

Langeetq Subhahn, Goswami

To

Semip
15/B 405

Agreement For Sale



श्री

XEROX CENTRE

YASHOMANGAL COMPLEX, 1ST FLOOR, NEAR SUB REGISTRAR OFFICE,
TULINJACHOLE ROAD JUNCTION, NALI ASOPARA (E).
TEL. : 0250 - 2434607 / 244 2814

Purchaser Name Subhahn K Goswami

15/B. 405 OSTWAL Nagar NSP

Flat / Shop No. _____ on _____ Floor 4th

In _____ Wing in Building known as _____

21/06/2015

12

533/3126

पावती

Original/Duplicate

Tuesday, June 23, 2015

नोंदणी क्र.: 39M

7:34 PM

Regn.: 39M

पावती क्र.: 3453 दिनांक: 23/06/2015

गानाचे नाव: घोरे

दस्तावेजाचा अनुक्रमांक: वसई-4-3126-2015

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: सुभाष के गोम्वामी . .

नोंदणी फी

₹. 16800.00

दस्त हाताळणे फी

₹. 740.00

पुस्तकी संख्या. 37

एकूण:

₹. 17540.00

आपणाम मूळ दस्त ,बंधनेल प्रिंट,गुपी-२ व सीडी अंदाजे

7:45 PM ह्या वेळेस मिळेल.

Joint S R Vasal-4.

बाजार मूल्य: ₹. 1678000/-

भरलेले मुद्रांक शुल्क : ₹. 100800/-

मोपदता: ₹. 1680000/-


वसई क्र. ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 16800/-

ईटी/घनादेश/पे ऑर्डर क्रमांक: MH001788764201516R दिनांक: 23/06/2015


बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 740/-


Subhash!

मूळ दस्त बंधनेल प्रिंट : 1 मिनीमिष्टी
सह परत दिला.

बंद. नि./व. लि./क. लि.


Subhash!

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुद्रांकित अहवाल सन 15

खसर्द - ४
दस्ता क्र. 3922 12-14
9134

1. दस्ताव्या प्रकार : करारनामा अनुच्छेद क्रमांक
2. सादरकर्याचे नाव : सुभाष के गोस्वामी इतर पत्रे
3. पानुका : वसई 4. गावाचे नाव : साई
5. नगरमुम्पन क्रमांक/सर्क क./अंतिम मुळंड क्रमांक : 20
6. मूल्य दरविभाग (प्रोन) : उपविभाग 5
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 46100k
8. दस्तात नमूद केसल्या मिळकतीचे क्षेत्रफल : 40.42 कापेट/विल्टअप/सुपु-विल्टअप/चौ. मीटर/फुट
9. कारपार्किंग : — गच्ची : — पोटमाळा : —
10. मजला क्रमांक : — उदवाहन सुविधा : आहे/नाही
11. बांधकाम वर्ष : 2007 घरात : — 10%
12. बांधकामाचा प्रकार :- आखारसी / इतर पत्रे / अर्थ पत्रे / कच्चे
13. बाजारमूल्य ठरव्यातील मार्गदर्शक सूचना क्र. : — ज्यामध्ये विलेती घट/ वाढ
14. निर्धारित केलेले बाजारमूल्य : 1678000k
15. दस्तामध्ये दर्शविलेला मोबदला :- 1680000k
16. देय मुद्रांक शुल्क : 100800k 18. नसलेले मुद्रांक शुल्क : 100800k
17. देय नोंदणी फी : 16800k

लिपीक

सहाय्यक निबंधक

प्रतिज्ञा/घोषणापत्र

- मी/आम्ही —
- 1) श्री/श्रीमती सुभाष के गोस्वामी
 - 2) श्री/श्रीमती संगीता सुभाष गोस्वामी
 - 3) श्री/श्रीमती —



सत्य प्रतिशेकर कथन करितो की दस्तऐवजाची दिग्दर्शक असलेली यापुढील सारेदी देणाऱ्याने कोठेही विक्री, गडान, दान, तीक्ष्ण, मुखत्यार, पोटगी या इतर अन्य प्रकारे कोठेही जडविलेले नाहीत. याची नोंदणी कायदा - 1906 मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर झालेला ही सारेदी देणाऱ्या यांच्याच मातलीची आहे. याबाबत कुठ्या अपिलेख पाहून खात्री करून घेतलेली आहे. कोणत्याही प्रकारे कोणी वाद उत्पन्न झाल्यास त्याची सार्वस्वी जबाबदारी मगरी/खामचीव राहिल याची मी/आम्ही हमी देतो.

सारेदी घेणार (Purchaser)

1. सुभाष के गोस्वामी
2. संगीता सुभाष गोस्वामी
3. —

सुभाष के गोस्वामी

यसई - ४
दस्ता अ: 392/12014
3/30



AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT is made and entered into at Nallasopara, on this 23rd day of June 2015.

[Signature]

[Signature]
Shahar.

[Signature]
श्रीमती गारुबा

पत्रांक - ४
3926
17024
४ : 30

Data of Bank Receipt for GRN MH001788764201516R

Bank - IDBI BANK

Bank/Branch		Simple Receipt	
Pmt Tan id	: 65936343	Print DiTime	
Pmt DiTime	: 23/06/2015 17:21:13	GRAS GRN	: MH001788764201516R
ChallanIdNo	: 69133332015062351347	Office Name	: IGR135 / VS13_VASAI NO 3 JOINT SUB REGISTRAR
District	: 1201 / THANE		
StDuty Schm	: 0030046401-75/ Stamp Duty(Bank Portal)		
StDuty Amt	: Rs 1,00,800.00/- (Rs One Lakh Eight Hundred Rupees Only)		
RgnFee Schm	: 0030053301-70 / Registration Fee		
RgnFee Amt	: Rs 16,800.00/- (Rs Sixteen Thousand Eight Hundred Rupees Only)		
Article	: B25	Consideration	: 16,80,000.00/-
Prop Mvblty	: Immoveable		
Prop Descr	: NALLASOPARA, Maharashtra : 401203		
Duty Payer	: PAN-AJCPG0580E SUBHASH K GOSWAMI		
Other Party	: PAN-AGPPC3278D SAMEER E CHAVAN		
Bank Scroll No	: --		
Bank Scroll Date	: --		
RBI Credit Date	: --		
Mobile Number	: 917798223272		

Only for verification-not to be printed and used



वसई - ४	
ना १५. ३९२४	१२०१५
५	१३७

BETWEEN MR. SAMEER EKNATH CHAVAN, Age 39 years, adult, Indian Inhabitant, residing at: Flat No. 405, B Wing, Fourth Floor, Ostwal Nagari Bldg No. 15 Co Op Hsg Soc Ltd., Next To Central Park, Moregaon, Nallasopara (East), Taluka Vasai, Dist Palghar, Pin 401209. Hereinafter called the "**THE TRANSFEROR**" [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, his heirs, executors, administrators and assigns] of the **FIRST PART:-**

AND

MR. SUBHASH K. GOSWAMI, Age 41 years, & **MRS. SANGEETA SUBHASH GOSWAMI**, Age 40 years, both Adult, Indian Inhabitant, residing at: Flat No. 201, A Wing, Second Floor, Ostwal Nagari Bldg No. 15 Co Op Hsg Soc Ltd., Next To Central Park, Moregaon, Nallasopara (East), Taluka Vasai, Dist Palghar, Pin 401209. Hereinafter called the "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns] of the **SECOND PART :-**

