

774086

पावनी

Original/Duplicate

Wednesday, October 11, 2023

नोंदणी क्र. 39म

5:17 PM

Regn. 39M

पावनी क्र.: 5758 दिनांक: 11/10/2023

गावाचे नाव: उल्हासनगर कॅम्प क्र.1  
 दस्तऐवजाचा अनुक्रमांक: उहन1-4086-2023  
 दस्तऐवजाचा प्रकार : करारनामा  
 सादर करणाऱ्याचे नाव: सुधाकर कडुबा चव्हाण

नोंदणी फी

रु. 30000 00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
 5:36 PM ह्या वेळेस मिळेल.

Sub Registrar, Ulhasnagar  
 उल्हासनगर क्र. १,

बाजार मूल्य: रु.3661000 /-

मोबदला रु.4800000/-

भरलेले मुद्रांक शुल्क : रु. 288000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009302647202324S दिनांक: 11/10/2023  
 बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रकम: रु.1100/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023100119173 दिनांक: 10/10/2023  
 बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला

पक्षकाराची स्वक्षरी

दिनांक: 11/10/2023

10/11/2023

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 बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला



पक्षकाराची स्वक्षरी

11/10/2023

मुख्यालय: दु.न. उल्हासनगर 1

दम्न क्रमांक : 4086/2023

नोंदणी :

Regn.63m

गावाचे नाव : उल्हासनगर कॅम्प क्र.1

(1) विलेखाचा प्रकार	करागनामा
(2) मोबदला	4800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3661000
(4) भू-मागण, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पायिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग ई 1/5 मौजे उल्हासनगर 1 जिल्हा ठाणे येथील सीटीएम न 2818 यू न 176 आणि 186 शीट न 85 यावर बांधलेल्या श्रीनाथ प्लाझा मधील निव्व्या मजल्या वरील सदनिका न 301 क्षेत्र 533.33 चौ फूट म्हणजेच 49.56 चौ मीटर बांधीव आणि 444.44 चौ फूट म्हणजेच 41.30 चौ मीटर ओपन टेरेस वरक न 173 जवळ मिळकत न 16ए आई 018545300 ( ( C.T.S. Number : 2818 ; ) )
(5) क्षेत्रफळ	1) 90.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नांवज करून देणा-या/निव्व्या देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लखीचंद काशिनाथ पाटील वय:-59; पत्ता:- प्लॉट नं: फ्लॅट न 101, माळा नं: -, इमारतीचे नाव: हमलोग अपार्टमेंट, ब्लॉक नं: उल्हासनगर 1 जी ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ABTPP0505B 2): नाव:- हेमावती लखीचंद पाटील वय:-47; पत्ता:- प्लॉट नं: फ्लॅट न 101, माळा नं: -, इमारतीचे नाव: हमलोग अपार्टमेंट, ब्लॉक नं: उल्हासनगर 1 जी ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-BCBPP9053Q
(8) दम्नांवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मुधाकर कडुवा चव्हाण वय:-53; पत्ता:- प्लॉट नं: फ्लॅट न 101, माळा नं: -, इमारतीचे नाव: श्री तिमार्डे धाम सोमायटी, ब्लॉक नं: विठ्ठलवाडी खडेगोळीवली गाव, रोड नं: प्रथमेश नगर कल्याण जी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ADTPC5026E 2): नाव:- भारत मुधाकर चव्हाण वय:-32; पत्ता:- प्लॉट नं: फ्लॅट न 101, माळा नं: -, इमारतीचे नाव: श्री तिमार्डे धाम सोमायटी, ब्लॉक नं: विठ्ठलवाडी खडेगोळीवली गाव, रोड नं: प्रथमेश नगर कल्याण जी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BCBPP9053Q
(9) दम्नांवज करून दिल्याचा दिनांक	11/10/2023
(10) दम्न नोंदणी केल्याचा दिनांक	11/10/2023
(11) अनुक्रमांक, खड व पृष्ठ	4086/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुख्यालयासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निव्व्या अनुच्छेद :-

