

... 1 ...

## **AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this ..... day of August 2023 Two Thousand Twenty Three.

### **BETWEEN**

**Mr. RAMASRAY R YADAV, Aged about 55 yrs, & Mrs. KALAVATI RAMASHRAY YADAV, Aged about 51 yrs, Residing at 102, Eskon Heights Chs, Om Nagar, Dhuri Complex, Tal. Vasai, Vasai Road West, Dist. Palghar, Pin No. 401202., hereinafter referred to as "VENDOR" (which term and expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, legal representatives, executors, administrators, and assigns) of the FIRST PART.**

### **AND**

**MS. PREETI YADAV, aged about 31 years, (PAN NO. ANZPY2452J), Residing at B-301, Rashmi Heights Apartment, New Link Road, Vasant Nagari Tal. Vasai, Nallasopara East Dist. Palghar, Pin No. 401209., hereinafter referred to as "PURCHASER" (which term and expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators, and assigns) of the SECOND PART.**

### **AND WHEREAS :**

a). The VENDOR herein is the lawful owner in possession of Flat No. 102 on the First Floor, Building known as "ESKON HEIGHTS" and Society known as "ESKON HEIGHTS CO-OP. HSG. SOC. LTD." in Flat area is admeasuring to 1043 Sq. Feet

... 2 ...  
Built-up which is equivalent to 96.89 Sq. Meters Built-up, or thereabouts, bearing Survey No. 45, Hissa No. B, situated at revenue Village DIWANMAN, NAVGHAR MANIKPUR, Vasai Road (West), Taluka - Vasai, Dist - Palghar, Registration Sub-dist of Vasai, and Dist Palghar, in the area of Vasai - Virar City Municipal Corporation, hereinafter referred to as the said Flat & more particularly described in schedule hereinafter written.

b) AND WHEREAS the VENDOR herein had purchased said Flat from M/S. S M BUILDERS & DEVELOPERS, a Partnership Firm vide Agreement for Sale dated 14/05/2009.

AND WHEREAS the VENDOR hereby declares that the said Flat referred to above is free from all the encumbrance, mortgage, lien, charge and physical possession is with the VENDOR.

AND WHEREAS the VENDOR have agreed to sell and transfer to the PURCHASER and the PURCHASER have agreed to purchased and acquire the right to use enjoy and occupy the said Flat.

That VENDOR herein is bonafide member of the society namely "ESKON HEIGHTS CO-OP. HSG. SOC. LTD" duly registered under registration No. TNA/(VSI) /HSG/(TC)/23897/2011-2012, dated 28/03/2012 and owns shares certificate bearing Nos. 11 to 20 (both inclusive) held under Share Certificate No. 02.

1). The VENDOR and PURCHASER hereby agree and accept the full and final price of the said Flat No. 102 on the First Floor, Building known as "ESKON HEIGHTS" and Society known as "ESKON HEIGHTS CO-OP. HSG. SOC. LTD." In Flat area is admeasuring to 1043 Sq. Feet Built-up which is equivalent to 96.89 Sq. Meters Built-up, or thereabouts, bearing Survey No. 45, Hissa No. B, situated at revenue Village



**AGREEMENT FOR SALE**



A  
102

**ESKON HEIGHTS**



Mr. / Mrs. / M/s. Flat No-102  
of \_\_\_\_\_  
(Shop / Flat No. \_\_\_\_\_ floor \_\_\_\_\_ Date \_\_\_\_\_)

**S. M. BUILDERS**  
**& DEVELOPERS**

(We Fulfill Your Dreams...)



Thursday, May 14, 2009

1:05:52 PM

Original

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Page 09/11

पावती

पावती क्र. : 4102

दिनांक 14/05/2009

गावाचे नाव दिवाणमान

दस्तऐवजाचा अनुक्रमांक

दस्ता एवजाचा प्रकार

वसई - 04102 - 2009

करारनामा

सादर करणाराचे नाव: रामाश्रय आर सादर

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (59)

एकूण

रु.

18880.00

1180.00

17870.00

आपणास हा दस्त अंदाजे 1:20PM ह्या वेळेस मिळेल

दुय्यम निबंधक

दफ्त 1

बाजार मुल्य: 1551000 रु.

मोबदला: 1888800 रु.

भरलेले मुद्रांक शुल्क: 82750 रु.

पुण्य निबंधक दफ्त-२

वसई - १  
पत्रांक १०७०२/२००९  
२/४९

**AGREEMENT FOR SALE**

THIS ARTICLES OF AGREEMENT made at Vasai this 14<sup>th</sup> day of May 2009 BETWEEN M/S. S. M. BUILDERS & DEVELOPERS, a partnership firm, duly registered under Indian partnership Act., 1932, carrying on business interallia as Builders & Developers and having its office and principle place of business at Navghar, Vasai Road (East), Taluka-Vasai, Dist-Thane, Pin 401202, hereinafter called "**THE DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns of the said partnership firm and the partners thereof for the time being and the heirs, executors, administrators, representative, assigns and trustees of the survivor or the last survivor of the said partners.) of the **ONE PART.**

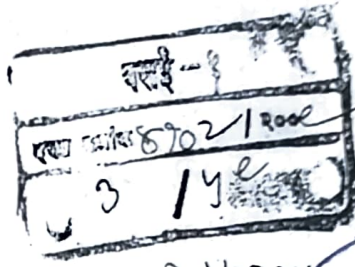


*[Handwritten signature]*  
K. GADAV

*[Handwritten signature]*  
AUTHORISED SIGNATORY  
For BASSEIN CATHOLIC CO-OP BANK LTD.

