



AGREEMENT FOR SALE

IN RESPECT OF

FLAT / SHOP NO. B 105 ON First FLOOR



Vijay Kadam

BUILDERS & DEVELOPERS



Monday, June 01, 2009

11:38:10 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3990

गावाचे नाव बोळीज

दिनांक 01/06/2009

दस्तऐवजाचा अनुक्रमांक वसई 2 - 03990 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: विजय काळुराम कदम - -

नोंदणी फी	:-	7650.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (40) अतिरीक्त मुद्रांक शुल्क	:-	800.00
	:-	330.00
एकूण रु.		8780.00

आपणास हा दस्त अंदाजे 11:47AM ह्या वेळेस मिळेल


दुय्यम निबंधक
वसई 2

बाजार मुल्य: 764904 रु. मोबदला: 759500 रु.
भरलेले मुद्रांक शुल्क: 28170 रु.

V. K. Kadam

मुद्रांक शुल्क प्राप्त मिळाला.
दि. 01/06/09
दुय्यम निबंधक वसई-2



Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING SLIP	
Branch BHAYANDAR	Date 26/5/09
Pay to: Acct. Stamp Duty	
Franking Value	Rs 28,170
Service Charges	Rs 101
TOTAL	Rs 28,271
Name & Address of the Stamp duty paying party M/S. FUTURE DEVELOPERS, CHAWRE WADI, BOLINJ NAKA, VIRAR (WEST), TAL. VASAI, DIST. THANE	
Tel/Mobile No.	9820111111
Desc. of the Document	AGREEMENT
DD/Cheque No.	CASH
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID	A254 R
Franking Sr. No.	PL-546 Rs.
Cashier	Officer



3000	1200
9100	

AGREEMENT

ARTICLES OF AGREEMENT is made and entered into a 1st day of June in the Christian year Two Thousand Nine. BY AND BETWEEN **M/S. FUTURE DEVELOPERS**, a partnership firm having its office at Chawre Wadi, Bolinj Naka, Virar (West), Tal. Vasai, Dist. Thane hereinafter referred to as "**The Builder**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include their heirs, executors, administrators and assigns) of the **ONE PART** :

V. K. Kadam
M. V. Kadam

Kadam

For THE KAPOL CO-OP. BANK LTD.
The Kapol Co-operative Bank Ltd.,
Bhayander Branch, Bhayander (West),
Tulsi Prasad Street, Bhayander (West),
Opp. Sindhu Park, Bhayander (West),
Dist. Thane, Maharashtra - 401 105.
D-55-12/15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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16:53
MAHARASHTRA

A N D

Mr. Vijay Kaluram Kadam &
 Mrs. Madhavi Vijay Kadam.
 Koli house, No. 102, Ram mandir
 Rd. Khar Danda, M-62.

hereinafter referred to as "the Flat/Shop Purchaser/s" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his/her/their respective heirs, executors, administrators and assigns/partners for the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns of the deceased partner/directors of the said Company, their successors and assigns) of the **Other part:**

W H E R E A S :

a) By an under an Agreement for sale dated 16th April 2008, the MR. BALRAJ C. SOLANKI AND SMT. SUSHILA C. SOLANKI had agreed to sell

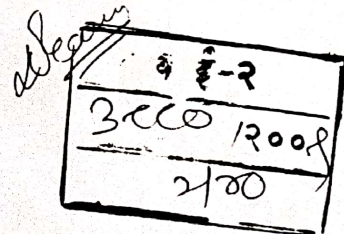
Survey No.	Hissa No.	Admeasuring
178	4	503.759 sq. meters out 1415 sq. metes out of 0-40-8 H.R. + 0-00-5 H.R. Pt.Kh
178	9	9 sq. meters out 735 sq. metes out of 0-12-1 H.R.

lying, being and situated at Village: Bolinj, Virar (West), Taluka Vasai, District Thane to 1) MR. VIRENDRA T. SOLANKI, 2) MR. NISHEETH R. TANK, 3) SHRI MEHUL M. SHAH & 4) MR. AJAY H. PUVAR, and;

b) MR. BALRAJ C. SOLANKI AND MRS. SUSHILA C. SOLANKI had executed General Power of Attorney in favour of the 1) MR.

