गावाचे नाव: वडवली

 (1)विलेखाचा प्रकार
 करारनामा

 (2)मोबदला
 रु.750000

 (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी
 रु. 418500

देतो की पटटेदार ते नमुद करावे)
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)

पातिकेचे नाव इतर वर्णन :सर्वे नंबर 35/6 - दुकान गाळा नंबर 7, तळमजला, देवसिध्दी अपार्टमुंद्र, वंडवली, ठाणे

(5) क्षेत्रफळ 23.23 चौ मि

(६)आकारणी किंवा जुडी देण्यात असेल तेय्हा

(7) दस्तऐवज करून देणा-पा/लिहून ठेवणा-या पक्षकाराचे नाव नाय:-आशिष कवल (कमल) गौतम - - , शिल्पा आशिष गौतम - - , किवा दिवाणी न्यापालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(8)टस्तप्रैवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे

नाव:-अरुणा दुर्गेश देवडा - - , दुर्गेश भुरमल देवडा - - ,

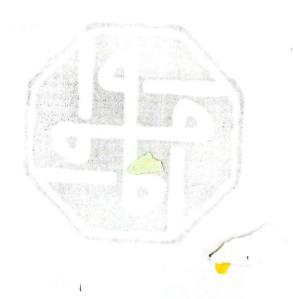
 (9) दस्तऐवज करुन दिल्याचा दिनांक
 21/12/2006

 (10)दस्त नोंदणी केल्याचा दिनांक
 21/12/2006

(11) अनुक्रमाक खंड व पृष्ठ 9294/2006

(12)बाजारभावाप्रमाणे मुद्राक शुल्क 37500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 7500



THE C. K. P. CO - OPERATIVE BANK LTD. H.O.: C.K.P. Bank Bldg., 88/C, 1st Floor, S. B. Marg, Dadar, Mumbai - 28. Branches : Dadar / S.B.Marg / Thane / Lokpuram / Chembur / Vileparle / Dombivii / Gorai No.: 31340 Received from Shri/Smt. Dungesh the sum of as under Cash / Cheque Valid on realisation of cheque. For The C.K.P. Co-op. E. & O. E. Cashier Authorised AGREEMENT FOR SALE Consideration Rs. 7, 50, 000/-THIS AGREEMENT made and entered into at Thane on this 215th of December, 2006 BETWEEN 1) MRS. SHILPA ASHISH GAUTAM, sege (KAMAL) 30 Years, Occupation Business, 2) MR. ASHISH KAWAL GAUTAM, age 33 Years, Occupation - Business, both residing at Gautam Niwas, Near Prachat Cinema, Station Road, Thane (w) hereinafter referred to as " The Ventors (which expression shall it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the FIR

1) MR. DURGESH BHURMAL DEVDA, Age 35 Years, Occupation Business, 2) MRS. ARUNA DURGESH DEVDA, Age 29 Years, Occupation – Business, both residing at Shop No. 404, 4th Floor, Building No. 13, Vijay Park, Kasarvadavli, Ghodbunder Road, Thane (w) hereinafter referred to as "The Purchasers" (which expression shall it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS by virtue of Agreement for Sale dated 10/11/2004 registered 10/11/2004 in the office of Sub-Registrar, Thane-5 at Sr. No. TNN5-8167/04 n entered into between M/S. SIDDHI CONSTRUCTION a Partnership Firm through its Partner SHRI. VILAS THAKURSINGH PATIL as the "Builders / Developers" of the ONE PART AND 1) MRS. SHILPA ASHISH GAUTAM & 2) MR. ASHISH KAWAL (KAMAL) GAUTAM as the "Purchasers" of the OTHER PART, the Builders M/S. SIDDHI CONSTRUCTION through its Partner Shri. Vilas Thakursing Patil sold and the Vendors herein 1) MRS. SHILPA ASHISH GAUTAM & 2) MR. ASHISH KAWAL (KAMAL) GAUTAM purchased and acquired a Shop bearing Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built - up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavalis al. & Dist. Thane within the limits of Thane Municipal Corporation and within the jurisdiction of Sub-

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Registrar Thane from the Builders M/S. SIDDHI CONSTRUCTION on ownership basis for a total consideration of Rs. 2,60,000/-.