Bassein Catholic Co-op Bank Ltd  
Zenda Bazar Branch, Zenda Bazar  
Vasai District Thane 401201  
D/SIST/PL/PLIC R 102701050517201  
21721 87709  
163763  
M/V 08 2009  
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AND



Shri./Smt./Kum./M/S. ① RAMASHRAY. R. YADAV  
 ② KALAVATI. R. YADAV

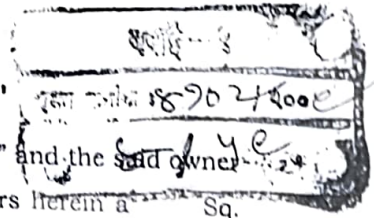
hereinafter called **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners for the time being constituting the said firm/The director or directors for the time being constituting the said company/Survivor or survivors of them, his/her/their heirs, executors, administrators and assigns) of the **OTHER PART.**

**WHEREAS:**

- A) One Mr. Subhash Shantaram Dhuri was absolute owner, Seized and otherwise entitled to hold a piece and parcel of Land or Ground bearing Survey No. 45, (Old 45/4-8), Hissa No. B, admeasuring 1739-00 Sq. Mts. Or thereabouts, Assess. 0-00, Survey No. 45, (Old 45/8), Hissa No. C, admeasuring 1881-00 Sq. Mts. Or thereabouts, Assess. 150-48, Survey No. 47, (Old 47/2,3,7,9,6), Hissa No. B, admeasuring 11610-00 Sq. Mts. Or thereabouts, Assess. 928-80, and Survey No. 57, (Old 57), Hissa No. 2, admeasuring 1300-00 Sq. Mts. Or thereabouts, Assess. 0-80, Lying, being and situated at Revenue Village-Diwanman, Jurisdiction of Navghar-Manickpur Municipal Council Taluka & Panchayat Samiti-Vasai, Dist. & Zilla Parishad-Thane, within the Limits of Sub-Registration of Assurances at Vasai, (and More Particulars described in the Schedule "First" hereunder) (hereinafter referred to as **"THE SAID ENTIRE PROPERTY"**)

- B) By and under Agreement for Development dated 14/02/2008, executed by & between Mr. Subhash Shantaram Dhuri, therein called as "The Vendor" hereinafter referred to as **"THE SAID OWNER"** of the one part and M/S. S. M. Builders & Developers, Called


KALAVATI



herein & therein as "The Developers" and the said owner have agreed to sell to the Developers herein a Sq. Feet F. S. I. of the building No.-5 in OM NAGAR, Vasai (West) available out of the said entire property Viz, piece and parcel of Land or Ground bearing Survey No. 45, (Old 45/4-8), Hissa No. B, admeasuring 1739-00 Sq. Mts. Or thereabouts, Assess. 0-00, Survey No. 45, (Old 45/8), Hissa No. C, admeasuring 1881-00 Sq. Mts. Or thereabouts, Assess. 150-48, Survey No. 47, (Old 47/2,3,7,9,6), Hissa No. B, admeasuring 11610-00 Sq. Mts. Or thereabouts, Assess. 928-80, and Survey No.57, (Old 57), Hissa No.2, admeasuring 1300-00 Sq. Mts. Or thereabouts, Assess. 0-80, (More Particularly described in the Schedule 'Second' hereunder) Lying, being and situated at Revenue Village-Divanman, within Jurisdiction of Navghar-Manickpur Municipal Council, Taluka & Panchayat Samiti Vasai, Dist. & Zilla Parishad Thane, within the Limits of Sub Registrar of Assurances at Vasai, (hereinafter referred to as "THE SAID PROPERTY") and the Developers acquired development rights from the from the said owner of the said property at or for the such consideration and upon such terms and conditions, as are stipulated therein;

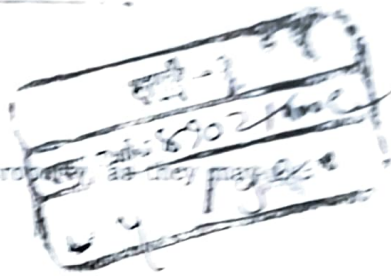
C) The aforesaid Agreement for Development dated 14/02/2008, is duly registered in the office of Sub-Registrar of Assurances of Vasai under the document No. 01707 dated 14/02/2008, pursuant to the said development Agreement dated 14/02/2008, the said owner put the developers in possession of the said property with irrevocable right and authorities to construct the proposed building in accordance with norms and specification of CIDCO Ltd. and the developers have commenced the work of construction of the proposed building self contained tenements.

