANCE AMOUNT ON DUE DATE.

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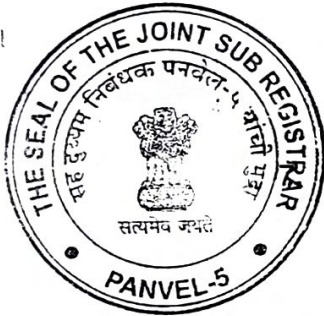
3. The Transferors shall deliver the peaceful and physical possession of the said SHOP to the TRANSFEREE on the day of receiving the full and final consideration.
4. The Transferors hereby admit and declare that the said SHOP in the Society and the said Shares, the Transferors have full and absolute right and authority to sell the same or transfer it to any person/s.
5. The TRANSFEREE hereby agree to become the members of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.

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The Transferors do hereby agree to pay the following charges till the physical possession is given to the TRANSFEREE.

- i) Maintenance charges payable to the Society till date.
- ii) Electricity bill up to date.

And the Transferors further undertake that IN NO CASE the TRANSFEREE shall be liable for payment or dues of the said Society for the period of occupancy of the said SHOP of the Transferors.



ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the Transferors quit, release and discharge themselves from all rights, title, interests and benefits in the said SHOP and further hereby assigns, transfers and assures all their rights, title, interests and benefit in the said SHOP, contributions and other status enjoyed by them in respect of the said SHOP.

8. ON GETTING THE FULL AND FINAL SALE PRICE the Transferors shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferors to their predecessor-in-title and to the said society and on the said SHOP.

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9. The Transferors shall do all the needful in all respect to secure the title of the said SHOP to TRANSFEREE and shall always keep the TRANSFEREE indemnified from all liabilities and/or claim of the said SHOP.

10. The Transferors have NO OBJECTION and grants the permission, for transfer the share certificate in the name of the TRANSFEREE by the Society.

11. That the Transferors hereby state and declare that they have not in any manner whatsoever dealt with their right in respect of the said SHOP.

12. That the TRANSFEREE hereby covenant with the Transferors that he shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-op Society and Government etc. may make herein after in respect of the said SHOP.

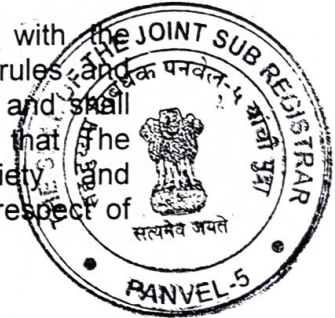
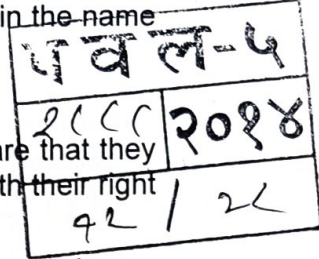
13. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Transferors shall handover to the TRANSFEREE physical possession of the said SHOP and undertakes that from time to time hereafter and at the cost of the TRANSFEREE, his heirs executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said SHOP every part thereof unto and to the TRANSFEREE use as aforesaid.

14. That the Transferors hereby declare that they have paid all taxes and outgoings up to date in respect of the said SHOP and that if any amount is due from them to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said SHOP the same shall be paid by the Transferors and if any such amount is recovered from the TRANSFEREE, the Transferors do hereby agree to indemnify and keep the TRANSFEREE indemnified there from. In case due to any reason, the TRANSFEREE incurs expenditure or pays such charges/dues, the Transferors shall promptly reimburse the TRANSFEREE for these charges/dues and expenditure.

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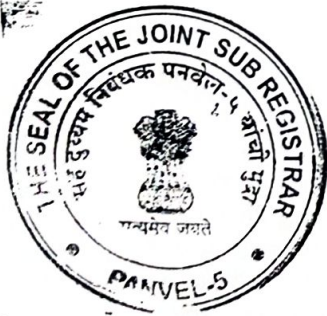


15. The Transfer charges/fees payable to the said society for the transfer of the said SHOP in the name of TRANSFEREE, shall be paid by mutually agreed between both the parties.

