

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रू. 4,400,000.00
बा.भा. रू. 2,800,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 190 हि न 1 व 3अे,/-/-/- वर्णन: झोन 11/42 - स न 190 हि न 1 व 3अे, सदनिका क्र 204, 2रा मजला, बि नं 2ए, रेवती, आकाशगंगा कॉम्प्लेक्स, कावेसर, जी बी रोड, ठाणे 78.624

(3) क्षेत्रफळ

(1) 69.14 चौ मी बांधीव

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे उमा डेव्हलपर्सचे भागीदार प्राजक्त एस भागवत यांचे कु मु म्हणुन चंद्रकात यशवंत कदम - AABFU8250F
- -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शुभ अक्षय सोसायटी नौपाडा ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) संपदा मंदार जोशी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सुर्याविहार पांचपाखाडी ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADQPJ0956R.

(2) मंदार अशोक जोशी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADTPJ5900C.

(7) दिनांक करून दिल्याचा 29/12/2011

(8) नोंदणीचा 29/12/2011

(9) अनुक्रमांक, खंड व पृष्ठ 11746 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 202600.00

(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00

(12) शेरा



INDIA

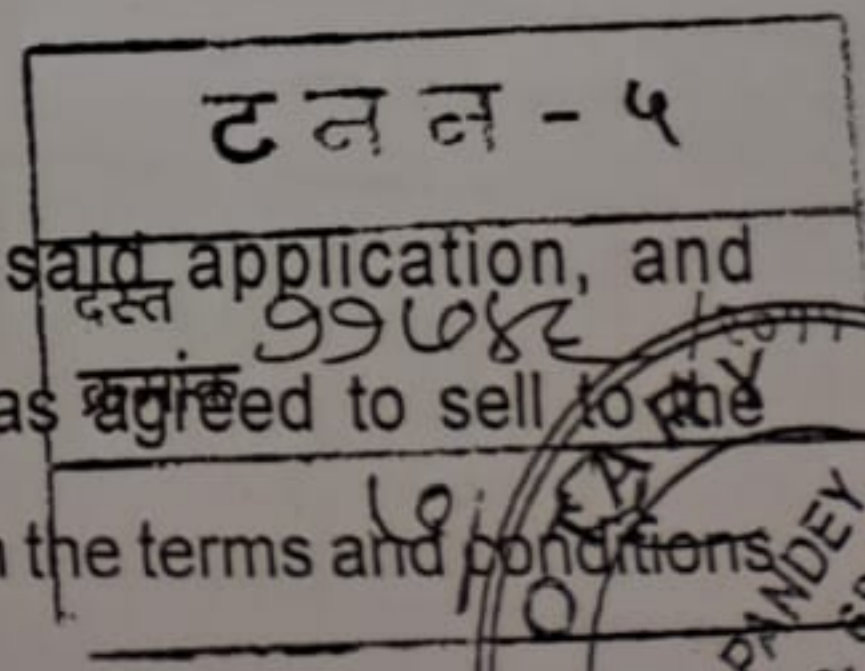
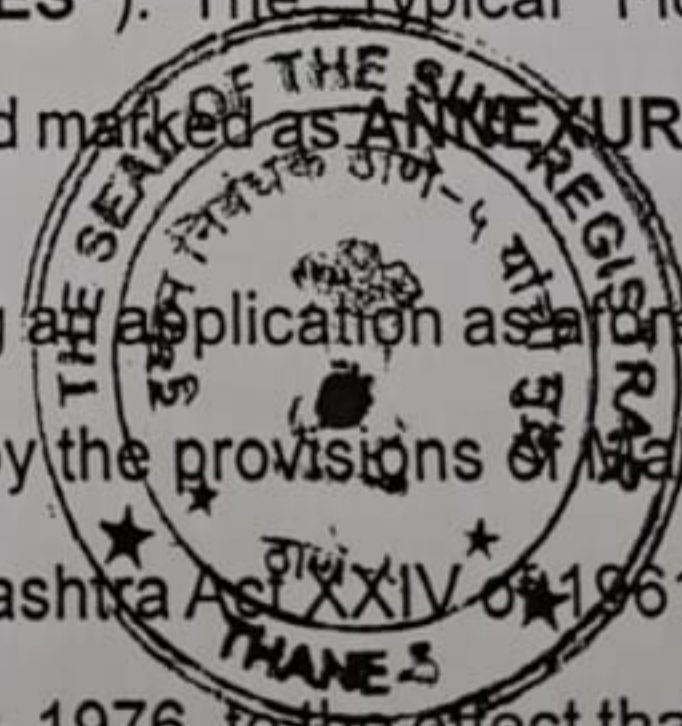
AND WHEREAS Shri Damodar A. Patil, an Advocate from Thane, by and under his Certificates dated 16th April, 2007 and dated 27/04/2010, has certified the title of the Promoter to the Said Property. The copy of said Title Certificate is annexed hereto and marked as ANNEXURE 'E';