D) The said owner executed a General Power of Attorney dated 14/02/2008, in favour of the developers herein, to

  
K. J. DAV



enable them to develop the said property as they may deem fit and proper.



- E) The Said Developers herein are now seized and possessed of and well and sufficiently entitled to the said property.
- F) The Development permission is granted to construct the Residential & Commercial building on the said property by the City Industrial Development Corporation of Maharashtra Ltd., Vide its Letter Nos. CIDCO/VVSR/AM/BP-3101/5/W/145 dated 28/01/2008, hereto annexed and marked as Annexure "C" is a copy of Development permission issued by the CIDCO.
- G) The Commencement Certificate as required under Section 45 of Maharashtra Regional and Town planning Act. 1966 is also granted by the City Industrial Development Corporation of Maharashtra Ltd., Vide its Letter No. CIDCO/VVSR/CC/BP-3101/5/W/145, dated 28/01/2008, hereto annexed and marked as Annexure "D" is a copy of Commencement Certificate issued by the CIDCO.
- H) The Honorable Collector, Thane have granted Non-Agricultural Permission Vide their Order (No.) Kramank Mahsul/K-1/T-9/NAP/SR-72/2003 dated 18/10/2003, hereto annexed and marked as Annexure "E" is a copy of Non-Agricultural Permission issued by the Honorable Collector, Thane.
- I) The Developers have engaged the service of Architect, M/S. EN-CON ARCHITECTURAL & PROJECT CONSULTANTS, as a structural designer & Engineer for the project envisaged herein. The appointment may be substituted or changed during the course of construction by the developers as the need and circumstances may arise;



- J) The Developers Advocate, Mr. M. P. Mishra, Advocate High Court having based their investigation on the available documents and opined by virtue of his title certificate

~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~

1. The Purchaser shall have and shall retain the right to use the land for any purpose whatsoever.
2. The Purchaser shall have and shall retain the right to use the land for any purpose whatsoever.

**IN WITNESS WHEREOF, THE PARTIES HAVE HEREBY SIGNED AND SEALED THEIR RESPECTIVE NAMES AND ADDRESSES AS FOLLOWS:**

1. The Purchaser shall construct the said building to be erected on the land for the purpose of a school and shall comply with the plans and specifications approved by the concerned local authority and which has been seen and approved by the Purchaser with any such revision and modifications as the Purchaser may consider necessary if a law is required by the concerned local authority and/or Government.
2. The Purchaser shall agree that the development shall be carried out in accordance with the structure plan of the said school building and that the Purchaser shall be entitled to all the benefits which may be available under existing laws or any other laws, regulations, ordinances, orders, guidelines etc. and shall be issued by the concerned authority and the Government.
3. The Purchaser's name shall be registered in the name of the Purchaser and the Purchaser shall be entitled to all the benefits which may be available under existing laws or any other laws, regulations, ordinances, orders, guidelines etc. and shall be issued by the concerned authority and the Government.



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पत्र-१  
 22/1/2000

nor the society that may be formed and registered shall have any claim.

35) This agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

### COMMON AREA AND FACILITIES

Proportionate area of immediate landing area abutting the main door after landing on the said floor of the said premises to be shared equally by all premises holder as the said floor. Prorata right along with all purchaser/s of the premises in the said property in limited common area.

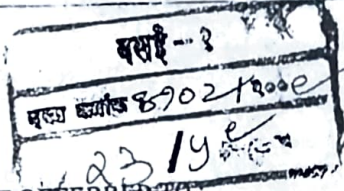
- i) Staircase
- II) Staircase landing
- III) Compound wall with gate.

### FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Land or Ground Lying, being and situated at Revenue Village-Diwanman, within Jurisdiction of Navghar-Manickpur Municipal Council, Taluka & Panchayat Samiti Vasai, Dist. & Zilla Parishad- Thane, within the Limits of Sub-Registrar of Assurances at Vasai, land bearing

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area</u> (Sq. Mts.)	<u>Assess.</u> (Rs. Ps.)
45 (Old 45/4-8)	B	1739-00	0-00
45 (Old 45/8)	C	1881-00	150-48
47 (Old 47/2,3,7,9,6)	B	11610-00	928-80
57 (Old 57)	2	1300-00	0-80

*KYADAV*



SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT a Sq. Feet F. S. I. of the building No.5 in OM NAGAR, Vasai (West) available out of the piece and parcel of Land or Ground bearing,

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area</u> (Sq. Mts.)	<u>Assess.</u> (Rs. Ps.)
45 (Old 45/4-8)	B	1739-00	0-00
45 (Old 45/8)	C	1881-00	150-48
47 (Old 47/2,3,7,9,6)	B	11610-00	928-80
57 (Old 57)	2	1300-00	0-80

Lying, being and situated at Revenue Village-Diwanman, within Jurisdiction of Navghar-Manickpur Municipal Council, Taluka & Panchayat Samiti-Vasai, Dist. & Zilla Parishad-Thane, within the Limits of Sub-Registrar of Assurances at Vasai.

