

Receipt (part)

507/228

Saturday, January 06, 2024

12:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 237 दिनांक: 06/01/2024

गावाचे नाव: नेतिवली

दस्तऐवजाचा अनुक्रमांक: कलन5-228-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुरेश विश्राम पाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

Joint Sub Registrar Kalyan 5

वाजार मुल्य: रु.6750500/-

मोवदला रु.6600000/-

भरलेले मुद्रांक शुल्क : रु. 472600/-

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124069500236 दिनांक: 06/01/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013541319202324P दिनांक: 06/01/2024

वैकेचे नाव व पत्ता:

मुख्य दस्तावेज परत मिळवण्यासाठी

सहाय्यी सही



06/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 228/2024

नोंदणीः

Regn:63m

गावाचे नाव : नेतिवली

| | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 6600000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या वाव्रितपट्टाकार आकारणी देतो की पट्टेदार वे नमुद करावे) | 6750500 |
| (4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे नेतिवली,येथील सी.टी.एस क्र.2 सर्वे नं. 18 पैकी व 35 पैकी यावरील मेट्रो रेसिडेन्सी टॉवर ए को ऑप हौ सोसायटी लि मधील सदनिका क्र. 1203,वारावा मजला,सदनिका क्षेत्रफळ 62.250 चौ.मी. कार्पेट + खुली गच्ची 4.584 चौ.मी. कार्पेट + खुली वापर जागा 7.444 चौ.मी. कार्पेट,सोबत एक कार पार्किंग((Survey Number : 18 Part, 35 Part ;)) |
| (5) क्षेत्रफळ | 1) 62.250 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कृष्णमूर्ति अमृतलिंगम वेल्लार वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए2/303, मोहन परेडाईज, वायले नगर, खडकपाडा कल्याण पश्चिम , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AJGPV0316F |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुरेश विश्राम पाल वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-6/501, वैष्णवी पार्क, शंकर पावशे रोड, काटेमानिवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AREPP7964K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06/01/2024 |
| (10) दस्तऐवज नोंदणी केल्याचा दिनांक | 06/01/2024 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 228/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 472600 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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



Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SURESH VISHRAM PAL | eChallan | 0200381202401060009 | MH013550458202324P | 10600.00 | SD | 0007147953202324 | 06/01/2024 |
| 2 | SURESH VISHRAM PAL | eChallan | 02003812024010500102 | MH013541319202324P | 462000.00 | SD | 0007147955202324 | 06/01/2024 |
| 3 | | DHC | | 0124069500236 | 700 | RF | 0124069500236D | 06/01/2024 |
| 4 | SURESH VISHRAM PAL | eChallan | | MH013541319202324P | 30000 | RF | 0007147955202324 | 06/01/2024 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|---|--------------------|------------------|----------------|
| Valuation ID | 2024010679 | 06 January 2024,10:02:29 AM | | | |
| मूल्यांकनाचे वर्ष | 2023 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका : कल्याण | | | | |
| उप-मूल्य विभाग | 21/70-विभाग(11-ब) नेतिवली गावातील इतर भाग | | | | |
| क्षेत्राचे नांव | Kalyan/Dombival Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : | सर्व्हे नंबर#18 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 20700 | 78100 | 86900 | 98100 | 86900 | चौ. मीटर |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 83.6328चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 10 वर्षे | बांधकामाचा दर- | Rs.26620/- |
| उद्ववाहन सुविधा - | आहे | मजला - | 11th to 20th Floor | कार्पेट क्षेत्र- | 69.694चौ. मीटर |
| Sale Type - Resale | | First Sale Date - 9-7-2011 | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | | = 107.5 / 100 Apply to Rate= Rs.83958/- | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर | | | |
| | | = ((83958-20700) * (90 / 100)) + 20700) | | | |
| | | = Rs.77632/- | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | |
| | = 77632 * 83.6328 | | | | |
| | = Rs.6492581.5296/- | | | | |
| B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र | 13.94चौ. मीटर | | | | |
| खुल्या जमिनीवरील वाहन तळाचे मूल्य | = 13.94 * (20700*40/100) | | | | |
| | = Rs.115423.2/- | | | | |
| F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र | 4.58चौ. मीटर | | | | |
| लगतच्या गच्चीचे खुली बाल्कनी मूल्य | = 4.58 * (77632 * 40/100) | | | | |
| | = Rs.142221.824/- | | | | |
| Applicable Rules | = 3, 9, 18, 19 ,14 ,15 | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ | | | | |
| | A + B + C + D + E + F + G + H + I + J | | | | |
| | = 6492581.5296 + 0 + 0 + 115423.2 + 0 + 142221.824 + 0 + 0 + 0 + 0 | | | | |
| | = Rs.6750227/- | | | | |
| | = ₹ सडसष्ठ लाख पन्नास हजार दोन शे सत्तावीस /- | | | | |

Home

Print

| | |
|---------------|------|
| क.ल.न.-५ | |
| दस्त क्र. 22८ | 20२४ |
| ९ | 3५ |





CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|-----------------------------------|---------------|--|---------------------------|--|--------------------------|-----------------------|------|
| GRN | MH013541319202324P | BARCODE | | | Date | 05/01/2024-18:41:39 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| Office Name | KLN5_KALYAN 5 JOINT SUB REGISTRAR | | | PAN No.(If Applicable) | AREPP7964K | | | |
| Location | THANE | | | Full Name | SURESH VISHRAM PAL | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | Metro Residency Tower A CHS Ltd Flat No 1203 | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | Village Netivali | | | |
| 0030046401 Stamp Duty | | 462000.00 | | Road/Street | Kalyan | | | |
| 0030063301 Registration Fee | | 30000.00 | | Area/Locality | Town/City/District | | | |
| | | | | PIN | 4 2 - 0 6 | | | |
| | | | | Remarks (If Any) | PAN2=AJGPV0316F-SecondPartyName=KRISHNAMURTHY A VELAR- | | | |
| | | | | Amount In | Four Lakh Ninety Two Thousand Rupees Only | | | |
| Total | | 4,92,000.00 | | Words | 2 39 | | | |
| Payment Details PG2 | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 02003812024010500102 | 25972489 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 05/01/2024-18:41:56 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | | PG2 | | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | | |

क.ल.न. - ५
दस्त क २२८ २०२४
2 39

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 7045602271





CHALLAN
MTR Form Number-6



| | | | | | | | |
|--|--------------------|----------|------|--|---------------------|----------------------|------|
| GRN | MHD13550458202324P | BARCODE | Date | | 06/01/2024-11:13:16 | Form ID | 25.2 |
| Department | | | | Inspector General Of Registration | | | |
| Stamp Duty | | | | Payer Details | | | |
| Type of Payment | | | | TAX ID / TAN (If Any) | | | |
| Sale of Non Judicial Stamps IGR Rest of Maha | | | | PAN No.(If Applicable) | | | |
| | | | | AREPF7964K | | | |
| Office Name | | | | Full Name | | | |
| KLNS_KALYAN 5 JOINT SUB REGISTRAR | | | | SURESH VISHRAM PAL | | | |
| Location | | | | Flat/Block No. | | | |
| THANE | | | | Metro Residency Tower A CHS Ltd Flat No 1203 | | | |
| Year | | | | Premises/Building | | | |
| 2023-2024 One Time | | | | Road/Street | | | |
| Account Head Details | | | | Area/Locality | | | |
| Amount In Rs. | | 10600.00 | | Village/Netvalli | | Kalyan | |
| 0030046401 Sale of Non-Judicial Stamp | | | | Town/City/District | | | |
| | | | | PIN | | | |
| | | | | 4 2 1 3 0 6 | | | |
| | | | | Remarks (If Any) | | | |
| | | | | दस्त क्र. 226 2024 | | | |
| | | | | PAN2-AJGPV0346F-Second Party Name: KRISHNA MURTHY A VELAR- | | | |
| | | | | 3 39 | | | |
| | | | | Amount In | | | |
| | | | | Ten Thousand Six Hundred Rupees Only | | | |
| Total | | | | Words | | | |
| 10,600.00 | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | |
| PG2 | | | | Bank CIN | | | |
| Cheque-DD Details | | | | Ref. No. | | 02003812024010600009 | |
| Cheque/DD No. | | | | Bank Date | | 25984815 | |
| | | | | RBI Date | | 06/01/2024-11:13:26 | |
| Name of Bank | | | | Not Verified with RBI | | | |
| | | | | Bank-Branch | | | |
| | | | | PG2 | | | |
| Name of Branch | | | | Scroll No. , Date | | | |
| | | | | Not Verified with Scroll | | | |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7045602271

संदर चतान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी संदर चतान लागू नाही.





CHALLAN
MTR Form Number-6



| | | | | | | | |
|---|--------------------|---------|---------------|---|-----------------------|--|------|
| GRN | MH013541319202324P | BARCODE | | Date | 05/01/2024-18:41:39 | Form ID | 25.2 |
| Department Inspector General Of Registration | | | | Payer Details | | | |
| Stamp Duty | | | | TAX ID / TAN (If Any) | | | |
| Type of Payment Registration Fee | | | | PAN No.(If Applicable) | | AREPP7964K | |
| Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR | | | | Full Name | | SURESH VISHRAM PAL | |
| Location THANE | | | | Flat/Block No. | | Metro Residency Tower A CHS Ltd Flat No 1203 | |
| Year 2023-2024 One Time | | | | Premises/Building | | | |
| Account Head Details | | | Amount In Rs. | Road/Street | | Village Netivali | |
| 0030046401 Stamp Duty | | | 462000.00 | Area/Locality | | Kalyan | |
| 0030063301 Registration Fee | | | 30000.00 | Town/City/District | | क.ल.न.-५ | |
| | | | | PIN | | 4 2 1 3 0 6 | |
| | | | | Remarks (If Any) | | दस्त क्र. 22८ 202४ | |
| | | | | PAN2=AJGPV0316F-SecondPartyName=KRISHNAMURTHY AVELAR- | | ४ 3५ | |
| | | | | Amount In | | Four Lakh Ninety Two Thousand Rupees Only | |
| Total | | | | Words | | | |
| 4,92,000.00 | | | | | | | |
| Payment Details PG2 | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 02000812024010500102 25972489 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 05/01/2024-18:41:39 Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | PG | | |
| Name of Branch | | | | Scroll No. | Not Verified with RBI | | |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

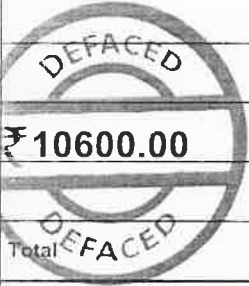
| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-507-228 | 0007147955202324 | 06/01/2024-12:13:28 | IGR542 | 30000.00 |
| 2 | (IS)-507-228 | 0007147955202324 | 06/01/2024-12:13:28 | IGR542 | 462000.00 |
| Total Defacement Amount | | | | | 4,92,000.00 |



CHALLAN
MTR Form Number-6



| | | | | | | | | | |
|--|--------------------|---------|---------------|-----------------------------------|------------------|--|---------|--------------------------|----------|
| GRN | MH013550458202324P | BARCODE | | | Date | 06/01/2024-11:13:16 | Form ID | 25.2 | |
| Department | | | | Inspector General Of Registration | | | | | |
| Stamp Duty | | | | Payer Details | | | | | |
| Type of Payment | | | | TAX ID / TAN (If Any) | | | | | |
| Sale of Non Judicial Stamps IGR Rest of Maha | | | | PAN No.(If Applicable) | | AREPP7964K | | | |
| Office Name | | | | Full Name | | SURESH VISHRAM PAL | | | |
| KLN5_KALYAN 5 JOINT SUB REGISTRAR | | | | | | | | | |
| Location | | | | Flat/Block No. | | Metro Residency Tower A CHS Ltd Flat No 1203 | | | |
| THANE | | | | | | | | | |
| Year | | | | Premises/Building | | Metro Residency Tower A CHS Ltd Flat No 1203 | | | |
| 2023-2024 One Time | | | | | | | | | |
| Account Head Details | | | Amount In Rs. | | Road/Street | | | | |
| 0030046401 Sale of NonJudicial Stamp | | | 10600.00 | | Village Netivali | | | | |
| | | | | Area/Locality | | K.ल.न.-५ | | | |
| | | | | Town/City/District | | दस्त क्र. २२८ २०२४ | | | |
| | | | | PIN | | ५ ३५ | | | |
| | | | | Remarks (If Any) | | PAN2=AJGPV0316F-SecondPartyName=KRISHNAMURTHY A VELAR- | | | |
| | | | | Amount In | | Ten Thousand Six Hundred Rupees Only | | | |
| | | | | Words | | | | | |
| | | | | Total | | 10,600.00 | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | |
| PG2 | | | | Bank CIN | | Ref. No. | | 02003812024010600009 | 25984815 |
| Cheque-DD Details | | | | Bank Date | | RBI Date | | Not Verified with RBI | |
| Cheque/DD No. | | | | Bank-Branch | | Scroll No. , Date | | Not Verified with Scroll | |
| Name of Bank | | | | Mobile No. | | 7045602271 | | | |
| Name of Branch | | | | | | | | | |




Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

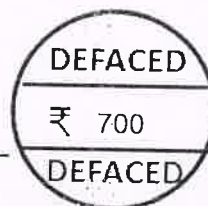
Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-507-228 | 0007147953202324 | 06/01/2024-12:13:21 | IGR542 | 10600.00 |
| Total Defacement Amount | | | | | 10,600.00 |

| Department of Stamp & Registration, Maharashtra | |
|--|----------------------|
| Receipt of Document Handling Charges | |
| PRN 0124069500236 | Date 06/01/2024 |
| Received from Joint Sub Registrar Kalyan, Mobile number 9999999999, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane. | |
| Payment Details | |
| Bank Name SBIN | Date 06/01/2024 |
| Bank CIN 10004152024010600216 | REF No. 400603311416 |
| This is computer generated receipt, hence no signature is required. | |

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|  D ocument H andling C harges Inspector General of Registration & Stamps | |
|---|-------------------------|
| Receipt of Document Handling Charges | |
| PRN 0124069500236 | Receipt Date 06/01/2024 |
| Received from Joint Sub Registrar Kalyan, Mobile number 9999999999, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 228 dated 06/01/2024 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane. | |
| Payment Details | |
| Bank Name SBIN | Payment Date 06/01/2024 |
| Bank CIN 10004152024010600216 | REF No. 400603311416 |
| Deface No 0124069500236D | Deface Date 06/01/2024 |
| This is computer generated receipt, hence no signature is required. | |



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Kalyan this 06th day of January, 2024

BY AND BETWEEN

MR. KRISHNAMURTHY A. VELAR, aged about 43 years, an adult, Indian Inhabitant. and having address at A2/303, Mohan Paradise, Wayle Nagar, Khadakpada, Kalyan West 421301, hereinafter referred to as the **“TRANSFEROR”** (which expression shall unless it shall be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

1) **MR. SURESH VISHRAM PAL**, aged about 37 years, an adult, Indian Inhabitant. and having address at A/6-501, Vaishnavi Park, Shankar Pawshe Road, Katemanivali, Kailash Nagar, Kalyan East 421306, hereinafter referred to as the **“TRANSFEEEE”** (which expression shall unless it shall be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

Suresh Pal

Krishna



WHEREAS BY virtue of Ownership Agreement dated 08/07/2011 executed between M/S WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED (formerly named WESTFIELD RETAIL PRIVATE LIMITED) the Developer therein of the ONE PART has sold AND **MR. KRISHNAMURTHY A. VELAR**, the TRANSFEROR herein of the FIRST PART (therein referred to as the FLAT HOLDER of the OTHER PART) has purchased, acquired, possessed the residential Premises bearing Flat No. 1203 admeasuring about 62.250 Sq. Mtrs (Carpet) (Open terrace admeasuring about 4.584 Sq. Mtrs) and utility area admeasuring about 7.444 Sq. Mtrs, (consisting of a dry balcony, flower bed, etc) on 12th Floor in Tower "A" of the Building known as "METRO RESIDENCY" situated at Kalyan Shil Road, Netivali, Kalyan (East) Pin 421306, with all fixtures and fittings and equipment including electric fittings, with the agreed consideration and terms and conditions contained therein, lying and being at C.T.S. No. 2, Survey No. 18 (Part), & 35 (Part) of Village Netivali, Taluka Kalyan, Dist. Thane and more particularly described in the Schedule hereunder written (For brevity's sake the said Residential Premises is hereinafter referred to as the SAID FLAT)

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AND WHEREAS said Ownership Agreement dated 08/07/2011 was lodged and registered on 09/07/2011 under Serial No. KLN-4540/2011 at the office of the Sub Registrar of Assurances, Kalyan - 4.

AND WHEREAS the TRANSFEROR herein has paid entire consideration as per payment schedule mentioned in Ownership Agreement dated 08/07/2011 agreed between both the parts therein for the said flat to the said the Developer M/S WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED, in conformity with the said Ownership Agreement dated 08/07/2011 and The TRANSFERORS has paid the application VAT, Service Tax and GST fully on his purchase price to the Developer M/S WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED and there are No Dues against VAT, Service Tax and GST. AND WHEREAS the building is completed and the possession of the said Flat has obtained by the TRANSFEROR from the Developer M/S WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED.

AND WHEREAS the said Flat is solely owned possessed by the TRANSFEROR and the Transferor herein along with the other Flat Purchasers of the said Building have got registered a Co-operative Housing Society under Co-op, Society's Act. AND WHEREAS the TRANSFEROR is the original member of the said Registered Society known as "METRO RESIDENCY TOWER "A" CO-OPERATIVE HOUSING SOCIETY LIMITED" registered under Registration No. TNA/KLN/HSG/(TC)/31909/2019-20 dated 16-05-2019 (under Maharashtra Co-Op Society's Act, 1960), having its Registered Office at Kalyan Shil Road, Netivali, Kalyan (East), Pin 421306,

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(For brevity's sake the said Society is hereinafter referred to as the **SAID SOCIETY**)

AND WHEREAS the Party hereto of the First Part entitle to hold 10 Shares each of Rs.50 /- aggregating to Rs.500 /- the Society has issued share Certificate in the name of the Party hereto of the First Part. (For Brevity's sake the said ten shares are hereinafter referred to as the **SAID SHARES**)

AND WHEREAS on coming to know the intention of the TRANSFEROR regarding sale of the said Flat, the TRANSFEREE approached the TRANSFEROR and negotiated for sale and transferred of the said Flat in his favour and the TRANSFEROR made following representations to the TRANSFEREE in respect of the said Flat i.e.

- The TRANSFEROR is absolute owner of the said Flat and as such is solely entitled to occupy, use and enjoy the said Flat.
- Except the TRANSFEROR, no other person, entity or authority has got any right, title & interest of whatsoever nature against the said Flat.
- The TRANSFEROR has not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Flat whether by say of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person.
- The TRANSFEROR has full right, full power and authority to enter into this Agreement and to sell and transfer the said flat to the TRANSFEREE.
- There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR in respect of the said Flat.
- There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any lis-pendence or easement or attachments either before or after judgments.
- The TRANSFEROR has not received any notice either from Income Tax Authorities, Kalyan Dombivli Municipal Corporation or Grampanchayat or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- There are no other encumbrances created against the said Flat and the title of the TRANSFEROR to the said Flat is clear, marketable and free from all encumbrances.