AND WHEREAS the Vendors herein has paid the full consideration of the said Shop to the Builders M/S. SIDDHI CONSTRUCTION and the Vendors herein have taken possession of the said Shop and the Vendors are in possession and occupation of the said Shop its owner.

AND WHEREAS the Vendors have agreed to sell, transfer, and assign his / her/ their right, title and interest in the said Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built - up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane acquired by Purchasers by virtue of Agreement for Sale dated 10/11/2004 registered 10/11/2004 in the office of Sub-Registrar, Thane-5 at Sr. No. TNN5-8167/04 and the Purchasers have agreed to purchase and acquire the right, title and interest of the Vendors herein in the said Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built - up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane.

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NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY

AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

THANS - 3

The Vendors herein shall sell, transfer and assign and the 1. Purchasers herein shall purchase and acquire the right, title and interest of the Vendors acquired by the Vendors under the said Agreement for Sale dated 10/11/2004 registered 10/11/2004 in the office of Sub-Registrar, Thane-5 at Sr. No. TNN5-8167/04 in respect of the said Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane within the limits Thane Municipal Corporation and within the jurisdiction of Sub-Registrar Thane to Thane more particularly described in the Scheduled annexed hereto together with all its Fixtures and fittings for a total consideration of Rs. 7,50,000/- (Rupees Seven Lacks Fifty Thousand only) subject to terms and conditions contained in the said agreement dated 10/11/2004 registered 10/11/2004 in the office of Sub-Registrar, Thane-5 at Sr. No. TNN5-8167/04 between M/S. SIDDHI **CONSTRUCTION** and the Vendors herein and the Purchasers herein shall pay the aforesaid consideration of Rs. 7,50,000/- (Rupees Seven Lacks Fifty Thousand only) to the Vendors herein as under.

a) Rs. 50,000/-

(Rupees Fifty Thousand Only)
paid on 15/12/2006 by Cheque No.
789551 drawn on Bank of
Maharashtra, Ghodbunder Road

Branch, Thane (w) towards earnest

money.



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b) Rs. 7,00,000/-

(Rupees Seven Lakh Only) the balance consideration amount to be paid within 30 days from the date of registration of this agreement from obtaining loan from the Bank.

- 2) The Vendors hereby agree and declare that on receipt of the full consideration amount from the Purchasers, the Vendors shall handover the vacant and peaceful possession of the said Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane to the Purchasers.
 - The Vendors shall co operate to the Purchasers to transfer the above Shop No. 7 Wing in the name of the Purchasers in the record of Thane Municipal Corporation or in the record of Government/ Semi Government.
 - The Purchasers hereby agree and declare that on talking over possession of the said Shop they will observe and perform all terms and conditions mentioned in the said agreement dated 10/11/2004 and the stipulations contained therein and shall pay regularly the dues including Municipal Taxes, Outgoings, Water charges, Maintenance charges etc. in respect of the said Shop

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and shall not withhold the same for any reason whatsoever and shall indemmify and continue to indemnify the Vendors in this behalf.

- 5) On receipt of payment of full consideration amount the Vendors shall hand over to the Purchasers (a) the original Agreement for Sale of the above Shop No. 7 between Builders and the Vendors dated 10/11/2004 (b) the original Receipt of Agreement dated 10/11/2004 and (d) all other relevant documents pertaining to the said Shop in possession & power of the above Vendors.
- The Vendors hereby declare that on payment of full consideration and on taking over possession by the Purchasers will be the absolute lawful owners of the said Shop and the Purchasers will be entitled to use and occupy the same as the joint members of the said society without any claim or interruption from the Vendors or by any third party through the Vendors and thereafter the Vendors will have no right, title or interest of whatsoever nature therein. The Purchasers will have a right to sell the said Shop to any third party.

The Vendors hereby declare that they are the absolute lawful owner of the said Shop and no any other person has any right, title or interest of whatsoever nature in the said Shop and they have full right and authority to enter into this Agreement.