WHEREAS :-

A) The TRANSFEROR is the member of **OSTWAL NAGARI BLDG NO.15 CO-OPERATIVE HOUSING SOCIETY LIMITED**, registered under Maharashtra Co. operative Societies Act, 1960 bearing registration no. **TNA/VBI/HSG/TC/ 18393/ 2006-07**, at Survey No. 30 (Part), Village Moregaon, Taluka Vasai, Dist Palghar, within the area of Sub Registrar at Vasai and as such member of the said society, the TRANSFEROR is entitled to five (5) shares of the said society of the face value of **₹. 90/-** each, share certificate No. _____ Distinctive _____ to _____

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hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat bearing No. 405, in the "B" Wing, on the Fourth Floor, admeasuring 344.8 Sq. Ft. [Built up area] i.e. 32.05 Sq. Mtr [Built up area] & as per sale Plan 435 Sq. Ft. [Built up area] i.e 40.42 Sq. Mtr [Built up area] in the building known as OSTWAL NAGARI BLDG NO.15 CO-OPERATIVE HOUSING SOCIETY LIMITED, Constructed on land bearing Survey No. 30 (Part), Village More, Situated at Next to Central Park, Nallasopara (East), Taluka Vasai, Dist Palghar, constructed the building consist of Ground Floor Plus Upper Four Floor [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"]].

B) The TRANSFEROR has purchased the said Flat from M/S. SHREE OSTWAL BUILDERS LTD., vide agreement for sale dated 22/11/2006 & Reg. No. 10163/2006, Dated 27/11/2006.

C) The TRANSFEROR is ready and willing to sell, transfer rights, title and interest and five shares and the said Flat to the TRANSFEREES which the TRANSFEREES has agreed to purchase for a lump sum price of Rs.16,80,000/- (Rupees Sixteen Lacs Eighty Thousand Only).

D) The TRANSFEROR hercin has obtained permission from the society to sell the said Flat to the TRANSFEREES hercin, and the society has agreed to transfer the said Flat in the name of the TRANSFEREES.

E) The said Flat is being purchased by the TRANSFEREES for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.



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F] The TRANSFEREES has prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said Flat and have agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

NOW, THEREFORE, THIS PRESENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1] The TRANSFEROR has agreed to transfer the right, title and interest to the TRANSFEREES in the said Flat for a total consideration of **Rs.16,80,000/- (Rupees Sixteen Lacs Eighty Thousand Only)**.

2] THE TRANSFEREES have paid the sum of **Rs. 3,80,000/- (Rupees Three Lacs Eighty Thousand Only)** to the TRANSFEROR as and by way of Part payment of the said Flat herein above mentioned [the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge of and from THE TRANSFEREES].

3] It has been mutually agreed upon by and between the parties hereto that THE TRANSFEREES shall pay to the TRANSFEROR the balance amount of **Rs.13,00,000/- (Rupees Thirteen Lacs Only)** within 45 days.

4] TRANSFEROR hereby has agreed TRANSFEREES all the original documents related to the said Flat through which the TRANSFEROR become the owner of the said Flat.

5] The TRANSFEROR declare that no person except himself has any share, right, title or interest of whatsoever nature in

Handwritten signature in Hindi script

Handwritten signature: Sehaun

Handwritten signature: Subhanshi



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दस्तावेज नं. 392/17024
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the said Flat and further declare that he has not entered into any agreement for sale, agreement to lease of any other agreement in respect of the said Flat or any part thereof and that no loans have been obtained by the TRANSFEROR by mortgaging the said Flat or any portion thereof.

6) The TRANSFEROR hereby declare that he has paid all dues towards the Municipality Taxes, Electricity and Water Charges, Maintenance Charges, Society Charges etc. in respect of the Flat for the period ending of this Agreement. The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREES against payment of such charges for the said period.

7) The TRANSFEREES shall have no claim save and except in respect of the Flat hereby purchased by him the common passages and the common amenities provided by the society in the said Flat.

8) The TRANSFEREES shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of the Flat or any part thereof the said building.

9) The TRANSFEROR shall transfer the electricity meter in the said Flat on the name of the TRANSFEREES.

10) The TRANSFEREES hereby covenant to keep the walls, sewers, pipes and appurtenances thereto belonging in good and tenable conditions so as to support the shelter and protect the parts of the said building.



The TRANSFEROR hereby agrees/s to transfer the amount paid for formation of such society and membership share thereof to the name of the TRANSFEREES.

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12] The TRANSFEREES shall not use nor shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor shall the said Flat for any illegal or immoral purpose.

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13] The TRANSFEREES accepts the construction and fittings etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFEROR to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the TRANSFEROR liable for any defect in the said construction.

14] Save as otherwise provided herein above all out of pocket costs charges and expenses for incidental of this Agreement, registration fee and other deeds, documents and writing to the execution of and in pursuance thereof, shall be borne and paid by the mutual consent of both the parties.

15] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made there under.

THE SCHEDULE OF THE PROPERTY

ALL THOSE pieces and parcels of land lying, being and situated at Village More, Taluka Vasni, Dist. Palghar, in the registration Sub - District Vasai and District Thane, and within the jurisdiction of Nallasopara Municipal Council, bearing Survey No. 4 (pt), 5 (pt), 27 (pt), 28 (pt), 30 (pt) and admeasuring 1923.99 Sq. Meters.



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Behavani

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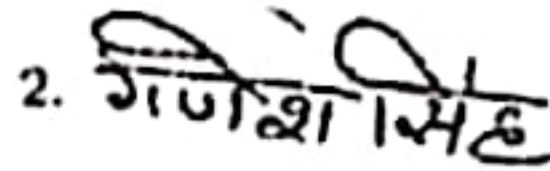
पत्रांक - 6
 पत्रांक. 392/13024
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THE SCHEDULE OF THE FLAT

Flat bearing No. 405, in the "B" Wing, on the Fourth Floor, admeasuring 344.8 Sq. Ft. [Built up area] i.e. 32.05 Sq. Mtr [Built up area] & as per sale Plan 435 Sq. Ft. [Built up area] i.e. 40.42 Sq. Mtr [Built up area] in the building known as **OSTWAL NAGARI BLDG NO.15 CO-OPERATIVE HOUSING SOCIETY LIMITED**, Constructed on land bearing Survey No. 30 (Part), Village More, Situated at Next to Central Park, Nallasopara (East), Taluka Vasai, Dist Palghat, constructed the building consist of Ground Floor Plus Upper Four Floor within the area of Sub Registrar of Assurances at Vasai.

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

SIGNED, SEALD AND DELIVERED
 The within named "THE TRANSFEROR"
MR. SAMEER EKNATH CHAVAN,
 In the presence of

1. 
2. 



