



दस्तक्रमांक व वर्ष: 9692/2009

Thursday, November 05, 2009

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दुय्यम निबंधक: सह दु.नि.ठा.गे 5

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चितळसर गानपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 899,990.00
बा.भा. रु. 334,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: गट न 17/2,3, 18/अ,ब,क, सदनिका क्र 802, 8 वा मजला, विंग बी, ई टाईप, ॲंजेलिका बिल्डींग, फ्राईड पार्क, चितळसर मानपाडा, ठाणे
- (3) क्षेत्रफळ (1) 40.70 चौ.मि. 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 हेमल बिल्डर्सचे प्रो. प्रा. श्री कुणाल प्रविणचंद्र गाला यांचे कु मु म्हणुन श्री परेश बी सोनी -; घर/फ्लॅट नं: फ्राईड पार्क, ॲ विंग, जी बी रोड, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGLPG2012M
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मितेश ए. बारोट -; घर/फ्लॅट नं: उथळसर, ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGOPB7920Q.
(2) पायल मितेश बारोट -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: F60.
- (7) दिनांक करून दिल्याचा 31/10/2009
- (8) नोंदणीचा 05/11/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9692 /2009
- (10) बाजारभावाप्रमाणे भुद्रांक शुल्क रु 27600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9500.00
- (12) शेर



सह दुय्यम निबंधक ठाणे क्र.

352324

शुद्धी भात सहकारी बँक लि.

शेड्युलड बँक

Thane Bharat Sahakari Bank Ltd.

Scheduled Bank

दिनांक / Date 30/10/09

मुद्रांक शुल्क / Stamp Duty ₹. Rs 36870/-

सेवा आकारणी शुल्क / Service Charges ₹. Rs 101/-

No. of Documents 1

एकूण / Total ₹. Rs 36880/-

अंशरी रूपाने / Amount in Words Thirty

Six thousand eight

hundred eighty only

मुद्रांक शुल्क भरणाने नारा / Name of stamp

duty paying party MR. Pradeep S.

पत्ता / Address A. Bhambart

C-5. Peshwama Apt.

Udason, Thane

संशरीच्या पक्षकाराने नारा / Name of counter party

M/S Hemal Builders

व्यवहारिका उद्देशाने कारण / Purpose of transaction

Agreement

धनदाया / पे ऑर्डर ज्या बँकेचा कागद

नाम / Name of the Drawee

Udson, Thane

08/10/09



रोजगार / Cashier

मुद्रांक केलते दस्तऐवज योग्यास येणेसाठी प्राणण आवश्यक आहे / ...

For Thane Bharat Sahakari Bank Ltd.

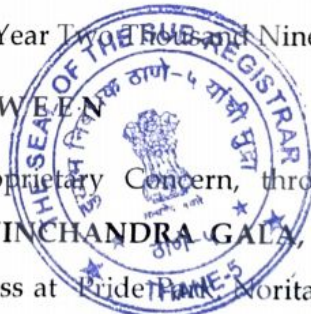
Authorised Signatory

Joshi

AGREEMENT FOR SALE

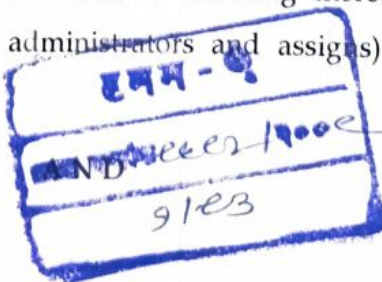
THIS AGREEMENT FOR SALE is made and entered into at THANE, on this ^{31st} ~~30th~~ of October in the Christian Year Two thousand and Nine (2009)

BETWEEN



M/S. HEMAL BUILDERS, a Proprietary Concern, through its Sole Proprietor SHRI. KRUNAL PRAVINCHANDRA GALA, having PAN NO. AGLPG 2012 M, having address at Prider Park, Norita Building, A-Wing, Ground Floor, Opp. Lawkim Ltd., Ghodbunder Road, Thane 400 607, hereinafter referred to as PROMOTER (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the ONE PART