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

Valuation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				11 October 2023 05:06:07 PM
202310115776						उह-1
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका उल्हासनगर					
उप मूल्य विभाग	1/5-[ई]कॅम्प 1.2.3- भुविभाग हददी उत्तरेकडे मुरबाड रोड महापालिका हदद पूर्वेकडे महापालिका पूर्व हदद भाग दक्षीकडे व पश्चिमेकडे कल्याण-बदलापूर रस्ता हददीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती					
क्षेत्राचे नाव	Ulhasnagar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#2818			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
18500	55400	74900	90800	74900	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बाधकाम क्षेत्र(Built Up)-	49.56चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - Resale	First Sale Date - 07/08/2009					
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.55400/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( 55400-18500 ) * ( 100 / 100 ) ) + 18500 ) = Rs.55400/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 55400 * 49.56 = Rs.2745624/-					
B) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	41.3चौ. मीटर					
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 41.3 * ( 55400 * 40/100 ) = Rs.915208/-					
Applicable Ruies	= 3, 9, 18, 19, 14					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2745624 + 0 + 0 + 0 + 0 + 915208 + 0 + 0 + 0 + 0 =Rs.3660832/- = २ छत्तीस लाख साठ हजार आठ शो बत्तीस /-					

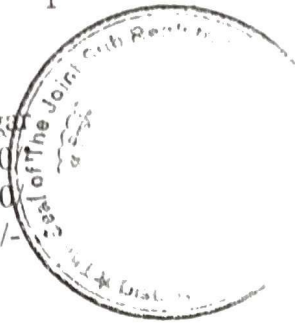
Home

Print



80LE 2023

Village : Ulhasnagar  
 Market Value: 36,61,000/-  
 Actual Value: 48,00,000/-  
 Stamp Duty: 2,88,000/-



8028  
 2 82

## AGREEMENT FOR SALE

This Agreement for Sale is made and entered at Ulhasnagar Dist. Thane on --/-- day of October, 2023, BETWEEN.

(1) **SHRI. LAKHICHAND KASHINATH PATIL**,  
 Pan No. **ABTPP0505B**, Adult, Indian Inhabitant, aged 59 years,  
 (2) **SMT. HEMAVATI LAKHICHAND PATIL**,  
 Pan No. **BCBPP9053Q**, Adult, Indian Inhabitant, aged 47 years,  
 Both are Residing at- Flat No. 101, Humlog Apt, Brk. No. 255, Ulhasnagar-421001, Dist. Thane hereinafter called as "VENDOR/ SELLER" (which express term and unless include his heirs, executors, administrators, representatives and assigns) PARTY OF THE FIRST PART.

AND

(1) **SHRI. SUDHAKAR KADUBA CHAVAN**, Pan No. **ADTPC5026E**, Adult, Indian Inhabitant, aged 53 years,  
 (2) **SHRI. BHARAT SUDHAKAR CHAVAN**, Pan No. **AMEPC0519N**, Adult, Indian Inhabitant, aged 32 years,  
 Both are Residing at- Flat No. 101, Shree Tisai Dham Society Vitthalwadi, Khadegolavali, Gaon, Prathamesh Nagar, Kalyan, Dist. Thane hereinafter called as "VENDEE/ PURCHASER" (which express term and unless include his

HDFC BANK

heirs, executors, administrators, representatives and assigns)  
PARTY OF THE SECOND PART.

WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises Flat No. 301, Third Floor, SHREENATH PLAZA, which is Constructed on U. No. 176 & 186, Sheet No. 85, Near Barrack No. 173, Area Adm. About 354 Sq. Yards C.T.S. No. 2818, Ulhasnagar-1, Dist. Thane Maharashtra Area admeasuring 533.33 Sq.Ft equivalent 49.56 Sq. Mts. Built Up plus Open terrace Area adm 444.44 Sq. Ft equivalent 41.30 Sq. Mtrs assessed by Ulhasnagar Municipal Corporation, Ulhasnagar, under ward No. 16, Property No. 16AI018545300 Self-contained fitted with Separate Electric Meter and Connections thereof, within the limits of Ulhasnagar Municipal Corporation, and hereinafter called as "SAID PROPERTY".