SIGNED, SEALED AND DELIVERED BY
 The within named "THE TRANSFEREES"
MR. SUBHASH K. GOSWAMI, &




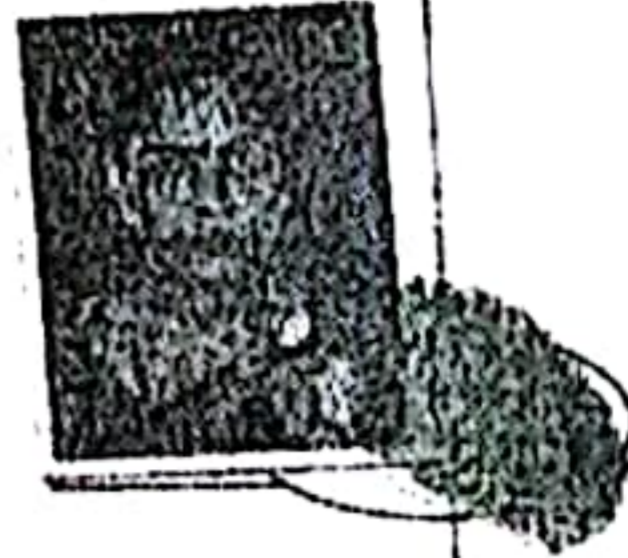


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बसा क्र. 3922-12024
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MRS. SANGEETA SUBHASH GOSWAMI,

In the presence of

1. 
2. गणेशसिंह



संगीता गोस्वामी

RECEIPT

RECEIVED on or before execution hereof, of and from the within named TRANSFEREES, a sum of Rs.3,80,000/- (Rupees Three Lacs Eighty Thousand Only) as and by way of part payment paid to me.

AMOUNT	DATED	CASH/CHE.NO.	BANK NAME
2,00,000/-	06/03/2015	369700	PMC BANK
1,80,000/-	23/06/2015	000001	PMC BANK

Rs.3,80,000/-

I SAY RECEIVED

WITNESSES:-

1. 

2. गणेशसिंह


(TRANSFEROR)



Hot Payment Successful. Your Payment Confirmation Number is 55011990



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CHALLAN
MTR Form Number - 6

GRN NUMBER	MH001788764201516R	BARCODE	Form ID :	Date:
Department	IGR		23-06-2015	
Receipt Type	RE		Payee Details	
Office Name	IGR135-VSIB_VASAI NO 3 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AJCPG9580E
Year	Period: From : 23/06/2015 To : 31/03/2099		Full Name	SUBHASH GOSWAMI K
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	NALLASOPARA	
0030046401-75	100800.00	Road/Street, Area /Locality	Maharashtra	
0030063301-70	16800.00	Town/ City/ District	Maharashtra	
	0.00	PIN	4 0 1 2 0 9	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	117600.00	Amount in words	Rupees One Lakh Seventeen Thousand Six Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 65966343		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332015062351347		
Cheque- DD No.		Date	23-06-2015	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



23/06/2015 11:21:21

Tel. 2872 58 02
 2872 44 49
 2873 12 02
 Telex 2873 12 02
 Email atul_rana@vsnl.net

ARCHITECT
 PROJECT CONSULTANT



ATUL A. RANA
 (D. Arch.)

C/O. PHOENIX INDUSTRIES,
 SHREE CHEMICAL COMPOUND,
 AAREY ROAD, GOINDELAON (EAST),
 MUMBAI - 400 063, INDIA

DT : 10.02.2004

TO WHOMSOEVER IT MAY CONCERN

With reference to the Developer's letter Dt. 9th Feb. 2004, this is to certify that, the developers M/s Shree Ostwal Builders Ltd. has given the building Nos. as per their convenience to the buildings nos. approved by CIDCO Authority on plot bearing S. NO. 4, H. NO. 3 & 4, S.NO. 5 II.NO. 1,2 & 5, S.NO. 6 II.NO. 1, S.NO. 26 II.NO. 2 & 3, S. NO. 27, H. NO. 2 & 3, S.NO.27 II.NO. 3 & 2, S.NO. 28 II.NO. 1, S.NO. 30 II.NO. 3, S.NO. 31, S.NO. 33 II.NO. 2, village-More, Tal-Vasai, Dist-Thane, Nalasopara(east). The respective building Nos. change by Developers are as per table given below :

BUILDING NO. AS PER CIDCO'S APPROVAL	BUILDING NO. AS PER DEVELOPERS
2	2,3,4
3	5,6,7
5	9,10
6	11
7	12
8	13
9	14
10	15
11 & 12	19,20,21

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This certificate is issued as per request of Developers

(Signature)

ATUL RANA
 Architect.



031000

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98-4 30

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Date: 8/01/2007

Ref. No. CIDCO/VVSR/PQC/BP-1735/E/1525

To,
M/s. Sonal Venturas
109, Pagrav, 57
S.V. Road, Goregaon (W)
MUMBAI : 400 062.

Sub: Grant of Occupancy Certificate for Residential Building No. 10 (Gr. + 4/pt) on land bearing S.No. 4/3 & 4; S.No. 5/1, 2, 5; S.No. 6/1; S.No. 26/2, 3; S.No. 27/2, 3; S.No. 28/1; S.No. 30/3 & 5; S.No. 31; S.No. 33/2 of Village More, Taluka Vasal, Dist. Thane.

- Ref. 1) Commencement Certificate No. CIDCO/VVSR/BP-1735/E/41B, dated 17/06/1998.
- 2) Amended plan approved vide letters dated 03/08/1998, 10/05/2001, 04/01/2002 & 16/09/2002.
- 3) N. A. Order No. REV/D-1/T-9/LAYOUT/SR-349/86 dated 14/03/2000 from the collector, Thane.
- 4) Receipt No. 18931 dated 30/10/2006 from Nallasopara Municipal Council for potable water supply.
- 5) Development completion certificate dtd. 20/05/2006 from the Architect.
- 6) Structural Stability certificate from your Structural Engineer vide letter dated 26/04/2006.
- 7) Plumbing certificates dated Nil.
- 8) Your architect's letter dated 17/11/2006.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. 10, (Gr. + 4/pt) on land bearing S.No. 4/3 & 4; S.No. 5/1, 2, 5; S.No. 6/1; S.No. 26/2, 3; S.No. 27/2, 3; S.No. 28/1; S.No. 30/3 & 5; S.No. 31, S.No. 33/2 of Village More, Taluka Vasal, Dist. Thane, alongwith as built drawings.

You are required to submit revised DILR map showing the roads, P.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 1/12 extracts showing these components before approaching for provisions o.c.c./o.c.c. of the last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Yours faithfully,

Encl.: a.a.
c.c. to:-

- 1) Shri Atul A. Rana, Architect, "Vini Classic", 'C' Block, 1st Floor Text to RNA Milenium, M.G. Road Kandivali (W), Mumbai : 400 067.

- 2) The Chief Officer Nallasopara Municipal Council, Nallasopara.

[Signature]
EXECUTIVE ENGINEER (RP & VV)

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5650 0800 • Fax : 00-91-22-2202 2529
HEAD OFFICE : CIDCO, 3rd Floor, C.D. Bldg, Near Navi Mumbai 400 614. Phone : 5501 0100 • Fax : 00-91-22-2359 8100



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

Ref. No. CIDCO/VVSR/POC/BP-1735/E/

Date : 10/1/2007

PART OCCUPANCY CERTIFICATE

वसई - ४
दस्तावेज क्र. 3922 / 2007
30

I hereby certify that the development of Residential Building No.10 (Gr.+ 4/pt) with built up area 1923.99 sq.m. bearing S.No.4/3 & 1; S.No.5/1, 2, 5; S.No.6/1; S.No.26/2, 3; S.No.27/2, 3; S.No.28/1; S.No.30/3 & 5; S.No.31, S.No.33/2 of Village More, Tal.Vasai, Dist. Thane, completed under the supervision of Shri Atul A. Rana, Architect (License/ Registration No.CA/B6/10397) and has been inspected on 24/11/2006 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No.CIDCO/VVSR/BP-1735/E/418, dated 17/06/1998 and Amended plan approved vide letters dated 03/08/1998, 10/05/2001, 04/01/2002 & 16/09/2002 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2.