V. K. Kaluram

M. V. Kadam



VIRENDRA T. SOLANKI, 2) MR. NISHEETH R. TANK, 3) SHRI MEHUL M. SHAH & 4) MR. AJAY H. PUVAR.

c) Vide Conveyance dated 1st July 2008, registered in the office of Sub-Registrar Vasai-II, Virar at Serial No. 07538, MR. BALRAJ C. SOLANK AND MRS. SUSHILA C. SOLANKI have sold the plot land admeasuring

Survey No.	Hissa No.	Admeasuring
178	4	503.759 sq. meters out 1415 sq. metes out of 0-40-8 H.R. + 0-00-5 H.R. Pt.Kh
178	10	159.119 sq. meters out 735 sq. metes out of 0-12-1 H.R.

lying, being and situated at Village Bolinj, Virar (West), Taluka Vasai, District Thane to 1) MR. VIRENDRA T. SOLANKI, 2) MR. NISHEETH R. TANK, 3) SHRI MEHUL M. SHAH & 4) MR. AJAY H. PUVAR.

d) 1) MR. VIRENDRA T. SOLANKI, 2) MR. NISHEETH R. TANK, 3) SHRI MEHUL M. SHAH & 4) MR. AJAY H. PUVAR have form a partnership firm in the name of M/S. FUTURE DEVELOPERS.

e) The Collector of Thane has granted N.A. permission vide Order No. MAHSUL/K-1/T-9/NA/SR-94/2007, dated 20/07/2007. The Xerox Copy thereof is annexed hereto.

f) The Building plans in respect of the said plot of land has been sanctioned by CIDCO vide order No. CIDCO/VVSR/BP-3584/W/4135, dated 04/06/2008.

g) Prior to making application as aforesaid as required by the provision of Maharashtra co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961) the Flat/Shop Purchaser/s

V. K. Kadam

M. V. Kadam

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has/have made in declaration to the effect that neither that Flat/Shop Purchaser/s own a tenement, house of building, within the area of Municipal council, Virar.

h) The Builders have commenced construction of the building work of the said land and the Builders are selling and/or disposing of Flat/Shops/shops and other premises in the building known as "JESAL HOMES, on ownership basis.

i) The Builders have entered into a standard Agreement with an Architect registered with the council of Architects and such Agreements is as per the Agreements prescribed by the Council of Architects.

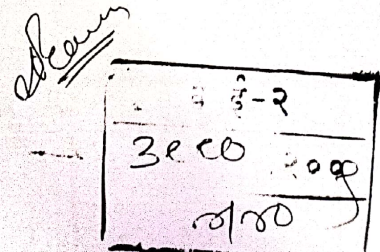
j) The Builders have appointed a structural engineer for the preparation of structural design and drawings of the building and the Builders accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

k) By the virtue of the said Agreement for Sale, the Builders have given inspection to the Purchaser/s of all the documents of the title relating to the said land and the plans. Designs and specifications prepared by the Builders, Architect and sanctioned by the CIDCO. The Purchaser/s is/are hereby satisfied himself/herself/themselves about the title and plan and he/they undertake to pay any further charges, Development charges, fees, rates, taxes levied by the Development authority if any in further and of such other documents as or specified under the Maharashtra Ownership Flat/Shops Act (Regulation of the Promotion of Construction, Sale, Management, and the Transfer) Act 1963 and the rules made there under.

**NOW THIS AGREEMENT WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO
AS FOLLOWS.:-**

V. K. Kadam

M. V. Kadam



1. The Builders shall construct the said building/s consisting of ground and four upper floors on the said land in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Flat/Shop Purchaser/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the builder shall have to obtain prior consent in writing of the Flat/Shop Purchaser in respect of such variation or modifications which may adversely affect the Flat/Shop of the Purchaser.

2. The Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat/Shop Purchaser/s one Flat/Shop bearing No. B/105, of area admeasuring 45.53 sq. meters ^{Super Builtup} carpet area, on First floor as shown in floor plan thereof hereto annexed in the **JESAL HOMES**, building (hereinafter referred to as "the said Flat/Shop") for the price of Rs. 7,59,500/- (Rupees Seven lakh fifty nine thousand five hundred only) for the aforesaid Flat/Shop.

