

532 1591

पावती

Original/Duplicate

Monday, July 27, 2020

नोंदणी क्र.: 39म

11:23 AM

Regn.:39M

पावती क्र.: 1768 दिनांक: 27/07/2020

गावाचे नाव: पिंपळास

दस्तावेजाचा अनुक्रमांक: बवड3-1591-2020

दस्तावेजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: मे. प्रिंटवर्क्स इंडिया तर्फे प्रो. प्रा. कल्पेश अनिल लूनावत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 30960.00

आपणास मूळ दस्त ,शंभनेल प्रिंट, सूची-२ अंदाजे
11:43 AM ह्या वेळेस मिळेल.

 S.R. Bhivandi 3

बाजार मुल्य: रु. 7388465 /-

मोबदला रु. 10000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

सह दुय्यम निबंधक वर्ग-२
भिवंडी क्र. ३

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

डीडी/धनादेशाचे ऑर्डर क्रमांक: MH002544199202021E दिनांक: 27/07/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 960/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 2307202003886 दिनांक: 27/07/2020

बँकेचे नाव व पत्ता:





27/07/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3

दस्त क्रमांक : 1591/2020

नोंदणी :

Regn:63m

गावाचे नाव : पिंपळास

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	10000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7388465
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	1) 2500 चौ.फूट
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सुमी असोसिएट्स तर्फे प्रो. प्रा. प्रकाश नानवी पटेल यांचे तर्फे क. ज. देणार रमेश बी डाढी बय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 93ए, बाटा कंपाऊंड, ब्लॉक नं: फर्ग्युसन व्हॅली जवळ, बोंपट, ठाणे प. रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400601 फॅन नं:-ALLPP4407E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. प्रिंटवर्क्स इंडिया तर्फे प्रो. प्रा. कल्पेश अनिल लूनावत बय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी, 1501, फंतासिया रूहेजा गार्डन, ब्लॉक नं: टिप टॉप प्लाझा समोर, ठाणे प. , रोड नं: एल बी एस मार्ग, महाराष्ट्र, ठाणे. पिन कोड:-400604 फॅन नं:-ABEPL0017F 2): नाव:-रचना कल्पेश लूनावत बय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी, 1501, फंतासिया रूहेजा गार्डन, ब्लॉक नं: टिप टॉप प्लाझा समोर, ठाणे प. , रोड नं: एल बी एस मार्ग, महाराष्ट्र, ठाणे. पिन कोड:-400604 फॅन नं:-AAPPSS5476F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2020
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1591/2020
(12)बाजारभावप्रमाणे सुद्धांक शुल्क	600000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सुद्धांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक वर्ग-२
भिवंडी क्र.३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS PRINTWORX INDIA THROUGH ITS PROP KALPESH ANIL LOONAWAT	eChallan	69103332020072312872	MH002544199202021E	600000.00	SD	0001131995202021	27/07/2020
2	MS PRINTWORX INDIA THROUGH ITS PROP KALPESH ANIL LOONAWAT	eChallan		MH002544199202021E	30000	RF	0001131995202021	27/07/2020
3		DHC		2307202003886	960	RF	2307202003886D	27/07/2020

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

Summary I (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		ब.व.ड.३	
Valuation ID	20,5007,274,26	द.क्र.५९१/२०२०	
मूल्यांकनाचे वर्ष	2020	पाने 9/8८	
जिल्हा	ठाणे	मोजमापनाचे एकक चौ मीटर	
मूल्य विभाग	ता.लुका, भिवंडी गावाचे नाव : पिंपळास/विशेष नियोजन प्राधिकरणाखालील प्रभाव क्षेत्र,		
उप मूल्य विभाग	21-औद्योगिक वापराखालील विकसित जमिनी		
क्षेत्राचे नाव	Bhivandi-Nijampur Municipal Corporation	सर्व्हे नंबर न भू क्रमांक	117
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.		कार्यालय	26500
खुली जमीन	निवासी सदनिका	दुकाने	30800
2,900	2,3100	औद्योगिक	26500
बांधीव क्षेत्राची माहिती		मिळकतीचा प्रकार	बांधीव
बांधकाम क्षेत्र (Built Up)	278.81 चौ मीटर	मिळकतीचा गाळा	मिळकतीचा प्रकार
बांधकामाचे वर्गीकरण	1-आर सी सी	0 TO 2वर्षे	मूल्यदर बांधकामाचा दर-
उद्देशाने सुविधा	नाही	0	Rs. 36500/-
Sale Type - First Sale			
Sale Resale of built up Property constructed after circular dt.01.2018			
यसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		(वार्षिक मूल्यदर * यसा-यानुसार टक्केवारी) * मजला निहाय घट घाट	
		$(26500 * (100 - 100)) * 100 / 100$	
		Rs. 26500/-	
A) मुख्य मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	26500 * 278.81		
	Rs. 7388465/-		
Applicable Rules			
एकत्रित अंतिम मूल्य			
मुख्य मिळकतीचे मूल्य, ताळघराचे मूल्य, मेहेनार्हेन मजला क्षेत्र प्रमाणे, वसतच्या मजलेचे मूल्य, खुली जमीन, वरील मजलीस मूल्य, बंदिस वॉलन लॉकचे मूल्य, खुल्या जमिनीवरील वाढलेल्या मूल्य, इमारती भावतीच्या खुल्या जागेचे मूल्य, बंदिस वॉलनचे मूल्य, बंदिस वॉलनचे मूल्य			
A * B * C * D * E * F * G * H * I			
7388465 * 0 * 0 * 0 * 0 * 0 * 0 * 0 * 0 * 0			
Rs. 7388465/-			

Digitally signed by _____

सह डुय्यम निबंधक वर्ग-२
भिवंडी क्र. ३



ब व ड-३
द.क्र.१५९९/२०२०
पाने ३/४८

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2307202003886
Date	23/07/2020
Received from MS PRINTWORX INDIA, Mobile number 7888054500, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Bhiwandi 3 of the District Thane Grm.	
Payment Details	
Bank Name	IBKL
Date	23/07/2020
Bank CIN	10004152020072303509
REF No.	2620505300
This is computer generated receipt, hence no signature is required.	



ब व ड-३
द.क्र.१५९१/२०२०
पाने २/४८

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Bhiwandi,
District Thane on this 27th day of July in the Year Two
thousand and Twenty (2020)

[Signature]

[Signature]



बवड-३
द.क्र.१५९ / २०२०
पाने ५/४८


BETWEEN

M/s. **BHUMI ASSOCIATES**, A Proprietary concern, through its Proprietor **SHRI PRAKASH NANJI PATEL (PAN NO. ALLPP4407E)**, doing Business as Builders and Developers, having its Office at 93 A, Bata Compound, Near Flower Valley, Khopat, Thane (west) 400601, hereinafter referred to as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Proprietor and his heirs, executors, administrators and assigns) of the **ONE PART**

A N D

M/S PRINTWORX INDIA THROUGH ITS PROPRIETOR MR KALPESH ANIL LOONAWAT, (PAN NO. ABEPL0017F), Adult Indian Inhabitant, & MRS RACHANA KALPESH LOONAWAT, (PAN NO. AAPP5476F), Adult Indian Inhabitant, both residing at – B, 1501, Fantasia Raheja Garden, L B S Marg, Opp Tip Top Plaza, Thane W 400604, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, mean and be deemed to include its successors and assigns) of the **OTHER PART**