K



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mifeshn bus-02

R. Thirty six thousand eight hundred seventy only

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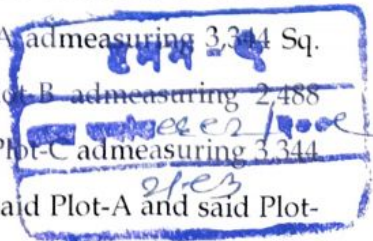
MR. MITESH A. BAROT, PAN No. **AGOPB7920Q**, and **MRS. PAYAL MITESH BAROT**, having address at C-5, Poornima Apartment, Opp. Babubhai Petrol Pump, Utalsar, Thane (W) - 400601, hereinafter referred to as the **PURCHASERS** (which expression shall, unless it be repugnant to the context or meaning thereof, in the case of individual or more than one individual, mean and include all of them, their survivors and their respective heirs, executors, administrators and assigns and in the case of a Partnership Firm, mean and include all the Partners for the time being constituting the said firm, their survivors and their respective heirs, executors, administrators and assigns and in the case of a Company, duly incorporated under the Companies Act, 1956, mean and include its successors and assigns and wherever the context so requires, shall mean and include, both singular or plural and masculine or feminine gender) of the **OTHER PART**.

WHEREAS:

A) Previously one Shree Krishna Woolen Mills Pvt. Ltd., a Company duly incorporated under the Companies Act 1956 (hereinafter referred to as **Krishna Mills**) was the owner and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the land bearing Gut No. 18, Hissa No. 3 admeasuring about 9,176 Sq.Mtrs., situated at Village Chitalsar Manpada, Thane (W), Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the **LARGER LAND-A**).

B) By Order Vide No.NAP/100 dated 27th January, 1960, the District Collector of Thane, has granted permission for Non-Agricultural use of the Said Larger Land-A.

C) The Addl. Collector, District Thane, by Order Vide No. RB. IV. 2007 dated 3rd December, 1971, has permitted the Sub-Division of the said Larger Land-A into three parts namely:- i) Plot-A admeasuring 3,344 Sq. Mtrs., (hereinafter referred to as **Plot-A**), ii) Plot-B admeasuring 2,488 Sq.Mtrs., (hereinafter referred to as **Plot-B**) & iii) Plot-C admeasuring 3,344 Sq. Mtrs., (hereinafter referred to as **Plot-C**). The said Plot-A and said Plot-B out of the said Larger Land-A is hereinafter referred to as the **Land-A**.



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premises to which such open terrace, porch, verandah or balcony is attached or adjoining, shall have absolutely no right, title, claim or interest whatsoever in that behalf and shall not make any objection and/or dispute whatsoever in these regards.

32. All notices to be served on the Purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. or Under Certificate of Posting at his address specified below:

C-5, Poornima Apartment,
Opp. Babubhai Petrol Pump,
Utalsar, Thane (W) - 400601.

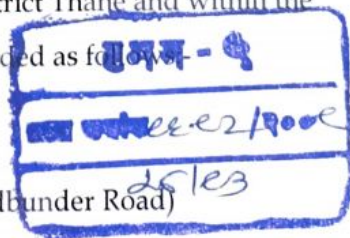
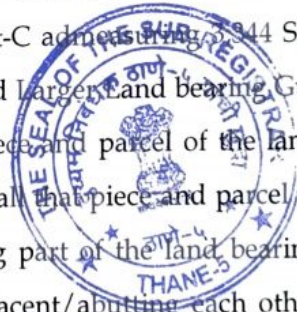
33. This Agreement shall always be subject to the provisions of the Said Act i.e. Maharashtra Ownership Flats Act, 1963 and Rules made thereunder.