AND WHEREAS the Vendor had purchased the said from M/s. Shreenath Developers through Its Partners. Shri. Ravindra Ramnarayan Oza alias Vaza by way of Registered Flat Sale Agreement Vide Sr. No. Sale 2791/2009 dated 07/08/2009.

AND WHEREAS Shri. Moorajmal Wadhusingh Chugh (hereinafter called the original owner) was seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land and/or Rom (A.C.Sheets) and open Plot, area adm about 354 sq. yards 3186sq.ft. bearing U. No. 176 & 186, Sheet No. 85, Near Barrack No. 173, Ulhasnagar-1, Dist. Thane assessed under Ward No. 16, Khata No. 1037/939 (Sr. No. 16/1038), bearing City Survey

No. 2818, Taluka and Sub Dist Registration Ulhasnagar and  
Dist. Registration Thane,

After the death of the original owner on 14/04/1976 the  
above said property was inherited by i)Shri. Dholumal  
Moorajmal Chugh ii)Shri. Sojromal Chugh and iii) Smt.  
Putlibai Ramchand Chugh the said property was mutated in  
the revenue records in favour of i)Shri.Dholumal Moorajmal  
Chugh ii)Shri. Sojromal Chugh and iii) Smt. Putlibai  
Ramchand Chugh (herein ~~called~~ called the owners) vide  
Administrative Office Letter No. Adm/Plot/C-1/U No.176 &  
186/Sr. 109 dated 27/03/1986.

After the death of one of the joint owner Shri. Sojromal  
M. Chugh on 19/07/1974, his  $\frac{1}{3}$  share was inherited by his  
son Shri. Vishnu Sojromal Chugh which was mutated in his  
favour in the revenue records vide Administrative Office  
Letter No. SDO/C-1/plot/ME No.6/2003 dated 11/07/2003.

The Owners thereafter obtained the Conveyance Deed  
in respect of the above said property from M.O. &  
Sub-Divisional Officer, Ulhasnagar Division Ulhasnagar,  
vide their No. SDO/Plot/C-1/SDR-88 dated 31/07/2003.

By Conveyance Deed registered under Sr. No.  
101442-2003 dated 08/08/2003 the said owners had sold the  
above said property to i)Shri. Ravindra Ramnarayan Oza alias  
Vaze and ii)Shri. Premraj Eknath Nerkar.

The above said proerpty was then mutated in the  
revenue records in favour of i) Shri. Ravindra Ramnarayan  
Oza alias Vaze and ii)Shri. Premraj Eknath Nerkar, the  
Partner of M/s. Shreenath Developers vide Administrative




K. Sharma

5. That Vendor has assured the purchaser that he has cleared all the applicable dues such as electric bills and all other dues cleared upto date and if any amount is lying then same shall be cleared by the Vendor and hereinafter purchaser shall pay the same.

6. That Vendor has assured the purchaser that in future if any signature statements requires then Vendor will give the same without any hesitation and/or demanding any amount.

7. That Vendor has handed over all the papers/documents pertaining to the said property under this sale to the purchaser and purchaser admit the same.

8. NOW HEREAFTER the Vendor aforesaid her heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said property. That purchaser has become the sole and absolute owner of the said property and he shall enjoy all rights, rient, profits, and benefits accruing from the said property, without any hindrances of the Vendor his heirs executors administrators and assigns.

### SCHEDULE OF THE PROPERTY

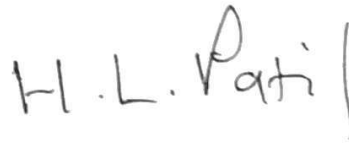
All that and parcel of Residential Premises known as Flat No. 301, Third Floor, SHREENATH PLAZA, which is Constructed on U. No. 176 & 186, Sheet No. 85, Near Barrack No. 173, Area Adm. About 354 Sq. Yards C.T.S. No. 2818, Ulhasnagar-1, Dist. Thane Maharashtra Area admeasuring 533.33 Sq.Ft equivalent 49.56 Sq. Mts. Built Up plus Open terrace Area adm 444.44 Sq. Ft equivalent 41.30 Sq. Mtrs assessed by Ulhasnagar Municipal Corporation, Ulhasnagar, under ward No. 16, Property No. 16AI018545300 Self-contained fitted with Separate Electric Meter and Connections thereof, within the limits of Ulhasnagar Municipal Corporation, with in Limits of Ulhasnagar Municipal Corporation .