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Relying upon the aforesaid representations made by the TRANSFEROR, the TRANSFEREE agreed to purchase the said Flat on ownership basis and the TRANSFEROR has agreed with the TRANSFEREE for the transfer of the said Shares together with his rights to the allotment of Ownership Basis Occupation of the residential premises bearing **Flat No. 1203** admeasuring about **62.250 Sq. Mtrs (Carpet)** (Open terrace admeasuring about **4.584 Sq. Mtrs**) and utility area admeasuring about **7.444 Sq. Mtrs**, (consisting of a dry balcony, flower bed, etc) on **12th Floor in Tower "A"** of the Building known as "**METRO RESIDENCY**" registered society known as "**METRO RESIDENCY TOWER "A" CO-OPERATIVE HOUSING SOCIETY LIMITED**" situated at Kalyan Shil Road, Netivali, Kalyan (East) Pin 421306, with all fixtures and fittings and equipment including electric fittings, at or for the full and final consideration of **Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only)** and the terms and conditions appearing hereinafter.

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AND WHEREAS the TRANSFEROR and the TRANSFEREE shall execute necessary instrument for issue and transfer of the said Flat with ten shares of the said Society to the name of the TRANSFEREE.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As Follows,

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.
2. The TRANSFEROR has hereby agreed to sell, transfer and convey to the TRANSFEREE his right, title and interest in the said residential premises bearing **Flat No. 1203** admeasuring about **62.250 Sq. Mtrs (Carpet)** (Open terrace admeasuring about **4.584 Sq. Mtrs**) and utility area admeasuring about **7.444 Sq. Mtrs**, (consisting of a dry balcony, flower bed, etc) on **12th Floor in Tower "A"** of the Building known as "**METRO RESIDENCY**" registered society known as "**METRO RESIDENCY TOWER "A" CO-OPERATIVE HOUSING SOCIETY LIMITED**" situated at Kalyan Shil Road, Netivali, Kalyan (East) Pin 421306, with all fixtures and fittings and equipment including electric fittings, at or for the full and final consideration of **Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only)** The TRANSFEREE shall pay the said amount of the consideration to the TRANSFEROR in the following manner that is to say,
 - a) **Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only)** paid by NEFT vide Cheque bearing No. 000064, drawn on HDFC Bank, Murbad Road, Branch dated 04/01/2024. (Payment and receipt whereof the

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Vendor doth hereby admit, acknowledge, acquit and discharge the Purchaser absolutely and forever).

b) **Rs. 3,00,000/- (Rupees Three Lakhs Only)** paid by NEFT/RTGS vide IMPS No. 400518315613, drawn on HDFC Bank, Murbad Road, Branch dated 05/01/2024. (Payment and receipt whereof the Vendor doth hereby admit, acknowledge, acquit and discharge the Purchaser absolutely and forever).

c) **Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only)** shall be paid as Balance Consideration within 30 working days from the date of execution of this Agreement for Sale towards by way on the Sources of Funds or Bank Loan subject to providing all the papers by the TRANSFEROR for obtaining loan from the Bank inclusive Mortgage NOC from the Society.

THE TRANSFEROR shall execute all papers, forms, declarations and documents as required by the said society and as per law in favour of the **TRANSFEEE** for the effectual transfer of his shares and other interest in the said society in respect of the said flat subject to full and final consideration.

Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the TRANSFEEE, till the balance consideration is paid by the TRANSFEEE to the TRANSFEROR in full and final settlement or entire consideration as agreed herein.

3. It is hereby further agreed by and between the parties hereto that on payment of the aforesaid entire consideration of Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only) nothing shall be due and payable by the TRANSFEEE to the TRANSFEROR in respect of the acquisition of the rights in the said Flat.

4. Forthwith upon receipt of aforesaid entire consideration the TRANSFEROR shall hand over quiet, vacant and peaceful possession of the said Flat, to the TRANSFEEE and execute necessary transfer from and sign other requisite letter and give undertaking etc. as may be required for transfer herein contemplated and also deliver the ORIGINAL TITLE DEED to the TRANSFEEE, without any claim or demand of whatsoever nature against the TRANSFEEE in that behalf.

5. Forthwith upon receipt of aforesaid entire consideration the TRANSFEROR shall relinquish all his rights, title, interest etc. in respect

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of the said Flat and Shares, in favour of the TRANSFEREE and the TRANSFEREE shall ipso-facto become entitled to hold the said Flat and Shares, and its enjoyment free from all encumbrances and the same is not subject to any charge, lien, mortgage, gift, trust, lease or any encumbrances of whatsoever nature.

6. The TRANSFEROR hereby assures the TRANSFEREE that he has not on or before execution of this agreement entered into any agreement or mortgage or transferred assigned or in any other way encumbered or alternated its rights, title, interest in the said Flat and Shares nor the same are subject matter of litigation of whatsoever nature attachment before or after judgment and that he (the TRANSFEROR) has performed all obligations in his part and observed and discharges all liabilities and on the afore-said representation the TRANSFEREE has agreed to purchase the said Flat.

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7. The TRANSFEROR hereby declared that his title to the said Ten shares and/or Flat is clear, free of all and any encumbrances and marketable in all respect, In the event any claim is made by any one on the said Ten shares and/or said Flat in any manner whatsoever it will be the responsibility of the TRANSFEROR at his own cost to remove such encumbrance and make the title clear, free and marketable.
8. The TRANSFEROR declare that he is absolute owner of the said Flat as well as entitled for membership rights of the said Registered Society and he is holding Ten shares in respect of the said Flat quietly without any claim or obstruction from any other person, entity or authority. The TRANSFEROR further declares that he has full power and absolute authority to transfer his right, title and interest in the said Flat to the TRANSFEREE in the manner agreed herein.
9. That the TRANSFEROR covenants with the TRANSFEREE that all the amount standing to TRANSFEROR credit on this day in the Books of the said Society towards Deposit, stock, bond, sinking fund, dividend and other amount to which the said TRANSFEROR is legitimately entitled in respect of him being the member of the said Society shall be transferred to the names of the TRANSFEREE.
10. It is hereby further agreed between the parties hereto that till the date of handover the possession of said Flat the TRANSFEROR shall be liable and responsible for all taxes, charges, dues etc. in respect of the said Flat and the TRANSFEROR hereby indemnifies the TRANSFEREE and shall always keep him indemnified in respect of all the claims, dues,

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outstanding, contributions etc. that may become payable in respect of the said Flat for any period prior to the date of handover the possession of said Flat and thereafter TRANSFEREE will be reasonable and liable to pay the same.

11. The TRANSFEREE doth hereby covenant with the TRANSFEROR that he will also become the member of the said Registered Society and shall abide by the Rules and Regulations and Bye-laws of the said Society and that the TRANSFEREE further agrees undertakes to pay, perform and discharge all claims, demands, contributions, duties and obligations which the Society may be lawful and reasonable hereinafter take in respect of the said Flat from the TRANSFEREE as the member of the said Society.