**Bounded by:**

On the East:

On the West:

On the North:

On the South:

THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat/Shop/Office No. 102 of carpet area/ built up area admeasuring \_\_\_\_\_ feet. On First floor and/or Open/Still Parking Space No. \_\_\_\_\_, area admeasuring \_\_\_\_\_ sq. feet carpet area/built up as shown in the floor plan thereof and hereto annexed and marked as Annexure 'A'. In the building No.-5 known as "Eskon Heights" with proportionate share of common area and facilities appurtenance to the said property.

  
K. YADAV

25/13

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HERE IN ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED  
Within named of "THE DEVELOPERS"  
M/S. S. M. BUILDERS & DEVELOPERS,  
Through its Partner,  
Mr. SARPAK SINGH SETHI  
in the presence of



FOR M/S. S. M. BUILDERS & DEVELOPERS  
Sarpak Singh Sethi  
PARTNER

SIGNED SEALED AND DELIVERED  
Within named "THE PURCHASER"  
MR/MRS/Kum./M/S  
① RAMASHRAY - R. YADAV  
② KALAVATI - R. YADAV  
In the presence of



Ramashray R. Yadav  
KALAVATI



**RECEIPT NO. 1**

RECEIVED on or before the date hereof, from within named Purchaser/s a sum of Rs. 11000/- (Rupees Eleven Thousand Only) being the earnest money paid by the Purchaser/s to the Developers by Cash/Cheque No. 289149 - dt. 13/5/09 drawn on Market Bank Ltd.





वसई-३  
 १५/१०/२००८  
 ३८/१४

क्र.महसुल/५-१/२-९/एनएन/एन३०२

३/-

७८९२-३८ चौ.मी.  
 ९९२-८८ चौ.मी.  
 ८७८-२४ चौ.मी.  
 २०५-२५ चौ.मी.

वसई-३  
 १९०२  
 ४८/१४

विकास क्षेत्र  
 वसई-३ (१२एमडीपी रोड)  
 वसई-३  
 वसई-३  
 वसई-३

परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिनियम देण्यात आलेली आहे, अनुज्ञाप्राही व्यक्तीने ( ग्रॅंटीने ) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनाथ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनाथ केवळ केला पाहिजे. आणि त्याने अशा जमीन किंवा त्या कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनाथ जिम्हाधिकारी यांना वाच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही नकाशे करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

अनुज्ञाप्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान नसून अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाने अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखेनंतर एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही गतीने विक्रीला लावता कामा नये.

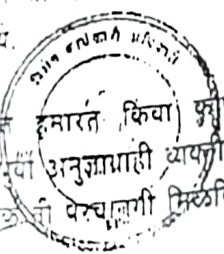
अनुज्ञाप्राही व्यक्तीस असा भूखंड विक्रीचा असेल किंवा त्यांनी इतर प्रकारे विक्रीला लावण्याची असेल तर अशा अनुज्ञाप्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विक्री किंवा अशा शर्तीच्या अन्वयेत विक्री करणे हे विक्रीला लावणे आणि त्यांचे निष्पादित केलेल्या विलेखाने असेल कारण हे सादर करताना असेल.

सोदलेले जोडलेल्या सिडकोने मंजूर केलेल्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इतरथा जोडलेले नकाशा आलेली आहे. सदर भूखंडातील नकाशात दर्शिलेले प्रमाणेच विक्रीला लावणे आवश्यक आहे. सिडको मंजूर नकाशात दर्शिलेला मजल्यापेक्षा जास्त मजल्याचे मंजूर नये.

सोदलेले नकाशा हे सिडको मंजूर नकाशात दर्शिलेला मजल्यापेक्षा जास्त मजल्याचे मंजूर नये.

सोदलेले नकाशा हे सिडको मंजूर नकाशात दर्शिलेला मजल्यापेक्षा जास्त मजल्याचे मंजूर नये.

सोदलेले नकाशा हे सिडको मंजूर नकाशात दर्शिलेला मजल्यापेक्षा जास्त मजल्याचे मंजूर नये.



गणेश वि. जाधव  
 (वि. जाधव)  
 (वि. जाधव)  
 (वि. जाधव)

१३/१





पुणे जिल्हा न्यायालय  
 दि. १६/०६/२००६  
 २५/५८

पत्रांक/सिवई-३/२००६  
 दि. १६/०६/२००६

जमिनीच्या विभागातील पापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्यांच्या  
 आतला अंदाज अमुकामाही व्यक्तीने महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात येत व  
 विभागातील आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक  
 मासू करून देऊन तो या आदेशातील सर्व शर्ती समाविष्ट करणे त्याम बंधनकारक असत,  
 या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीवरील कोणत्याही शर्तीचे अनुज्ञावाही  
 व्यक्तीने उल्लंघन घेतल्यास उक्त अधिनियमाच्या उपबंधांमध्ये आता अनुज्ञावाही त्या  
 काळासाठी शास्त्रीय पात्र होत त्या शास्त्रीय वाचा न घेऊ देता आपल्याच्या जिल्हाधिकारी-वाला  
 ती विविष्ट करेल असा तेंड आणि आकारणी घेतल्यानंतर उक्त जमीन किंवा मुद्रा  
 अज्ञाताच्या ताब्यात राहू देण्याचा अधिकार असेल.