The Flat/Shop Purchaser/s has paid Rs. 5,000/- (Rupees Five thousand only) to the builders as and by way of earnest money, the Flat/Shop Purchaser/s shall pay balance amount of Rs. 7,54,500/- (Rupees Seven lakh fifty four thousand five hundred only) to the Builders in the following manner :-

(1) Rs. _____/- (Rupees _____ only)
as earnest deposit to be paid to the execution of the Agreement.

V. K. Kadam
M. V. Kadam

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Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat/Shop Purchaser/s nor shall the same in any manner prejudice the rights of the Builders.

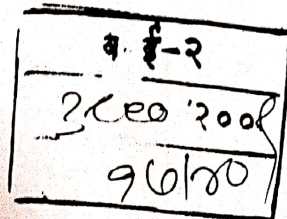
22. The Flat/Shop Purchaser/s and/or the Builders shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office for registration with the time limit prescribed by the Registration Act and the Builders will attend such office and admit execution thereof.

23. All notices to be served on the Flat/Shop Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat/Shop Purchaser/s, by Registered Post A.D./Under Certificate of posting at his/her address specified below :-

Viz same as above

24. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace Flat/Shop in the said building, if any, shall belong exclusively to the respective purchaser of the terrace-Flat/Shop and such terrace spaces are intended for the exclusive use of the respective terrace Flat/Shop Purchaser/s. The said Terrace shall not be enclosed by the Flat/Shop Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders or the Society or as the case may be, the Limited Company.

25. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. xv of 1971) and rules made thereunder/said Act and the rules made thereunder.



Signature

V. K. Kadam
M. V. Kadam

SCHEDULE OF PROPERTY

All that piece or parcel of N.A. Plot of land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed
178	4	503.759 sq. meters out	1415 sq. metes out of 0-40-8 H.R. + 0-00-5 H.R. Pt.Kh
178	10	159.119 sq. meters out	735 sq. metes out of 0-12-1 H.R.

situated at Village Bolinj, Virar (West), within the area of Virar Municipal Council, Tal. And Reg. Sub:, Dist. Vasai-II, Virar, Dist. And Reg. Dist. Thane.

SCHEDULE OF FLAT

ALL THAT residential Flat/Shop bearing No. B/105 of Wing B, admeasuring 45.53 sq. inters carpet area on 1st floor, in the residential building known as "JESAL HOMES", constructed on ALL THAT piece or parcel of N.A. Plot of land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed
178	4	503.759 sq. meters out	1415 sq. metes out of 0-40-8 H.R. + 0-00-5 H.R. Pt.Kh
178	10	159.119 sq. meters out	735 sq. metes out of 0-12-1 H.R.

situated at Village Bolinj, Virar (West), within the area of Virar Municipal Council, Tal. And Reg. Sub:, Dist. Vasai-II, Virar, Dist. And Reg. Dist. Thane.

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V. K. Kadam
M. V. Kadam

(Signature)

LIST OF AMENITIES

General Layout Amenities

- 1) R.C.C. framed structure
- 2) Well decorated main entrance
- 3) Well planed Infrastructure

Building Amenities

False ceiling in Living

Flooring

- 1) Ceramic flooring in living & passage
- 2) Ceramic Flooring in bed and Toilets
- 3) Ceramic Flooring in Kitchen 3 feet
- 4) Green Marble kitchen platform with stainless steel sink

Doors :

- 1) Main door one side veneer finish with night latch, magic eye and safety chain.
- 2) Sintex door for Bathroom & W.C.

Windows :

- 1) Sturdy Aluminum sliding windows on moulded marble sill.

Tiles :

- 1) Full dado in bathroom and W.C. 4 feet
- 2) Dado above kitchen platform with C class fitting

Plumbing :

- 1) Concealed plumbing with C class fittings.
- 2) Wash Basin

Electric Wiring :

Concealed wiring

Painting :

1. External water proof cement based paint
2. Internal plastic finished distemper

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3200/2000
9000

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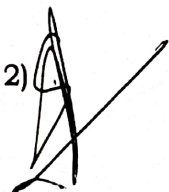
V. K. Kadam
M. V. Kadam.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS THE DAY AND THE YEAR FIRST HEREINABOVE
WRITTEN.

SIGNED AND DELIVERED by the)
Within named Builder)
M/S. FUTURE DEVELOPERS.)

