

7/P



Monday, November 09, 2009  
3:41:14 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

### पावती

पावती क्र. : 10075

दिनांक 09/11/2009

गावाचे नाव नौपाडा

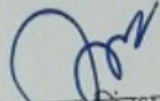
दस्तऐवजाचा अनुक्रमांक टनन5 - 09866 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अरविंद शिपरू पाटील - -

नोंदणी फी	: -	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	: -	460.00
<b>एकूण</b>	<b>रु.</b>	<b>30460.00</b>

आपणास हा दस्त अंदाजे 3:55PM ह्या वेळेस मिळेल

  
दुरधम निबंधक  
सह दु. नि. ठाणे 5

बाजार मुल्य: 1955500 रु. मोबदला: 491242 रु.

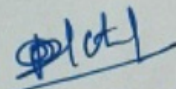
भरलेले मुद्रांक शुल्क: 210100 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑ बँक लि.;

डीडी/घनाकर्ष क्रमांक: 491242; रक्कम: 30000 रु.; दिनांक: 09/11/2009

**दुरधम निबंधक ठाणे क्रं. 5**



**दस्त दिव**

Estd. 1906

Customer Copy

Branch: **THANE BRANCH** Date: **9/11/09**  
Pay to: **THE COSMOS CO-OPERATIVE BANK LTD.**

Franking Value	Rs.	2,10,100/-
Service Charges	Rs.	10/-
Total	Rs.	2,10,110/-

Name & Address of Stamp duty paying party

**Mr. Arvind Lipre**  
**patil (Thane)**

Tel. No.: / Mobile No.:

Purpose of Transaction

in cash for Franking Documents

Rs. **2,10,100/-**



(For Bank's Use only)

Transaction ID: **30034**  
Franking Sr. No.: **176382**

For The Cosmos Co-op. Bank Ltd.

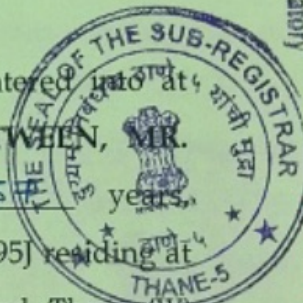
Service Tax Reg. No. AAAAT0742KST003

**Bhanushal**  
Authorized Signatory

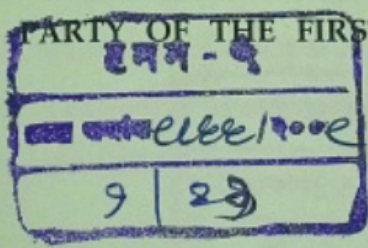
For THE COSMOS CO-OP. BANK LTD.  
**Bhanushal**  
Authorized Signatory

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered into at **Thane** on **9<sup>th</sup>** day of **Nov.**, 2009 BETWEEN, **MR. PRAKASH SADASHIV APTE**, Age- **5** years, Occupation **Service** having PAN no. AAAPA5195] residing at Flat no. 203-204, Hari Kunj Building, Kopari Road, Thane (W) hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART;



Two Lacs Ten thousand one hundred  
The Cosmos Co-operative Bank Ltd., Thane Branch, Thane D-5/STP(V)/C.R.1004/05/200 4/1765-67



**Ant**  
**Prakash**

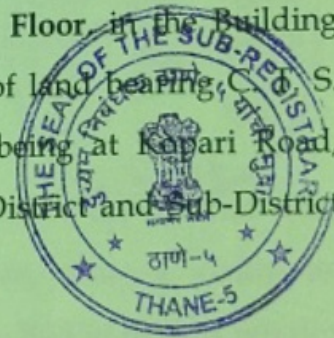
भारत 76382  
177802  
Special Adhesive NOV 09 2009  
RS.0210100/-P85151  
INDIA STAMP DUTY MAHARASHTRA