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The Vendors hereby declare that the have not obtained any kind of loan on said Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built - up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane from any individual, any Bank, any Financial Institution except New India Co-operative Bank Limited, Shreeji Ville, Almeida Road, Panchpakhadi, Thane (w) and they have not mortgaged above Shop with any individual, any Bank, any Financial Institution except New India Co-operative Bank Limited, Shreeji Ville, Almeida Road, Panchpakhadi, Thane (w) and the above Shop is free from any encumbrances, lease, sale, Licence, Mortgage, lien, gift, charge etc. except charge of New India Co-operative Bank Limited, Shreeji Ville, Almeida Road, Panchpakhadi, Thane (w).

8)

9) The Vendors hereby declare that there is no any civil suits, litigation or criminal cases or any other proceedings pending in any court or tribunal / authority against the Vendors in respect of or affecting the said Shop.

or Prohibitory orders against his above said Shop. The Vendors

हनन- २ हम क्यांक /२०० / 28 22) This Agreement is made as per the provisions of Maharashtra Ownership Shop s Act 1963 and the Rules made thereunder.

SCHEDULE OF PROPERTY

Shop No. 7 on the Ground Floor in A wing, area admeasuring about 250 Sq. ft. (Built - up) Devsiddhi Apartment, Near Parsik Janta Sahakari Bank, Opp. Police Chowki, Kasarvadavli, Ghodbunder Road, Thane (w) constructed on land Survey No. 35, Hissa No. 6 of revenue village Vadavali, Tal. & Dist. Thane within the limits of Thane Municipal Corporation and within the jurisdiction of Sub-Registrar Thane.

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

SIGNED & DELIVERED by the

by the Withinnamed Vendors

1) MRS. SHILPA ASHISH GAUTAM

2) MR. ASHISH KAWAL (KAMAL) GAUTAM)

In the presence of

1. Sail

2.

SIGNED & DELIVERED

by the Withinnamed Purchasers

1) MR. DURGESH BHURMAL DEVDA

2) MRS. ARUNA DURGESHH DEVDA

In the presence of

1. Sail

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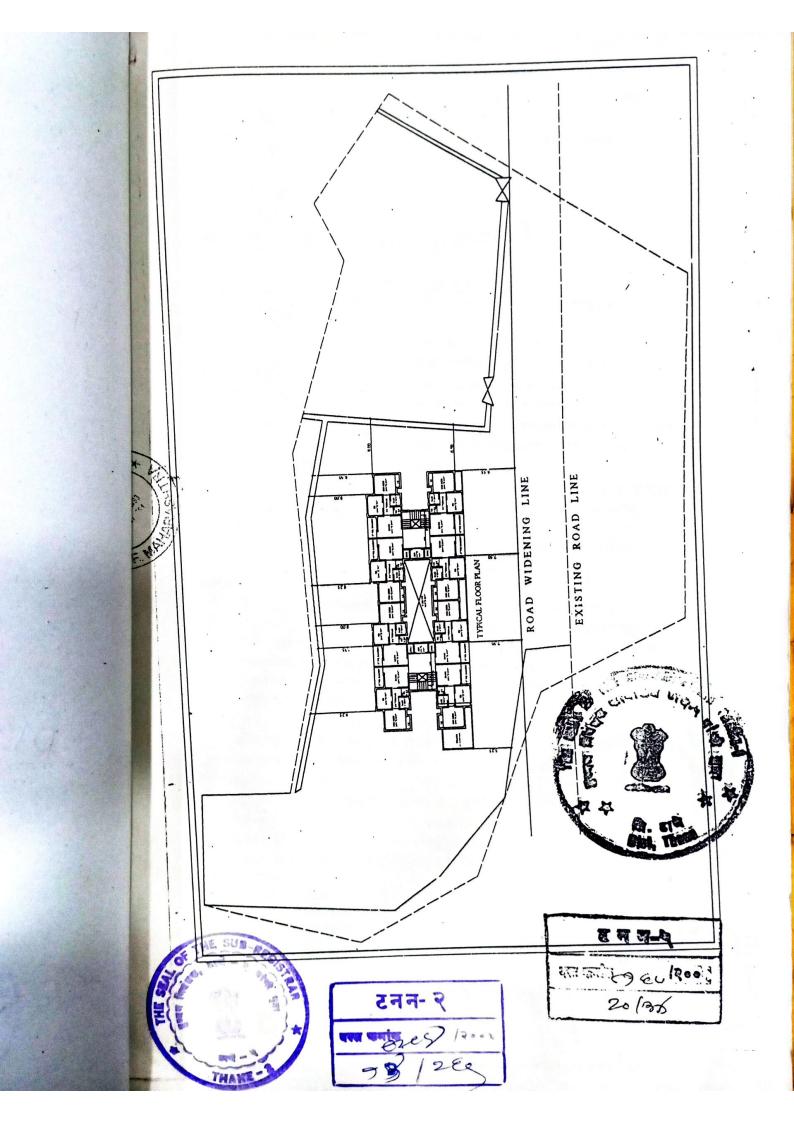
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क्र.युएलसी/टिए/एटीपी/कलम २०/एस.आर.१०५४ अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे, 26/08/2007. दिनांक -