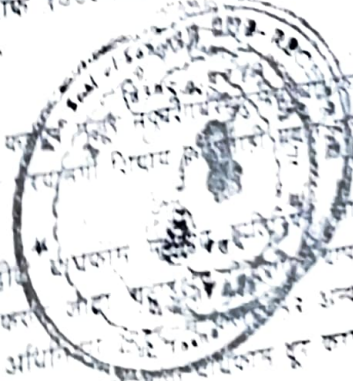
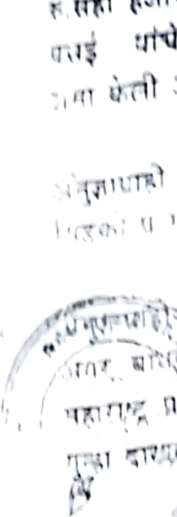
यातील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परधानीच्या तरतुदींवरून आजून  
 कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा पुन्हा किंवा या  
 इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विविष्ट मुदतीच्या आत  
 जमिनी मालकीने उभारलेली इमारत काढून हाकण्या दिवशी किंवा तीत बांधकाम  
 करण्याविषयी आपल्याच्या जिल्हाधिकारी-याने निर्देश देणे दिवशी संपत असेल. तसेच आपल्याच्या  
 जिल्हाधिकारी-वाला अशी इमारत किंवा बांधकाम काढून हाकण्याचे किंवा तीत बांधकाम  
 करण्याचे काम करताना घेण्याचा किंवा त्या प्रीत्यर्थ उभारलेला सर्व अनुज्ञावाही व्यक्तीकडून  
 जमीन महसूलाची वाकबाही म्हणून घेतुल करून घेण्याचा अधिकार असेल.

दिलेली ही परधानी मुंबई मुळपरिषद व शेतजमीन अधिनियम १९६८ मध्यावर  
 वागवण्याच्या अधिनियम आणि नगरपालिका अधिनियम १९५४च्या त्या वेळी अंमलात  
 आणलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या  
 धावतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.

प्रस्तावित जमिनीच्या विभागातील आकारणीच्या पाचपट रक्कम रु.१,१९,९९९/- (अकरा  
 हजार एकोणशे एकशेस मात्र) रकमेतील दर (करवारी टॅक्स) म्हणून वसूलित  
 कराई यांचेकडील पायती क्रमांक १००५२७ दिनांक १६/०६/२००६ अन्वये वसूल  
 कराव्या आहेत.

अनुज्ञावाही यांनी सिडको यांचे कालवारी महसूल दिवाय मध्ये बांधकाम केलेल्या  
 जिल्हा व महसूल यांच्याचे पूर्व परधानी दिवाय मध्ये बांधकाम केलेल्या

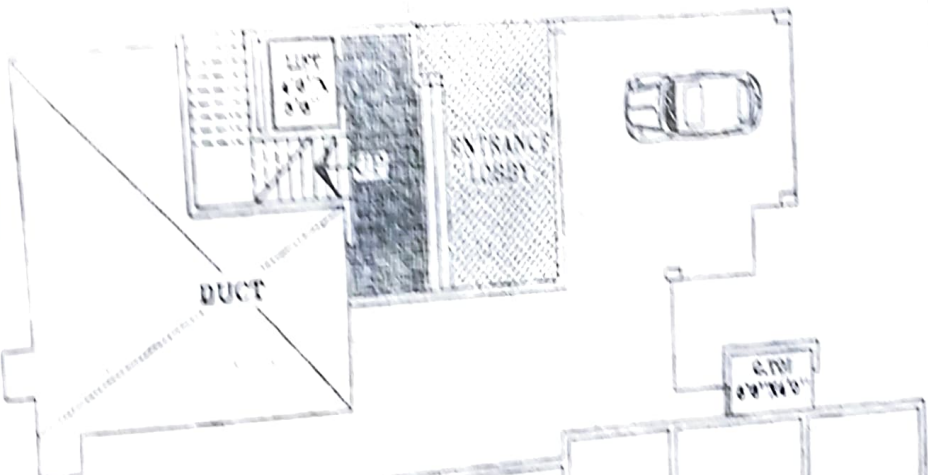
यांनी सिडको यांनी बांधकाम केलेल्या मध्ये बदल करून बांधकाम केलेल्या  
 महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६९ मध्ये बांधकाम केलेल्या  
 मुळा वारसात यांच्यास पात्र राहतील व अतः यांच्या बांधकाम वर बांधकाम केलेल्या