16. The Transferors hereby declare and assure that the Transferors have not on or before the date of this Agreement, mortgaged, transferred, assigned or alienated their interest in the capital of the said Society, i.e., the Share hereinabove mentioned. And their interest in the property of the said Society that is, the SHOP hereinabove referred to. The Transferors agree and undertake to remove all such objections or demands, if any; at their own cost.

17. SUBJECT to the provisions and terms and conditions of this Agreement. AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, the Transferors hereby agree to transfer their shares mentioned hereinabove and the interest in the said SHOP to the TRANSFEREE and the TRANSFEREE is entitled to hold, possess, occupy and enjoy the said SHOP without any interruptions from the Transferors. The Transferors further declare that they have full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Transferors have not done or performed any act, deed, matter or thing whatsoever, whereby they may be prevented from entering into this Agreement as purported to be done hereby or whereby the TRANSFEREE may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the TRANSFEREE in respect of the said SHOP may be disturbed and in the event of it being found that the Transferors were not entitled to enter into this Agreement and transfer their rights to be transferred hereby and the TRANSFEREE is not able to enjoy quiet and peaceful possession of the said SHOP due to any such reasons, the Transferors shall be liable to compensate, indemnify and reimburse to the TRANSFEREE the loss, damage, which the TRANSFEREE may suffer or sustain in this behalf.

प व ल-५	
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१३/२८	



१ Pantaj

Shantibai

१ Mansing

18. The Transferors hereinafter on their own or at the request of the TRANSFEREE, shall execute any document, paper and writings as may be necessary for perfectly vesting the said SHOP and benefits of the membership of the said Society and transferring the same unto the TRANSFEREE without any extra or excess consideration.

19. The TRANSFEREE do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.

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१२/२८	

20. The Transferors do hereby agree that all the bills/receipts will be handed over to the TRANSFEREE and the TRANSFEREE hereby agree to acknowledge.

21. The Transferors do hereby declare that they have paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEREE in respect of this SHOP that shall be paid by the Transferors and or settle the same with the Revenue authorities at their own cost.



22. As it is mandatory for disbursement of the loan that all the original documents pertaining to the SHOP should be handed over to the **ANY CO.OP. BANK /NATIONALIZED BANK /FINANCIAL INSTITUTIONS**, for sanctioning and disbursement of the loan. The Transferors do hereby agrees to handover all the original documents pertaining to the SHOP to the TRANSFEREE or to **ANY CO.OP.BANK /NATIONALIZED BANK /FINANCIAL INSTITUTIONS**, so that the loan could be disbursed in time.

23. CIDCO TRANSFER

Transfer charges if any payable to CIDCO, to record the membership of Transferors in the records of CIDCO shall be paid by the Transferors, and transfer charges for recording the name of the TRANSFEREE in CIDCO records shall be paid by the TRANSFEREE.

१ Pantaj

Shankar

१ Murug

SCHEDULE OF PLOT NO. 23

All that piece or parcel of land known as Plot No.23, in Sector-19, at Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1738.08 Sq. Mtrs., or thereabout and bounded as under that is to say :-

On the North by : 15.00 Mtrs. wide Road

On the South by : Plot No. 24

On the East by : 15 Mtrs. wide Road

On the West by : 35 Mtrs. wide Road

SCHEDULE OF PLOT NO. 24

All that piece or parcel of land known as Plot No.24, in Sector-19, at Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 1749.79 Sq. Mtrs., or thereabout and bounded as under that is to say :-

प व ल-५	
२०००	२०१४
१५/२०	

On the North by : Plot No. 23

On the South by : 7.69 mtrs wide O.S

& 18.00 mtrs. wide Channel

On the East by : 15 Mtrs. wide Road godown/stall

On the West by : 35 Mtrs. wide Road



+ Pankaj

Shankar

+ Panwar

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the

Within named 'TRANSFERORS'

1) MR. PANKAJ P. JAIN,

Pankaj



2) MR. MITHALAL M. JAIN

Mithalal



in the presence of

1) *B Jain*

)

2) *[Signature]*

)