IN WITNESS WHEREOF both parties have signed this Agreement of sale on the day, month and year hereinabove mentioned in the presence of witnesses.



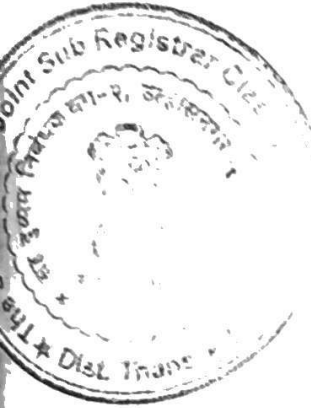
(1) SHRI. LAKHICHAND K. PATIL

(2) SMT. HEMAVATI L. PATIL  
VENDOR/SELLER



PB-8529



31-12-8	7099
0076	SR ER



(1) SHRI. SUDHAKAR K. CHAVAN




(2) SHRI. BHARAT S. CHAVAN  
VENDEE/PURCHASER



Witnesses:

1. RAVINDRA VISHWANATH LUTE 

Add:- Shreenath Plaza, Flat NO-202  
2<sup>nd</sup> floor, Ulhasnagar - 421001  
Dist:- THANE



2. DARSHAN LAKHICHAND PATIL 

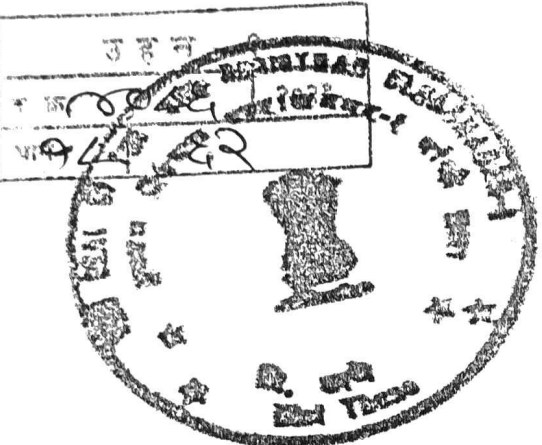
Add:- Shreenath Plaza, Flat NO-301,  
3<sup>rd</sup> floor, Ulhasnagar - 421001.  
Dist:- THANE.



PS-4219

6572  
An ISO 9001:2000 Certified Bank  
1555A35

Date: 22 JUL 2009	Sr. No: 22040
Frinking Value	Rs. 57,700/-
Service Charges Rs. 10/- per document	Rs. 10/-
Total Amount	Rs. 57,710/-
Rupees (in words)	Rs. Fifty Seven Thousand
	Seven hundred ten rupees
No. of Documents:	One
Name of stamp duty paying party	Shri Lakshikha Kashinath Patil & Smt. Hemavati Lakshinath Patil.
Name of Counter Party	M/s. Shyreenath Developers
Purpose of Transaction	To pay stamp duty on Agreement for sale
Cheque / DD No.	Cash
Drawn on Bank	Cash
Branch	Cash



22 JUL 2009  
RECEIVED DASH  
Signature of Purchaser  
Rs. 57,710/-  
(For Bank's Use Only)  
Frinking Sr. No.

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Ulhasnagar, on this 7th day of August, 2009, BETWEEN M/s. Shyreenath Developers a partnership firm, through their partner Shri Ravindra Ramnarayan Oza alias Vaze, aged about 50 years, occupation: business, Indian Inhabitant having their office at Near Maharashtra Mitra Mandal School, Behind Bus Stop, Ulhasnagar-421 001, Dist. Thane, hereinafter called the Builders/Developers (which expression shall unless it be repugnant to the

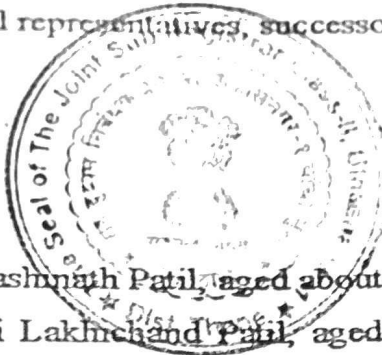
Ravi

21/07/2009

INDIA  
STAMP DUTY  
R.0057700/-

context or meaning thereof shall mean and include their partner/s for the time being constituting the said firm and the heirs, executors administrators, legal representatives, successors of the survivor/s) of ONE PART