REGD. OFFICE : 'Nirma', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 5650 0000
 HEAD OFFICE : CIDCO Unavan, CBD-Belapur Nav Mumbai 400 614. Phone : 5591 8181



वसई - ४
दस्ता नं. 3922 12-84
95/30

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasal (East), Dist. Thane - 401 210.
 Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/POC/BP-1735/1/

Date: /01/2007

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect 60 Flats contained in one no. of Residential Building No.10 (Gr.+ 4/pt) only.
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.



[Signature]
 05.01.07
 EXECUTIVE ENGINEER (BP & VV)

वसई-3
 दस्त क्र 99E3/200E
 9E/200

वसई-3
 3924/12024
 9C/30

FFIS

आवासीय व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्गादि

पत्ता कार्यालय: मर्गादि
 त्रिभुवन भवन, सी.बी.डी. 12752
 नवी मुंबई 400 614
 दूरधनी: 022 2249-4222/022
 022 2239-0222/022
 फॅक्स: 00-91-22-022 1015

दिनांक: 27/05/1998
 27/5/98

CIDCO/VVSR/BP-1735/E/ 633.

✓ R/s. Sonal Ventures
 109, Pagarav, S7
 S.V. Road, Goregaon (W)
 MUMBAI - 400 062.

SUB: Amended plan approval for the proposed Residential Buildings with Shopline on 2 No. 1 (pt), 3 (pt), 4 (pt), 26 (pt), 27 (pt), 28 (pt), 29 (pt), 30 (pt), 31 (pt) & 33 (pt), Village More, Taluka Vasal, Dist: Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/BP-1735/E/418 dated 17/06/98.
 2) Your architect's letter dated 31/07/98.

In reference to your architect's letter referred above please find enclosed herewith approved amended plan for Residential Buildings with Shopline on 2 No. 1 (pt), 3 (pt), 4 (pt), 26 (pt), 27 (pt), 28 (pt), 29 (pt), 30 (pt), 31 (pt) & 33 (pt) Village More, Taluka Vasal, Dist: Thane.

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate granted vide this office letter No. CIDCO/VVSR/BP-1735/E/418 dated 17/06/98 stands applicable for approval of amended plans alongwith following:

1. The occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
2. Notwithstanding anything contained in the commencement certificate condition it is hereby directed to the planning authority to direct removal of all structures erected in violation of this grant with...



शहर व आ.प्रांगिक विकास महसुल (महाराष्ट्र) मर्यादित

पत्र क्र. ११११/११११
 दि. ११/११/११
 पत्र क्र. ११११/११११
 दि. ११/११/११

वस्तु क्र. ०१६३२००
 १६/१२६

पत्र क्र. ११११/११११
 दि. ११/११/११
 पत्र क्र. ११११/११११
 दि. ११/११/११

3. You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

वस्तु क्र. ३९२५ १२०१५
 दि. ११/११/११

The Development Charges will have to be paid by the date as mentioned in the enclosed payment order dated 27/07/1998.

The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of the structure facilities during reasonable hours of the day and with prior notice.

Yours faithfully

[Signature]
 ASSOCIATE PLANNER/ATPO (MID)

Mr. A. A. Jadhav, Architects
 123, P. P. Industries
 (Industrial Compound)
 P. P. Industries, P. P. Industries



वसई - ४
 दस्ता क्र. 3928-12024
 20/30

Collector, Thana
 Vasai
 Dated: 25/5/1987

वसई - 3
 दस्ता क्र. 3928-12024
 13/3/1987/20

- 1) Application dated 25-9-1986 from Vincent and Shri. Goering H-Vincent
- 2) Correspondance ending with letter No. M.L.M.F. Layout/SR/1193, dated from the A.D.P. Thane.
- 3) Insalidar Vasai's report No. M.V/SR/BA/S/5546 dated 30/12/1986.
- 4) M.C.C. No. 213/86-87 dated 11-7-1986 from the Panchayat, Grampanchayat, M.lemore.

ORDER:

In exercise of the powers vested in him under Rule 4(1) read with para 16 of Part II of Schedule XII of the (Conversion of use of Land and U.A.A.) Rules, 1969, the Collector of Thane is pleased to approve the accompanying layout for residential purpose only for the land some 74953 Sq.Mtrs. in respect of S. No. 4pt, 5pt, 6pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31, 32pt and 33pt of Village M.lemore Taluka Vasai owned by 1) Shri. Arun Shankar Kondekar 2) Shri. Balaran Mankar, 3) Smt. Shalubai Ladkya Patil & others 4) Goering Herman Vincent 5) Garin H. Vincent 6) Krishna Kana Patil 7) Shri. Herman Josef Vincent 8) Shri. Sanjay L. Lope 9) Smt. Temba Isufali Bandukwala 10) Smt. Pravina H. Vincent 11) Smt. Somaribai Gajanan Patil & others 12) Shri. Narayan Somarya Patil 13) Motya Farzana Pagat & others 4 of M.lemore Taluka Vasai.

The layout is approved subject to the provisions of Maharashtra Land Revenue Code 1966 and rules made thereunder with following conditions.

1. The layout permission shall be subject to the provisions of the Maharashtra Land Revenue Code, 1966, Maharashtra Region Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1976 and Rules framed thereunder.
2. All the plots, open spaces, internal roads etc. in the layout shall be demarcated on site through the Inspector of Land Revenue. The area of the plots shall also be ascertained from the M.L.M.F. records. The width of the road and the area of open space shall be strictly adhered to.
3. The layout roads shall be allowed to be used by adjacent plots for the purpose of access if required.
4. No plot shall be disposed of unless the layout actually constructed on site has been approved by the concerned local authority along with the plan for the public purposes.
5. All the plots shall be completed within a period of one year from the date of the approval of the layout. If any plot is not completed within the period, the entire layout shall be treated as abandoned and the land shall be returned to the Government.



A) If at the end of one year any plot/plots remain for which period of sale/purchase permission is extended, this permission will stand cancelled. In cases the holder of this permission may apply for extension of the sale permission for every unsold plot.

3
3296
22

B) In case the above said conditions is not adhered resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser shall be liable for action under the provisions of Bombay Urban and Agricultural Lands Act, 1948. Consequently the purchaser shall be liable to the penalty of the cost of the purchase shall be liable to the penalty of surrender plot to Government.

C) In case the Urban holding of the purchaser exceeds as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in the Competent Authority under the Act. If the purchaser fails to do so he will be liable for action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.

The occupant shall give a copy of the approved plan and copy of this order to every plot holder within the time of sale or agreement to sale.

वर्ग - ४
3296 12024
22 130

The applicants purchaser of a plot will not be allowed to obtain requisite building permission from the revenue and local authorities respectively, till the sale purchase permission unless extended will be as specified.

D) The plot shall not further be sub-divided or sold without obtaining the prior permission of the Collector, Thane.

E) Building shall be constructed on the plot only if approved building plan is obtained from the appropriate authority. The revenue authority and the local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the rules framed by local authority.

All the plots in the layout shall be used for the purpose for which the plot holder shall apply for permission. The site plans and building plans shall be submitted to the collector within the period of one year from the date of this order fall. This permission shall be deemed to have been granted if the permission is not received by the collector.