SIGNED AND DELIVERED by the

Within named 'TRANSFeree'

MR. SHANTILAL SHANKARLAL MALI

in the presence of

Shantilal



1) *B Jain*

)

2) *[Signature]*

)



प व ल - ५
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RECEIPT

RECEIVED OF AND FROM the within named
'TRANSFEE' MR. SHANTILAL SHANKARLAL MALI, the
sum of RS.2,00,000/- (RUPEES TWO LAKHS ONLY) being
the part payment of the sale price of the SHOP being

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
13	GROUND	23 & 24	19

NODE : KHARGHAR, NAVI MUMBAI.
TAL. PANVEL, DIST. RAIGAD.

BUILT UP AREA IN SQ. MTRS. : 37.70
LOFT AREA IN SQ. MTRS. : 10.4

SOC.: DEVDARSHAN COMPLEX CO-OP. HSG. SOC. LTD.
REGN. NO.: NBOM/CIDCO/HSG(OH)/2625/JTR/2007-2008
DATED : 18.12.2007

प व ल-५	
२८८	२०१४
१६	१८८

WE SAY RECEIVED
Rs.2,00,000/-

१८/१२/०७
१८/१२/०७




WITNESSES:

- 1)
- 2)

1) MR. PANKAJ P. JAIN,

2) MR. MITHALAL M. JAIN
TRANSFERORS

iii/reshma/Kharghar/co-op/Devdarshan/APM 287.PP

REF. NO. CIDCO/ATPO/

11394

28/11/2004

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to

M/S DEY KRUPA ENTERPRISES

Unit/Plot No. 23 & 24 Road No. _____ Sector 19 Node KHARGAON of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed R+C Block

Total BUA = 15228.497 M² Total Com. BUA = 951.677 M²

(Nos. of Residential Units 98 Nos. of Commercial Units 55)

THE SEAL OF THE SUB-REGISTRAR
पनवेल-३

पनवेल-३
२०१४
१६/१२

This Certificate is liable to be revoked by the Corporation if

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened
- 1(c) The Managing Director is satisfied that the same is obtained by through fraud or Misrepresentation and the applicant and/or any person acting under him, in such an event shall be deemed to have carried out development work in contravention of section-43 or 45 of the Regional and Town Planning Act-1966.

THE SEAL OF THE JOINT SUB REGISTRAR
पनवेल-५

सत्यमेव जयते

PANVEL-5

The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work
- 2(b) Give written notice to the Corporation regarding completion of the work
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

पनवेल-३

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The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue. The revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act - 1966 and as per regulation of the GDCRs - 1975.

THE SEAL OF THE SUB-REGISTRAR
पनवेल-३

सत्यमेव जयते

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The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 79300/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. Every building shall be provided with water tanks and water supply tanks of capacity of low water supply in the case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. JBP/4393/1504/C-4/94, UD-11/RDI Dated 19th July, 1994 for all buildings following additional conditions shall apply:

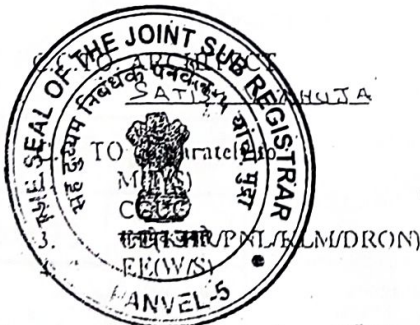
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Name of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.

प व ल - २	
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(i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



[Signature]
ADDL. TOWN PLANNING OFFICER,
Navi Mumbai & Khopta



प व ल - ३
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१२ / २०

ENGINEERS & BUILDERS

SITE OFFICE & CORRESPONDENCE ADDRESS :
SHOP NO. 4, "DEV DARSHAN COMPLEX"
PLOT NO. 23/24, SECTOR-19,
KHARGHAR, NAVI MUMBAI - 410 210.
PH. 32987069 / 65141139.