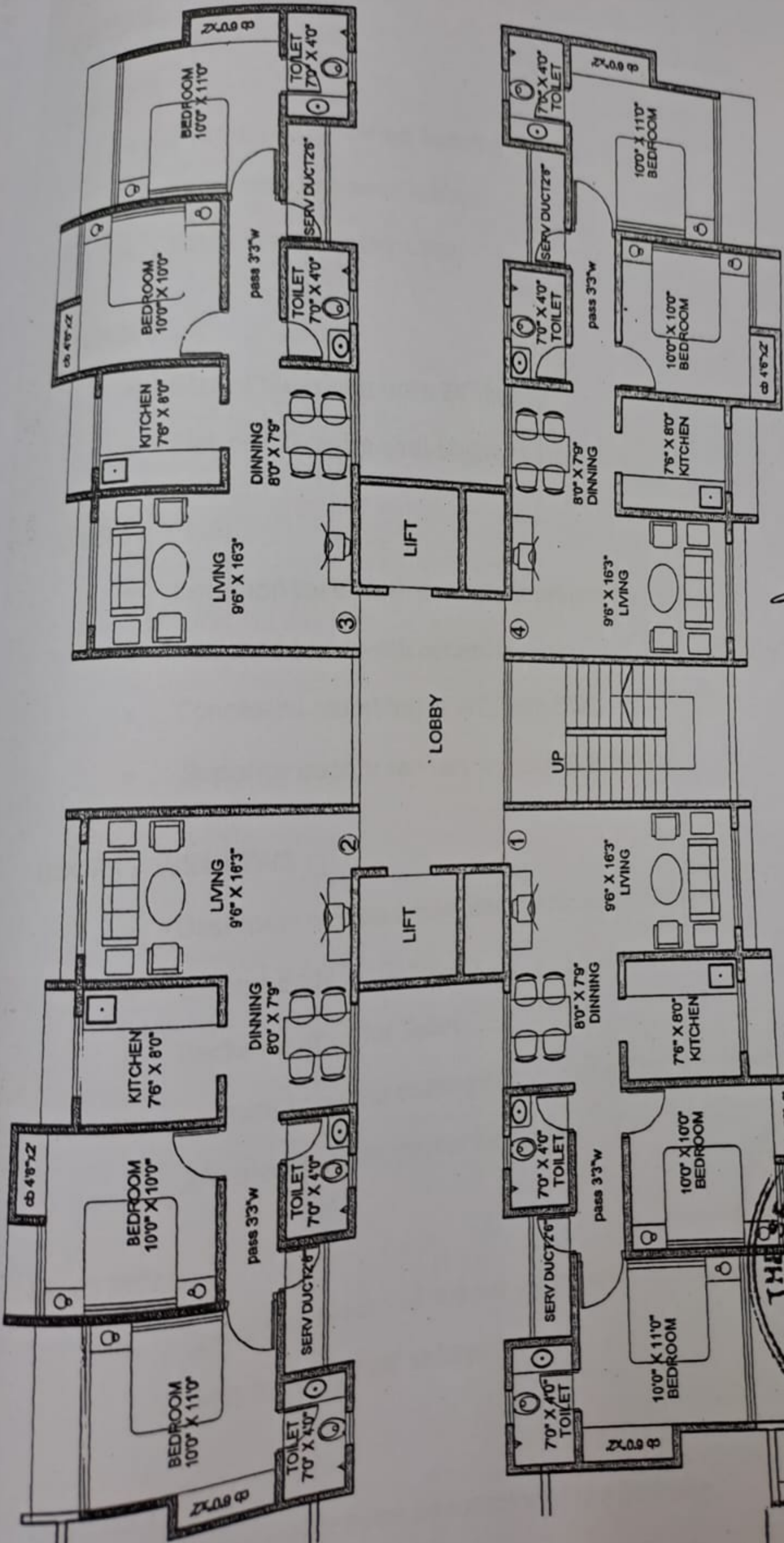
AND WHEREAS the Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the Said Property including the various permissions, no objections and orders and the layout and plans, designs and specifications prepared by the said Architects and sanctioned by the local authority and of such other documents as are specified under the (Maharashtra Ownership Flats Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE MOFA ACT") and the rules and regulations made thereunder;