AND



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Shri Lakhichand Kashinath Patil, aged about 45 years, occupation Service and Smt. Hemavati Lakhichand Patil, aged about 33 years, occupation: Housewife, indian inhabitants, resident of Flat No.101, Humlog Apt., Bk. No.255, Ulhasnagar-421 001, Dist. Thane, hereinafter called the "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns) of OTHER PART.

WHEREAS :-

(a) Shri Moorajmal Wadhusingh Chugh (herein after called "the original owner) was seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land and/or Room (A.C.Sheets) and open Plot, area adm. about 354 sq. yards = 3186 sq. ft., bearing U.No.176 & 186, Sheet No.85, Near Barrack No.173, Ulhasnagar-1, Dist. Thane, assessed under Ward No.16, Khata No.1037/939 (Sr.No.16/1038), bearing City Survey No.2818, Taluka and Sub-Dist. Registration Ulhasnagar, and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation, hereinafter called the said property and more particularly described in the First Schedule here under written. The said original owner was in occupation of said property prior to 1965.



*[Handwritten Signature]*

H. L. Patil

1971/3/15

...3/-

*[Handwritten Signature]*

*[Handwritten Signature]*



उपपत्र - १	
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३५

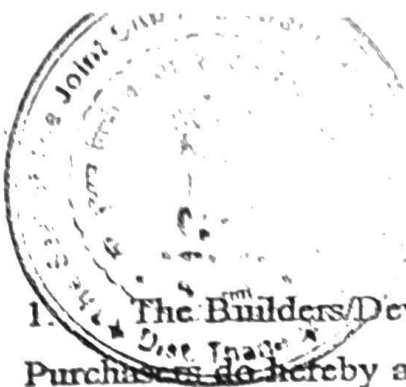
(g) The said Developers have got the plans sanctioned for development of the said property and have obtained the commencement certificate bearing No.UMC/NRV/BP/143/03/1145 dated 19.03.2004 from Ulhasnagar Municipal Corporation and have accordingly commenced the development work of the building known as "SHREENATH PLAZA".

(h) The Builders/Developers in pursuance of the said sanctioned plan have commenced the construction work of the residential building know as "SHREENATH PLAZA".

(i) Before execution of these presents the purchasers have taken full, free and complete inspection of the said documents and or writings and that purchasers have no grievance of whatsoever nature in respect thereof.

(j) The Builders/Developers have agreed to sell and transfer and the purchasers have agreed to purchase the Flat No.301, Third Floor, area admeasuring about 533.33 sq. ft. (49.56 sq. mtrs.) built up plus open terrace area adm.444.44 sq. ft. (41.30 sq. mtrs.) built up in the building "SHREENATH PLAZA", on the said property, more particularly described in Second Schedule hereunder written for the consideration and upon terms and conditions and in the manner herein after appearing.

**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:**



३३:३५-०१२	
४०४६	२०२३
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1. The Builders/Developers hereby agree to sell and transfer and the Purchasers do hereby agree to purchase from the Builders/Developers the said Flat No.301, Third Floor, area admeasuring about 533.33 sq. ft (49.56 sq. mtrs.) built up plus open terrace area adm.444.44 sq. ft. (41.30 sq. mtrs.) built up in the building "SHREENATH PLAZA", more particularly described in the Second Schedule hereunder written constructed on the said property described in the First Schedule hereunder written, hereinafter referred to as the "said premises" for the lumpsum consideration of Rs.15,00,000/- (Rupees fifteen lacs only) which amount has been agreed to be paid by the Purchasers to the Builders/Developers.