REG. OFFICE : 24/E-147, SECTOR-12, CITY GEM BLDG., KHARGHAR, NAVI MUMBAI.
• PH.: 32987069 / 65141139 • E-mail.: devkrupa_ent@yahoo.co.in

Date :- 26/01/2008

To,

Mr/Mrs. Meena Sanjay Jain / Pamraj P. Jain
Flat/Shop No. 13 Wing 1
Dev darshan Complex,
Kharghar.

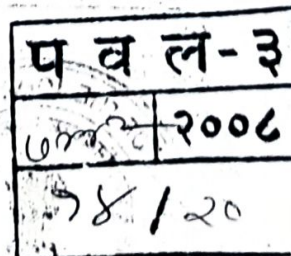
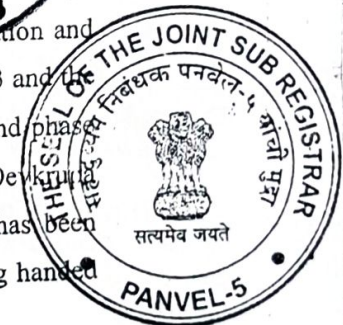
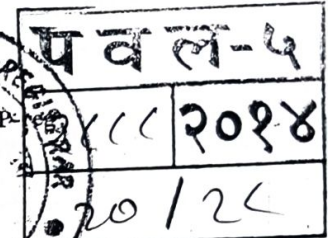
Sub :- OCCUPANCY CERTIFICATES IN RESPECT OF BUILDING/FLAT/SHOP

Sir/Madam,

Wish you a happy new year 2008, I, Shri Mukesh bhai on behalf of Devkrupa Enterprises, Kharghar very much thankful to all of you for your great co-operation and immense patience. The Devdarshan Complex was started construction since 2003 and the first phase had been handed over to you during 2006, simultaneously, the second phase was under construction in that period and was completed in 2007. The Devkrupa Enterprises is bound to handover the OCCUPANCY CERTIFICATE which has been issued Dated 28/11/2007 by CIDCO in respect of this building which is being handed over to buyer of flats/shops.

Once again thanks to all of you and promise to give better service in future.

Thanks,



CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"KIRITMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8165

Ref. No.

Date : 28/11/2007

CIDCO/BPIATPO/97

To,
M/s Devkrupa Enterprises,
24, City Bldg. Plot No.E1/147, Sector-12, Kharghar
NAVI MUMBAI



Sub :- Occupancy Certificate for Residential Cum Commercial Building on Plot No.23 & 24, Sector -19 at Kharghar, Navi Mumbai.

Ref :- 1) Your architect's letter dated 01/02/2007, 15/11/2007 & 27/11/2007
2) Part occupancy certificate granted on 11/05/2005
3) Executive Engineer (Elect.) has issued PSIDC NOC vide letter No. 709/259, dtd. 6/11/2007

Dear Sir,

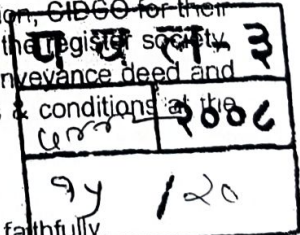
Please find enclosed herewith the necessary Occupancy Certificate for Residential Cum Commercial Building on above mentioned plot alongwith as built drawings duly approved.

This set of plans supercedes the earlier set of plans approved at the time of part occupancy certificate issued by this office vide letter No. 721, dtd. 11/05/2005.

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Thanking you,

Yours faithfully,



(V. Venu Gopal)
Additional Town Planning Officer
Navi Mumbai & Khopta

CIDCO
WE MAKE CITIES

CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :
2nd Floor, Nariman Point,
Mumbai - 400 021.
(Reception) 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date : 28/11/2007

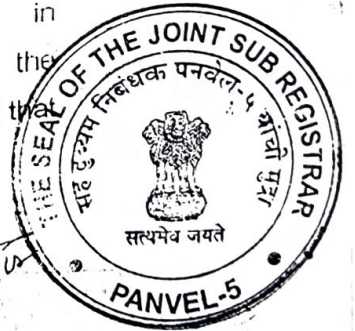
REF NO: CIDCO/BP/ATPO/97

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Building (Building No.1, G+4 storyed & Building No. 2, G+7 storyed) [Res. BUA= 3941.816 Sq.mtrs. Comm. BUA=1287.398 Sq.mtrs. Total BUA=5229.214 Sq.mtrs. (No. of Units, Res.- 97 Nos., Shops - 55 Nos. Office- 01 No.)) on Plot No. 23 & 24, Sector-19 at Kharghar of Navi Mumbai completed under the supervision of M/s. Satish Ahuja has been inspected on 24/08/2007 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 28/10/2004 and that the development is fit for the use for which it has been carried out.