मरिण्डा राजेंद्र जाधव  
 (विशेष अधिकारी)  
 प. शास्त्रीय  
 न्यायालय, ता. पुरंदी, जि. अहमदनगर



10/21/2019  
 12/1/2019



SHOP 7  
12'6" X 14'0"

SHOP 6  
8' X 14'0"

SHOP 5  
10'0" X 14'0"

SHOP 4  
10'0" X 14'0"

SHOP 3  
8' X 15'9"

SHOP 2  
10'0" X 15'9"

SHOP 1  
8' X 15'9"

40" WIDE OTL

**\*GROUND FLOOR PLAN\***  
**BLDG-NO.5**

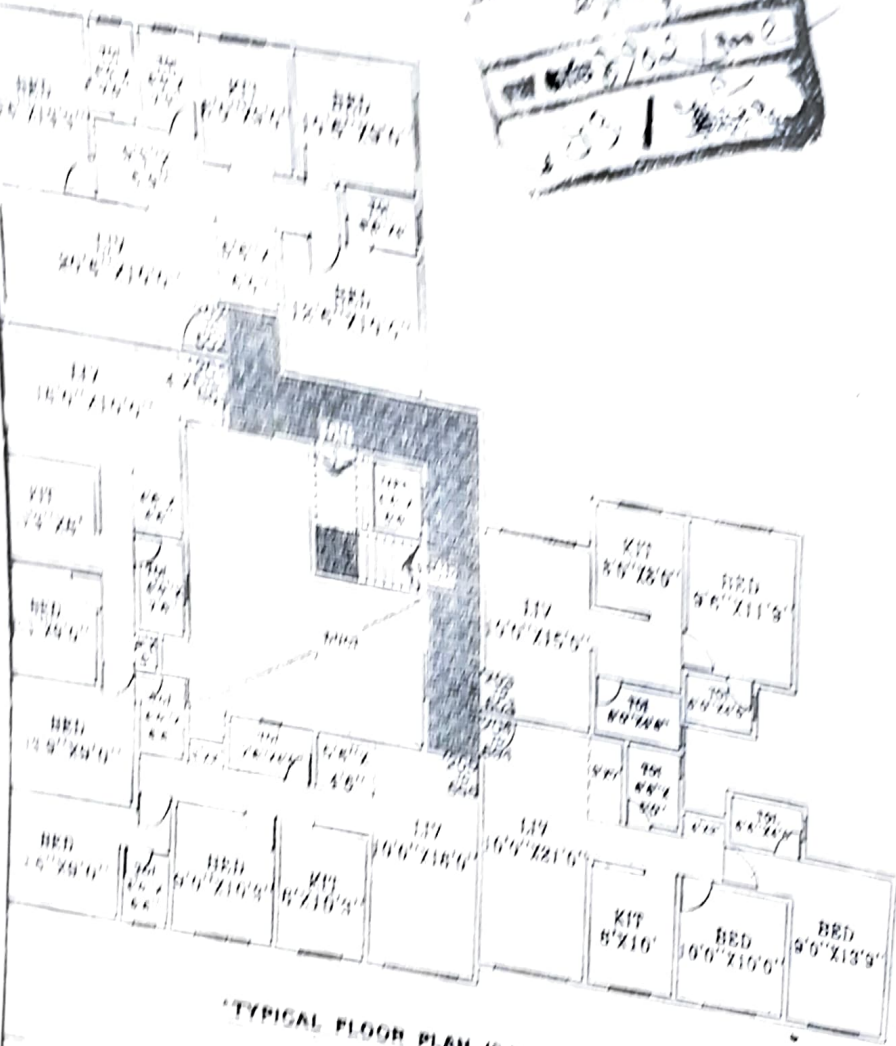
**\*ESKON HEIGHTS\***

PROPOSED RESIDENTIAL BLDG WITH SHOP  
 S.NO.45, H.NO.4,6,6,7&8, S.NO.47, H.NO.2,3,6,7&8  
 VILL-DIWANMAN, TAL-VASAL, DIST-THANE.



**EN-CON**  
 Architects & Project Mgmt  
 Project Consultants  
 G T/B 101 WING, BETH PALACE,  
 AURANG ROAD, VASAL ROAD, CHESTED,  
 PHONE: 22250- 2338218, 2333404  
 EMAIL: [encon1@enconinall.com](mailto:encon1@enconinall.com)  
 1, Sakinaka Road, Sakinaka, Mumbai, Maharashtra, India.