AND

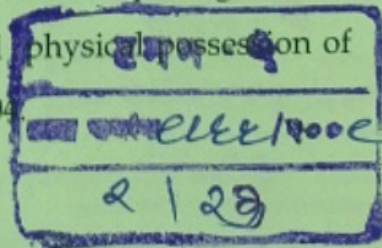
MR. ARVIND ZIPRU PATIL , Age- 41 Years, Occupation- Business, Residing at c/304, Jeevan Prem Co.Op.Hsg. Soc.Ltd., Dharamveeri Path, Panchpakhadi, Thane (W).

hereinafter called and referred to as "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **THE PARTIES OF THE SECOND PART;**

WHEREAS by virtue of an Agreement for Sale dated 1.6.00 duly registered with the office of the Sub-registrar of Assurances as Document No. 5711/2000 on 3.6.00 executed between M/S. BUDDHDEV ENTERPRISES having its office at Ground floor, Ram Maruti Road, Naupada, Thane- 400 602, therein referred to as "The BUILDER" and MR. PRAKASH SADASHIV APTE therein referred to as "the Purchaser" (hereinafter referred to as the Principal Agreement) the Purchaser therein agreed to purchase and acquire on ownership basis all rights, title and interest in Flat No. 203 , admeasuring 526 sq.ft. built- up , on the 2<sup>nd</sup> Floor in the Building known as HARI KUNJ constructed on piece of land bearing S. No. 99/A, Tika NO. 21 situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District and Sub-District of Thane (hereinafter referred to as "said Flat")



AND WHEREAS the Purchaser therein has made full payment of the consideration or price payable under the said Principal Agreement to the Builder & has taken vacant & peaceful physical possession of the said flat in bare shell condition on 16.01.2004



*Handwritten signatures and initials in blue ink.*

(Regulation No. 3 B.24)  
 SANCTION OF DEVELOPMENT  
 PERMISSION/COMMENCEMENT CERTIFICATE  
 BLDG. GR. + THREE (PART)

71

P. No. 98/012 TMC/TOD 2637 Date 28/1/99

Shri/Smt. Shripad Thakar (Architect)

Shri/Smt. Nandakumar C. Khambekar (Owner)

With reference to your application No. 2903 dated 22/6/98 for development permission/  
 commencement certificate under sections 45 & 49 of the Maharashtra Regional and Town  
 Planning Act, 1966 to carry out development work and/or to erect building No. One  
 Village Naupada Section No. \_\_\_\_\_ Ward No. \_\_\_\_\_ situated  
 Road/Street \_\_\_\_\_ S.No./ City S. No./ Fr. R.No. 99 A  
 Hx No./T. No. 21

development permission / the commencement certificate is granted subject to the following conditions.

The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.

No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted

The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.

This permission does not entitle you to develop the land which does not vest in you.

माडोट्यांच्या सोबत केलेले करारनामे बांधकाम सुरु करण्यापूर्वी  
 विहिरीवर ब्लॅक टाऊन बंद करावी.

जोत्यापूर्वी ड्रेनेज, पाणी विभागाचा दाखला सादर करावा.

जोत्यापूर्वी तोडावयाच्या स्ट्रक्चरचा up to date tax भरल्याची पावती सादर करावी.

वापर परवान्यापूर्वी वृध, पाणी, ड्रेनेज, MTNL विभागाचे दाखले सादर करावे.

माडोट्यांची कोणतीही तक्रार आल्यात त्यात जमीन मालक/विकात करी जबाबदार रहातील.

वापर परवान्यापूर्वी तळ मजल्यावर लेटर बॉक्स बसवावे.

बांधकामे घालू करण्यापूर्वी जागेवर माहिती दर्शक फलक लावावा.

ठा. म. पा. बांधकामात पाणीपुरवठा करण्यात येणार नाही. पिण्यासाठी पाणी पुरवठा  
 उपाययोजनांनुसार करण्यात येईल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE  
 PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

सातघानि

अनुसार नकाशाप्रमाण बांधकाम न करणे वने

विकात नियमन नियमानुसार बांधकाम करणे

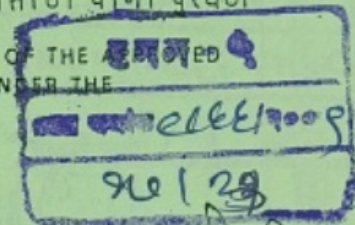
परवानग्या न घेता बांधकाम करणे मजबूत

बांधकाम करणे मजबूत

Office No. अनुसार दखलनामा

चास ३ वर्षे कालावधी ५०००/- १८ डाक प्रतली

Office Stamp



Yours faithfully

Dy. City Engineer

17. The TRANSFEROR hereby declare that he shall handover all the original documents of the said premises in token of his having transferred and assigned all their rights, title, interest and benefits in respect of the said premises at the time of handing over possession of the said premises to the TRANSFEREE .