The occupants shall at make their own cost the arrangements for water supply, electricity and drainage disposal. The sanitary conditions in the surrounding area shall be completed prior to their own occupation.

F) In exercise of the powers vested in the Collector of the Maharashtra Land Revenue Code under section 18 of the Mah. Regional Town Planning Act, 1964, the Collector of Thane is pleased to appoint the following as members of the Town Planning Committee:-
1) Shri. Ganesh Hariharan V.
2) Shri. Dattaram M. Jadhav
3) Smt. Sushilata Jadhav
4) Shri. G. S. Patil
5) Smt. H. Vincent
6) Shri. Sanjay S. Patil
7) Shri. H. Vincent
8) Smt. P. S. Patil
9) Shri. S. S. Patil
10) Smt. P. S. Patil



वसई - ४
 3922/12024
 22-30

वसई - 3
 वसई क्र. 0963/2602
 20/12/59

(4) Smt. Samaribal Gajanan Patil & others (10) Narayan Somary a Ptll (13) Motya Farasha Fegat and others: non agricultural permission to use an area measuring 74953 sq.mtrs. Out of S.No. 4pt, 5pt, 6pt, 26pt, 27pt, 29pt, 29pt, 30pt, 31, 32pt, 33pt of village Nilomora Taluka Vasai for the non-agricultural purpose of residential use only.

subject to the following conditions :-
 N.A. permission is granted in respect of S.No. 33pt for the area measuring 4413 sq.mtrs. which is excluded from the Green Zone.

That the applicants shall not sub divide the plot or sub plots if any approved in this order, without getting such sub-divisions previously approved from the Authority granting this permission.

That the applicants shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains etc. to satisfaction of the Collector & the concerned Mun. Authority and (b) by measuring and demarcating the plots by the Survey Department and until the land is so developed, no plot or construction thereof shall be disposed of by him in any manner ;

That if the plot is sold or otherwise disposed of by the applicants it shall be the duty of the applicants to sell or otherwise dispose of that plot to the condition mentioned in this order and sanad and to make a specific mention about this in the deeds to be executed by him.

That the applicants shall be bound to obtain the requisite building permission from the Village Panchayat Nilomora before starting construction of the proposed building or other structure if any;

That the applicants should get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the Schedule III to appendix the Mah. Land Revenue (Conversion of use of land and N. Assessment) Rules, 1969, and get them approved by the Collector. Thereafter and construct the building according to the sanctioned plans.

That the applicants shall maintain the distance shown in the enclosed plan.

That the applicants shall commence the construction of the land within the period of one year from the date of this order unless period is extended from time to time which the permission shall be deemed to have been cancelled.

That the applicants shall communicate the change in the use of the N.A. use of the land and any change in the use of it to the Tahsildar Vasai through Talathi within the month falling which he shall be liable to be dealt with under Rule 6 of the Mah. Land Revenue (Conversion of use of land and N.A.A. Rules, 1959.



वसई-3
 वसई नं० 90E3/306

That the applicants shall pay the N.A. for the land at the rate of Rs. 0-01 per sq. mtr. from the date of commencement of the N.A. use of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A.A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N.A.A. already levied to be expired.

That the applicants shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.

That the N.A. shall be guaranteed for the period ending 31-7-1991 after which it shall be liable for revision at revised rate.

That the area and the N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

वसई नं० 90E3/306
 23 of 30

That the applicants shall construct substantial other structure, if any, in the land within a period of years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector in his discretion, on payment by the grantee such fine premium as may be imposed as per Govt. orders.

That the applicants shall be bound to execute a sanad in form as provided in schedule IV appended to the Mah. Land Revenue (Conversion of Use of Land and N.A.A.) Rules, 1967 embodying therein all the conditions of this order, within a period of one month from the date of commencement of the N.A. use of the land.

That the applicants shall get the N.A. plot measured through the Dist. Ct. Inspector of Land Records and if any difference in the plot area found in a large scale revised plan should be prepared and get it approved from the Collector as mentioned by the A.D.T.P. Thane.

The undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by them.

If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, the Collector may without prejudice to any other penalty to which he may be liable under this provisions of the code continue to occupy the land/plot in the occupation of the applicant on terms of assessment as he may direct.

Notwithstanding any thing contained in this order, the Collector shall be at liberty to direct the removal or alteration of any building or structure erected on the land/plot in contravention of the provisions of this order if such removal or alteration may be specified in that behalf by the Collector at any time, he may cause the same to be carried out.



घसाई - ४
 दस्ता नं. ३१२५/२०२५
 २५/१३५

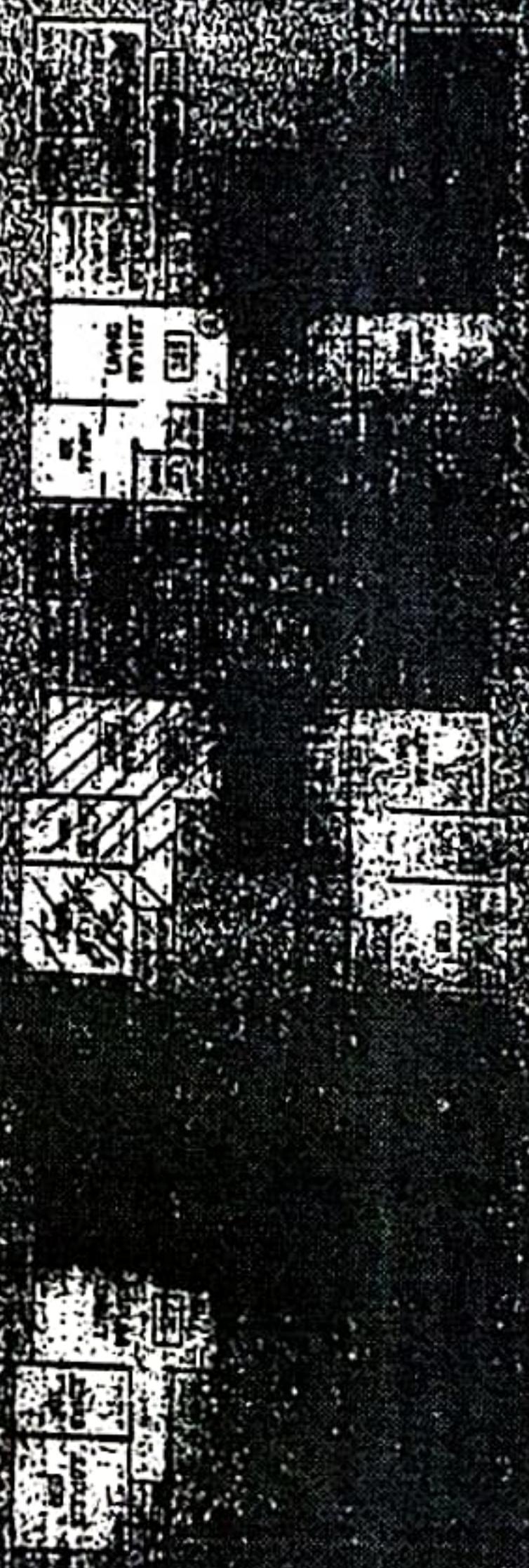
घसाई - ३
 दस्ता नं. १०९६/२००६
 २५/२७

Oswal Nagari

GROUND FLOOR PLAN



GROUND FLOOR PLAN



संगीता मोरवाणी

S. S. Mohan

S. S. Mohan

घसई - ४
 दस्त क्र. 3928/12014
 20-130

पसई-3
 दस्त क्र. 09E3/266E
 22/20

recovery of the same from the application on arrears of land revenue.