प्रति.

श्री. अब्दुल कादीर अहमदिमयाँ तेली व इतर, द्वारा अखिल भरमार,

कासारवडवली, ता. जि. ठाणे (पश्चिम). सेक्टर् कमांक - ६

विषय - ना.ज.क.धा. अधिनियम १९७६, अंतर्गत मंजूर कलम २०(१) नुसार भूखंड विकार योजने मौजे-कायेसर, बोरीयडे, कासारयडयली, ता.जि. ठाणे. स.क्र. (कावेसर)- १७६/४,५, २४१/२, २४२/२, ३५/६, 80/3, ८, ८८/५, ९५/४, ९५/८, २४१/१. (बोरीवडे)- २/५. (कासारवडवली) - ३५/६ मधील क्षेत्रावरती मंजूर करण्यात आलेल्या योजनेखालील क्षेत्र (भूखंड) एकत्रित विकसीत करणेस परवानगी मिळ्णेबाबत....

- संदर्भ १. या कार्यालयाचे योजना आदेश क्र. युएलसी/ टिए/ डब्ल्यु.एस.एच.एस, २० / एस. आर. १०५४, दि. १२/०४/२००२.
 - २. आपला दि. १६/४/२००२ व दि. २६/०३/२००२ रोजीचा अर्ज.

महोदय, -

संदर्भीय पत्रान्वये विषयांकीत स.क्र. (कावेसर)- १७६/४,५, २४१/२, २४२/२, ३५/६,४०/३, ८, ८८/५, ९५/४, ९५/८, २४१/१ (बोरीवडे)- २/५. (कासारवडवली) - ३५/६. मधील क्षेत्रवर मंजूर करण्यात आलेल्या भौजे - कावेसर, बोरीवर्ड ,वडवली पुस. आर. १०५४ मधील भूखंड एकत्रिकरण करण्यारा मागितलेली परवानगी शासन परिपत्रक क्र. बाज़क : १०(२०००)प्र.क्र. २६/नाजकघा-१ दि. २४/४/२००० नुसार व शासन परिपन्नक क्र. नाजक - १०२१/ प्र.क्र. १२८(२००१)/नाजकथा-३, दि. १९/९/ २००१ नुसार खालील अटींवर देण्यात येत आहे.

अनेक भूखंड एकत्रित करुन १०० चौनी भूखंड पाडून त्यावर 3. पेक्षा जास्त बांधकाम असता कामा 💤

सदिनकांची विक्री महाराष्ट्र ओनरशिष्ट फ्लॅंट ॲक्ट मधील तरतुदी ₹.

योजनेतील बांधकाम प्रगती अहवाल बळोबेळी या कार्यालयास साई 3.

ठाणे म. न. पा. ने एकत्रित मंजूर केलेल्या नकाशाची प्रत या कार्याली तस सीदर 8.

भुखंड एकत्रिकरणाचा उपयोग निवासी प्रयोजनासाठीच करणेत रावे 📢 🤼 4.

विकास योजनेतील आरक्षणाखालील क्षेत्र हे ठाणे महानगरपालिकेस हस्तातरीत कस्पे. डा ξ. COI TOES बंधनकारक आहे.

नगर अभियंता , ठाणे म. न. पा. ठाणे.

धिकारी व संक्षम प्राह्मिक ठाणे नामारी संकुला, ठाणे.

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प्रत-

THANE MUNICIPAL CORPORATION, THANE.