FIRST SCHEDULE ABOVE REFERRED TO

SAID LAND UNDER DEVELOPMENT

FIRSTLY all that piece and parcel of the land being Plot-A admeasuring 3,344 Sq. Mtrs., and all that piece and parcel of the land being Plot-B admeasuring 2,488 Sq.Mtrs., (**Said Land-A**) and **SECONDLY** all that piece and parcel of the land being Plot-C admeasuring 3,344 Sq. Mtrs., (**Said Land-B**) both being part of the Said Larger Land bearing Gut No. 18, Hissa No. 3 and **THIRDLY** all that piece and parcel of the land admeasuring 9,180 Sq.Mtrs., and **FOURTHLY** all that piece and parcel of the land admeasuring 334 Sq.Mtrs., both being part of the land bearing Gut No.17(P), Hissa No.2(1) and all being adjacent/abutting each other and all situated at Village Chitalsar Manpada, Thane (W), Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation and bounded as follows:

On or towards East : By Gut No.25/1
On or towards West : By S.V.Road(Ghodbunder Road)
On or towards North : By Gut No.17/1, Village Chitalsar Manpada



P.M. Burot
mitesh burelt



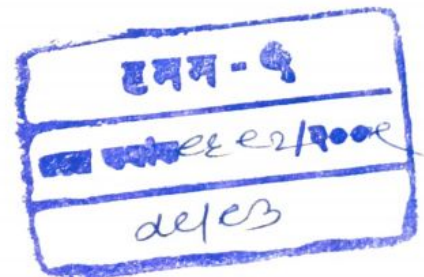
On or towards South : By S. No.326, Village Majiwade.

SECOND SCHEDULE ABOVE REFERRED TO :

(Said Premises)

Residential Flat bearing No. 802, having area about 365 Sq. Ft., Carpet on the 8th Floor in the Building "ANGELICA" Wing B, E-Type Building, in the Project known as **PRIDE PARK** being constructed on the Said Land more particularly described in the **First Schedule** written herein above.

1C



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

3306

सुधारीत इमारत क्र. डी - विंग २ : बारावा ते चौदावा मजला
इमारत क्र. ई : दुसरा ते बारावा मजला

V.P. No. २००९/५५ TMC/TDD ८७९ Date २२/०२/०९

To. Shri / Smt. मे. आर्केटाईप कन्सलटंट्स (वा. वि.) (Architect)

Shri / Smt. मे. रिगल क्रिस्टेक्स प्रा.लि., श्री मौलीक दमानिया व श्री थंगप्पन नाडर, मे. कोरु आर्ट पॅक (इं).प्रा.लि.
करीता कुळमुखत्यारपत्रधारक मे. हेमल बिल्डर्स तर्फे श्री कुणाल गाला (Owner)

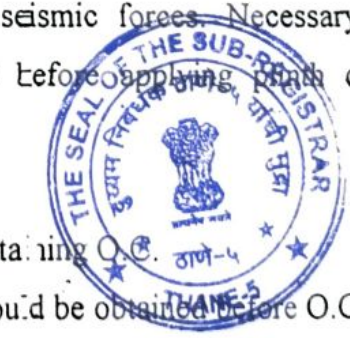
Sir. _____

With reference to your application No. _____ dated _____ For development Permission /
grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे in village
दिवतळर मानपाडा Sector No. ५ Ward No. २ situated at Road/ Street घोडबंदर रोड
S.No./C.T.S. No. गट नं. १७/२, १७/३, १८अ, १८ब, १८क