27-1  
 10/26/62  
 10/26/62



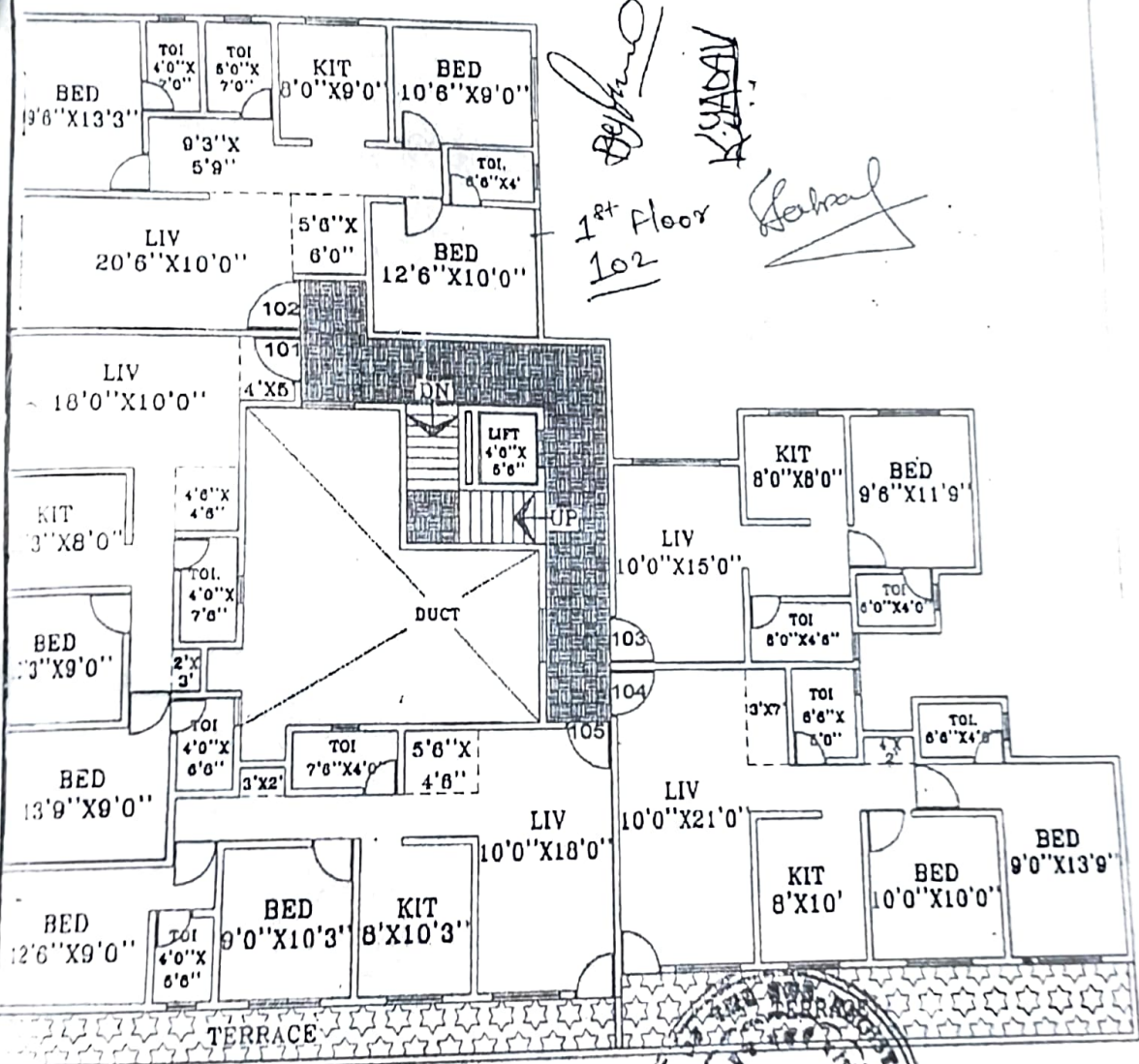
\*TYPICAL FLOOR PLAN (2ND TO 6TH)  
 BLDG-NO.5

\*ESKON HEIGHTS\*  
 PREFERRED RESIDENTIAL BLDG WITH SWIMMING  
 POOL, HRS. 4.50 PER HOUR, HRS. 2.50 PER HOUR  
 ALL UTILITIES IN THE UNIT



BED  
 9'0" x 11'0"

Plot - 1  
 8702/133e  
 46/19e



*Handwritten notes:*  
 1st Floor  
 102  
 K. S. DAS  
 H. S. DAS

**FIRST FLOOR PLAN**  
**BLDG-NO.5**



**ESKON HEIGHTS**

PROPOSED RESIDENTIAL BLDG WITH SHOP LINE  
 S.NO.45, H.NO. 4,5,6,7&8, S.NO.47, H.NO.2,3,6,7&8,  
 VILL-DIWANMAN, TAL-VASAI, DIST-THANE.