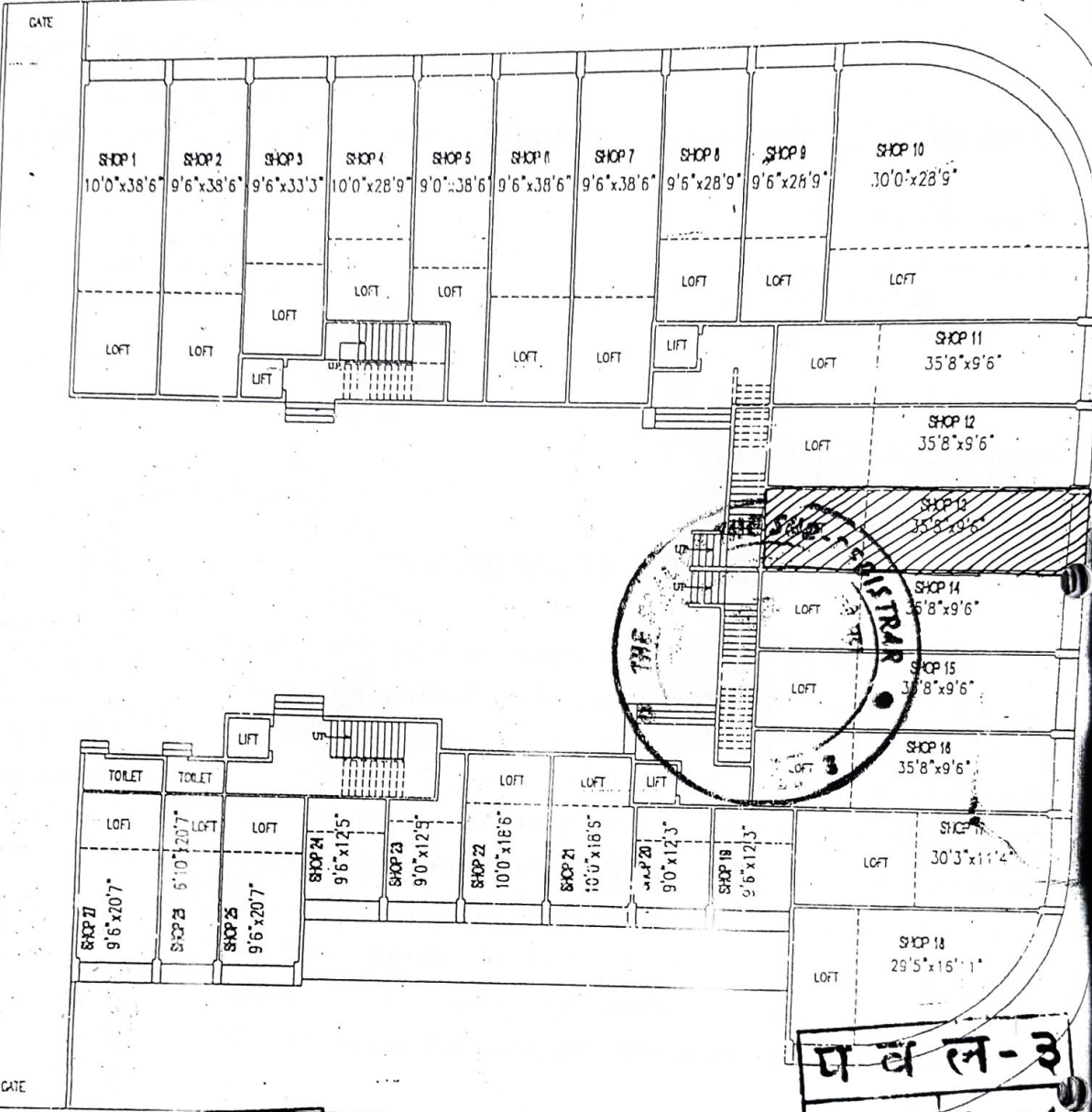
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2111	2008
22/22	