In the presence of

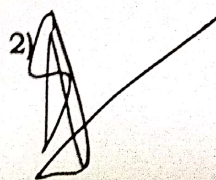
1) 

2) 

SIGNED AND DELIVERED by the)
Within named Flat/Shop Purchaser/s)
Mr. Vijay K. Kadam.)
Mrs. Madhavi V. Kadam.)
in the presence of

1) 

2) 



 
V. R. Kadam

M. V. Kadam
 

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RAJENDRA M. DAGE

B.A. L. L. B.

ADVOCATE HIGH COURT

B/141, Chandralekha Society,
W. S. Road,
Dhaisar [East], Mumbai - 63

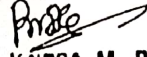
Date : 3/7/08

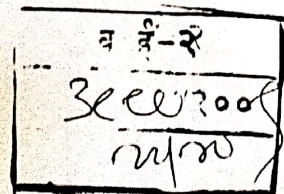
TITLE CERTIFICATE

To Whom It May Concern

This is to certify that, I have verified the record in the office Sub - Register of assurance at Vasai I, II & III and revenue Authority while investigating the title of 1] MR. VIRENDRA T. SOLANKI, 2] MR. NISHEETH R. TANK, 3] MR. MEHUL M. SHAH, 4] MR. AJAY H. PUVAR, in respect of land situated on the plot of land be assuring Survey No. 178, Hissa No. 4, admeasuring 1415 sq. mtrs. Out of H. R. 0-40-8 + Pt. Kh. 0-00-5, & S. No. 178 Hissa No. 5, admeasuring 375 sq.mtrs. out of H. R. 0-04-0, S. No. 178, H. No. 10, admeasuring 735 sq. mtrs. Out of H. R. 0-12-1, Of Village Bolinj, 1] MR. VIRENDRA T. SOLANKI, 2] MR. NISHEETH R. TANK, 3] MR. MEHUL M. SHAH, 4] MR. AJAY H. PUVAR, in respect of land situated on the plot of land be assuring Survey No. 178, Hissa No. 4, admeasuring 1415 sq. mtrs. Out of H. R. 0-40-8 + Pt. Kh. 0-00-5, & S. No. 178 Hissa No. 5, admeasuring 375 sq.mtrs. out of H. R. 0-04-0, S. No. 178, H. No. 10, admeasuring 735 sq. mtrs. Out of H. R. 0-12-1, Village Bolinj, Taluka - Vasai District Thane .

In the Strength of the aforesaid investigation I certify that the right , title, interest of said 1] MR. VIRENDRA T. SOLANKI, 2] MR. NISHEETH R. TANK, 3] MR. MEHUL M. SHAH, 4] MR. AJAY H. PUVAR, to the said property can be accepted as a clear and marketable.


SHREE RAJENDRA M. DAGE
B. 41 Chandralekha,
W. S. Road, Dahisar (E).
Mumbai-400 068.



No.

CIDCO/VSR/CC/BP-3584/W/4135

Date :

04/06/2008

To
 P. A. Holder Mr. Bharat Kannu Nai
 G/402, Mohak Residency,
 Agashi Road, Bolinj,
 Virar (W),
 Taluka Vasai
DIST. THANE.

Sub : Commencement certificate for the proposed Residential cum Commercial Building on land bearing S.No.178, H. No. 4 & 10 of Village Bolinj, Taluka Vasai, Dist. Thane.

- Ref: 1) N.A. Order No.REV/D-1/T-9/NAP/SR-94/2007 dated 20/07/2007
 2) TILR M. R. NO.209/07 dated 17/08/2007 for measurement.
 3) Letter from Bolinj Grampanchayat vide letter dated 02/05/2008 for potable water supply.
 4) NOC from Bolinj Grampanchayat vide letter dated 02/05/2008 for construction.
 7) EE (BP-VV)'s report dated 16/05/2008.
 8) Your licensed surveyor's letter dated 20/05/2008.

Sir/Madam,

Development Permission is hereby granted for the proposed Residential cum Commercial Building No. under Sec. 45 of Maharashtra Regional and Town Planning Act, 1936 (Mah.XXVII of 1966) to P. A. Holder Mr. Bharat Kanubahi Shah.