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12. The TRANSFEROR hereby covenant with the TRANSFEREE that the TRANSFEREE will henceforth quietly and peacefully possess, use, occupy and enjoy the said Flat as the Owner thereof without any let, hindrance, denial, interference or eviction by the TRANSFEROR or any other person or persons lawfully or equitable claiming through, under or in trust for the TRANSFEROR.

13. The Transfer Fees, Donations, if any, leviable by the Society at the time of completion of the transfer of the said Shares and the said Flat from the name of the TRANSFEROR to the name of the TRANSFEREE shall be borne and paid by the the TRANSFEREE. and the Stamp Duty and Registration charges and fees to this agreement shall be borne and paid by the TRANSFEREE .

14. The TRANSFEROR has obtained 'No Objection Certificate' from the Society for Sale, Transfer of the said Flat and/or rights to the shares in respect of the said Flat together with the benefit of the said Previous Agreement in favour of the TRANSFEREE herein;



15. The TRANSFEROR shall sign, affirm, execute all deeds, documents, rightings, affidavits, undertakings, forms, applications etc. as may be necessary and reasonable required by the TRANSFEREE from time to time for the purpose of transferring the said Flat, in favour of the TRANSFEREE.

16. The TRANSFEROR has good right full power and absolute authority to sell and transfer the said Shares and as incidental thereto the right to hold, use and occupy the said Flat and that he is not, nor anyone on his behalf has done, committed or omitted any act, deed, matter or thing whereby

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the said shares or his right to hold, use and occupy the said Flat is forfeited, extinguished or rendered void or voidable and the TRANSFEROR will keep the TRANSFEREE indemnified from or against all actions, suit and proceedings and all claims, demands fines, penalties, costs, charges, expenses, damages or other liabilities of whatsoever nature made or suffered incurred by or caused to or imposed or levied on the TRANSFEREE by reason or by virtue of any non-performance or non-observance of any to the terms and conditions and provisions on which he hold the Shares and as incidental thereto the said Flat or any Rules and Bye-Laws or the said society or any other Act.

17. The TRANSFEREE shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S) as per section 194IA of Income Tax Act, 1961 directly to the Taxation Authorities, the said amount paid shall be treated as amount paid to the TRANSFEROR out of the consideration amount as agreed above. The TRANSFEREE shall before the completion of this sale transaction pay the above T.D.S and provide the Tax Paid Challan to the TRANSFEROR.

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18. Any dispute in respect of the said Flat and this Agreement shall be entertained by the Kalyan Judiciary only. This Agreement shall, to the extent they are statutory, always be subject to the provision contained in the Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and transfer) Act, 1963 (Maharashtra Act No. XV of 1997) and rules made there under and any other provisions of law applicable thereto.

19. The TRANSFEREES undertake that he shall apply for the membership of the Said society and shall sign all necessary papers and forms for becoming a member of the society as per the provision of the Maharashtra Co-operative Societies Act, 1960 and rules made thereunder.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
ALL THAT RESIDENTIAL PREMISES bearing Flat No. 1203 admeasuring about 62.250 Sq. Mtrs (Carpet) (Open terrace admeasuring about 4.584 Sq. Mtrs) and utility area admeasuring about 7.444 Sq. Mtrs, (consisting of a dry balcony, flower bed, etc) on 12th Floor in Tower "A" of the Building known as "METRO RESIDENCY" situated at Kalyan Shil Road, Netivali, Kalyan (East) Pin 421306, with all fixtures and fittings and equipment including electric fittings, with the exclusive right to use the One Open Car parking lying and being at C.T.S. No. 2, Survey No. 18 (Part), & 35 (Part) of Village Netivali, Taluka Kalyan, Dist. Thane.

S. M. S.

D. S. S.



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

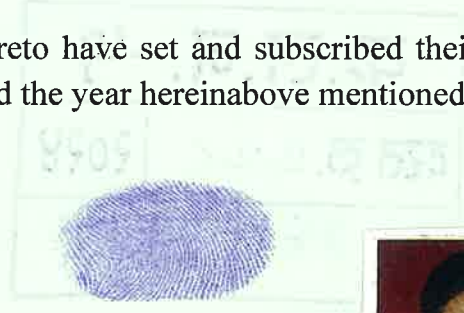
SIGNED SEALED & DELIVERED

By the within named

TRANSFEROR

MR. KRISHNAMURTHY A. VELAR

In the presence of



Krishna



SIGNED SEALED & DELIVERED

By the within named

TRANSFeree

MR. SURESH VISHRAM PAL

In the presence of



Suresh



WITNESS:

1. Harikaran Velar
2. Manoj Y. Deolekar

Haris

M. Deolekar

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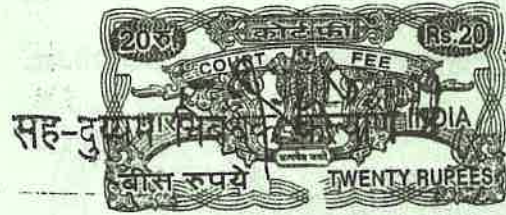


सूची क्र. दोन INDEX NO. II

गावाचे नाव : नेतिवली

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- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणां देतो की पट्टेदार ते नमूद करावे) भावदला रु. 3,455,400.00 वा.भा. रु. 2,281,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सि टी एस नं 2, स नं 18 पे, 35 पे, मेट्रो रसीडन्सी टॉवर अ सदनिका क्र 1203, 12 वा मजला क्षेत्र 62.250 चौ मी + 4.584 टेरेस + 7.444 चौ मी पार्किंग कारपेट
- (3) क्षेत्रफळ (1) 62.250 चौ मी + 4.584 टेरेस + 7.444 चौ मी पार्किंग कारपेट
- (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 वेस्ट पायोनियर प्रॉपर्टीज (इंडीया) प्रा लि तर्फे अधिकृत अधिकारी श्री गौरांग अग्रवाल यांचे कु मु म्हणुन संजय पांडुरंग कानिटकर - ; घर/फ्लॅट नं: 69/भी आशियाना मु देसाई रोड मुंबई 26; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए ए ए सी डब्ल्यु 5756 ए.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कृष्णमूर्ति अमृतलिंगम वेल्लार - ; घर/फ्लॅट नं: मोहन पॅरेडाईज खडकपाडा कल्याण; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए जे जी पी व्ही 0316 एफ.
- (7) दिनांक करून दिल्याचा 08/07/2011
- (8) नोंदणीचा 09/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4540 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 155375.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर





महाराष्ट्र शासन

क.ल.न.-५

नोंदणी प्रमाणपत्र

दस्त क्र. 226/2024

नोंदणी क्रमांक - होसिंग/किएलएन/एचएसजी/(टोसी)/ ३१९०५/२०१९-२०/सन २०१९

३४ ३५

या प्रमाण पत्राद्वारे प्रमाणित करण्यात येत आहे की,

"मेट्रो रेसिडेन्सी टॉवर- अ" को ऑप. होसिंग सोसायटी लि.,

मीने नॅतिवली सिटी सर्व्हे नं. २, ४१९, ४२०, ४२१, २/१. (सर्व्हे नं. १३/पे),

टिका नं. २, ३, ४ आणि ५, आणि सर्व्हे नं. १६ आणि मीने कल्याण - सर्व्हे नं. १३१/१.