WHEREAS the Mr Arun Magan Fullore and Others are an owners in respect of immovable property being land admeasuring 10540 sq. mtrs., bearing Survey No. 117/2, of Village Pimplas, Talathi Saja Vehela, Taluka Bhiwandi and District Thane, and which is more particularly described in the FIRST SCHEDULE written hereunder (hereinafter referred to as **"SAID PROPERTY"**). The 7/12 extracts showing the nature of title of the owners to the Said Property are annexed hereto as **"ANNEXURE `A`"**;

WHEREAS by virtue of Agreement bearing Registration Serial No. 5554/2019 Date 10/07/2019 the developer herein has purchased the below

bearing immovable property being larger piece of land totally adm. 10540 sq. mtrs. bearing Survey Nos. 117/2 of Village Pimplas, Talathi Saja Vehela, Taluka Bhiwandi and District Thane, and more particularly described in the FIRST SCHEDULE written hereunder (hereinafter referred to as **"SAID LARGER PROPERTY"**). The 7/12 extracts showing the nature of title of the Developers to the Said Larger Property are annexed hereto as **"ANNEXURE `A`"** collectively;




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द.क्र.१५९/२०२०
पाने ६५४

- 3 -

AND WHEREAS with a view of constructing a cluster of Buildings in the nature of RCC Buildings and Industrial Sheds and to provide internal roads, street lights, drain water gutters, the Developers has prepared the layout plan of the Said Property along with other adjoining lands (hereinafter collectively referred to as the **"SAID LARGER PROPERTY"** and the Village Gram Panchayat Pimplas, by and under its Sanction dated 31.08.2009, read with further permission dated 31.08.2009, issued under Section 52(1) of Mumbai Village Panchayat Act, 1958 read with NOC dated 31.08.2009, from Gram Panchayat (hereinafter referred to as the **"SAID SANCTIONED PLANS"**) has granted permission for construction of Industrial Park to be known as **"BHUMI WORLD"** containing of several units therein;

AND WHEREAS the Developers have, accordingly, commenced the development of Said Larger Property by commencing the construction of several RCC Buildings/Industrial Sheds as per the Said Sanctioned Plans;

AND WHEREAS the Purchaser has taken inspection of the said title documents, Said Sanctioned Plans and has made independent inquiry about the legality of the said construction and its suitability for the purpose of Purchaser and, being satisfied about the same, has agreed to purchase one of the industrial sheds on **"AS IS WHERE IS"** basis and subject to the following terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED MUTUALLY BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Developers shall construct, among others, Industrial Shed bearing Shed No. A-14 as per layout of the Said Larger Property in accordance with the Said Sanctioned Plans, which have been seen and approved by the Purchaser and/or its amendments or modifications as the Developers may desired. The Purchaser hereby gives his irrevocable consent for such modifications, amendments and variations in the Said Sanctioned Plans.
2. Developers hereby agrees to sell to the Purchaser on **"AS IS WHERE IS"** basis and the Purchaser agrees to purchase from the Developers on **"AS IS WHERE IS"** basis the Unit adm. 2500 sq. ft. Carpet bearing Unit No.10 on Ground Floor of the Industrial Shed No.A-14 being constructed / to be



(Signature)

(Signature)

(Signature)

ब व ड-३
द.क्र.१५९१/२०२०
पाने ८/४८

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date; the Developers has dispatched such intimation Under Certificate of Posting or through Courier Service with due acknowledge at the address of the Purchaser as given in this Agreement. If the Purchaser makes any delay or defaults in making payment of any of the installments referred hereinabove then the Developers shall be entitled to charge for over due period interest at the rate of 18% per annum on all such overdue installments. It is further agreed that on the Purchaser committing default in payment on the due dates all or any of the installments and/or other amounts referred herein and payable under this Agreement or if the Purchaser commits breach of any of the terms and conditions contained herein and to be observed and performed by the Purchaser then and in that case without prejudice to their other rights under this Agreement and under the law the Developers shall be entitled at Developers' sole discretion an option to terminate this Agreement PROVIDED AND ALWAYS that the Power to terminate herein contained shall be exercised by the Developers after giving to the Purchaser 15 days period notice in writing of their intention to terminate this Agreement and specifying the breaches of the terms and conditions on account of which the Developers intent to terminate the Agreement and if the Purchaser continues the default in remedying such breaches as mentioned in the said notice then upon expiry of the notice period for the breaches committed by the Purchaser this Agreement shall stand terminated without any further notice. In such an eventuality, the Developer shall be entitled to sale the Said Premises to third party and only on receipt of full and final consideration from such third part shall refund the amount then received from Purchaser herein without interest to the Purchaser.

4. PURCHASER'S AGREEMENT TO PAY FURTHER AMOUNTS:

The Purchaser agrees to pay to the Developers in addition to the consideration provided hereinabove, the following amounts:

- a) Commencing a week after notice in writing is given to the Developers to the Purchaser that the said premises is ready for use and occupation and thereafter on 5th of every month, the Purchaser shall pay to the Developers the Purchaser's proportionate share of outgoings as may be estimated by the Developers at its sole




Pkd

ब व ड-३
द.क्र.१५९९/२०२०
पाने ९/४८

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discretion towards local taxes, cess, duty or such other levies by the Gram Panchayat and/or the Government, water charges, insurances premium, contribution towards common repairs to the building in its common area, access Road, salaries of clerks, bill collector, chowkidars, sweepers, electricity charges for its consumptions in common area and for common benefit and all other expenses necessary and incidental to the management and maintenance of the said property including the buildings and the amenities therein. The Purchaser shall not withhold the said payment for any reason whatsoever. In order to avoid possibility of non-payment of said expenses and resultant inconvenience to all premises purchasers, the Purchaser shall pay such estimated monthly installment for 24 months in advance at the time of taking possession of the said premises.

- b) The Purchaser shall further pay such amount as the Developers in its sole discretion may decide towards his proportionate contribution for maintenance of common amenities.
- c) The amount so paid by the Purchaser to the Promoter under (a) and (b) shall not carry any interest and remain with the Promoter till a conveyance is executed in favour of Society / Apex Society / Societies. On such conveyance being executed in favour of the Society / Apex Society / Societies after deducting therefrom all the expenses including those mentioned in sub-clause (a) and (b) above, the surplus - if any, shall be handed over, without interest, by the Developers to the Society or Apex Body or as the case may be any deficit amount shall be recovered from the Purchaser and the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the Purchasers in the building in which said premises is to be located, commits default in contributing their respective share towards aforesaid expenses, then and in that case, the Developers shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any, caused to the Purchaser and other Purchasers and the Society.



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(Handwritten number 222)

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द.क्र.१५९/२०२०
पाने १०/४८

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- d) The Purchaser shall further pay an amount at Actual in aggregate as and when the same is demanded by the Developers, but essentially before demanding possession of the said premises as his contribution towards expenses to be incurred by the Developers to meet various expenses including but not limited to Development expenses Electricity, Meter Deposit, Electrical Cable, Sub-Station – if required, Water Deposit and Supply lines, out of pocket expenses of whatsoever nature.
- e) The Purchaser shall further pay an amount of Rs. 2,00,000/- (Rupees Two Lacs Only) plus 18% GST towards as its ascertained share in reimbursement of expenses which the Developers shall spent in providing infrastructure includes internal RCC/paver blocks road, Electric Polls, etc., in the Said Industrial Complex.
- f) The GST and/or any other tax, levy and imposition of whatsoever nature presently applicable and payable and/or in future may become applicable and payable, shall as and when demanded be solely borne and paid by the Purchaser and the Purchaser shall keep the Developers fully indemnified in respect thereof.
- It is specifically agreed and understood that the aforesaid amounts under clause (d) and (f) shall be collected as "ASCERTAINED EXPENSES" to be incurred by the Developers and therefore the Developers shall neither be entitled to demand additional amount on account of deficit in actual expenses and nor be under obligation to maintain separate account thereof and/or render account thereof to the Purchaser or to the Society as the case may be and Purchaser shall also be not entitled to demand such account from the Developers of such amount.
- g) The Purchaser shall further pay Gram Panchayat taxes, local taxes, cess, duty or such other levies by local authority and/or by Govt. Departments and other statutory outgoings of his share due and payable. The Developers shall not be liable for any consequences for non-payment of taxes and charges as above for the reasons of on the grounds whatsoever.