26) The grant of this permission is subject to the provisions of the laws for the time being in force and any other laws for the time being in force which may be applicable to the relevant other facts of the case, the Bombay Tenancy and Agricultural Lands Act 1948 the Maharashtra Village Panchayat Act, 1965, The Municipal Act 1966 etc.

(Sd/-) Collector, Thane.

To,
 Shri. Herman J. Vincent,
 and others and Shri. Marino H. Vincent,
 of Bombay, 219 Calicut Street,
 2al'ard Estate, Bombay 400 001.

(With approved plan).



[Signature]
 For Collector, Thane.

BEEN ORIGINAL
 CERTIFIED TO BE TRUE COPY

[Signature]

U. N. KONKAR
 Advocate & Notary,
 44, All Chambers,
 Bhandari Lane,
 BOMBAY-400001



755 76
 756 वसई 3
 वसई 3928 12024
 23

घर - 8
 वसई 3928 12024
 23

PROFORMA

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS
 Approved as amended in
 Subject to the
 conditions mentioned in
 office No. 1307
 Associate Planning
 Officer, M. V. V.

REVISION DESCRIPTION



वसई - ४
 दस्त क्र. 3928/2004
 21/30

वसई - ३
 दस्त क्र. 9943/2004
 28/12/04

क्रमांक नं. कोटो 9023
 न 200 एके नोटिफिकेशन
 20 मार्च 2004 तारीख
 दरम्यान वसई - ३ ये
 दुय्यम निबंधक यांचे फधेरीत
 म्हणून दिला

खालील प्रमाणे की घेतली
 गोंदणी की 3848
 नकलेची की (पोलीओज/पाने) 400/-
 शेन्याचे नकलेची की 20
 जादा नकलेची की 5
 टपाल की
 एकूण की : 3420/-

Beharan

सिद्ध

सिद्ध

दुय्यम निबंधक, वसई - ३

दुय्यम निबंधक, वसई - ३

पण

श्री. ओस्तवाल बिस्वी लर्के भागविर
 कु. लक्ष्मी ओस्तवाल योचे लर्के कु. कु.
 श्री. मोहन शंभूड. वध - ४८
 श्री. मारुदर (ध.)



साक्षिदार

- श्री. गणेश लक्ष्मी
 वय - ५२, नोणरी
 रा - नालासोपान
- श्री. सुभाष कुंज
 वय - ५०, नोणरी
 रा - वसई (ध.)

पण

सत्रिय रमनाथ चर्घण
 व. ३०, नोणरी
 रा - चारकोप कं. ६८

असे निवेदन करित आठेकी, ते
 वस्तुदेवज करम देणाऱ्या/उपर निर्दिष्ट
 इत्तमास व्यक्तित्वाः ओळखतात व त्यांची
 ओळख पटवित्तात

सिद्ध

दिनांक : 28 / 09 / 2004

सिद्ध

दुय्यम निबंधक, वसई - ३

वस्तुदेवज करम देणार
करारनामा
 अधाक्षित
 वस्तुदेवज करम दिल्याचे कबूल करतात
सिद्ध

Beharan





RECEIPT

OSTWAL NAGARI CO. OP. HSG. SOC. LTD.
BLDG. NO. 15

Regd. No. TNA / (VSI) / HSG / (TC) / 18393 / 2006 - 2007

S. No. 4 / 3 & 4, S. No. 5 / A 1 & 2,

Moregaon, Central Park, Nallasopara (East), Tal. Vasai, Dist. Palghar - 401 209.

No. 328 Date: 10.6.14

Received with thanks from Mr./Mrs./Smt. Subhash. Desai

Flat / Shop No. A 201 The sum of Rs. one thousand two

hundred forty only by Cash / Cheque towards Maintenance Charges / Premia of

Flat / Entrance fee / Transfer Fees Bill No. _____ Date June 11

Cheque No. _____ Dt. _____ Drawn on CBS

For OSTWAL NAGARI CO. OP. HSG. SOC. LTD.
BLDG. NO. 15

₹ 124,000

दीक्ष

Note: This Receipt is valid subject to Realisation of Cheque

CHAIRMAN / SECRETARY / TREASURER

यसई - ४
रस क. 392
12/06/14
30



OSTIAL NAGARI BLDG-NO-13 11-11-1949 - 5000

REVENUE/RENT/11325/2008-071
 1. Municipal Water Charge
 2. Repair Fund
 3. Interest

Bill No.

Date

S. No.	Name of Charges	Amount	Sl. No.	Nature of Charges
1.	Maintenance Charges	400.00	2.	Municipal Water Charge
3.	Sinking Fund	22.00	4.	Repair Fund
5.	Parking Charges	50.00	5.	Interest

वसई - ४
 दस्ता क्र. 3928/2014
 30 / 390

Total Rs. _____
 Arrears Rs. _____
 Amount Due Rs. _____

Payable in words: Two Hundred Forty One Only

NOTES: Please pay your bill on or before 15th of each month.
 Interest @ 21% pa will be charged on arrears.

For OSTIAL NAGARI BLDG-NO-13 11-11-1949

Chairman / Secretary



10163350
23/06/2015

सूची क्र.2

दुय्यम तिथिपत्र : वसई 3

Note.-Generated Through eSearch
Module, For original report please
contact concern SRO office.

दस्त क्रमांक : 10163/2006

नोंदणी :

Regn 63m

गावाचे नाव : मोरे (

- | | |
|--|---|
| (1)पितेकाचा प्रकार | करारनामा |
| (2)मौजदत्त | रु.304500 |
| (3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकर आकारणी देतो की
पट्टेदार ते नमुद कराये) | रु. 304500 |
| (4) भू-साधन,पोटॅक्स्टिसा व
परकमांस(असल्यास) | पालिकेचे नाव:इतर वर्णन :सदनिष्ठा क्र - 405 , पीया मजला , "ओस्त्यात नगरी" , वि
न-15/बी. |
| (5) क्षेत्रफळ | 32.50 चौ मी |
| (6)आकारणी किय जुडी देण्यात
असत तेव्हा. | - |
| (7) दस्तऐवज करून देणा-या/तिहून
उचणा-या पक्षकाराचे नाव किय
दियाणी न्यायालयाचा हुकुमनामा
किय आदेश असल्यास,प्रतियादिचे
नाव व पता. | नाव:-मं.श्री ओस्त्यात बिल्डर्स लि तरफ मनेजिंग झव यु एस ओस्त्यात तरफ यु मु मोहन
राठोड - - . |
| (8)दस्तऐवज करून घेणा-या
पक्षकाराचे व किय दियाणी
न्यायालयाचा हुकुमनामा किय
आदेश असल्यास,प्रतियादिचे नाव व
पता | नाव:-समीर एकनाथ चव्हाण - - . |
| (9) दस्तऐवज करून दिल्याचा
दिनांक | 22/11/2006 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 24/11/2006 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 10163/2006 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 4780 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 3050 |