२३१/२, कल्याण शिळ रोड, नॅतिवली, कल्याण (पूर्व), ता. कल्याण, जि. ठाणे ही संस्था

महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम

क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यांत आलेली आहे.

उपरोक्त अधिनियमाचे कलम १२(१) व महाराष्ट्र सहकारी संस्था नियम १९६१

चे नियम १०(१)अन्वये सदर संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असे असून उपवर्गीकरण

"भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.



Sanjay
(योगेश्वर रं. देसाई)

उपनिबंधक
सहकारी संस्था, कल्याण तालुका,
कल्याण

क.ल.न.२
दस्त क्र. १६७२५/२०२१
२४ ३९



कल्याण डोंबिवली महानगरपालिका, कल्याण.



भाग कार्यकारी कार्यालय, दाखला
(दॉवर 'अ' स्टिप्ट नं २२ मजल्याकरीता)

जा.क्र.कडोमपा/नरवि/सौवी/क.वि/३८३
दिनांक:-२४/३/२०१४

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|-----------------|------|
| क.ल.न.-५ | |
| दस्त क्र. 22८ | 20१४ |
| १० | ३५ |

प्रति,
मेजेस्ट प्रॉपर्टिअर प्रॉपर्टिज (इंडीया) प्रा.लि. (मालक)
वास्तुशिल्पकार :- श्री.व्ही.व्ही.मोडक, ठाणे
स्ट्रक्चरल इंजिनियर :- निखिल संघवी

वास्तुशिल्पकार श्री.व्ही.व्ही.मोडक, यांचे दिनांक २१/११/२०१३ चे अर्जांकन दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत सि.अ.नं. २,४१९,४२०,४२१,२/१(सर्न. १३पैकी) ठिका नं. २,३,४, व ५ आणि स.नं. १६,२३१/१,२३१/२, मोजे-नेतोवली, कल्याण कल्याण(पूर्व) येथे महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगी क्र. कडोमपा/नरवि/बाप/कवि/२०१२-१३/२४२, दि.२१/१२/२०१२ व सुधारित बांधकाम परवानगी आवक क्र.कडोमपा/नरवि/बाप/कवि/२०१२-१३/२४२/३५५, दि.२६/०२/२०१४ मन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिस्जा रंगने टुक्सी दाखविल्याप्रमाणे तसेच खालील कडीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

| अ.क्र. | मजले | दॉवर 'अ' स्टिप्ट |
|--------|------------------------------|---|
| १) | उळ मजला | |
| २) | पहिला मजला ते सातवा मजला | प्रत्येकी ०८ सदनिका (रहिवास) - ५६ सदनिका |
| ३) | आठवा मजला | ०६ सदनिका (रहिवास); - ०६ सदनिका |
| ४) | नववा ते वाराहामजला | प्रत्येकी ०८ सदनिका (रहिवास) - ३२ सदनिका |
| ५) | तेरावा मजला | ०६ सदनिका (रहिवास) - ०६ सदनिका |
| ६) | चौदा ते सतरवा मजला | प्रत्येकी ०८ सदनिका (रहिवास) - ३२ सदनिका |
| ७) | अठरावा मजला | ०६ सदनिका (रहिवास) - ०६ सदनिका |
| ८) | एकोशीस ते बावीसावा मजला एकूण | प्रत्येकी ०८ सदनिका (रहिवास) - ३२ सदनिका १५० सदनिका (रहिवास) |

अटी:-

१) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास तो इमारतीच्या सामरिक अंतर्गतून कडोमपा.स विनामुल्य हस्तांतरित करणी लागण.

२) कोणी कडीवित्त जागेवर बांधकाम केले्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.

३) पाणी पुरवठा आणि विसर्जन देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नसई.

कार्यालय संचालक
कल्याण डोंबिवली महानगरपालिका, कल्याण



१) कार्यालय, व संकलन कार्यालय, कडोमपा, कल्याण
२) प्रभाग क्षेत्र अधिकारी, प्रभाग कार्यालय, कडोमपा, कल्याण.

| | |
|-----------------|------|
| क.ल.न.-२ | |
| दस्त क्र. २२५ | २०१४ |
| २२ | ३५ |



कल्याण डोंबिवली महानगरपालिका, कल्याण.

भाग बांधकाम इन्जिनियरिंग दफ्तार

(टॉवर 'A' र 3 वा मजले करीवा)

जा.क्र.कडोमपा/नरवि/बांध/कवि/०००६७/१७
दिनांक:-१७/९/२०१७

प्रति,
मे. वेस्ट पावॉलियर प्रॉपर्टीज (इंडिया) प्रा.लि.
कार्या- श्री. व्ही.व्ही.मोडक (वास्तु.), ठाणे.
सुखवरल इन्जिनियर - श्री. निखिल संवदी.

वस्तुनिष्ठपत्तार श्री. व्ही.व्ही. मोडक यांचे दि.३७/०६/२०१६ चे अर्जावतून दाखल
देण्यात येणे की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे-नेतिवली, सि.स.नं. ३,
४१९, ४२०, ४२६, २/१ (स.नं. १३१) ठिका. नं. २,३,४ व ५ आणि स.नं. १६ व नीजे-कल्याण,
स.नं.२३१/१,२३१/२ भुजड्याचे क्षेत्र ६६२७७.५० चौ.मी. क्षेत्रे महापालिका यांचेकडील सुधारित
बांधकाम परवानगी, जावक क्र.कडोमपा/नरवि/बांध/कवि/००१२-१३/२०१७, दि.२९/१२/२०१७
व सुधारित बांधकाम परवानगी क्र.क्र.कडोमपा/नरवि/बांध/कवि/२०१७-१३/२०१७
दि.२८/०६/२०१७ अन्वये २५७९०.२९ चौ.मी. (इ.वि.इ.सह) मजूर केलेल्या नकाशे प्रमाणे
७७.३० चौ.मी. क्षेत्राचे 'कॅम्पास' बांधकाम पूर्ण केले आहे
सबब त्यांना सोबतच्या नकाशेमध्ये दिसणारे रंगीत दुरुमते दाखविल्याप्रमाणे नसेच जाणवत
अर्जावर बांधकामाची कापर पत्रवानगी देण्यात येत आहे.