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

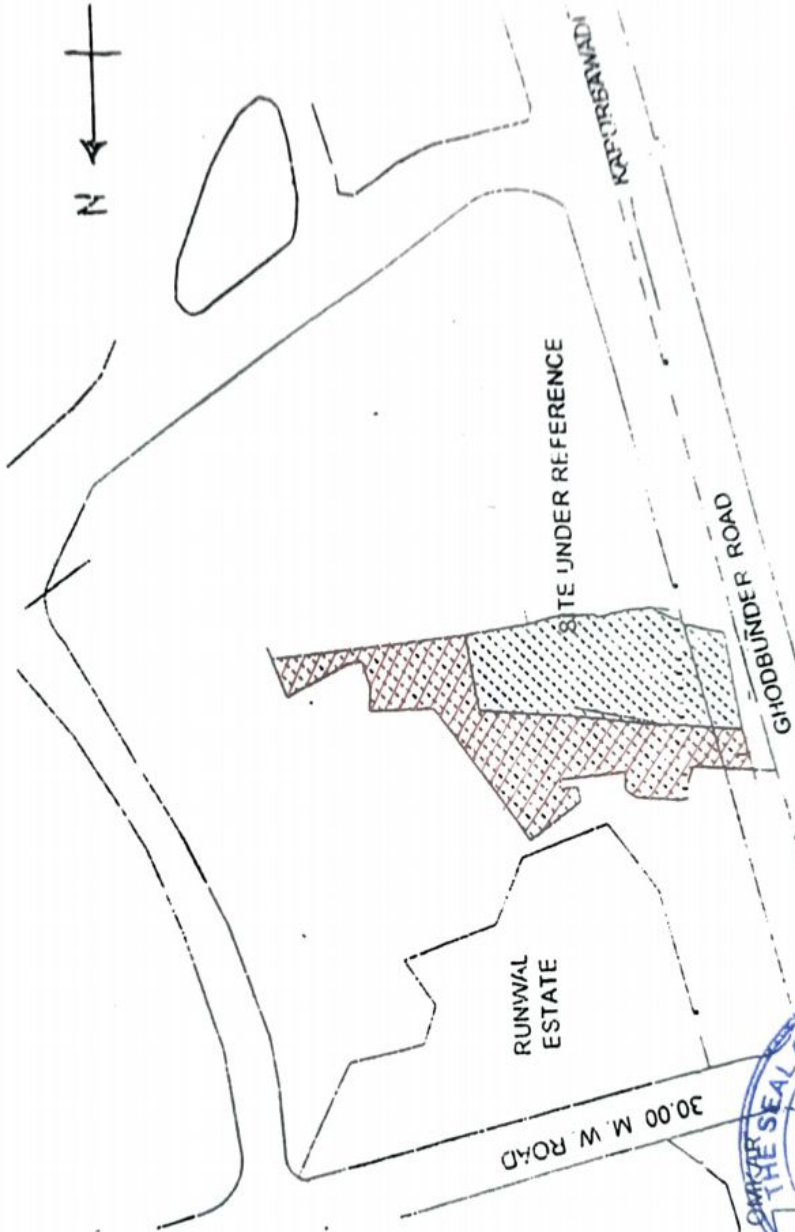
- 1) The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) To submit certificate of structural engineer regarding design of structure have been done with reference to I.S. 1893, 4326 for seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate, occupation certificate.
- 6) Vacant Land Tax payment should be done.
- 7) Information board to be displayed on site upto obtaining O.C.
- 8) NOC from tree, water & drainage department should be obtained before O.C.
- 9) Necessary storm water drainage layout & rain water harvesting system be got approved from water supply and drainage department before applying plinth certificate and rain water harvesting system should be commissioned before applying O.C.

Office No _____
Office Stamp _____
Date _____



२२/०२/०९
७७/९
७७/९

(P.T.O.)