PKY

(Handwritten signature)

ब व ड-३
द.क्र.१५९ / २०२०
पाने ११/४

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if the sale of the said premises contemplated under this Agreement is covered under Service Tax or such other tax which is or will be imposed by the Central/State Govt., and/or local body, the same shall be borne and paid and reimbursed by the Purchaser alone.

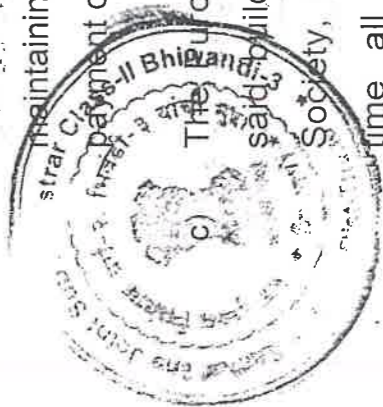
- i) The Purchaser further shall pay to the Developers interest at 18% p.a. on all the amounts which may remained overdue and payable by the Purchaser to the Developers under the terms of this Agreement.

5. FORMATION OF THE SOCIETY:

The Developers has disclosed to the Purchaser and the Purchaser has irrevocably agreed and undertaken as under:

- a) that until the entire development is completed and FSI available and TDR loadable on the said property is duly utilized by the Developers and the entire receivable by the Developers from all Purchasers is duly received by the Developers and all the obligations required to be carried out by the Purchaser herein and the other Purchasers of premises in the Buildings to be constructed in the said property are fulfilled by them the Developers shall not be bound and shall not be called upon or required by the Purchaser to form the Society of the Purchasers and the Purchaser agrees and irrevocably consents not to make any such demand or raise any dispute or objection in that behalf.

- b) Pending formation of the Society, the Developers may call upon the Purchaser and other Purchasers in the buildings, to take charge of maintenance of the said building. In such an eventuality it shall be obligatory and binding upon the Purchaser to co-operate in independently maintaining such building and contributing towards maintenance and the payment of proportionate property tax of the particular building.



(Handwritten signatures and initials)

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द.क्र.१५९/२०२०
पाने १२४८

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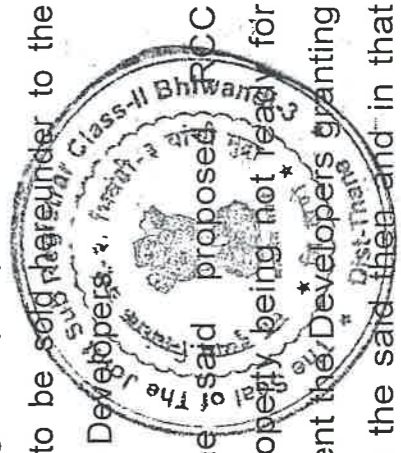
Society so as to enable the Developers to register the Society of the Purchasers of Units in the said property. It is further specifically agreed that if the Purchaser and all other Purchasers in the said Building do not extend their full co-operation in registering the Society as aforesaid, then and in that case, the Developers shall stand absolved from its obligation to register the Society.

- d) The said complex shall always be known as "BHUMI WORLD" or such other name as the Developers at its sole discretion may assign to said complex. The Purchaser and other purchasers and the society shall have no right to change the name of the said complex and the said name shall always be included while registering the Society.

6. AGREEMENT/COVENANTS AND UNDERTAKING BY THE PURCHASER:

The Purchaser hereby expressly agrees and covenants with the Developers that:

- a) It is expressly agreed that the right of the Purchasers under this Agreement are restricted only to the premises agreed to be purchased by the Purchasers and the right of all the prospective Purchasers of premises in the said building shall be restricted to the land married to the plinth area of the Said Building. The Developers shall develop the remaining portion of the Said Larger Property in any manner as may be deemed fit by them without any reference to or recourse to or requiring to obtain any further consent or concurrence from the Purchasers in any manner whatsoever. The terrace of the top floor of the building, the parapet wall and the premises other than the premises agreed to be sold hereunder to the Purchaser shall always be the property of the Developers.
- b) In the event of all Floors of the said proposed Buildings/Industrial Shed on the said property being not ready for occupation simultaneously and in the event the Developers granting License to the Purchaser to enter upon the said area and in that event the Purchaser shall not raise any objection to the Developers on the ground of nuisance, annoyance or any other ground or



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whatsoever, for completing the construction of the remaining Floor/s or the buildings in the said property. The Developers shall be entitled to carry out and complete the remaining work by themselves or by assigning the same to any third party at their sole discretion.

- c) Provided that it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Developers at Developers' sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property.
- d) Save and except the said premises hereby agreed to be purchased, the Purchaser shall have no claim, on all other premises and areas including terrace and open spaces around the said building and the balance portion/s of the said property including layout road, open spaces, etc., which shall always remain the property of the Developers until the whole of the property is transferred to the Society/Apex Society as the case may be subject to the rights of the Developers as contained in this Agreement.
- e) The Developers has obtained a Certificates of Title of the said Property, copy whereof is annexed hereto and marked as Annexure 'B'. The Purchaser has accepted the said Title Certificates and the Purchaser agrees not to raise any requisitions on or objections to the title of the said Developers and/or an authority of the Developers to Develop the Said Property.
- f) The Purchaser confirms that the Developers has given to him free and complete inspection of documents of title and approvals from various authorities in respect of the said property including the Agreements for Development and other documents referred to hereinabove and the Purchaser confirms that only after inspecting the aforesaid document and all other approvals and being satisfied in respect thereof, the Purchaser has entered into this Agreement.
- g) While accepting the possession of the said premises from the Developers, the Purchaser shall get himself satisfied about the



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quality of work and providing of amenities etc., and after the Purchaser taking possession of the said premises, the Purchaser shall have no claim against the Developers as regards the quality of the building material used for construction of the building or Amenities provided and the nature of the construction of the said premises or otherwise whatsoever.

- h) In the event of Society being formed and registered before the sale and disposal by the Developers of all the premises, the powers and the authority of the Society so formed shall be subject to the overall authority and control of the Developers in respect of all matters concerning the said building/s and Said Property. The Developers shall have absolute authority and control as regards the unsold and the sale and disposal thereof. Under such circumstances, the Developers shall have undisputed right to sale the units to any third party and to receive and appropriate the consideration thereof for them. In such eventuality, on receipt of application by such purchases, duly accompanied with requisite share money and entrance fees, it shall be binding on Purchaser and the Society to accept such Purchaser of unsold premises as member of the Society without demanding any premium, donation or like amount thereof.
- i) The Stamp Duty and Registration Charges payable on this Agreement and all incidental expenses therefor shall be borne and paid by the Purchaser alone. The Purchaser shall, immediately after the execution of this Agreement, lodge this Agreement for registration with the Office of the Sub-Registrar of Assurances and inform within seven days from the date of such lodgment the serial number and the date of lodgment to the Developers to enable the Developers to attend the office of the Sub-Registrar and to admit execution hereof.
- j) The Stamp Duty and Registration charges and expenses of and concerning the execution and registration of the Conveyance to be executed shall be borne and paid by the Purchaser along with other Purchasers of premises in the said property, in proportion of their



(Signature)

RPD

(Signature)

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respective holdings as and when demanded by the Developers or the Society as the case may be.