592

THE BOOK

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/GOMMENCEMENT CERTIFICATE

	BLDG. 'B'				
Gr	ound fl. Part	ly Stilt +	7 upper f.	loors.	٠.
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swishe Vishnu Ma	ahadev Joshi	·			Architect)
Shrilsige M/s. Shi	dhumiya I. Te	li & others		(Owner)
or M/s. D.K.Patel	& P.D. Thakka	r (C.A.)			
	PK CF		- / - /		
With reference to your ap					
Act. 1968 to carry out	development work				
					situated
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ANNEXURE E

THARE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 6.24) SANCTION OF DEVELOPMENT \$11.5

. XILLIANDEGICICOMMENCEMENT CENTIFICATE

872

Ground Floor & 7 Upper Floors only.
(For Bldg.No." B ")

No. 89/172/ TMC/100 897	0210 9/8/2021
No.	
snijšmi visbnu M. Joshi.	(Architect)
Shi/Smi, /il/s.Shidumiya I.Teli & Others.	
For M/s. B. K. Patel & P. D. Thokkar (C. A.), Thane.	
For Nys. D. R. Pacell & P. J. HONNAI C. No / Thanks	
With reference to your application No. 2408 dated 2/8/2001	101 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
commencement certificate under sections 45 & 69 of the Maharash	htra. Regional and Town
aning Act, 1966 to carry out development work and or to errect building N	e, _uBu only
Village Kasar Wadval1 Section No. 6	ard No situated
Village Kasar Wadvall	
Road Street G. B. No. 1d . S. No. XYDXIV SXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
H. No./T. No.	
ENSCRIPTION OF THE commencement certificate is granted subject	to the following conditions.
The land vacated in consequence of the enforcement of the set back line	wing town the me time
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No new building or part thereof shall be occupied or allowed to be occupied	or parameter to be seen at
any purson until occupancy permission has been granted	let for a ported of one your
The McGistath And Mark And Mark Commencement Confiled that territory	la for a perime of the
commencing from the date of its issue.	vest in YOU.
This remission does not entitle you to develop the land which does not	89/172/THC/TDD/
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ita S. Gauri (Patil)

B.A. (HONS.) LL B

D.C.P.A. (U.K.)

ADVOCATE HIGH COURT

Off.: Shop No. 2, Devi Darshan Apartment, 3 Petrol Pump, Ghantali, Naupada, Thane - 400 602. (2): 2542 1952 Resi.: A2/302, Chavandai Complex, Opp. Raj Park, Parsik, Kharigaon, Thane-400 605. (2): 2539 9652

NO

TITLE CERTIFICATE

Date 16.01.2004

Plot bearing Survey No. 35, Hissa No. 6, admeasuring about 47R, 8 Prati, lying being and situate at Village Vadavali, Ghodbunder Road, Thane Taluka & District Thane and within the limits of Thane Municipal Corporation.

Shri. Siddumiya Esmail Shaikh. Alias Teli & others

Immovable Property

I have perused the following documents in respect of the title of the owners to the above immovable property.

1) Agreement of Sale dt.: 23/08/1988 executed between Siddumiya Esmail alias Teli & others and M/s. Tulsi Construction duly registered in the office of Sub-Registrar, Thane.

Agreement of Sale dt.; 05/10/1992 executed between M/s. Tulsi Construction Co. and M/s. J. K. Builders & Developers for 1009.60 Sq.mtrs.

Development Agreement dt.: 10/03/2000 between M/s. Tulsi Construction Co. and M/s. Siddhi Construction for development of Land admeasuring 3744.40 Sq.mtrs.

- 4) ULC order wide no. Revenue / TA/ATP/Act 20/S.R. 1054 additional collector and Competent authority Thane urban Agglomeration Collector Thane, Dt. 17/04/2002
- 5) N. A. Permission from collector of Thane Vide Order No.: NAP/SR/132/2000 dt.: 12/04/2001.

After going through the records and papers, in my opinion the life of the boy immovable property is clear, marketable and free from encumbrances.

Under the above recited Agreement and Power of Attorney the propers have acquired valid and Subsisting rights to develop the said propertyres per consanctioned plans and to sell the premises therein to prospective buyers.