LOCATION PLAN
NOT TO SCALE

P.M. Beyerot

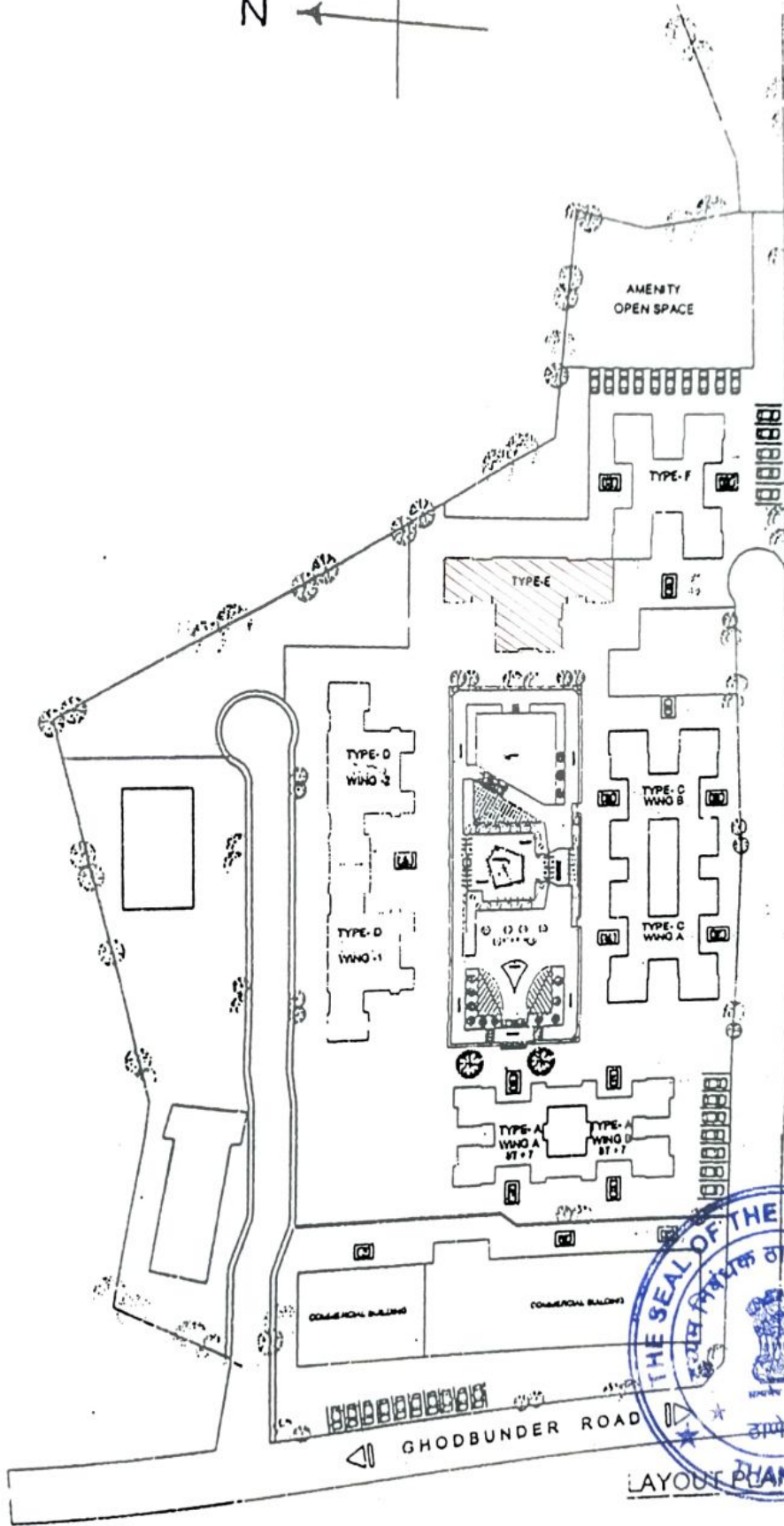
मि. बेरोट



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दस्तावेज - ९
 दिनांक २२/१०/२०१६
 ९/१७