- k) Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said premises and/or said property or any part thereof such conferment shall take place only upon the execution of the Conveyance in favour of the Society to be formed.
- l) The Developers shall in respect of any amounts remaining unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be purchased by the Purchaser.
- m) All notices to be served on the Purchaser as contemplated under this Agreement shall be deemed to have been duly served if posted to the Purchaser under Certificate of Posting or through Courier Services with due acknowledgement at the address given by the Purchaser and as recorded in title of this Agreement or at the address notified in writing by the Purchaser to the Developers after execution of this Agreement.
- n) It is expressly agreed that the Developers or his Agent shall be entitled to put a hoarding and/or mobile receiving Antenna on the said building on the said property or any parts thereof and the said hoardings may be illuminated or comprised of Neon Signs and for that purpose the Developers are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same. Income derived from such hoarding and/or mobile receiving antenna shall be the income of the Developers.



The Developers further has disclosed to the Purchaser and the Purchaser has specifically agreed that the Developers at its sole discretion may sale the terrace or its parts to Purchasers of Premises on Second Floor with or without internal staircase or to outside Purchaser for the consideration and

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subject to the terms and conditions the Developers may decide without requiring to obtain any further consent or concurrence from the Purchaser herein and/or from the Society when formed.

- p) Save and except two sides of the Said Premises, the Purchaser shall not put up or display any name board or any other type of board at any other place or location in the Said Building/Shed or in the Said Larger Property.
- q) The Developers shall be entitled to use the terrace including the parapet wall for any purpose including display of the advertisements and sign boards and the Purchaser shall not be entitled to raise any objections or to claim any deductions in the price of the premises agreed to be acquired by him and/or claim any compensation or damage on the grounds of inconvenience or any other ground whatsoever from the Developers.
- r) Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be construed as a waiver on part of the Developers of any breach or non - compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developers.
- s) The Purchaser for himself and all persons claiming through the Purchaser with the intention to bring all persons into whosever hands the premises may come, both hereby ~~covenant~~ with the Developers as follows :-

s-i) From the date of possession of the said premises to maintain the premises at Purchaser's own cost, in good and tenable repairs and condition and not to make any changes alterations or additions to the said premises or any portion thereof and not to do or suffer to be done anything to the staircase, lift and any passage of the building in which the said premises is situated or which may be against law, rules and regulations. In the event of the Purchaser committing any act in contravention of the above provisions, the



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Purchaser shall be responsible and liable for the consequences thereof to all those who are affected by the act and/or omission by the Purchaser and/or to the Gram Panchayat and/or the Authorities concerned.

- S-ii) not to change the user of the said premises for which it is being sold.
- s-iii) Not to store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy so as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objectionable by the lawful authorities.
- s-iv) Not to carry or cause to be carried heavy packages to upper floor which may damage or is likely to damage any part of the building in which the Unit is situated and in case any damage is caused on any account by the Purchaser, the Purchaser shall be liable to repair and restore it to its original position prior thereto.
- s-v) Shall carry out at Purchaser's own costs all internal repairs of the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Developers to the Purchaser.
- s-vi) Shall not do or suffer to be done anything in or to the building or said premises which may be in breach of the law, rules, and regulations. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be taken as in breach and shall also be responsible and liable for the consequences thereof to the concerned authority, as also to the other Purchasers if they get affected thereby.
- (s-vii) Not to demolish or cause to be demolished the said premises or any part thereof and not at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof nor to make any alteration in



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the elevation and out side colour scheme of the building in which the said premises is situated and keep the Unit, sewers and drainage in the said premises and all appurtenances thereto in good tenantable repairs and condition so as to support, shelter and protect the other parts of the building.

s-viii) Shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC pardsis or other structural members in the said premises.

s-ix) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the Building or any part thereof or whereby any increased premium shall become payable.

s-x) No to throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said premises in the open space surrounding the building or any part thereof or in the building common areas, install flower pots in balcony or windows.

s-xi) Not to keep or store in a common passage, any material of whatsoever nature and/or create any obstruction to force movement of other premises holders and their visitors through and over the said common passage.

s-xii) Pay to the Developers within 7 days of demand by the Developers proportionate share of security deposit demanded by authority for giving water, electricity or any other service or amenities in connection with the said premises

s-xiii) To bear and pay increase in local taxes, water charges, insurance, levy, cess duty, etc., which are imposed by the authority, on account of any action/inaction by the Purchaser or otherwise as is applicable from time to time.

s-xiv) Shall not let, sub-let, transfer, assign or part with Purchasers' interest or benefit under this Agreement or part with the possession of the said premises until all the dues payable by



RH

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the Purchaser to the Developers under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and after the Purchaser has obtained in writing the specific No Objection from the Developers for such transfer and sale etc.

s-xv) Shall observe and perform all the rules and regulations that are communicated by the Developers from time to time till the Developers are in management and upon the Society taking over management, to observe and perform the rules of the Society adopted at its inception and any additions, alterations or amendments thereof that may be made from time to time, for protection and maintenance of the building and the Unit therein and to observe and perform the Building Rules, Regulations and Bye-laws for the time being in force.

s-xvi) Shall observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises and pay and contribute regularly and punctually towards the outgoings in accordance with the terms of this Agreement.

s-xvii) Till Conveyance is executed the Purchaser shall permit the Developers and all persons authorised by the Developers at all reasonable times, to enter into and upon the said premises and building or any part thereof to view and examine the state and condition thereof.

s-xviii) Shall not demand partition of Purchaser's interest in the said building and/or said property, Purchaser's interest in the said property being impartible.



DATE OF POSSESSION:

It is expressly agreed that the ready possession of the said Unit will be endeavored to be handed over by the Developers to the Purchaser, PROVIDED the Developers has received full purchase consideration of

[Signature]

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the said premises and all other amounts payable by the Purchaser to the Developers under this Agreement as also the Developers has received all such amounts from other Purchasers strictly as per time schedule and provided the construction by the Developers is not delayed on account of non-availability of steel, cement and other building materials, water or electric supply and any act of God, Civil Commotion, Riots or any notice, order, rule or notification of the Government and/or other public body and/or Competent Authority and/or any individual resulting in stopping or disturbing the construction schedule of the Developers and there are no circumstances beyond the control of the Developers. Non payment of consideration and of dues by the Purchaser and other Purchasers of premises in the RCC Building/Industrial Shed strictly as per time schedule stipulated in their respective Agreements shall be construed as one of the circumstances, beyond the control of the Developers. Subject to above, if the Developers for any other reasons is unable to give possession of the said premises by the date stipulated hereinabove then the Developers shall be entitled for further reasonable extension of time. Even inspite of such extension of time, the Developers commits default in handing over the possession of the Unit, then and in that case, the Purchaser shall at his option be entitle to terminate the agreement with one month notice. In such eventually the purchaser shall be entitle to receive full refund of money without interest.