This drawing shall be read with the conditions mentioned in the letter No. CIDCO/VSR/CC/BP-3584/EA dated 05/05/2008. The detail of the building are given below :

- | | |
|--------------------|--|
| 1) Location : | S.No. 178, H. No. 4 & 10
Of Village Bolinj, |
| 2) Building No. : | 1 (One) |
| 3) No. of Floors : | Gr. + 4 |
| 4) Use : | Residential-Cum-Commercial |
| Terment : | 48 Flats |
| Shops : | 04 Shops |
| 5) Built up Area : | 1377.33 Sq. mtr. |

Contd ...2.

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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

No. CIDCOM/SR/CC/BP-3584/W/ 4135

Date: 04/06/2008

.. 2..

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs.25,000/- (Rupees Twenty Five Thousand Only) deposited vide Challan No.13702, dated 02/06/2008 with CIDCO as interest from security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building control Regulation & Conditions attached to the permission covered by the commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

Encl : a/a

Yours faithfully,



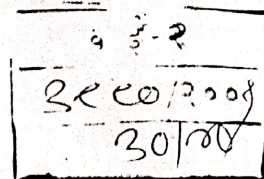
TRUE COPY

ADV. NAYAN B. JAIN
B. Com., LL. B.
ADV. STATE HIGH COURT
G, Vardh... Floor, Agashi Road,
... VIKAR (W).
Tel. CH. 0250-2502659 Resi. 2602023

C.C. to :

1. Abhay Raut
G-3, Anuradhih, Eksar Road,
Borivali (W), Mumbai - 91.
2. The Collector
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. The Chief Officer
Nallasopara Municipal Council, Nallasopara.
5. CUC (W)

GD OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
AD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8136



- १ - क्र.महसूल/क-१/टे-१/एनएपी/एसआर-१४/२००७

जिल्हाधिकारी कार्यालय ठाणे

दिनांक - २०.०७.२००७.

वाचले :-

१. श्री. बलराज चंदनसिंह सोलंकी व सुशिला चंदनसिंह सोलंकी, रा. विरार, ता. वसई जि. ठाणे यांचा अर्ज दिनांक ०६, ०९/२००७

२. असो.प्लॅनर, सिडको वसई यांचा बिनशेतीसाठी ना हरकत दाखला क्र. सिडको/व्हीव्हीएसआर/एनएपी/बीपी-३१३३/ई/२७३७ दिनांक ०३/०१/२००६

३. मूसपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/टे-३/मूस/एसआर-२७८/०८-०३ दिनांक ०२/०५/२००८

मुख्याधिकारी, विरार नगर परिषद यांचे कडील बांधकामा बाबत दाखला क्र.विनप/दा.१८/०३ दिनांक ०२/०५/२००८

४. मुख्याधिकारी, विरार नगर परिषद यांचे कडील पाणीपुरवठ्या बाबत दाखला क्र. विनप/पापु/८४०/०३ दिनांक ०२/०५/२००८

५. नजदर यांनी सादर केलेले हमीपत्र दिनांक

६. कडील कार्यालयाने दिनांक ०८/०६/२००७ रोजीचे महाराष्ट्र जमिनी मुद्रा या वृत्तापत्रात प्रसिध्द केलेला जाहिरनामा

आदरा :-

ज्या अर्थी श्री. बलराज चंदनसिंह सोलंकी व सुशिला चंदनसिंह सोलंकी, रा. विरार ता. वसई जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे बोळीज, येथील स. नं. १७८/४, १७८/५, १७८/१०, एकूण क्षेत्र २५२५-०० चौ. मी. या जागेचा रहिवासाय विंगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, प्रस्तावित जमीनीस बिनशेती परवानगी देण्याच्या संदर्भात दिनांक ०८/०६/२००७ रोजीचे दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तापत्रात जाहिरनामा प्रसिध्द करण्यात आला होता. सादर जाहिरनामा वृत्तापत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/हरकत या कार्यालयात प्राप्त झालेली नाही.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ उच्चये त्यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे उभेश विठ्ठल पाटील, विरार, ता. वसई, जि. ठाणे यांना वसई तालुक्यातील मौजे बोळीज, येथील आपल्या मालकीच्या स. नं. १७८/४, १७८/५, १७८/१०, एकूण क्षेत्र २५२५-०० चौ. मी. क्षेत्राची रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञान (परमीशन) देण्यात येत असून सिडको कडील मंजूर बांधकाम नकाशाप्रमाणे गालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