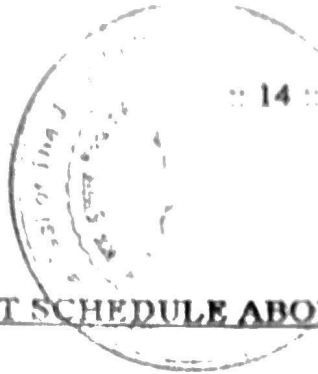
Notwithstanding anything contrary to what is contained in the provisions of Maharashtra Ownership Flat Act, and the rules framed thereunder the Purchasers have agreed to pay the said lumpsum consideration of Rs.15,00,000/- (Rupees fifteen lacs only).

2. The Purchasers have paid to the Builders the sum of Rs.1,00,000/- (Rupees one lac only) on booking of the flat the details whereof are given at the foot of this agreement, being the part amount of consideration, on or before the execution of these presents (the receipt of the payment whereof the Builders hereby admits and acknowledges).

3. The Purchasers shall pay the balance amount of Rs.14,00,000/- (Rupees fourteen lacs only) to the Builders on or before 7-9-2009.

4. The Builders agree to deliver to the purchasers vacant and peaceful possession of the said flat/unit immediately on receipt of full and final amount of consideration.





7-?	
280/8	2211
33	82


**FIRST SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land, area adm. about 354 sq. yards - 3186 sq. ft., bearing U.No.176 & 186, Sheet No.85, Near Barrack No.173, Ulhasnagar-1, Dist. Thane, assessed under Ward No.16. Khata No.1037/939 (Sr.No.16/1038), bearing City Survey No.2818, Taluka and Sub-Dist. Registration Ulhasnagar, and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation.

**SECOND SCHEDULE ABOVE REFERRED TO**

Flat No.301, Third Floor, area admeasuring about 533.33 sq. ft (49.56 sq. mtrs.) built up plus open terrace area adm.444.44 sq. ft (41.30 sq. mtrs.) built up in the building "SHREENATH PLAZA", situate at U.No.176 & 186, Sheet No.85, Near Barrack No.173, Ulhasnagar-1, Dist. Thane, bearing City Survey No.2818, Taluka and Sub-Dist. Registration Ulhasnagar, and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation and bounded as under:

- East : School
- West : Bk No.172
- North : Tabela
- South : Pawan Plaza Building

  
H.L. Patil



11/11/17



१११ - १	
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Receipt

Received from the within named purchasers Shri Lakhichand Kashinath Patil and Smt. Hemsvati Lakhichand Patil a sum of Rs.1,00,000/- (Rupees one lac only) by way of cash being the advance/part payment towards sale of Flat No.301, Third Floor, area admeasuring about 533.33 sq. ft. (49.56 sq. mtrs.) built up plus open terrace area adm.444.44 sq. ft. (41.30 sq. mtrs.) built up in the building "SHREENATH PLAZA", situate at U.No.176 & 186, Sheet No.85, Near Barrack No.173, Ulhasnagar-1, Dist. Thane, bearing City Survey No.2818, Taluka and Sub-Dist. Registration Ulhasnagar, and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation.

For M/s. Shreenath Developers

Partner/s

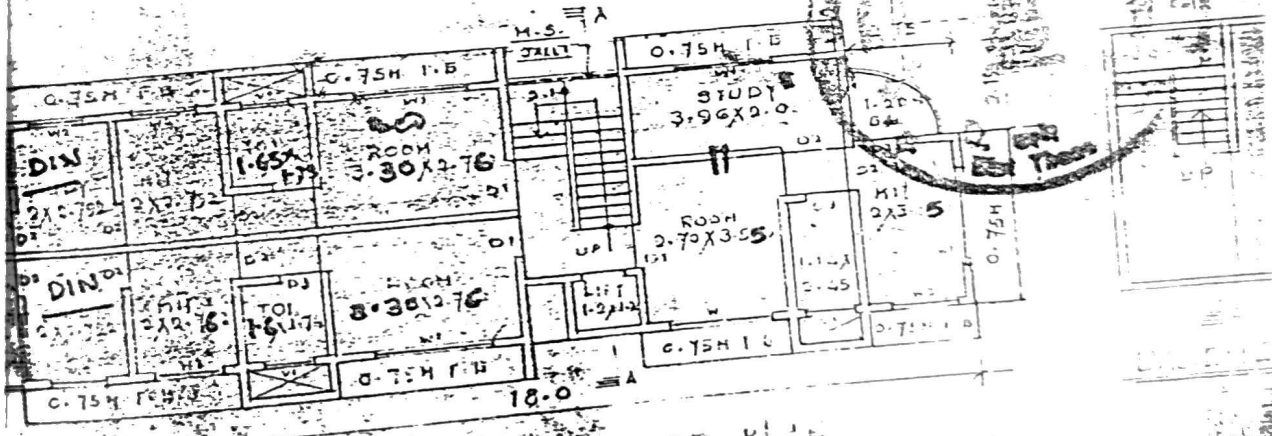
- OFFS
- BOUNDARY OF PROPOSED WORK
- RAINAGE LINE
- EXTERNAL WALLS ARE 150 MM THICK
- INTERNAL WALLS ARE 115 MM THICK
- ALL DIMENSIONS ARE IN METRE