8. DEVELOPERS TO CONVEY:

- a) Subject to terms of this Agreement being fulfilled, the Developers shall execute the Conveyance in respect of the said property or and alcosts, charges, expenses by way of Stamp Duty and Registration Fee and all other expenses whatsoever required to be incurred shall be borne and paid by the Purchaser alone along with other Purchasers of premises on pro-rata basis. The contribution as demanded by the Developers for such expenses shall be binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.
- b) Advocate of the Developers shall prepare the Conveyance and all other documents to be executed in pursuance of this Agreement and all costs, charges and expenses including stamp duty,



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RW

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registration charges and other expenses in connection with formation and registration of Society, the preparation and execution of the Conveyance or other documents shall be borne and paid by the Purchaser and all the Purchasers in the said property in proportion to the area of their respective premises. If any of the Purchasers commit default in such payment, the Developers shall not be liable or responsible for resultant delay in execution of the Conveyance.

9. MEANING OF WORDS IN THE AGREEMENT:

In this Agreement unless context otherwise implies:

- a) The expression defined herein shall have the respective meaning assigned to them.
- b) The singular wherever used shall include plural and vice-versa.
- c) The masculine/neutral gender used herein shall include male/feminine and/or neutral gender as the case may be wherever applicable.

10. SEVERABILITY OF CLAUSES OF AGREEMENT:

It is specifically agreed by and between the parties hereto that if any provision hereof shall be held invalid, illegal or unenforceable in law, then, in that event the entire Agreement shall not be treated void-ab-initio and, in such case, such of the other clause or clauses or part of the clause or clauses or part of this Agreement shall be severed from such invalid, illegal and unenforceable Agreement and the Agreement to the extent it is valid shall remain in force and effect.

Any delay, tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers by the Developers shall not be construed as a waiver on part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchasers not shall the same in any manner prejudice the rights of the Developers.



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12. PROVIDED ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these presents or as to the rights liabilities or the duties of the parties hereunder the same shall be referred to arbitration of two persons one to be appointed by each party. The arbitrators shall appoint an Umpire before entering upon the reference. The provisions of the Indian Arbitration Act shall apply to such reference.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of Immovable Property being piece of land totally admeasuring 10540 sq. mtrs., Survey No. 117/2, of Village Pimplas, Talathi Saja Vehele, Taluka Bhiwandi and District Thane, Registration District Thane and Sub-District of Bhiwandi.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT premises being industrial Unit adm. 2500 sq. ft. Carpet bearing Unit No. 10 on Ground floor of the Industrial Shed No. A-14-being constructed / to be constructed in the Said Larger Property as described in the First Schedule written hereinabove.



PM

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 IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET
 AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR
 WRITTEN HEREINABOVE.

SIGNED AND DELIVERED by the
 withinnamed the "DEVELOPERS"
M/S. BHUMI ASSOCIATES,
 Through its Proprietor:



(Signature)

SHRI PRAKASH NANJI PATEL,

SIGNED AND DELIVERED by the
 withinnamed the "PURCHASER"

M/S PRINTWORX INDIA

Through Its Proprietor



For Printworx India

(Signature)
 Proprietor/Auth. Signatory

MR KALPESH ANIL LOONAWAT



2. MRS RACHANA KALPESH LOONAWAT



in the presence of

- 1.
- 2.

(Signature)

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पाने २७/४

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RECEIPT

RECEIVED of and from the PURCHASER abovenamed, a sum of Rs.25,00,000/- (Rupees Five Lacs Only) by Cheque No. 622010 amounting Rs.5,00,000/- Dated 25-12-2019 drawn on TJSB Bank, Cheque No. 000112 amounting Rs.10,00,000/- Dated 18-01-2020 drawn on HDFC Bank, Cheque No. 000117 amounting Rs.10,00,000/- Dated 06-02-2020, towards part price or consideration for sale of the said premises to be paid by it to me as per these presents.

WITNESSES -

I SAY RECEIVED Rs. 25,00,000/-
For M/s. BHUMI ASSOCIATES,

1. 

2. 



(Proprietor)

(DEVELOPERS)



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१०. पाणी पुरवठा देण्याची जबाबदारी ग्रामपंचायतीची रहाणार नाही.

११. बांधकाम करतोंना शेजाऱ्यांस अगर सार्वजनिक वहतुकीस अडथळा येणार नाही, याची दक्षता घ्यावी लागेल.

१२. होणारे सर्व बांधकाम आपले मालकीच्या व वहीवाटीच्या जागेत करावयाचे असून छपराचे पडणाऱ्या पाण्यापासून कोणास त्रास होणार नाही याची दक्षता घेणेत चावी.

१३. इमारतीचे बांधकाम करतोंना सर्व बाजूस किमान १० (दहा) फुट जागा सोडावी आणि ज्या बाजूस रोड असेल त्या झालूस १५ (पंधरा) फुट जागा सोडावी.

१४. बांधकामास लागणारे पाणी पं. च्या मालकीच्या सार्वजनिक विहीर, तलावातून पंचायतीचे परवानगीशिवाय घेता येणार नाही.

१५. बांधकाम सुरु करणेपूर्वी पंचायतीस कळविणे भाग आहे. एक वर्षाचे आंत बांधकाम सुरु न केल्यास, नुतनीकरण करणे बंधनकारक आहे.

१६. बांधकाम साहित्य पंचायतीचे आगाऊ परवानगीशिवाय सार्वजनिक रस्त्यावर ठेवता येणार नाही.

१७. बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा / घराचा वापर करू नये.

१८. बांधकाम पूर्ण झाल्यानंतर कर आकारणीसाठी मुल्यांकन कळवावे.

२२६/६५, १७८/९३, १५७/११७, १७९/१००, १८५/१११, १६६/१०१, ११९/११८, १७७/११३ या अर्जात दर्शविल्याप्रमाणे स. न. हि. न. मधील जागेत १५०'४७१' : ५७' ५' m. मापाचे घर / इमारत बांधणेस वरील अटीस, नियमांस बांधील राहून नाहरकत दाखला देण्यात येत आहे.

२०. निवमानुसार योग्य मारजिन सोडून आपले स्वतःचे जागेतच बांधकाम करणे आवश्यक आहे.

२१. सोबत नकाशाच्या (प्लॅनच्या) ... ३ प्रती पाठवित आहे.

या शिवाय जादा अटी असल्यास नमुद कराव्यात.

२२. शाहूजी गोगेवट कोणार्थी प्रकल्पाचे बांधकाम

१८८० नये, वहील झालेला माहिती सादर करणारा

ठेवणाऱ्याचे नाव देण्यात आले आहे.



ग्रामसेवक/सहायक वि. अ.