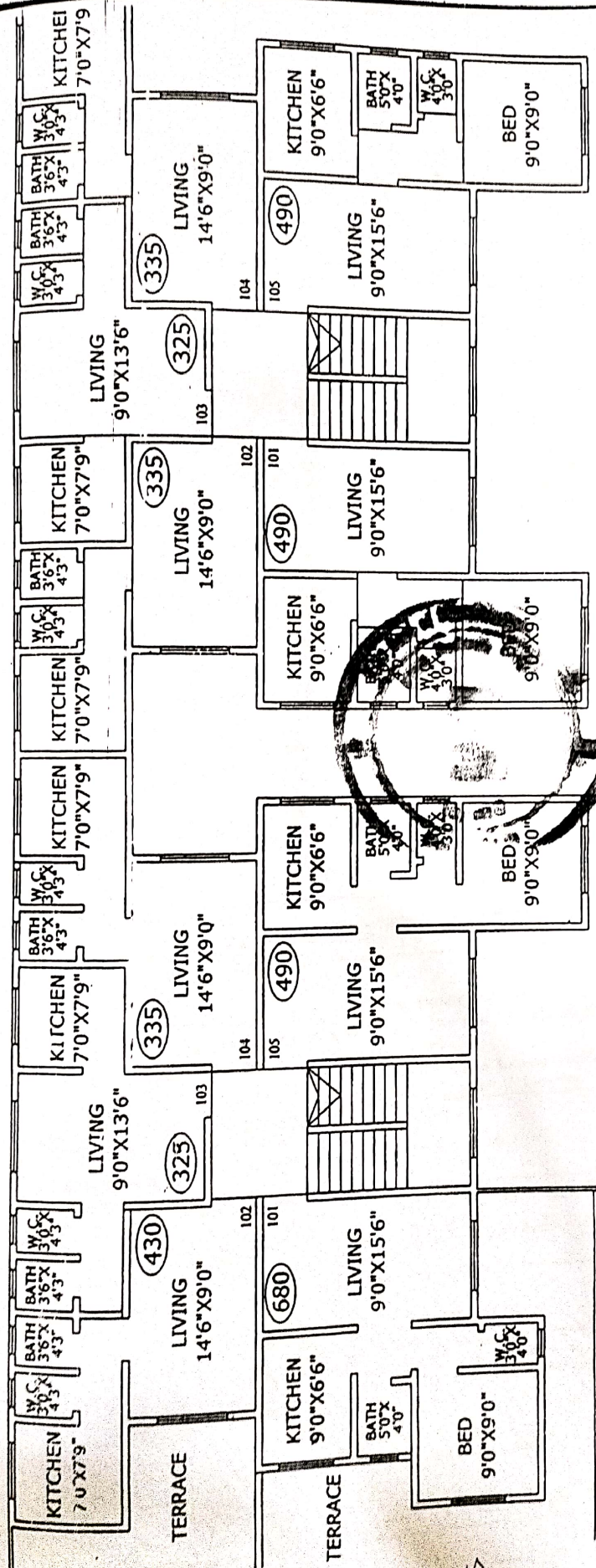
त्या शर्ती अशा :-

१- ही परवानगी महाराष्ट्र जमिन अधिनियम १९६६ व त्याखालील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.

२- अनुज्ञाप्राप्ती व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्याचा प्रयोजनार्थ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा प्रयोजनार्थ आगाऊ लेखी परवानगी

इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून वाजवी वापर ठरविण्यात येईल.