वसई - ४
दस्त क्र.3928 12014
39 / 30



6/23/2015 12:52 PM

कसई - ४
दस्ता क्र. 3928 / 2014
32: 30

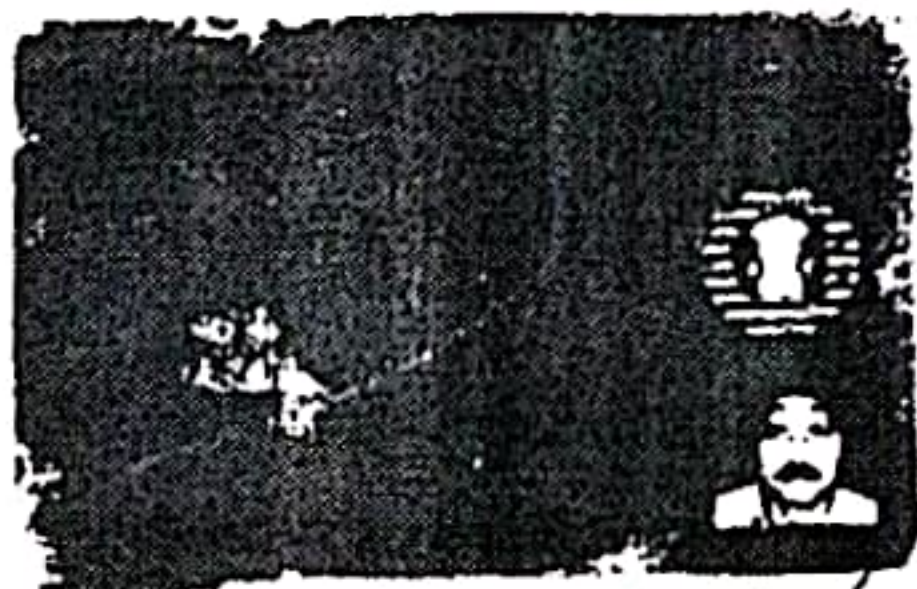




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Group No-1-Block No-13
Deliver Nagari
NPT (C)

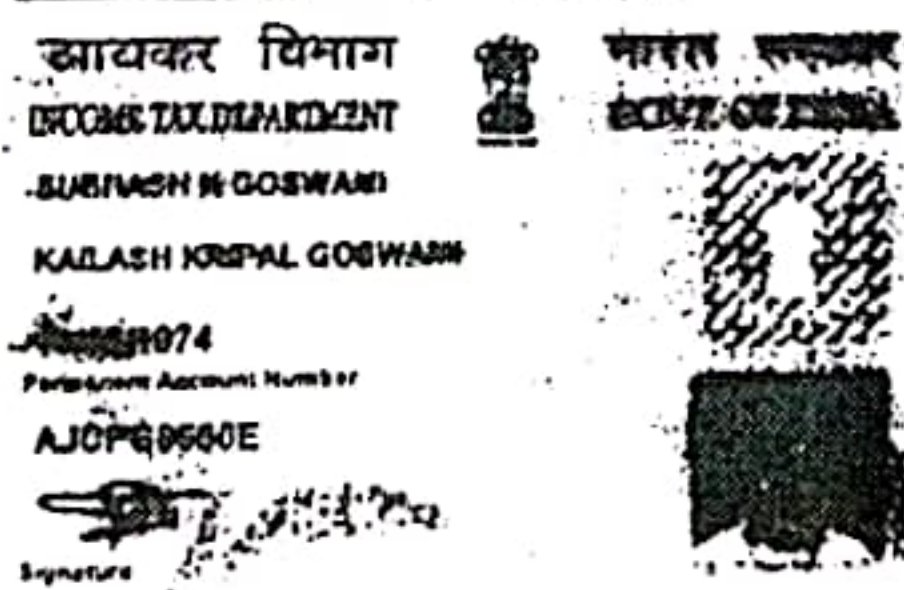
वसई - ४
दस्ता नं. 392६ / २०१५
33 / 30



गणेश सिंह
Agrawal Nagari 6/403
Nalla-Safota (C) 401209.



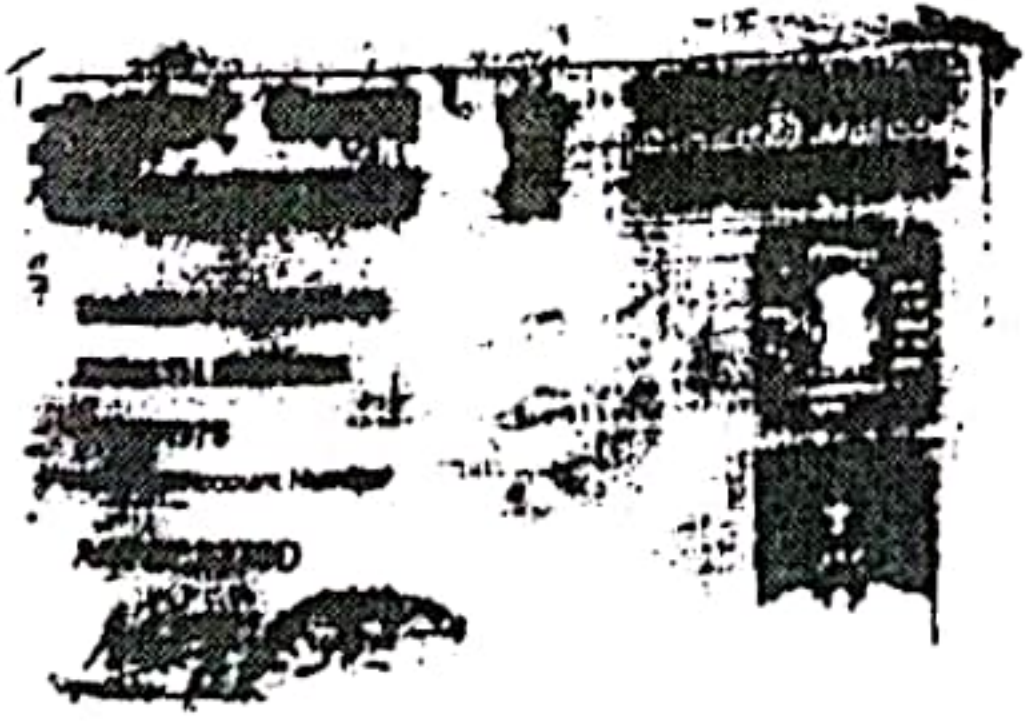
शंतीता गोश्वामी



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Subhash



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Sharan



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Subhash

वसई - ४
दस्ता क्र. 3922 / 2014
30 / 30



533/3126
मंगळवार 23 जून 2015 7:34 म.नं.

हस्त गोश्वारा भाग-1

समई 24/34
समई क्रमांक: 3126/2015

समई क्रमांक: समई 4 /3126/2015

सामान मूल्य: ₹. 16,78,000/- मोबदला: ₹. 16,80,000/-


धर्मधन मुद्रांक शुल्क: ₹. 1,00,800/-

दु. नि. मर. दु. नि. समई 4 पांच कार्यावयात
अ. क्र. 3126 वर दि. 23-06-2015
समई 7:25 म.नं. वा. हजर केला.

पावणी: 3453 पावणी दिनांक: 23/06/2015
मातृसंस्थागणे नाव: मुद्रांक केंद्र गोश्वारी - -


मोबदली फी ₹. 16800.00
हस्त हाताळणी फी ₹. 740.00
पुस्तकी मंख्या: 37


एकूण: 17540.00


Subhash.