V. Venu Gopal
28/11/07
(V. Venu Gopal)
Additional Town Planning Officer
Navi Mumbai & Khopta

प व ल - ३	
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98/20	

33.0 M WIDE ROAD



GATE

15.0 M WIDE ROAD

GROUND FLOOR PLAN

प व ल - ५

21/1/2008

प व ल - ३

20/02/2006

980/20

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 24, SECTOR - 12, KHARJUMA, NAVI MUMBAI

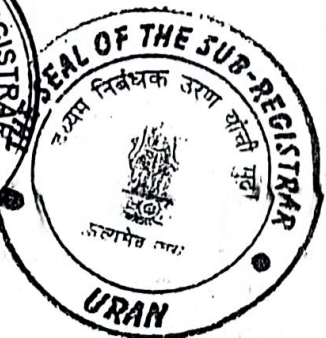
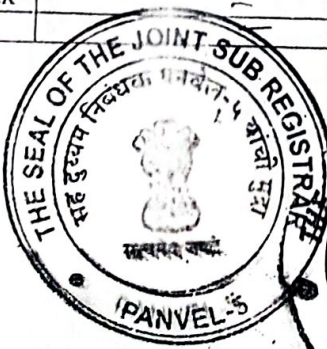
P. NO	23/1/2008
PLOT AREA	
TOTAL UP AREA	37.70 Sqm + 10.4 Sqm of
FACE AREA	

DEVELOPERS,
FOR M/s DEV KRUPA ENTERPRISES,
24, CITY GEM BLDG, SECTOR - 12,
PLOT NO. E1/147, KHARJUMA,
NAVI MUMBAI

SIGNATURE OF PURCHASER
Pandey

SIGNATURE OF VENDOR
M. Atul...

Satish V. A.
Mumbai
Sector 12, Navi
Mumbai - 401
Tel: 2708 8344



उ र ण

4/8/2006

23/1/08

PERMANENT ACCOUNT NUMBER
AHEPM7463Q

नाम / NAME
SHANTILAL SHANKARLAL MALI

पिता का नाम / FATHER'S NAME
SHANKARLAL B MALI

जन्म तिथि / DATE OF BIRTH
15-06-1982

हस्ताक्षर / SIGNATURE

आयकर भाषण (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Centre)

नाम / NAME
BASANTILAL MANOHARLAL JAIN

पिता का नाम / FATHER'S NAME
MANOHARLAL DHANRAJ JAIN

जन्म तिथि / DATE OF BIRTH
23-07-1968

हस्ताक्षर / SIGNATURE
Bjain

आयकर भाषण-1, पुणे
Commissioner of Income-tax 1, Pune

आयकर विभाग
INCOME TAX DEPARTMENT

नाम / NAME
MITHALAL M JAIN

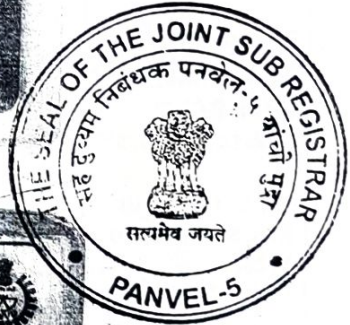
मानोहार लाल सुराना
MANOHAR LAL SURANA

01/05/1961
Permanent Account Number
ACXPJ9532H

हस्ताक्षर / SIGNATURE

प व ल - ५

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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH062008002877
Valid Till: 23-03-2016 (INT)

DOB: 24-03-1968

FORM 7
RULE 18 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

GOV	DOI
MCWG	14-01-1988
LMV	21-09-1995

DOB: 24-03-1968 BC: O+

Name: KHUSHAL PATEKAR
S/D/W of VITTHAL PATEKAR
Aad: AY SAREKAR ALI, TAL-MAHAD,
DIST-RAIGAD.