ग्रामपंचायत, पिंपळार

ता. _____ जि. _____

ना. ३३ देकनंय माली

सहायक/प्रशासक

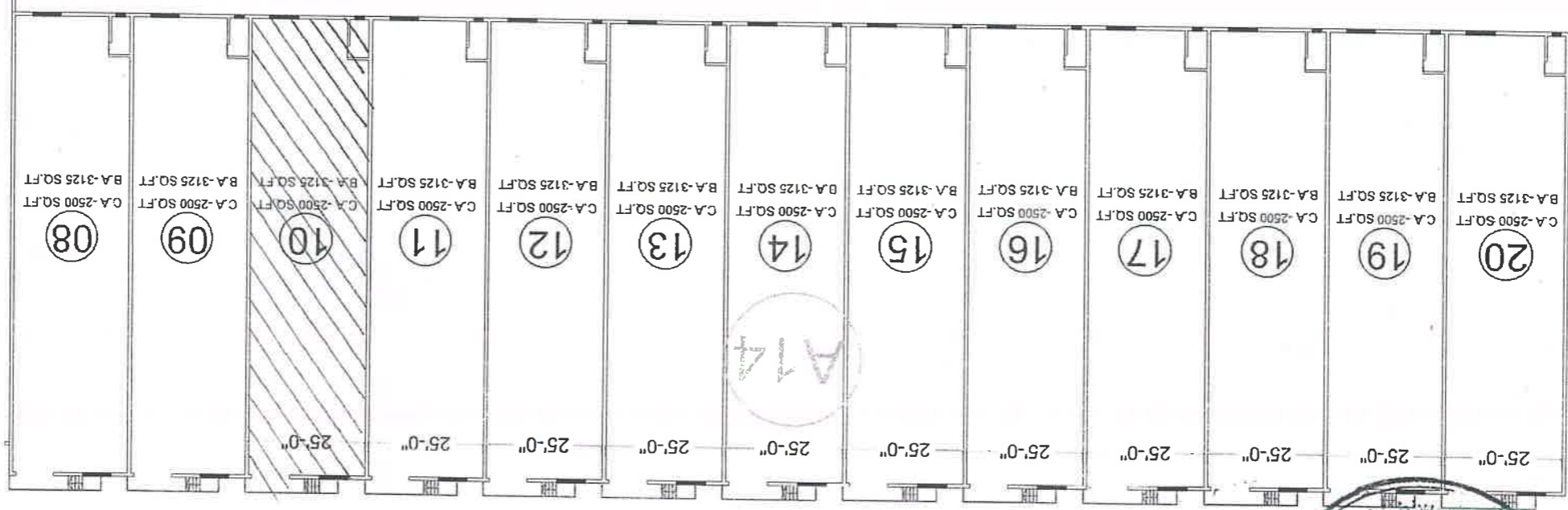
ग्रामपंचायत/सहायक, पिंपळार

ता. _____ जि. _____



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 पाने २९/४८



Amrinder

Amrinder

Summary1 (GoshwaraBhag-1)



सोमवार, 17 जुलै 2017 6:57 म.नं.

दस्त गोषवारा भाग-1

बवड1	910
दस्त क्रमांक: 5010/2017	
बाजार मुल्य: ₹. 01/-	
भरलेले मुद्रांक शुल्क: ₹. 500/-	
दस्ता क्रमांक: बवड1/5010/2017	
बाजार मुल्य: ₹. 01/-	
भरलेले मुद्रांक शुल्क: ₹. 500/-	
मोबदला: ₹. 00/-	
दस्ता क्रमांक: बवड1/5010/2017	
बाजार मुल्य: ₹. 01/-	
भरलेले मुद्रांक शुल्क: ₹. 500/-	
मोबदला: ₹. 00/-	
दस्ता क्रमांक: बवड1/5010/2017	
बाजार मुल्य: ₹. 01/-	
भरलेले मुद्रांक शुल्क: ₹. 500/-	
मोबदला: ₹. 00/-	

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

डु. नि. सह. डु. नि. बवड1 यांचे कार्यालयात

अ. क्रं. 5010 वर दि. 17-07-2017

रोजी 6:48 म.नं. वा. हजर केला.

पावती दिनांक: 17/07/2017

सादरकरणाराचे नाव: रमेश बी बाढी

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 160.00

पृथांची संख्या: 8

दस्त हजर करणाऱ्याची सही:

एकुण: 260.00

Sub Registrar Bhiwandi 1

Sub Registrar Bhiwandi 1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्ताऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्ताऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्षा क्रं. 1 17 / 07 / 2017 06 : 48 : 04 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 17 / 07 / 2017 06 : 48 : 46 PM ची वेळ: (फी)

दस्ताऐवजामोबान जोडलेले कागदपत्रे,
कुलमुखत्यार पत्रं, व्यक्ती इत्यादी,
बनावट आगट्टा आल्यास त्याची
जबाबदारी नप्यदकाची राहिल.

प्रदायित करण्यात येतं की. या

दस्तागष्टे.....२१/७
दृष्टे आहेत.

सह दुय्यम निबंधक भिवंडी १



ब.सं. ३३/४८
ब.सं. १५९९/२०२०
ब.सं. ३३/४८

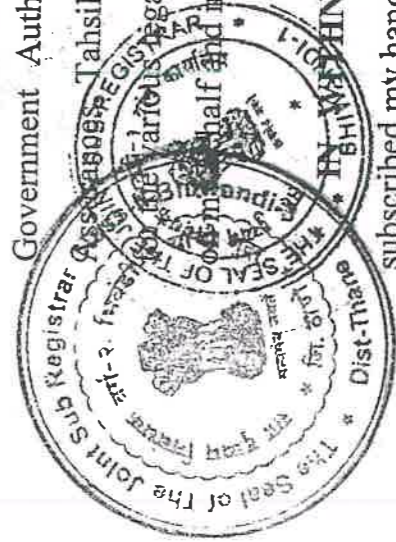
2

ब.सं. ३३/४८
ब.सं. १५९९/२०२०
ब.सं. ३३/४८

1. I am Proprietor of M/S. BHUMI ASSOCIATES, A Proprietary concern having its Office at E5/21, Bhumi World, At Pimpas Village, Mumbai Nasik Highway NH3, Taluka Bhiwandi, Dist. Thane - 421302;

2. Whereas I want to admit execution whereof the various Sale Deeds / Agreement For Sale / Agreement For Transfer / Mortgage Deed / Rectification Deed / Release Deed / Re-Conveyance Deed / Lease Deed / Gift Deed / Exchange Deed / Leave and License or any other deeds in the various States and Territories of India; however, I am unable to present myself before the various authorities to complete the proceedings and hence I appoint SHRI RAMESH BHANGI DHADHI, Age 34 Years, Occupation: Business, (PAN: AKZPD6648Q); residing at Hill Creast, Building No. 1, Flat no. 102, Ghodbunder Road, Manpada, Thane (W); as my Constituted Attorney with the following specific authority.

NOW KNOW YOU ALL AND THESE PRESENT WITNESS that I do hereby appoint, and constitute the said SHRI RAMESH BHANGI DHADHI, Age 34 Years, Occupation: Business, (PAN: AKZPD6648Q); residing at Hill Creast, Building No. 1, Flat no. 102, Ghodbunder Road, Manpada, Thane (W); as true and lawful attorney with full powers and authority to sign and get execute the Deeds / Agreements, ^{BY MC} to admit execution whereof, to present before the various Government Authorities and Semi-Government Authorities of India such as Joint Sub-Registrar of Tahsil Office, Circle Officer, Offices of Collectors, etc. ~~the various legal proceedings, and to do all acts, deeds, and things in my name.~~



SHRI RAMESH BHANGI DHADHI, We have hereunto set and subscribed my hand on this 17th day of July, 2017;

(१२.७.२०१७)

(१२.७.२०१७)

ब व ड-१
द.क्र.५०१०/२०१७ IV
पाने ५।८

3

ब व ड-३
द.क्र.१५९९/२०२०
पाने ३४।४८



Signature of the Executant,

SHRI PRAKASH NANJI PATEL



Signature of the Attorney,

SHRI RAMESH BHANGI DHADHI

WITNESSES :-

1.

2.



