

Monday, 08 January 2024 5:21 PM

नोंदणी क्र.: 39म
Regn.: 39M

मावती क्र.: 285 दिनांक: 08/01/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: वसई-5-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: प्रशांत सावंत

वर्णन अर्ज क्र.19/2024 दस्त क्र.7245/2018 पाने-38 ची नक्कल प्रत
दासताचि परत

रु. 190.00

एकूण:

रु. 190.00

Joint S R Vasai-5

सह दुय्यम निबंधक दर्जा-२
वसई क्र. ५

1); देयकाचा प्रकार: eChallan रक्कम: रु.190/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013630581202324P दिनांक: 08/01/2024

वैकेचे नाव व पत्ता:

1/8/2024

<http://10.187.216.20/valuation20182019/Urban/HTML/Reports/Balita.aspx>

8/27/2018



Valuation ID	20180R275929	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		27 August 2018, 08:55:26 PM	
मूल्यांकन वर्ष	2018				
प्लॉट	पोलघर				
मूल्यांकन विभाग	तालुका वसई				
सहायक विभाग	1-विंशत क्रमांक 1 मूल्यदर विभाग ड				
क्षेत्र नं०	Vasai-Virar Municipal Corporation				
क्षेत्रीय मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्व्हे नंबर / न भू क्रमांक	338			
खुली जमीन	निवासी सदनिका	कायालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
100	48200	58800	66300	58800	चौ मीटर
माध्यम क्षेत्राची माहिती					
तक्याम क्षेत्र (Built up)	20.292 चौ. मीटर	मिळकतीचा वापर -	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार -	बांधीव
सहायकाचे वर्गीकरण.	आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 66300/-
सहायक सुविधा -	नाही	मजला -			
सहायक सुविधा -	आहे	कॉर्नरवरील दुकान -			
सहायक सुविधा -		नाही			
सहायक सुविधा -		First Sale Date - 25/02/2009			
Sale - Reside of built up Property constructed after circular dt 02/01/2018					
सहायकानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= वाषिक मूल्यदर * घसा-यानुसार टक्केवारी)			
		= (66300 * (100 / 100))			
		= Rs.66300/-			
आय कर मिळकतीचे मूल्य		= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र			
		= 66300 * 20.292			
		= Rs 1345359.6/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तकरारचे मूल्य + मेझनाईन भजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जगेचे मूल्य + बंदिसा बाल्कनी			
		= A + B + C + D + E + F + G + H + I			
		= 1345359.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs 1345359.6/-			

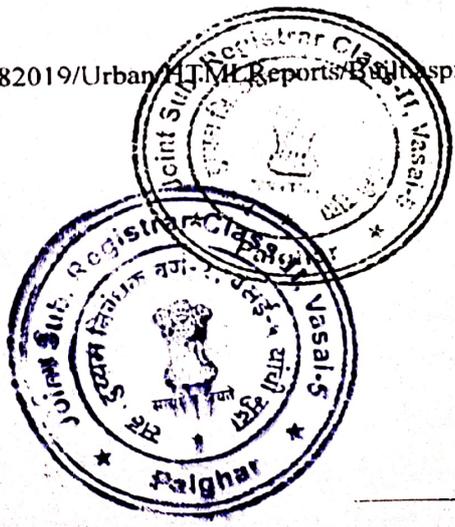
Home Print

(Signature)
27/8/18
सह दुय्यम निष्पत्ती वर्णः
वसई क. ५

वसई - ५
वसई क्र. 6284 / 1086
9 / 3L

<http://10.187.216.20/valuation20182019/Urban/HTMLReports/Built.aspx>

8/27/2018

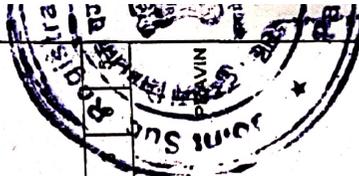


2018-19
 2025/2026
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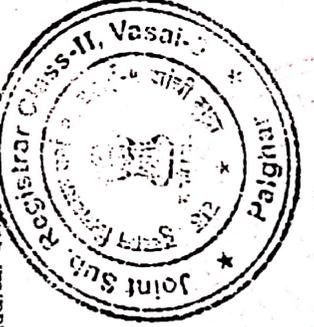


CHALLAN
MTR Form Number-6

GRN	MH006329612201819M	BARCODE	Date 23/08/2018-12:39:40		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (if Any)			
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR		PAN No.(if Applicable)	APEPM0156J		
Location	PALGHAR		Full Name	MAHESH SURESH MHADDALKAR		
Year	2018-2019 One Time		Flat/Block No.	SHOP NO. 09, OM VARAD LAXMI CO-OP. HSG. SOC. LTD.		
Account Head Details			Premises/Building			
	Amount In Rs.	Road/Street	MANVELPADA ROAD			
0030046401 Stamp Duty	111000.00	Area/Locality	VIRAR EAST			
0030063301 Registration Fee	18500.00	Town/City/District				
		PIN	4 0 1			
		Remarks (if Any)	PAN2=ACNPA7955M-SecondPartyName=SANDHYA ASNODKAR-			
Total	1,29,500.00	Amount In	One Lakh Twenty Nine Thousand Five Hundred Rupees.			
		Words	Only			
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
	Cheque-DD Details		Bank CIN	Ref. No.	02300042018082793041 003313714	
Cheque/DD No.		Bank Date	RBI Date		27/08/2018-13:58:04 Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
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.
 सादर घालणे वेळीच सुट्टी निवरेणे कायदेशीर नोंदणी कार्यालयात घ्यावे. नोंदणी व कार्यालयात रक्कामाची सादर घालणे गरजेची आहे.