PIN: 402301
Signature & ID of Issuing Authority: MH06200811

Signature & Impression of Holder

श्रीपद्म विमान
श्रीपद्म विमान
BANK OF PARASMAL JAIN
PARASMAL SOJANI JAIN

जन्म तिथि
15-06-1982

आयकर भाषण-1, पुणे
Commissioner of Income-tax 1, Pune

Devdarshan Complex Co-operative Housing Society Ltd

Regd. NBOM/CIDCO/HSG(OH)/2625/JTR/Year 2007-2008 dated 18/12/2007

Plot No. 23 & 24, Sector-19, Kharghar Navi Mumbai 410210

CHAIRMAN

Shri N.R. Jadhav
C/103,
Mob 9867085525

VICE CHAIRMAN

Shri S.C.Pillai
A/201,
Mob 9820896754

Hon. Secretary

Shri C.K.Saha
A/202,
Mob 9757018202
9769936558

Treasurer

Shri Kamlesh R
Dave B/201,
Mob 9324291879

M. C. Member

Mrs. Savitri A Rao
B/202,
Mob 9820896754

M. C. Member

Mrs N.P. Jadhav
F/403,
Mob 9820896754

M. C. Member

Shri G.P.Acharya
E/604
Mob 9967794752

M. C. Member

Shri K.N.Kutty
F/101,
Mob 9324529897

M. C. Member

Shri C.P.Pai
E/504,
Mob 9820896754

M. C. Member

Shri S.K. Jaishwal
S/49,
Mob 9820896754

DDC/Gen/Trf/NOC/30/08

14/04/2014

NO OBJECTION CERTIFICATE

This has reference to the application received from Mr. Pankaj P Jain age PAN No. ADTPJ1147P a member of the above Society, an Indian inhabitant, residing PL-06, Building No.10, Room No. 06, Sector 14, Khanda Colony, New Panvel (1) Panvel, Dist. Raigad, & Mr. Mithalal M Jain, age 53 years PAN No. ACXPJ9532B Indian inhabitant, residing at Flat No. 303, Krushidan Co-op. Hsg., Socoety, Sector Plot No. 17E, Kalamboli, Tel. Panvel, Dist. Raigad, dated 01st March 2014, regarding resignation from Society's membership and also request to transfer Share/Tenement ship etc. in the name of Mr. Shantilal Shankarlal Mali, age 32 PAN AHEPM7463Q an Indian inhabitants, having residence address at residing at G Row House, Sector-12, Kharghar, Navi Mumbai 410210, and his request letter dated 01/03/2014 is also referred.

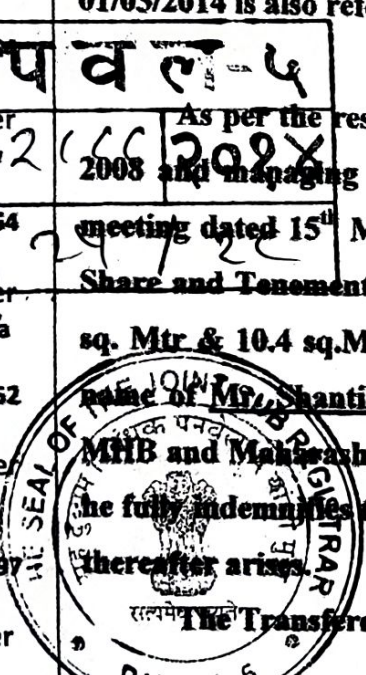
As per the resolution passed by the General Body Meeting held on 24th Feb 2008 and managing Committee meeting held on 12th June 2009 & Monthly Meeting dated 15th March 2014. This Society has NO OBJECTION in transferring Share and Tenementship of Shop No. 13 (G+4 Building) admeasuring total BUA

sq. Mtr & 10.4 sq.Mtrs. Loft on the ground floor in above mentioned building in name of Mr. Shantilal Shankarlal Mali by mutual consent as rules and regulations of MHB and Maharashtra State Co-operative Societies Act vide XXXVII of 1966, provided the fully indemnifies this Society in respect of said Shares/Tenementship and for any thereafter arises.