ब ल ह-३
 द.क्र.१५९९/२०२०
 पाने ३५/४८

ब ल ह-१
 द.क्र.५०७०/२०१७
 पाने ६/८

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRAKASH NANJIPATEL
 NANJI DEVA PATEL
 10/08/1986
 Permanent Account Number
 ALEPP4407E
 भारत सरकार
 GOVT OF INDIA
 24112010

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRAKASH NANJIPATEL
 PRAKASH NANJIPATEL
 10/08/1986
 भारत सरकार
 GOVT OF INDIA



ब व ड-१
 प.क्र. ५०७०/२०१७
 पाने ७८८

ब व ड-३
 द.क्र. १५९९/२०२०
 पाने ३६१४८



२०१२.०७.०१



Summary-2(दस्त गोषवारा भाग - २)



17/07/2017 6 59:19 PM

दस्त गोषवारा भाग-2

बवड1

दस्त क्रमांक:5010/2017

दस्त क्रमांक :बवड1/5010/2017
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

ब व ड-२ अतु क्र. पक्षकाराचे नाव व पत्ता

द.क्र. 9ye9/३० राहु. रमेश बी ढाढी

पाने 30/४८

पत्ता-402, विल्डींग नं. 1, हिल क्रस्ट, मानपाडा, ठाणे पश्चिम, बोडबंदर रोड, कःईटाळमार 0आण्पाडा, MAHARASHTRA, THANE, Non-Government.

पॅन नंबर:

2 नाव:प्रकाश नानजी पटेल

पत्ता:प्लॉट नं: ६5-21, माळा नं: - इमारतीचे नाव: भुमी वड, ब्लॉक नं: पिपळ्यास ता. भिवंडी, रोड नं: सुवई नाशिक हायवे एलएच3, महाराष्ट्र, ठाणे. पॅन नंबर:ALLPP4407E

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-34
स्वाक्षरी:-

२०१२-१०-२०

कुलमुखत्यार देणार
वय :-31
स्वाक्षरी:-

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:17 / 07 / 2017 06 : 53 : 43 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने

अतु क्र.

पक्षकाराचे नाव व पत्ता

1 नाव:प्रबोध बी पांडव
वय:29

पत्ता:रा. नंदन आर्कड अशोक नगर भिवंडी
पिन कोड:421302

2 नाव:अजिंक्य डी चौकेवार
वय:23

पत्ता:रा. नंदन आर्कड अशोक नगर भिवंडी
पिन कोड:421302

पक्षकाराचे नाव व पत्ता

1 नाव:प्रबोध बी पांडव
वय:29

पत्ता:रा. नंदन आर्कड अशोक नगर भिवंडी
पिन कोड:421302

2 नाव:अजिंक्य डी चौकेवार
वय:23

पत्ता:रा. नंदन आर्कड अशोक नगर भिवंडी
पिन कोड:421302

स्वाक्षरी

स्वाक्षरी

स्वाक्षरी

ध्यायचित्र



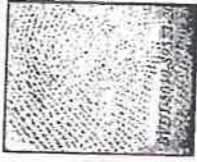
अंगठ्याचा ठसा



ध्यायचित्र



अंगठ्याचा ठसा



शिक्षा क्र.4 ची वेळ:17 / 07 / 2017 06 : 54 : 32 PM

पुस्तक क्रं.-घोर

क्रमांक. ५०१०: वर नोंदला

Sub Registrar-Bhiwandi-1

सह-दुय्यम निबंधक, भिवंडी-३

EPayment Details.

sr. 1
EPaymentNumber
MAH03496127201718R



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Defacement Number
0001985038201718

5010/2017

सह-दुय्यम निबंधक भिवंडी १
दि. १७ जुलै ०७ सन २०१७

भारत सरकार
Government of India

अमोल नंदकुमार कोडलेकर
Amol Nandkumar Kondlekar
जन्म तारीख / DOB : 01/01/1977
पुरुष / Male

9703 1333 6826

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

सुजित गुरुन्याथ बाबरे
Sujit Gurunath Babre
जन्म तारीख / DOB : 26/08/1989
पुरुष / Male

9543 1701 7118

आधार - सामान्य माणसाचा अधिकार

ब व ड-३
द.क्र.७५९९/२०२०
पाने ८०/४८

Handwritten signature/initials.

Handwritten signature/initials.

भारतीय विशिष्टः अद्वैत परिचयकार
Unique Identification Authority of India

पत्ता घर क्र. 163, वाणी आळी,
बाजार पेठ रोड, फोंडा नाका अक्क,
शिवडी, सिवडी ठाणे, महाराष्ट्र, 421308

Address: House no. 163, Wani Ali Bazar
Reth Road, Near Zenda Naka, Bhiwandi
Bhiwandi, Bhiwandi, Thane, Maharashtra,
421308

9703 1333 6826

1847 1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

भारतीय विशिष्टः अद्वैत परिचयकार
Unique Identification Authority of India

पत्ता 554, पारोळ रोड, पावर हाउस
अक्क, शिवडी, ठाणे, दांडेकवाडी,
महाराष्ट्र, 421302

Address: 554, parol road, near power
house, Bhiwandi, Thane, Dandekawadi,
Maharashtra, 421302

9543 1701 7118

1847 1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in



बव छ-३
व.क्र.१५९१/२०२०
पाने ४९/४८

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पुस्त
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Page



बवड ३
द.क्र. १५६७/२०२०
पाने ३६४८



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक : Enrolment No.: 1207/00082/02322

To,

Prakashji Nanji Patel

प्रकाश नानजी पटेल

S/O Nanji Patel

1408, RAJYOG RESIDENCY, DR. R.P ROAD

Mulund West S.O Mumbai

Maharashtra 400080

Mobile:9819752222

24/11/2011



UC 08313593 5-IN

Ref No.:412B3E9X-8313593



आपला आधार क्रमांक / Your Aadhaar No. :

4197 1632 3521

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA

Registration
प्रकाश नानजी पटेल
Prakashji Nanji Patel

Year of Birth : 1986

पुरुष / Male

4197 1632 3521



आधार - सामान्य माणसाचा अधिकार

ब व ड-३

द.क्र. 9ye9/३०३०

पाने ३५४८

आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH NANJI PATEL
MANJIDEVA PATEL
10/08/1986
Permanent Account Number
LLPP4407E
भारत सरकार
GOVT. OF INDIA
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
RAMESH BHANGI DHADHI

भारत सरकार
GOVT. OF INDIA



BHANGI DHARAMSHI DHADHI
19/01/1983
Permanent Account Number
AKZPD6848Q

र.क्र. ५०-३४८
Signature

ब व ड-३
द.क्र.१५९९/२०२०
पाने ४५४८



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1008/22508/00479

To,
कल्पेश अनिल लोनावत
Kalpesh Anil Loonawat
B-1501, Fantasia, Raheja Gardens
L.B.S. Marg
Opp. Tip Top Plaza Thane West
Thane
Wagle I.e. Thane Thane
Maharashtra 400604
9324507830

03/01/2013

Ref: 779 / 12B / 336150 / 336190 / P



SH180731110DF



आपका आधार क्रमांक / Your Aadhaar No. :

5425 1143 9624

आधार — आम आदमी का अधिकार



भारत सरकार



आधार — आम आदमी का अधिकार



For Annual Return
Anil Loonawat

ब व ड-३
द.क्र.१५६१२०२०
पाने ४३/४८



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1008/22508/00477

To,
 रचना कल्पेश लुनावत
 Rachana Kalpesh Loonawat
 B-1501, Fantasia, Raheja Gardens
 L.B.S. Marg
 Opp. Tip Top Plaza Thane West
 Thane
 Wagle I.e. Thane Thane
 Maharashtra 400604
 9320007830
 06/01/2013