क.ल.न. १
दस्त क्र. २२८
२०
३५

| समाप्त | मजले | सदनिका | क्षेत्र (चौ.मी.) |
|----------|---------------|-----------|------------------|
| टॉवर 'A' | देवीबाबा मजला | ०८ सदनिका | ५१७.३० चौ.मी. |
| एकूण | | ०८ सदनिका | ५१७.३० चौ.मी. |

- अटी:-
- भविष्यात रस्ता रुंदीकरणसाठी जागा लागल्यास ती इमारतीच्या भूमिगत अंतर्गत कॅम्पास व विनामुल्य हस्तांतरित करावी लागेल.
 - मंजुरी व्यतिरिक्त जावेवर बांधकाम केलेल्याचे आढळल्यास ते पूर्ण मुक्त न देता होऊन हस्तभरण घेईल.
 - नाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी घ्यावी पुरवठा सुधारणा कार्ययंत्रणे महानगरपालिकेकडून राहणार नाही.

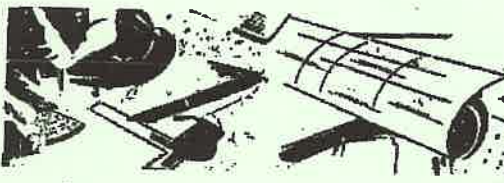
(Signature)
सहाय्यक संचालक नगरभवन,
कल्याण डोंबिवली महानगरपालिका, कल्याण



- बत:-
- कर निर्धारक व संकलक, क.डों.म.पा., कल्याण
 - प्रभाग क्षेत्र अधिकारी, 'जे/४' प्रभाग कार्यालय, क.डों.म.पा., कल्याण.

क.ल.न. २
दस्त क्र. २२४/२०२१
२३ ३९





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|---------------|------|
| कलन १ | |
| दस्त क्र. १४४ | २०२२ |
| ५० | २८ |

गैर-निवासी
 इ. अ. अ. - १, १०, ००० - २ ६६ - २०२१ - २०२२
 भा. नि. व. वि. क. २११९, वि. ११५-१६६



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| कलन | चौ. नि. | क |
| २ | २५५६२ | ५ |

६००.९६.६० जी. सी. क्षेत्रदुर्गमल्लीने
 कंपनी लि

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|---------------|------|
| क.ल.न.-५ | |
| दस्त क्र. २२८ | २०२४ |
| २९ | ३५ |

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| ०५१०५१०००६ | क्षेत्रदुर्गमल्लीने |
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अर्ज क्र. १११६
 अर्ज आल्याबा दि. ३१/१२/२२
 अर्ज तयार दि. ३१/१२/२२
 अर्ज दिल्याबा दि. ३१/१२/२२
 नवकरत फी रु. ३०.००
 नकाशा फी रु. ५.००
 एकूण फी रु. ३५.००

Chirshir
 तयार करणारा

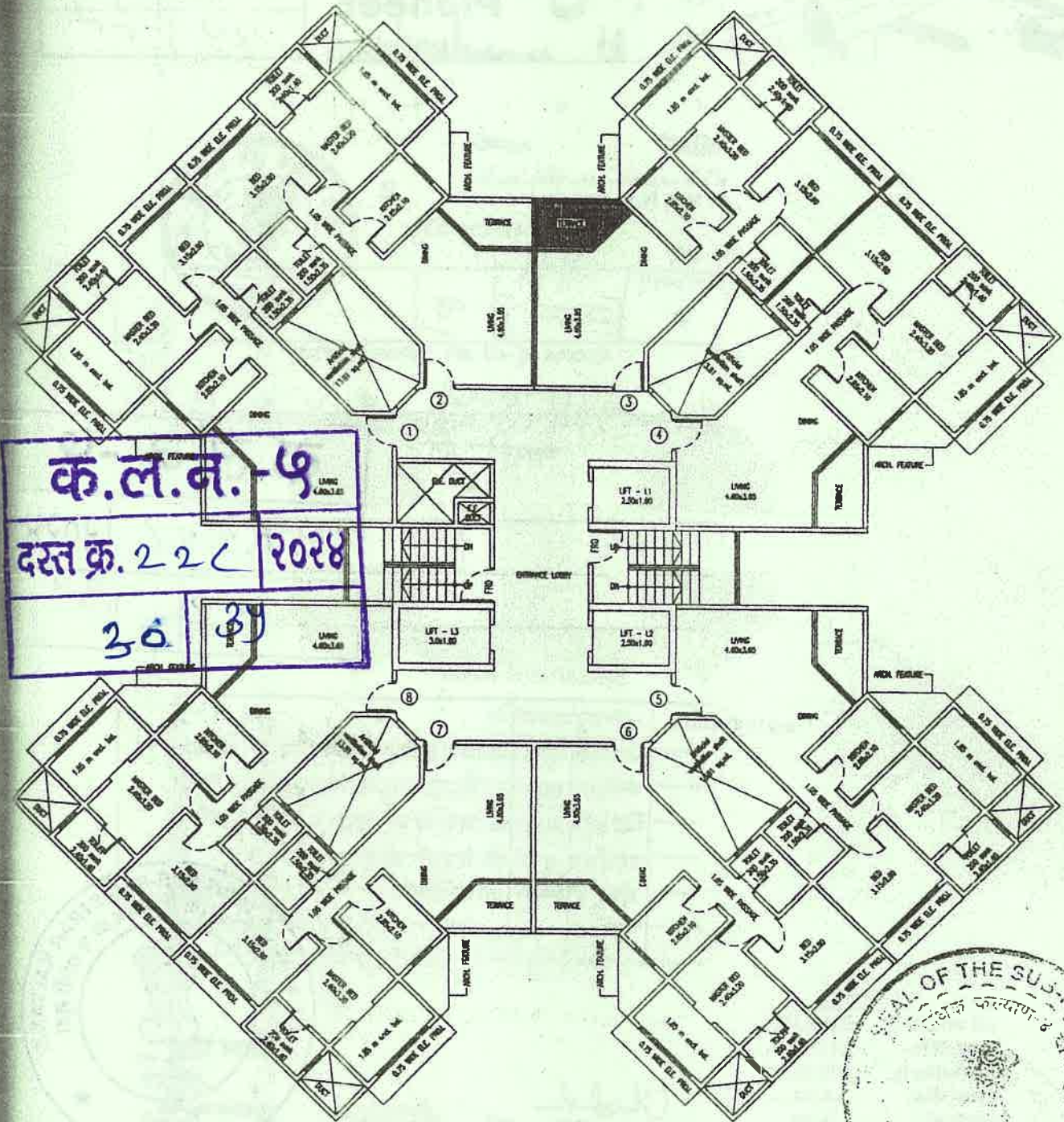


Gaulboy
Rishor

| | |
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| क.ल.न.२ | |
| दस्त क्र. ११४०४ | २०२१ |
| १९ | ३० |



PLAN - B



क.ल.न.-५
 दस्त क्र. 22८ २०२४
 30 31

TYPICAL FLOOR PLAN (EVEN) NOT TO SCALE
 TOWER- A
 FLOOR No.- 12
 FLAT No.- 1203



For West Pioneer Properties (India) Pvt. Ltd.