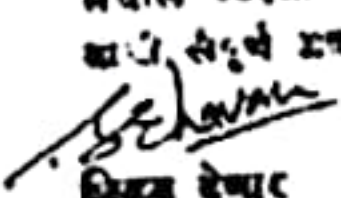
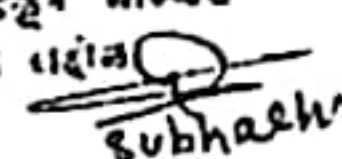
समई हजर कार्यावयाची मही:





सहसंस्थागण निबंधक वर्ग-२
वसई क. ४


सहसंस्थागण निबंधक वर्ग-२
वसई क. ४

संस्थाचा प्रसार: कार्यावया
मुद्रांक शुल्क: (एक) संस्थावारी महासंस्थागतिका हरीत किंवा व्यासपत धर्मधन संस्थावारी स्टिक धोखाण्या हरीत किंवा उप-पंत (दोन)
मा.नं. नमुद व धर्मधन संस्थावारी भागणी सेनात
दिनांक: 1 23/06/2015 07:25:31 PM ची वेळ: (मालीकरण)
दिनांक: 2 23/06/2015 07:25:58 PM ची वेळ: (पी)

सहसंस्थावारी संस्थावारी कागदपत्रे, कुलमुद्रांक
मधील एकूण हजारी वसायत भांडूच सामर्थ्य
का. संस्थावारी दिनांक: 23/06/2015

विद्वान वेणक

Subhash.
विद्वान वेणक.


Subhash.



23/06/2015 7:36:20 PM

दस्तावेज भाग-2

वर्ग 4 28/3/0
दस्तावेज क्र. 3126/2015

दस्तावेज क्र. 4/3126/2015

दस्तावेज प्रकार - करारनामा

अ. क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	<p>नाम: सुभाष क. गोम्बायी - पत्ता: फ्लॉट नं. ए / 201, बाळा नं. दुसरा मजला, इमारतीचे नाव: अस्तबान नगरी विन्डीप नं. 15 को- ऑप. डी. सो. लि., ब्लॉक नं: मेट्रन पार्क च्या पुढे, रोड नं: मोरेवाड, नामामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: AJCPG9580E</p>	<p>निवृत्त सेवार वय: -41 स्वाधरी:</p> <p><i>Subhash</i></p>		
2	<p>नाम: मंगीशा सुभाष गोम्बायी - पत्ता: फ्लॉट नं. ए / 201, बाळा नं: दुसरा मजला, इमारतीचे नाव: अस्तबान नगरी विन्डीप नं. 15 को- ऑप. डी. सो. लि., ब्लॉक नं: मेट्रन पार्क च्या पुढे, रोड नं: मोरेवाड, नामामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: AWPPG1835G</p>	<p>निवृत्त सेवार वय: -40 स्वाधरी:</p> <p><i>मंगीशा गोम्बायी</i></p>		
3	<p>नाम: मनीष एकनाथ चव्हाण - पत्ता: फ्लॉट नं. बी / 405, बाळा नं: चौथा मजला, इमारतीचे नाव: अस्तबान नगरी विन्डीप नं. 15 को- ऑप. डी. सो. लि., ब्लॉक नं: मेट्रन पार्क च्या पुढे, रोड नं: मोरेवाड, नामामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन नंबर: AGPPC3278D</p>	<p>निवृत्त सेवार वय: -40 स्वाधरी:</p> <p><i>Manish</i></p>		

वरील दस्तावेज करारनामा करारनामा या प्रत्येकावर कर्तव्य दिव्याचे कर्तव्य करतात.
दिनांक 23/06/2015 07:27:13 PM

अंशक:-
कार्यालय इयम असे निवृत्त करताना की ते दस्तावेज करारनामा-नामा अंशकित: अंशकित, व त्यांची अंशकित पटविताना

अ. क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	<p>नाम: कपोल मिह - वय: 39 पत्ता: नामामोपारा पु. पिन नंबर: 401209</p>	<p>स्वाधरी</p> <p><i>Kapil</i></p>		
2	<p>नाम: विभादर नरम मिह - वय: 42 पत्ता: नामामोपारा पु. पिन नंबर: 401209</p>	<p>स्वाधरी</p> <p><i>Vibhadar</i></p>		

दिनांक 23/06/2015 07:27:48 PM

दिनांक 23/06/2015 07:28:02 PM मॉडेली पृष्ठांक 1 याचे

महानियम निबंधक वर्ग-२
वस्तु क्र. ४
Sarta v1.5.0



EPayment Details.

वसई - ४
पुस्तक क्र. 392६ 120१५
30 130

sf. 1 Epayment Number MH001788764201516R

Defacement Number 0001145434201516

3126 78

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पुस्तक क्रमांक 392६ 9-२

.....
 साहित्य निर्माण, वसई-४,
 तारीख 23 मार्च ६ सन २०१५



23/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि वमंड 4

दस्त क्रमांक : 3126/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोरे

(1) विविधांचा प्रकार	करारनामा
(2) मंजूरपणा	1680000
(3) बाजारभावा (भाडेपट्ट्याच्या बाबत पट्ट्याकार प्राकारणी देतो की पट्टेदार ने नमुद कराच)	1678000
(4) भू-भाषण, गोंदशिमना व यंत्रक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन :मदनिका नं: बी / 405, माळा न: पोथा मजला, इमारतीचे नाव: ओस्तवाल नगरी विल्डींग नं. 15 को-ऑप.ही.मो.नि., रोड : मोरे इतर माहिती: विभाग क्र. 5. जी + 4((Survey Number : 30 पैकी)) इतर हद्द :
(5) क्षेत्रफळ	1) 40.42 चौ.मीटर पोटखराय क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असलेला नक्शा.	
(7) दस्तावेज वरून देणा-या/गिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-समीर एफनाथ बळ्हाण -- वय:-40; पत्ता:-प्लॉट नं: फ्लॉट नं.बी / 405, माळा न: पोथा मजला, इमारतीचे नाव: ओस्तवाल नगरी विल्डींग नं. 15 को-ऑप.ही.मो.नि., प्लॉट नं: मंदुल पार्क च्या पुढे, रोड नं: मोरेगाव, नालामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पं न:- AGPPC3278D
(8) दस्तावेज वरून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुभाष के. गोस्वामी -- वय:-41; पत्ता:-प्लॉट नं: फ्लॉट नं. ए / 201, माळा न: दुमग मजला, इमारतीचे नाव: ओस्तवाल नगरी विल्डींग नं. 15 को-ऑप.ही.मो.नि., प्लॉट नं: मंदुल पार्क च्या पुढे, रोड नं: मोरेगाव, नालामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पं न:-A.JCPG9580E 2): नाव:-मगीता सुभाष गोस्वामी -- वय:-40; पत्ता:-प्लॉट नं: फ्लॉट नं. ए / 201, माळा न: दुमग मजला, इमारतीचे नाव: ओस्तवाल नगरी विल्डींग नं. 15 को-ऑप.ही.मो.नि., प्लॉट नं: मंदुल पार्क च्या पुढे, रोड नं: मोरेगाव, नालामोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पं न:- AWPPG1635G
(9) दस्तावेज वरून दिल्याचा दिनांक	23/06/2015
(10) दस्त नोंदणी देण्याचा दिनांक	23/06/2015
(11) अनुक्रमांक, खंड व पृष्ठ	3126/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	16800
(14) श्रेण	



(Signature)
सह दुय्यम निबंधक वर्ग-२
घसई छ. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडमेला अनुच्छेद :- :

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

(Signature)
Subhash!