Ref: 942 / 26C / 314021 / 314366 / P



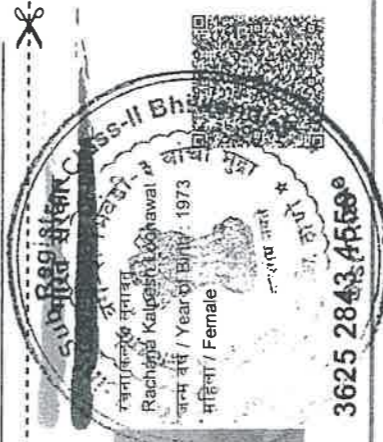
SH328763346DF



आपका आधार क्रमांक / Your Aadhaar No. :

3625 2843 4559

आधार – आम आदमी का अधिकार



3625 2843 4559

आधार – आम आदमी का अधिकार

GRN : MH002544199202021E Amount : 6,30,000.00 Bank : IDBI BANK Date : 23/07/2020-14:23:45

2	(IS)-532-1591	0001131995202021	27/07/2020-11:23:47	IGR544	600000.00
Total Defacement Amount					6,30,000.00

ब व ड-३
द.क्र.१५९९/२०२०
पाने ४५/६८



ब व ड-३
द.क्र.१५९१/२०२०
पसि ४६१४८



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2307202003886 Receipt Date 27/07/2020

Received from MS PRINTWORX INDIA, Mobile number 7888054500, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 1591 dated 27/07/2020 at the Sub Registrar office Joint S.R. Bhivandi 3 of the District Thane Gm.

DEFACED
₹ 960
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	23/07/2020
Bank CIN	10004152020072303509	REF No.	2620505300
Deface No	2307202003886D	Deface Date	27/07/2020

This is computer generated receipt, hence no signature is required.



Summary 1 (GoshwaraBhag-1)

532/1591

सोमवार, 27 जुलै 2020 11:23 म.पू.

दस्त गोषवारा भाग-1

ववड3

दस्त क्रमांक: 1591/2020

दस्त क्रमांक: ववड3/1591/2020

वाजार मूल्य: रु. 73,88,465/- मोवदला: रु. 1,00,00,000/-

भरणेचे मुद्रांक शुल्क: रु. 6,00,000/-

दु. नि. मह. दु. नि. ववड3 यांचे कार्यालयात

अ. क्र. 1591 वर दि. 27-07-2020

गोमी 11:22 म.पू. वा. हजर केला.

पावती: 1768

पावती दिनांक: 27/07/2020

मादरकरणाचाचे नाव: मे. प्रिंटवर्क इंडिया नॉ. प्रो. प्रा.
कल्पेश अनिल लूनावत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

दस्त हजर करणाऱ्याची मही:

एकुण: 30960.00


Joint S.R. Bhivandi 3

सह दुय्यम निबंधक वर्ग-२

दस्ताचा निबंधक. बेगारनामा


Joint S.R. Bhivandi 3

सह दुय्यम निबंधक वर्ग-२
भिवंडी क्र. ३

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाचा विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (सालमनेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्राने.

शुक्रा. क्र. 1 27 / 07 / 2020 11 : 22 : 41 AM ची वेळ: (मादरीकरण)

शुक्रा. क्र. 2 27 / 07 / 2020 11 : 23 : 42 AM ची वेळ: (फी)



Summary-2(दस्त गोपवारा भाग - २)



27/07/2020 11:33:21 AM

दस्त क्रमांक : २७६३/1591/2020

दस्तावाचा प्रकार : विक्री करारनामा

दस्त गोपवारा भाग-2

पृष्ठ 3
दस्त क्रमांक: 1591/2020

- अर्थ क्र. पक्षकारांचे नाव व पत्ता पक्षकाराचा प्रकार
- नावा.म. ममी सन्तोषिण्टर्स नॉ. प्रो. प्रा. प्रकाश नानजी पटेल यांचे नॉ. लिहून देणार
क. त्र. देणार सन्तोष वी दावी वय :- 35
पत्ता: प्लॉट नं. : माळा नं. : इमारतीचे नाव: 93ग, वाटा कंपाऊंड, स्वाक्षरी:-
स्वाक्षरी नं. : स्वाक्षरी वळी बळख, खोपट, ठाणे प., पोस्ट नं. : महाराष्ट्र,
ठाणे.
फोन नंबर: ALLPP4407E **२३३३५५०६१७**
 - नावा.म. प्रिन्टवर्क इंडिया नॉ. प्रो. प्रा. कल्पेश अलिल युतावत लिहून देणार
पत्ता: प्लॉट नं. : माळा नं. : इमारतीचे नाव: वी, 1501, फतामिया वय :- 48
रुहेजा गाछन, स्वाक्षरी नं. : टिप टॉप प्लाझा समोर, ठाणे प., पोस्ट नं. : स्वाक्षरी:-
पत्ता वी एम मार्ग, महाराष्ट्र, ठाणे. **Roona...**
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 - नावा. रचना कल्पेश युतावत लिहून देणार
पत्ता: प्लॉट नं. : माळा नं. : इमारतीचे नाव: वी, 1501, फतामिया वय :- 47
रुहेजा गाछन, स्वाक्षरी नं. : टिप टॉप प्लाझा समोर, ठाणे प., पोस्ट नं. : स्वाक्षरी:-
पत्ता वी एम मार्ग, महाराष्ट्र, ठाणे.
फोन नंबर: AAPP55476F

वर्तिल दस्तावेज करून देणार व स्वाक्षरीत विक्री करारनामा चा दस्त एवज करून दिल्याचे कबुल करताना,
शिका क्र.3 ची तारीख: 27 / 07 / 2020 11 : 32 : 04 AM

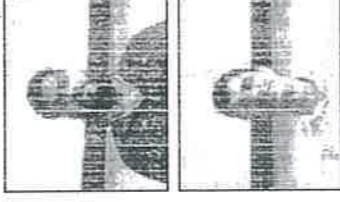
श्रीलक्ष्मी-

बाबतला दस्त असे निवृत्तीत करताना की ने दस्तावेज करून देणा-यांना व्यक्तीथ: श्रोळखनात, व त्यांची ओळख पटवितात

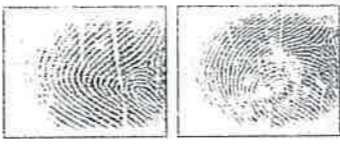
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- नावा: सवित्र परनाथ वावटे -
वय: 28
पत्ता: न. नांदे, ना. भिवंदी
पिन कोड: 421302

श्रायाचित्र



भ्रातृपत्ता प्रती



- नावा: अमोल एम. कलिकर -
वय: 41
पत्ता: न. बाणी शळी, भिवंदी
पिन कोड: 421302

Amol
स्वाक्षरी

दस्त एवजासिवात जाडलेले कागदपत्र

शुद्धमुखत्यारपत्र व्यक्ती इत्यादी वनावट

आढळून आल्यास याची संपुर्ण जबाबदारी

निगादकाची संपुर्ण
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प्रमाणित करण्यात येते की या दस्तावेजमध्ये
एकुण १ ते ४८
१ ले बुकाचे १५९१.....नंबरी नोंदवला

शिका क्र. 3 ची तारीख: 27 / 07 / 2020 11 : 33 : 15 AM नोंदणी पुस्तक 1 मध्ये

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