Gaurang Agrawal
 Authorised Signatory



19

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

KRISHNAMURTHY A VELAR
 AMRITHLINGAM SANMUGAM VELAR

22/05/1981
 Permanent Account Number
 AJGPV0316F

Krishna
 Signature



Krishna

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SURESH V PAL
 VISHRAM RAMRAJ PAL

27/01/1986
 Permanent Account Number
 AREPP7964K

Suresh Pal
 Signature



Suresh Pal

क.ल.न.-५

| | |
|---------------|------|
| दस्त क्र. 22C | 2028 |
| 39 | 39 |

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

MANOJ YASHWANT DEOLEKAR
 YASHWANT KANU DEOLEKAR

08/05/1980
 Permanent Account Number
 AGGPD3989A

M Deolekar
 Signature



M Deolekar

भारत सरकार
 GOVERNMENT OF INDIA


 हरिहरण आमीर्तलिंगम वेलार
 Hariharan Amirthalingam
 Velar

जन्म तारीख / DOB: 30/10/1976
 पुरुष / MALE

5651 6214 2714

आधार-सामान्य माणसाचा अधिकार

Hariharan

THE SEAL OF JOINT SUB-REGISTRAR KALYAN'S
 शहर कल्याण कल्याण क्र. 9 रांची मुद्रा
 सत्यमेव जयते
 जि.ठाणे
 जि.ठाणे
 DIST. THANE

| | |
|---------------|------|
| क.ल.न.-५ | |
| दस्त क्र. 22C | 2028 |
| 32 | 34 |

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METRO RESIDENCY TOWER - A CO-OPERATIVE HOUSING SOCIETY LIMITED

Reg. No. TNA/KLN/HSG/(TC)/31909/2019-20/2019

Survey No. 231/1, 231/2 Kalyan-Shil Road, Netivali, Kalyan (E) Dist. Thane 421306.

Serial No. **089** *Share Certificate*

Authorised Share Capital Rs. 89000/- Divided into 1780 Shares each of Rs. 50/-

Member's Registration No. 089

THIS IS TO CERTIFY that Shri / Smt. KRISHNAMURTHY A. VELAR

of A1203 is the Registered Holder of (10) Shares from No. 881 TO 890 of Rs. 500/- (Five Hundred only.)

in **METRO RESIDENCY TOWER - A CO-OPERATIVE HOUSING SOCIETY LIMITED**
KALYAN (EAST) subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at KALYAN this 28th

Day of August, 2022



[Signature]

Chairman

[Signature]

Hon. Secretary

Member of the Committee

P.T.O.

| | |
|---------------|------|
| क.ल.न.-५ | |
| दस्त क्र. 22८ | २०२४ |
| 33 | 34 |



537/228

शनिवार, 06 जानेवारी 2024 12:31 म.नं.

दस्त गोषवारा भाग-1

कलन5

38 139

दस्त क्रमांक: 228/2024

दस्त क्रमांक: कलन5 /228/2024

बाजार मूल्य: रु. 67,50,500/-

मोबदला: रु. 66,00,000/-

गरनेले मुद्रांक शुल्क: रु.4,72,600/-

जि. यद्द. हु. जि. कलन5 यांचे कार्यालयात

पावती:237

पावती दिनांक: 06/01/2024

श. क्रं. 228 वर दि.06-01-2024

सादरकरणाराचे नाव: सुरेश विश्वाम पाल

मोती 12:11 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

हजर करणाऱ्याची सही:

एकुण: 30700.00

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नगद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 06 / 01 / 2024 12 : 11 : 15 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 06 / 01 / 2024 12 : 13 : 17 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता कायदेशीर बबीसाली खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर दस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही



लिहन घेणार सहा



लिहन दणार म्हा





06/01/2024 12 30:54 PM

दस्त गोपवारा भाग-2







कलन5

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दस्त क्रमांक:228/2024

दस्त क्रमांक :कलन5/228/2024




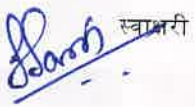


दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|---|--|---|---|
| 1 | नाव:सुरेश विश्राम पाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-6/501, वैष्णवी पार्क, शंकर पावशे रोड, काटेमानिवली, कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AREPP7964K | लिहून घेणार वय :-37 स्वाक्षरी:-  |  |  |
| 2 | नाव:कृष्णमूर्ति अमृतलिंगम वेल्लार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए2/303, मोहन पॅरिडार्इज, वायले नगर, खडकपाडा कल्याण पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AJGPV0316F | लिहून देणार वय :-43 स्वाक्षरी:-  |  |  |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:06 / 01 / 2024 12 : 26 : 56 PM

ओळख:-

धाऱीन असम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|---|--|---|---|
| 1 | नाव:गनोज देवळेकर - वय:43 पत्ता:देवळेकर वाडी, लोकग्राम त्रिज जवळ, कल्याण पूर्व पिन कोड:421306 | स्वाक्षरी  |  |  |
| 2 | नाव:हरीहरण वेलार - वय:47 पत्ता:ए2/303, मोहन पॅरिडार्इज, वायले नगर, खडकपाडा कल्याण पिन कोड:421301 | स्वाक्षरी  |  |  |

प्रमाणित करण्यात येते की, सदर दस्त
क्र.....२२८ मध्ये ३९ पाने आहेत.
पुस्तक क्रमांक.....९ वर नोंदला
दिनांक ०६/०१/२०२४

शिक्रा क्र.4 ची वेळ:06 / 01 / 2024 12 : 30 : 37 PM

शिक्रा क्र.5 ची वेळ:06 / 01 / 2024 12 : 30 : 52 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक, वर्ग-२

Payment Details.

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र. ५

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SURESH VISHRAM PAL | eChallan | 02003812024010600009 | MH013550458202324P | 10600.00 | SD | 0007147953202324 | 06/01/2024 |
| 2 | SURESH VISHRAM PAL | eChallan | 02003812024010500102 | MH013550458202324P | 462000.00 | SD | 0007147955202324 | 06/01/2024 |
| 3 | | DHC | | | | RF | 0124069500236D | 06/01/2024 |
| 4 | SURESH VISHRAM PAL | eChallan | | MH013541519202324P | 30000 | RF | 0007147955202324 | 06/01/2024 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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