2028  
BE ER

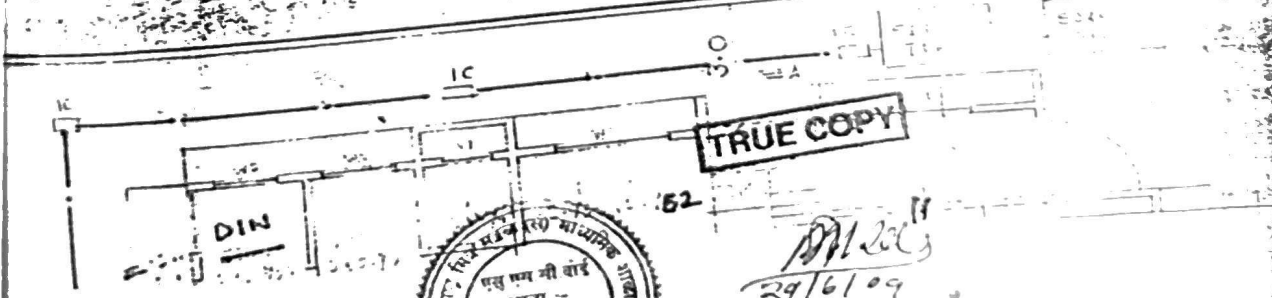
22/33



THIRD FLOOR  
SCALE 1:100



1ST & 2ND FLOOR PLAN  
SCALE 1:100



H.L. Patil



TRUE COPY

M. 20/3  
29/6/09  
श्री. राजाराम बाबासाहेब  
मुजुमाबापिका  
महाराष्ट्र वास्तु शास्त्र (सं.) प्राध्यापिका संस्था  
२०१, नगर - ४२१ ००१, मुंबई - ४००

*[Signature]*



उल्हासनगर महानगरपालिका, उल्हासनगर



उल्हासनगर - १  
 ४०८६ २०२३  
 ४० ६२  
 बांधकाम पूर्णतेचा दाखला

उल्हासनगर महानगरपालिका  
 कार्यालय, उल्हासनगर  
 दिनांक : २०/०५/२०२३

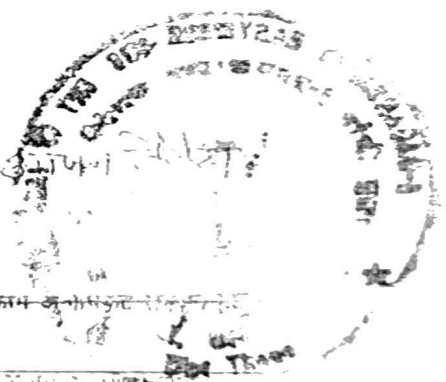
२४ ३५

श्रीमती रविंद्र रामनारायण ओशा (विझे) व  
 प्रेमराज एकनाथ नरकर  
 नं- १८६ व १७६ शील्ड- ६५

उल्हासनगर-१  
 श्रीमती रविंद्र रामनारायण ओशा (विझे) व श्री प्रेमराज एकनाथ नरकर  
 नं. १२. ६. २००५ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी उल्हासनगर

महानगरपालिका हद्दीत, सर्वे नं. / हि. नं. / सी.स.नं. /  
 नं. युनं- १८६ व १७६ शील्ड- ६५  
 उल्हासनगर- १