18. The TRANSFEREE has agreed to pay Stamp Duty as per the provisions of The Bombay Stamp Act, 1958, Registration fee, & legal fees to their legal advisor / brokers, etc. and both the parties have agreed to pay the transfer charges to builder, if any, in equal proportion.

#### SCHEDULE OF THE PROPERTY

ALL THAT PREMISES bearing Flat No. 203 , admeasuring 526 sq.ft. built- up , on the 2<sup>nd</sup> Floor, in the Building known as HARI KUNJ constructed on piece of land bearing C. T. S. No. 99/A, Tika NO. 21 of Revenue village Naupada, situated lying and being at Kopari Road, Naupada, Thane (W) within the Registration District & Sub-District of Thane.

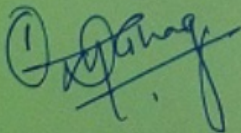
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seal to this writing on the day and the year first hereinabove mentioned.

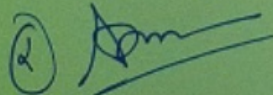
SIGNED, SEALED & DELIVERED )

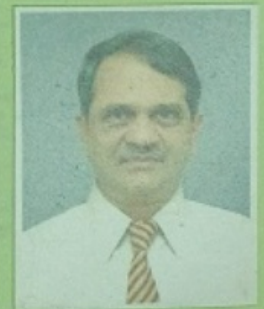
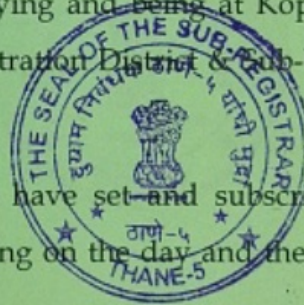
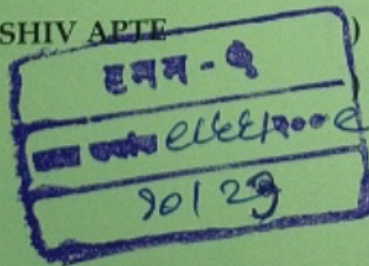
By the within named "TRANSFEROR " )

MR. PRAKASH SADASHIV APTE )

In the presence of.....