**EN-CON**  
 Architecture & Structure work  
 Project Consultants  
 G 7/8 10<sup>th</sup> WING, SETHI PALACE,  
 ANBADI ROAD, VASAI ROAD (WEST),  
 PHONE: 83250- 2338318, 2333404  
 E-mail : encon1@rediffmail.com

दुय्यम निर्वाहकः

दस्त गोषवारा भाग-1

परसई

दस्त क्र 4102/2009

५७५९

पत्रा संख्या : 4102/2009

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: रामाश्रय आर यादव -  
 पत्ता: घर/फ्लॉट नं: 108  
 गल्ली/रस्ता:-  
 ईमारतीचे नाव: एकदरगाईन सिटी  
 ईमारत नं:-  
 पेठ/मसजिद:-  
 शहर/गाव: परसई  
 तालुका: परसई  
 पिन:-  
 पॅन नम्बर: AAOPY1498A

लिहून घेणार

वय 41

सही



नाम: कलाकवी आर यादव -  
 पत्ता: घर/फ्लॉट नं: यरील प्रमाणे  
 गल्ली/रस्ता:-  
 ईमारतीचे नाव:-  
 ईमारत नं:-  
 पेठ/मसजिद:-  
 शहर/गाव:-  
 तालुका:-  
 पिन:-  
 पॅन नम्बर: AAWPY6859P

लिहून घेणार

वय 37

सही



नाम: मे.एस.एम.विल्डर्स अॅम्ड डेकलपर्स सर्वे भागीदार  
 श्री. सतपाल सिंग शेठी -  
 पत्ता: घर/फ्लॉट नं:-  
 गल्ली/रस्ता:-  
 ईमारतीचे नाव शेठी फ्लेस  
 ईमारत नं:-  
 पेठ/मसजिद:-  
 शहर/गाव: मकाशर  
 तालुका: परस

लिहून घेणार

वय 32

सही



766637625



दस्त गोषवारा भाग - 2

वसई

दस्त क्रमांक (4102/2009)

यु.ए.ए.

दस्त क्र. (वसई-4102-2009) चा गोषवारा  
बाजार मुल्य : 1551000 मोबदला 1668800 भरलेले मुद्रांक शुल्क : 82750

पावती क्र.: 4103 दिनांक: 14/05/2009

पावतीचे वर्णन  
नांव: रामाश्रय आर यादव - -

दस्त हजर केल्याचा दिनांक : 14/05/2009 01:00 PM

निष्पादनचा दिनांक : 14/05/2009

दस्त हजर करणा-याची सही :

16690 : गोंदणी फी  
1180 : नककल (अ. 11(1)), पृष्ठांकनाफी  
नककल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

17870: एकूण

दु. निबंधकाची सही, वसई 1

दस्ताचा प्रकार (25) करारनामा  
सिक्का क्र. 1 ची वेळ : (सादरीकरण) 14/05/2009 01:00 PM  
सिक्का क्र. 2 ची वेळ : (फी) 14/05/2009 01:05 PM  
सिक्का क्र. 3 ची वेळ : (फमुली) 14/05/2009 01:07 PM  
सिक्का क्र. 4 ची वेळ : (ओळख) 14/05/2009 01:07 PM

दस्त नोंद केल्याचा दिनांक : 14/05/2009 01:08 PM

ओळख :

खालील इतम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटविताना.

1) अल्पेश तताटी - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/दस्ताहत: - -

शहर/गाव: दिवाणमान

तालुका: वसई

पिन: -

2) रघुान यादव - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

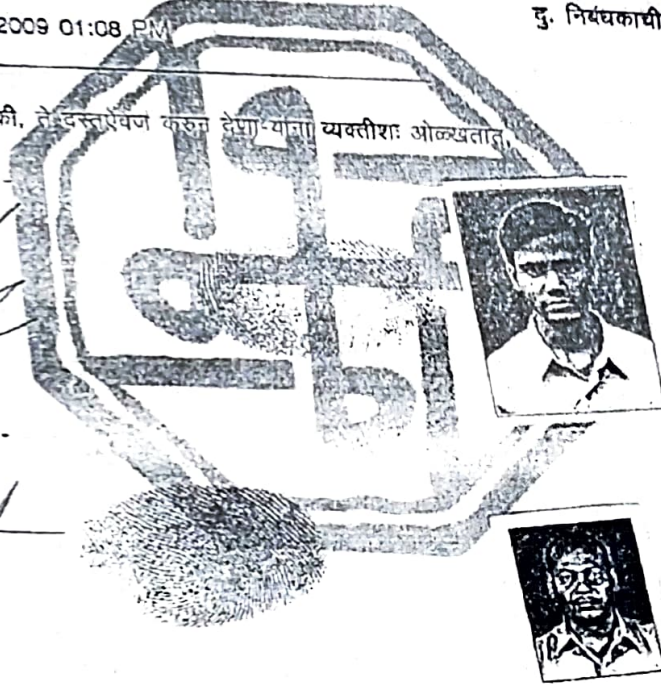
ईमारत नं. -

पेट/दस्ताहत: -

शहर/गाव: वसई

तालुका: वसई

पिन: -



दु. निबंधकाची सही  
वसई 1

व्यापणस करपत्रात श्रेष्ठ श्री

श्री. शरदाश्रयणी तालुका वसई

वसई निबंधक कार्यालय

दस्ता क्रमांक.....  
..... 202 .....

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.....  
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