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Residential Flat/Shop adm. 620 Sq. Ft., or there about carpet area and bearing Flat/Shop No. 204 on 2ND Floor in a building No. 2(CHITRA)/2A(REVATI) to be constructed on the said property in a Housing Complex to be known as "AAKASH GANGA" (said Flat/shop is hereinafter referred to as "SAID PREMISES"). The Typical Floor plan of the Said Premises is annexed hereto and marked as ANNEXURE 'F'.

AND WHEREAS prior to making an application as aforesaid, the Purchaser has represented as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961) and the Urban Land (Ceiling and Regulations) Act, 1976, to the effect that he is not disqualified under the provisions of aforesaid Acts from purchasing the said premises;

AND WHEREAS relying upon the said application, and representation and Agreement, the Promoter has agreed to sell to the Purchaser the Said premises for the price and upon the terms and conditions





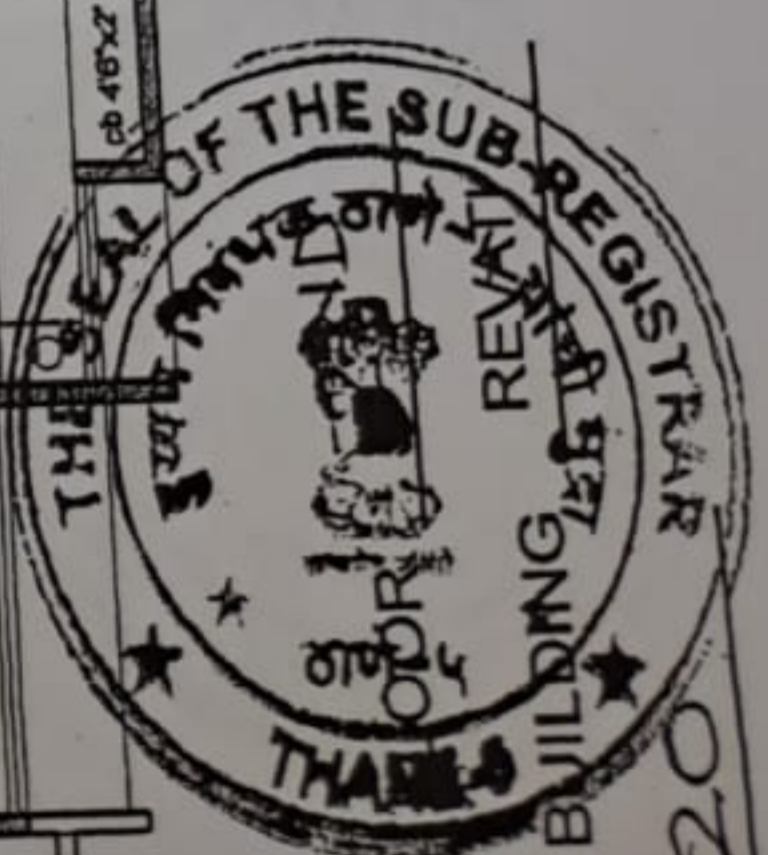
For UMA DEVELOPERS

Prabhakar B
PARTNER

PROMOTERS

Prabhakar B
PURCHASER

PURCHASER



620

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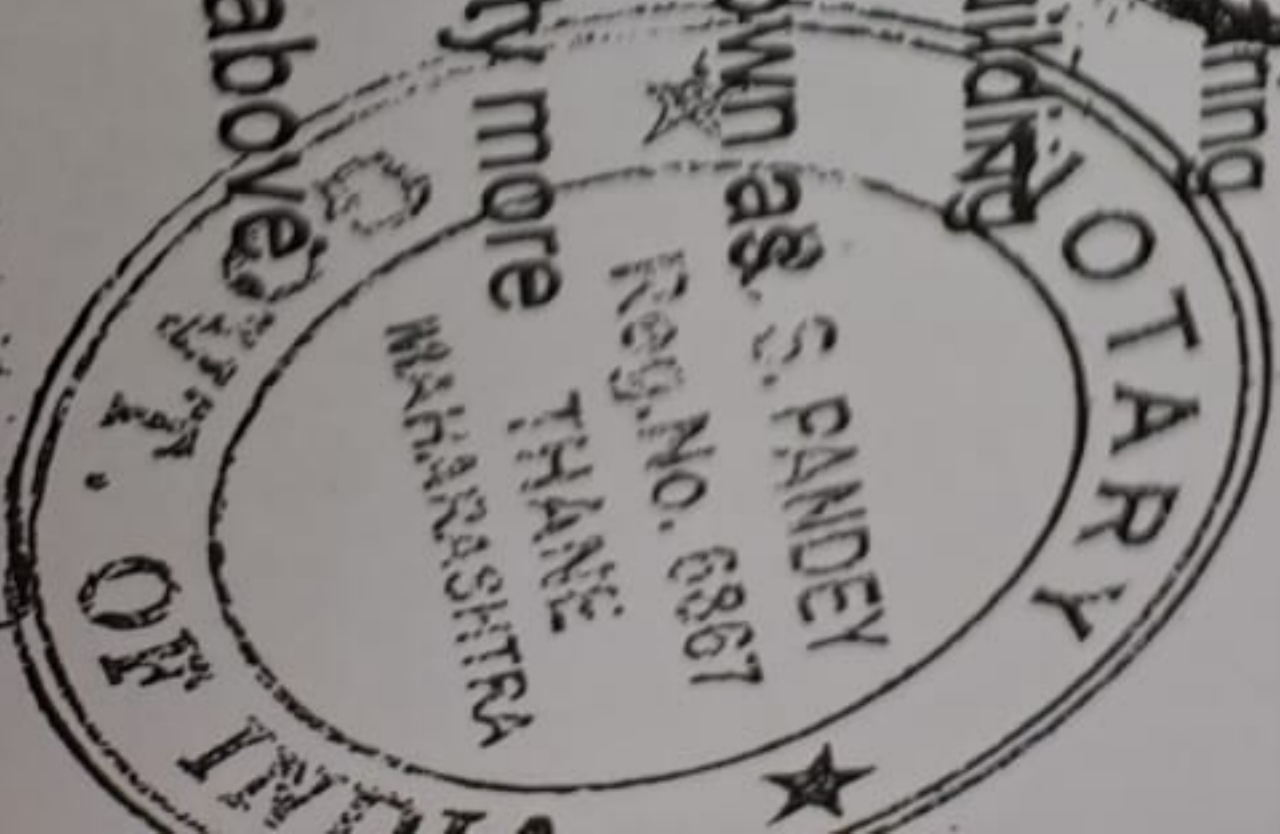