3000/2008
29/07



FIRST FLOOR PLAN

V. K. Kadam
M. V. Kadam

Adams

7-2
3000 12008
34/00

वसई 2

दस्त क्र 3990/2009

2/1/09

दस्त गोषवारा भाग-1

06/06/2009







दुय्यम निबंधकः

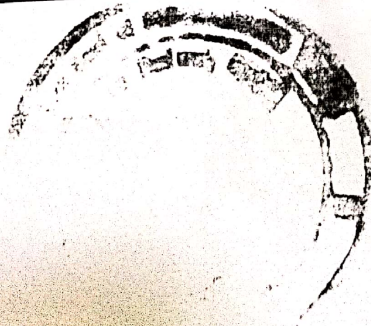
11:36:03 am

वसई 2

दस्ता क्रमांक : 3990/2009

दस्ताचा प्रकार : करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विजय काळुराम कदम - - पत्ता: घर/फ्लॅट नं: रू नं 102 गल्ली/रस्ता: राम मंदीर रोड ईमारतीचे नाव: कोळी हाऊस ईमारत नं: - पेट/वसाहत: - राहर/गाव: खारदांडा, मुंबई तालुका: मुंबई पिन: 62	लिहून घेणार वय 40 सही <i>V.K. Kadam</i>		
2	नाव: माधवी विजय कदम - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - राहर/गाव: - तालुका: - पिन: - पिन नम्बर: BDEPK0734P	लिहून घेणार वय 39 सही <i>M.V. Kadam</i>		
3	नाव: मे. फ्युचर डेव्ह तर्फे भागिदार निशिथ टॅक - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: चावरे वाडी ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - राहर/गाव: - तालुका: विरार प पिन: - पिन नम्बर: -	लिहून देणार वय 28 सही <i>Me. Future</i>		





दस्त गोषवारा भाग - 2

वसई2

दस्त क्रमांक (3990/2009)

२६/०६

दस्त क्र. [वसई2-3990-2009] चा गोषवारा
बाजार मुल्य :764904 मोबदला 759500 भरलेले मुद्रांक शुल्क : 28170

पावती क्र.:3990 दिनांक:01/06/2009
पावतीचे वर्णन
नाव: विजय काळुराम कदम - - -

दस्त हजर केल्याचा दिनांक :01/06/2009 11:28 AM
निष्पादनाचा दिनांक : 01/06/2009
दस्त हजर करणा-याची सही :

V. K. Kadam

7650 :नोंदणी फी
800 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
330 :अतिरीक्त मुद्रांक शुल्क

8780: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 01/06/2009 11:28 AM
शिकका क्र. 2 ची वेळ : (फी) 01/06/2009 11:32 AM
शिकका क्र. 3 ची वेळ : (कबुली) 01/06/2009 11:34 AM
शिकका क्र. 4 ची वेळ : (ओळख) 01/06/2009 11:35 AM

दस्त नोंद केल्याचा दिनांक : 01/06/2009 11:35 AM

दु. निबंधकाची सही, वसई 2

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) प्रविण सोनार - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: विरार प
तालुका: वसई
पिन: -



2) प्रियंका सावंत- - ,घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



दु. निबंधकाची सही
वसई 2

म्हणान्त कारण्यांत देते की या
दस्ताचा मुल्य २००० आहे.

दुय्यम निबंधक, वर्ग-२
वसई-२

दस्त क्रमांक परत ये.....
३९९० काळुराम नोंदळे

दुय्यम निबंधक, वर्ग-२

मारीच १ माहे ९ जून २००९

Future Developers

Bolinj, Near Chawre Wadi, Virar(W).

Date :- 2/1/10

POSSESSION LETTER

To,
Mr. Vijay K.Kadam

Sub :- "Possession of flat no. B/105 in building known as Jesal Homes Situated at Chawarewadi, Bolinj, Virar (W).

Pursuant to the agreement for sale dated 01st June -2009 between M/s. Future Developer and Mr./Mrs./M/s. Vijay K.Kadam I/we hereby handover the VACANT AND PEACEFUL POSSESSION of the said premises, alongwith the relevant document to you, forever.

Further, I/we hereby confirm that I/we checked, verified and satisfied ourselves regarding the structure, construction and amenities of the building and found the same to the best of our satisfaction as provided in the agreement for sale dated 01st June -2009 & we have no grievance about any other matter with the developer including the account of money collected from him.

We shall not be held responsible for any of the defect in my dwelling flat hereinafter. You shall pay every month regularly your shares towards all taxes, common expenses, water charges and electric charges etc, hereafter as demanded from you time to time. You shall fully co-operate in forming the co-operative society for this building.

Dated this 2/1/10 day of Tuesday.

Thanking you

For Future Developers
Yours faithfully, Balan

I/we confirm the above Partner:

V. K. Kadam

Purchaser.

Name : Mr Vijay K.Kadam
Address: Koli house, R.no 102,
Ram mandir rd, Khar danda,
Mum - 62