उल्हासनगर महानगरपालिका यांचे कडील बांधकाम परवानगी जावक क्रमांक उमपा/ -  
 १९८३ / ०३ / १९८५ दिनांक १०.३.२००० अन्वये मंजूर केलेल्या नकाशा  
 मध्ये राहणेसाठी / वाणिज्य / औद्योगिक बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशा मध्ये दिखण  
 याने दुरुस्ती दाखवल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.  
 तसेच नकाशा : जावक  
 तसेच मजला :- ६ उलोळगा रहिवासी.  
 पहिला मजला : १. उलोळगा - रहिवासी  
 दुसरा मजला : २. उलोळगा - रहिवासी  
 तिसरा मजला : ३. उलोळगा - रहिवासी  
 चौथा मजला : -



- १) नकाशा नकाराच्या व्यतिरिक्त सोबत बांधकाम पूर्णतेचा दाखला नंतर येताना बांधकाम पूर्णतेचा दाखला देण्यात येतो.
- २) पूर्वीस समाप्त केलेले अर्जास नकार देण्यात येतो.
- ३) नकाशात दिखण याने दुरुस्ती दाखवल्या प्रमाणे बांधकाम पूर्णतेचा दाखला देण्यात येत आहे.

श्रीमतीसोबत अर्थात  
 उप आयुक्त, अतिक्रमण विभाग  
 उप आयुक्त, कर विभाग  
 उप आयुक्त, पाणी विभाग



सहाय्यक नगर रचना  
 उल्हासनगर महानगरपालिका, उल्हासनगर  
 26/9/06  
 TRUE COPY



श्री. बाबा राजेंद्र  
 29/1/23  
 श्री. बाबा राजेंद्र  
 मुख्याध्यापक  
 उल्हासनगर - १२, जिल्हा-ठाणे

श्री. राजेंद्र सावंत परमणीधालक कोळिपती









1-2  
20/11/03  
DE ER

...the cooperation of which...  
...had obtained a debt of Rs. ... from SB...  
...of West Pakistan. The...  
...from the Tribunal...  
...Act of 1951, the intimation of which has been received by the Chief Settlement Officer...  
...from the Tribunal concerned. The mortgagee/creditor would, therefore...  
...has property to the extent of mortgage charge/debt of Rs. ...  
...to the provisions of the above Act until the mortgage charge/debt is satisfied or...  
...by the mortgagor/debtor."  
WITNESS WHEREOF the Vendor has caused M.O. & Sub-Divisional Officer  
Ulhasnagar Div. Ulhasnagar...  
to set his hand hereunto the day and year first above written.

**SCHEDULE I**

This piece or parcel of land and/or building(s) situated at 1. Ulhasnagar  
by measurement 354.00 Sq.yds.  
(Three hundred and fifty...)

South by U.No. 176 & 186, and surrounding Area,  
East by Sheet No. 85, Ulhasnagar-1  
West by

32

**SCHEDULE II**

**Note**

- 1) This Conv.Deed issued as per the order passed by the Chief Settlement Commissioner, Mumbai in Rev.Petition No. ...
- 2) This Conv.Deed issued as per the terms and conditions mentioned in this office allotment order No.SDO/C-1/Plot/SR... dated 30/7/03 and party has executed an undertaking on 30/7/03.
- 3) The site plan is enclosed herewith.

...by the said Shri S.B.rote M.O. & Sub-Divisional Officer  
on behalf of the President of India in the presence of—  
Ulhasnagar Div. Ulhasnagar.

- 1) Shri R.G.Bhulerao, Clerk,
  - 2) Shri G.S.Surve, Clerk,
  - 3) Shri Dholumal Moorajmal Chugh,
  - 3) Shri Vishnu Sojromal Chugh,
  - 3) Smt. Putlibai Ramchand Chugh,
- U.No. 176 & 186 and surrounding Area,  
Sheet No.85, Ulhasnagar-1.

**TRUE COPY**

20/11/03

सौ. माया संजय कारटे  
मुख्याध्यापिका  
राष्ट्र मित्र चंद्र (क) पाठ्यालय  
हासनगर-४ जिल्हा-ठाणे