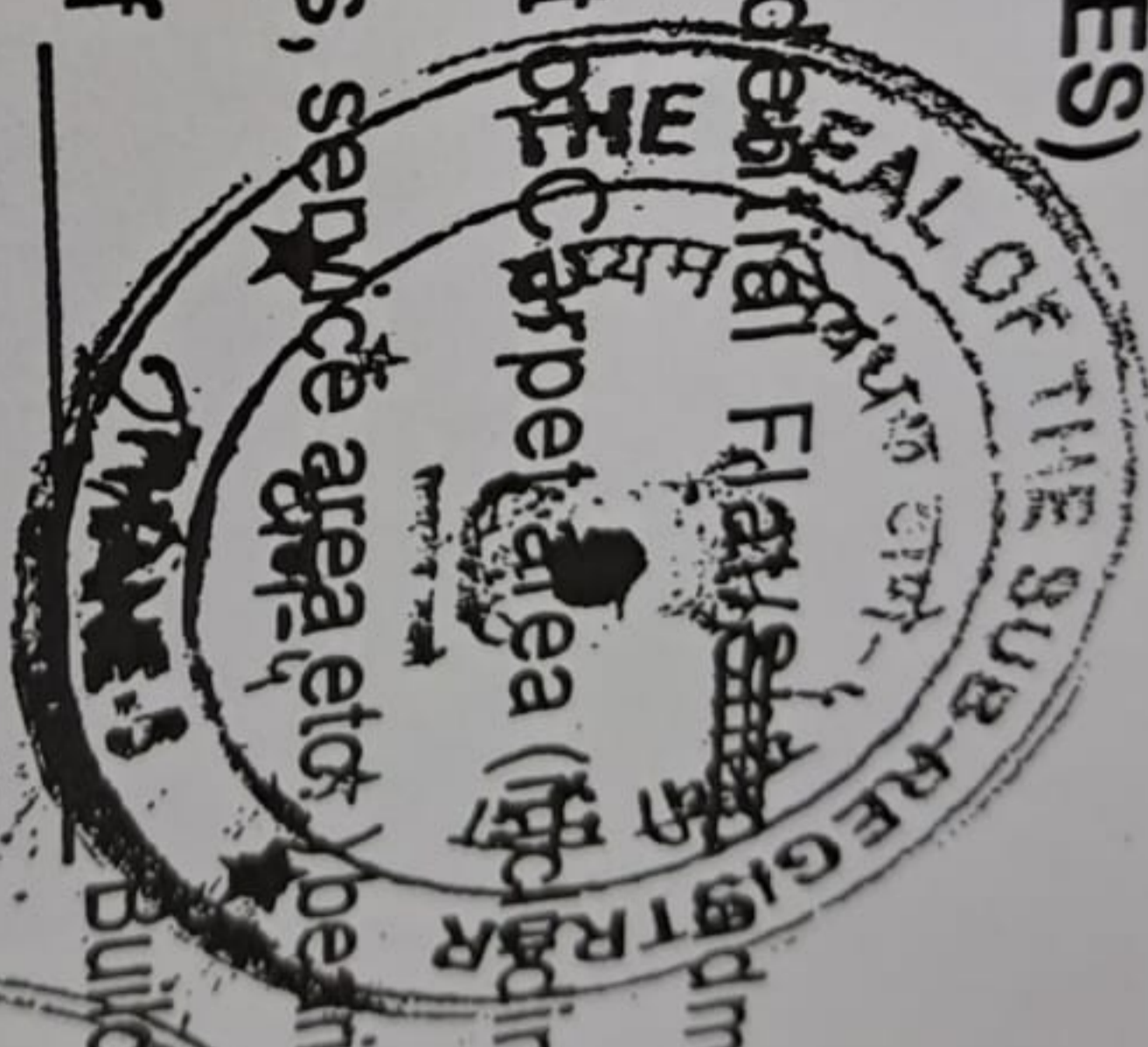
SECOND SCHEDULE ABOVE REFERRED TO:

(SAID PREMISES)

ALL THAT premises being a Residential Flat/ ~~Flat~~ Sq. Ft., or thereabout of ~~620~~ 620 Carpet area (including Balcony, Cupboard, Window & Door Cills, service area etc.) bearing

No. 204 on 2ND Floor of 2ND Building

No. ~~204~~ 12A (REVATI) in Housing Complex to be known as AKASH GANGA under construction on the said property more particularly described in the First Schedule written herein above



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