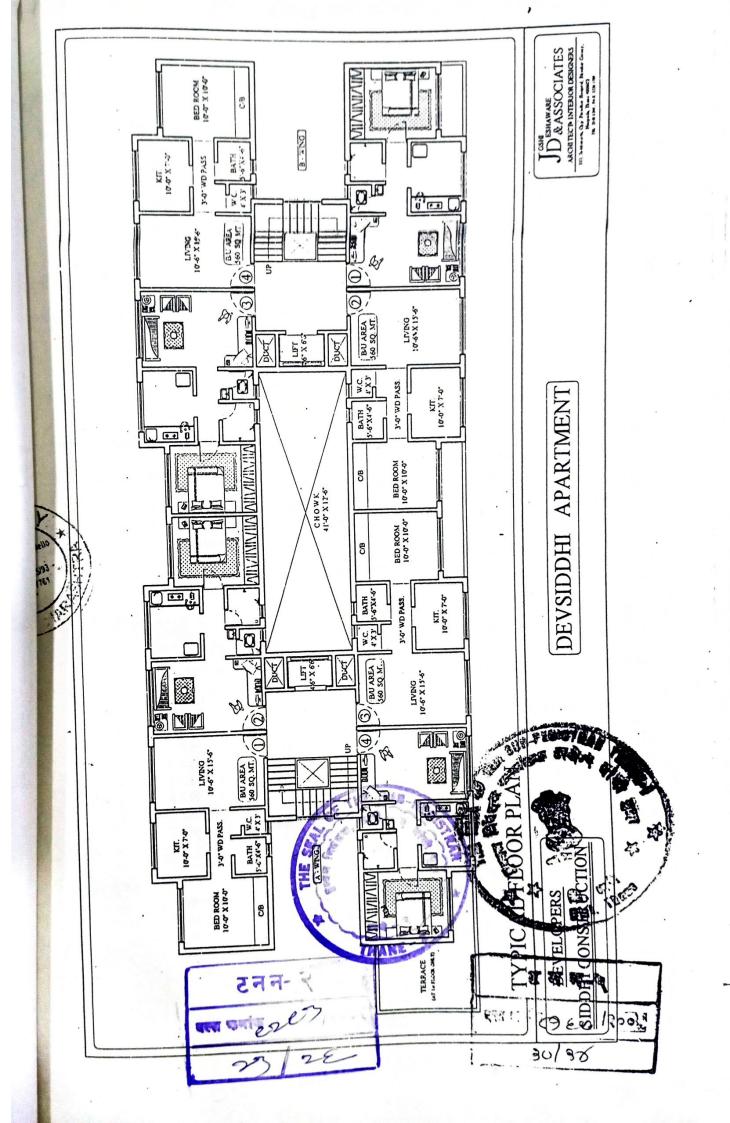
Thane, dated on this 16/01/2004 day of January, 2004.

ANITA S. GAURL (PATIL)

(Advecate

का निर्मा पुरुष्

टनन- २



टनन2 दस्त क्र 9294/2006 दस्त गोषवारा भाग-1 दुय्यम निबंधकः 24/28 1/12/2006 सह दु.नि.ठाणे 2 5:00:41 pm 9294/2006 स्त क्रमांक : स्ताचा प्रकार : करारनामा अंगठ्याचा ठसा छायाचित्र के. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार नावः दुर्गश भुरमल देवडा - -। _{पताः} घर/पलॅट नंः 404 लिहून घेणार 35 वय गल्ली/रस्ताः -इंगारतीचे नावः विजय पार्क सही ईमारत नं: कासार वडवली पेठ/वसाहतः -शहर/गाव: तालुकाः ठाणे पिन: -पॅन नम्बर: -नावः अरुणा दुर्गेश देवडा - -लिहून घेणार 2 पताः घर/फ़लॅट नंः व प्र वय गल्ली/रस्ताः ईमारतीचे नावः सही ईमारत नं: -पेठ/वसाहतः -शहर/गाव:-तालुकाः -पिन: -पॅन नम्बर: -नावः शिल्पा आशिष गौतम - -लिहून देणार 3 पत्ताः घर/फ़्लॅट नं: -वय 30 गल्ली/रस्ता: -ईमारतीचे नावः गौतम निवास सही ईमारत नं: -पेठ/वसाहतः स्टेशन रोड शहर/गाव:-तालकाः ठाणे पिन: -