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P.M. Barot
mitresh Barot



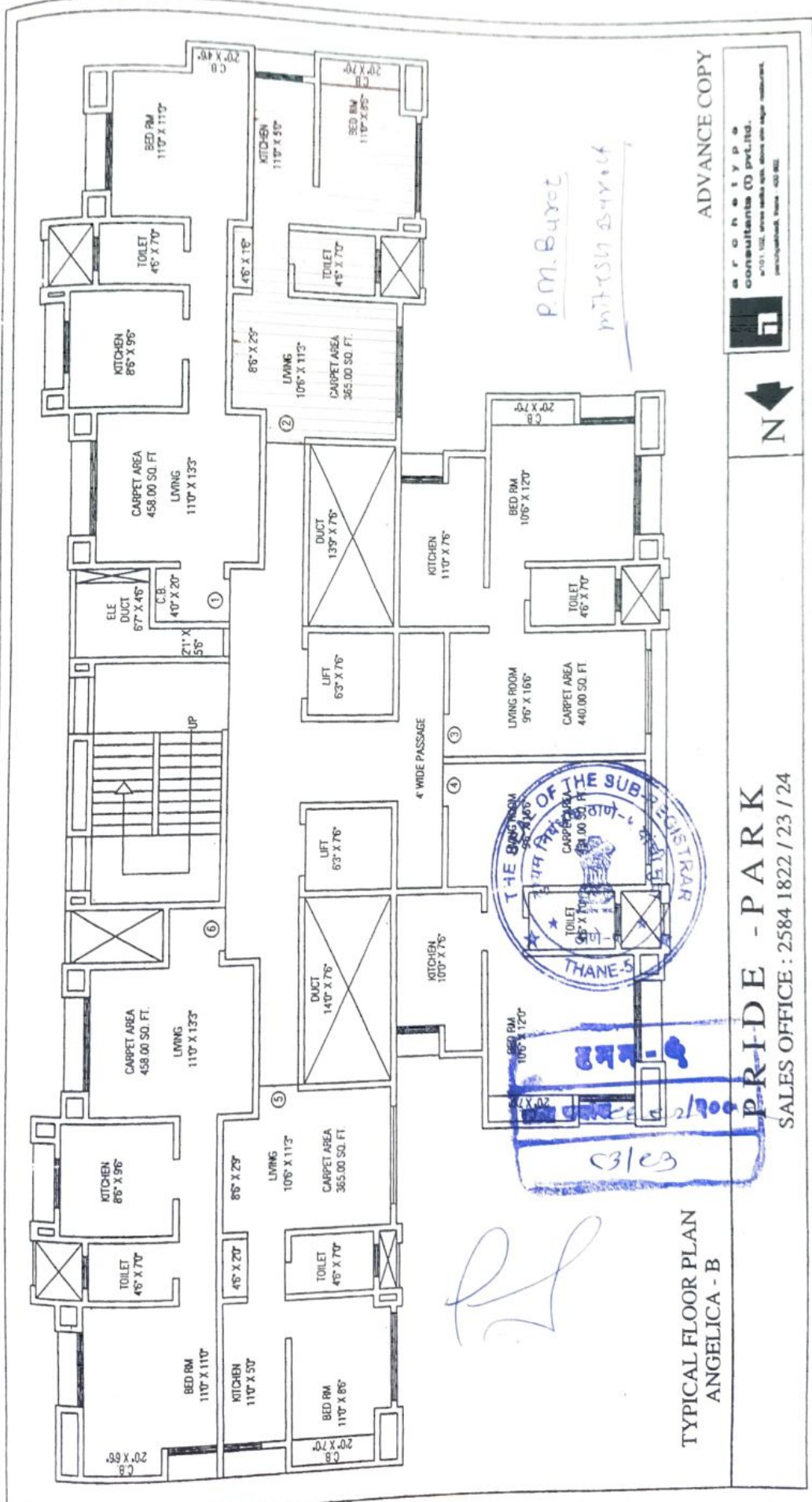
LAYOUT PLANE-5



Flat No. 802 on 8th Floor is sold to.....

Mr. / Mrs. M/s Mitesh A. Basol

Mr. / Mrs. M/s Tajal Mitesh Basol



ADVANCE COPY



PRIDE - PARK
SALES OFFICE : 2584 1822 / 23 / 24

TYPICAL FLOOR PLAN
ANGELICA - B

Handwritten signature

Handwritten blue ink notes:
03/03
P.M. Basol
MITESH BASOL

03/05/2018

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

सूची क्र.2

दुय्यम निबंधक : Joint S.R.Thane 5

फाईल क्रमांक : 4221/2016

नोंदणी :

Regn:63m

003

गावाचे (Village Name) : **Panchapakhadi**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.1000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: ठाणे म.न.पा. Other details: Building Name:VISHAL TOWER CHS, Flat No:4, Road:KOLBAD, Block Sector:, Landmark: (Survey Number: 216 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :167.40 / Open Area :0 Square Foot
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: MITESH AMRUTLAL BAROT Age: 56, Address: Building Name:PRIDE PARK, Floor No:802, Block Sector:THANE, Road:VISHAL TOWER, City:THANE, State:MAHARASHTRA, District:THANE, Pin:400601 ,PAN: AGOPB7920Q
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: SHAMRAO VITHAL CO OP BANK LTD Address: THANE
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	11/09/2016
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	05/10/2016
(9) फायलींग नंबर (Filing No.)	4221/2016
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.2100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	05/10/2016
(13) शेरा (Remark)	-