The Transferee has paid all Society dues up to 30th April 2014

Note: Building does not have parking space.

Garage, Butcherkhana, Embossment, Fireworks, flower Mills, Mutton/fish but Vehicle Washing centre are totally prohibited



[Signature]
Chairman
[Signature]
Hon. Secy
For Devdarshan Complex CHS Ltd

Summary I (GoshwaraBhag-1)

529/2888

मंगळवार, 22 एप्रिल 2014 3:07 म.नं.

दस्त गोपवारा भाग-1

पवल5

दस्त क्रमांक: 2888/2014

दस्त क्रमांक: पवल5 /2888/2014

बाजार मूल्य: रु. 44,31,500/- मोवदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,25,000/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:2988

पावती दिनांक: 22/04/2014

अ. क्रं. 2888 वर दि.22-04-2014

सादरकरणाचे नाव: शांतिलाल शंकरलाल माली - -

रोजी 3:05 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 560.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 28

Shantilal

दस्त हजर करणाऱ्याची मही:

एकुण: 30580.00

Sub Registrar Panvel 5

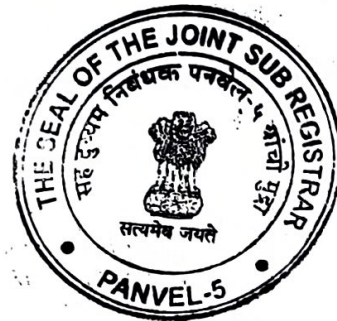
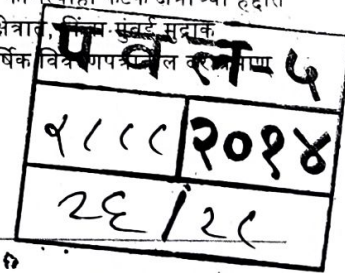
Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील कोणत्याही प्रभाव क्षेत्रात.

शिक्षा क्रं. 1 22 / 04 / 2014 03 : 05 : 41 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 04 / 2014 03 : 06 : 16 PM ची वेळ: (फी)





22/04/2014 3 09:26 PM

दस्त गोषवारा भाग-2

पवल5

दस्त क्रमांक:2888/2014

दस्त क्रमांक :पवल5/2888/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:शांतिलाल शंकरलाल माली - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी 85/32 रो हाऊम से 12 खारघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:AHEPM7463Q	लिहून घेणार वय :-32 स्वाक्षरी:-		
2	नाव:पंकज पी जैन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पी एल 6 विल्डींग नं 10/6 से 14 खांदा कॉलनी, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:ADTPJ1147P	लिहून देणार वय :-33 स्वाक्षरी:-		
3	नाव:विठालाल एम जैन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पी एल 6 विल्डींग नं 10/6 से 14 खांदा कॉलनी, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड्:(००:). पॅन नंबर:ACXPJ9532H	लिहून देणार वय :-53 स्वाक्षरी:-		

पवल-५
२०१४
२६/१२



दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कदुल व दस्तऐवजासोबत जोडलेली कागदपत्र कुळमुख्यारपत्रे, व्यक्ती इत्यादी बनावट आढळून आल्यास यांची संपूर्ण जबाबदारी दस्त निष्पादकाची राहिल.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:शांतिलाल जैन - - पत्ता:से 20 खारघर नवी मुंबई पिन कोड:410210	स्वाक्षरी		
2	नाव:खुशाल पाटेकर - - वय:46 पत्ता:गणेश नगर भांडुप 78 पिन कोड:400078	स्वाक्षरी		

शिकका क्र.4 ची वेळ:22 / 04 / 2014 03 : 08 : 40 PM

शिकका क्र.5 ची वेळ:22 / 04 / 2014 03 : 08 : 55 PM नोंदणी पुस्तक 1 मध्ये