① 

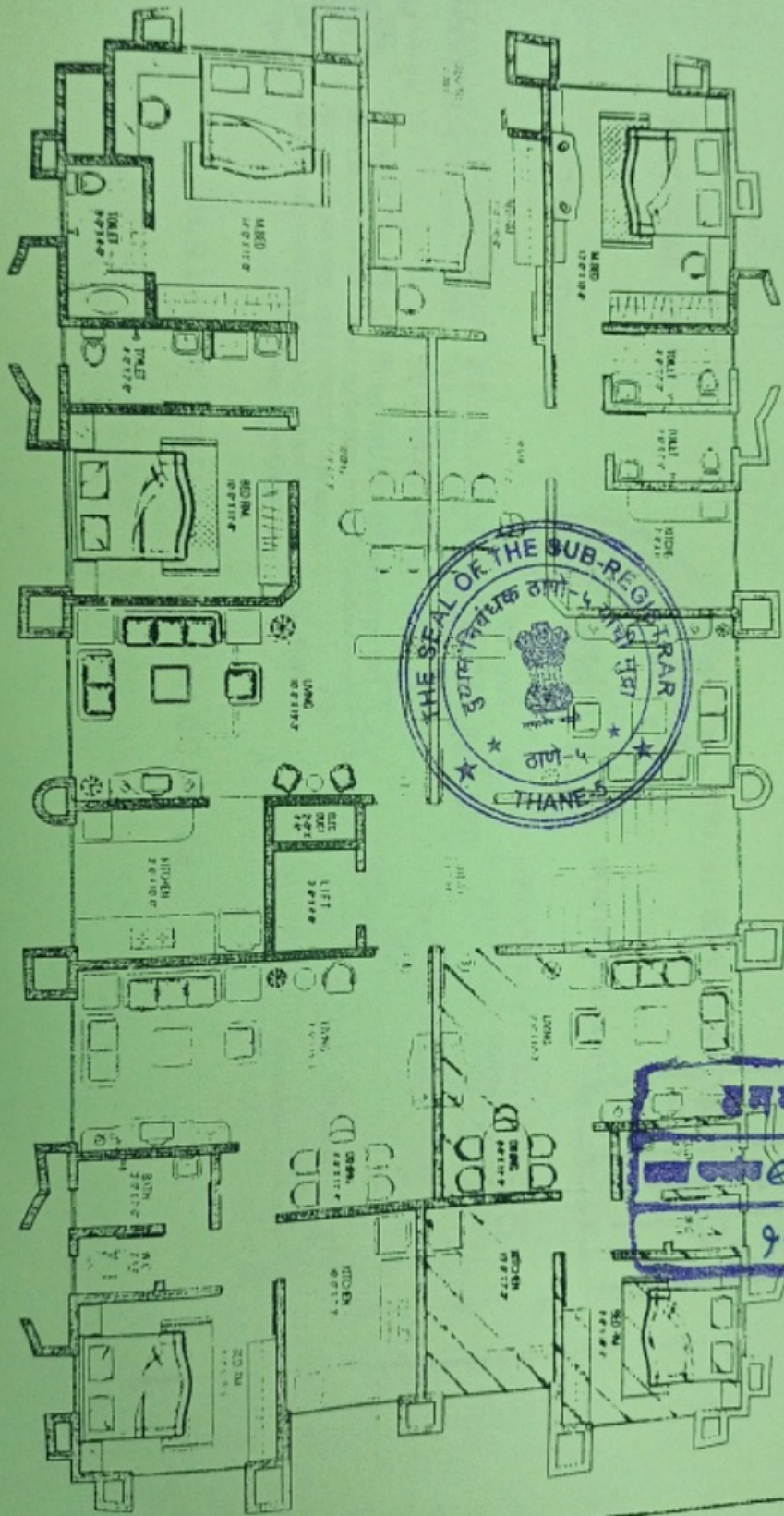
② 



\* PROPOSED BUILDING "HARI KUNJ" ON KOPARI ROAD, THANE. \*

MA

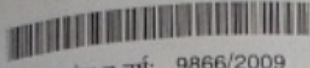
KOPARI ROAD



Handwritten notes in a blue box: 2004/33/2000, 20/12/04

TYPICAL FLOOR PLAN

DRAFTER: BUDDHDEV ENTERPRISES



दस्तावेज क्रमांक व वर्ष: 9866/2009

Tuesday, November 10, 2009

11:14:15 AM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e

गावाचे नाव : नौपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,550,000.00  
बा.भा. रु. 1,955,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नं 203, दुसरा मजला, हरिकुंज, सीटीएस नं 99/ए. टिका नं 21, नौपाडा, कोपरी रोड, नौपाडा, ठाणे
- (3) क्षेत्रफळ (1) 48.88 चौ.मि. बांधीय
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रकाश सदाशिव आपटे - -; घर/फ्लॅट नं: 203-204, हरिकुंज बि., कोपरी रोड, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAPA5195J.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अरविंद शिपरू पाटील - -; घर/फ्लॅट नं: सी 304, जीवन प्रेम सोसा., घरमवीर पथ, पाचपाखाडी, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFMPP8752M.
- (7) दिनांक करून दिल्याचा 09/11/2009
- (8) नोंदणीचा 10/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9866 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 210100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे क्र. ५



सह दुय्यम निबंधक ठाणे क्र. ५