Mobile No. : 9226158401

वर्ष -- ५
दस्ता क्र. ७२४५ / २०१८
५ / ३८

घोषणापत्र/ शपथपत्र

खालील सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमण दिलेल्या कुलमुखत्यारधारक (P.A.Holders) लिहून देणार हे ह्यात आहेत. व कुलमुखत्यारपत्र अद्यापही रद्द झालेले नाही. आजही सदरचे मुखत्यारपत्र अस्तीत्वात आहे याची आम्ही खात्री देत आहोत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक नोजे, विकसन नोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या आधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकी द्वारे दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेऊन आलो. पूर्ण व्यवहार करतेवेळी पुरावा जायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रं हे खरे आहेत तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकुम नाही. याचीही खात्री देत आहोत. याबाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणे साठी सक्षय तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा.उच्च न्यायालयाने दिलेल्या निर्णय नुसार दस्तामधील मिळकतीचे मालक/मुखत्यारधारक, खरेपणा ठरविणे व दस्तातील वैद्वयता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सद्या होत असलेली फसवणुक व त्या अनुषंगाने पोलिस चौकीत. दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकती विषयी होणार नाही म्हणून आम्ही घोषणापत्र/ शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावला गेल्यास अथवा नोंदणी कायदयानुसार कोणताही कायदेशीर प्रश्न उद्भवल्यास मी स्वतः व दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द.सहिता १८६० मधील नमुद असलेल्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पूर्ण जाणीव आहे. त्यामुळे हे घोषणापत्र/ शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून घेणार

लिहून देणार

[Signature]

① *[Signature]*

② *[Signature]*



पत्र क्र. १०२५५ / २०१८
६-१-११
३८

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 27th day of August, in the Christian year Two Thousand Eighteen BETWEEN (1) **SMT. SANDHYA PRAVIN ASNODKAR**, age 63 years, (2) **PRAAJAKTA PRAVIN ASNODKAR** alias **MRS. PRAAJAKTA AMIT DIWAKAR**, age 35 years, both residing at A-404, Rajmudra Co-operative Housing Society Ltd., Parag Nagar, Near Anand Nagar, Near St. Mary School, Chhatrapati Shivaji Road, Dahisar (East), Mumbai-400 068, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors, administrators and assigns) of the FIRST PART;

A N D

MR. MAHESH SURESH MAHADALKAR, age 37 years, residing at Flat No. B/102, First Floor, Merco Co-operative Housing Society Ltd., Morya Nagar, Manvopada Road, Virar (East), Taluka Vasai, District Palghar, PIN 401 305, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS :-

a) By an Agreement dated 25th February, 2009, registered in the Office of Sub-Registrar at Vasai - 2 (Virar), under document No. VASAI 2 - 01310 - 2009 on 25th February, 2009, M/S. LAXMI BUILDERS (therein called "the Builders") sold the Shop bearing No. 09, on the Ground Floor, admeasuring 16.91 Square metres (Carpet area), of Building Type "HS", known as "VARAD LAXMI", constructed on Non-Agricultural land bearing Survey No. 180/1A,



Smt. Sandhya Pravin
Praajakta

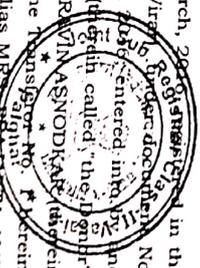
पत्र क्र. १०२५५ / २०१८
६-१-११
३८

IB, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13, 181/1, 2, 3, 182/1, 183, 184/2, 185/1, 2, 186/1, 2A, 2B, 3, 4, 5, 7, 187/1, 2, 3B, 3C, 5, 6, 7, 10, 12, 188/1A, 1B, 189/3, 190/2/1, 2/2, 2/3, 2/4, 2/5, 3, 4; 194/1, 2, 3/1, 3/2, 4; 195/1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 2; 196; 197/1, 2, 3; 198; 199/1, 2/1, 2/2; 200; 214/2, 3, 4, 5; 215/1/4, 1/7, 1/8, 1/9; 216; 217/1, 2, 3, 4, 5, 6, 8; 338/A/2; being, being and situated at Village Virar, Taluka Vasai, District Palghar (old District Thane), within the area of Sub-Registrar at Vasai (hereinafter for brevity's sake collectively referred to as "the said Shop" and more particularly described in the schedule hereunder written), to (1) **SMT. SANDHYA PRAVIN ASNODKAR**, (2) **DR. AMIT SHYAM DIWAKAR**, on the terms and conditions mentioned in the said Agreement.

b) **SMT. SANDHYA PRAVIN ASNODKAR & DR. AMIT SHYAM DIWAKAR** each have undivided 1/2 share i.e. area admeasuring 8.455 Square metres (Carpet area) in the said Shop.

c) The Society of the Flat/Shop purchaser/s in the said building was formed and registered under the Maharashtra Co-operative Societies Act, 1960, known as "**OM VARAD LAXMI CO-OPERATIVE HOUSING SOCIETY LTD.**" bearing Registration No. TNA/(VSI)/HSG/(TC)/22886/2011-12 YEAR 2011, dated 06/04/2011.

d) By a Deed of Gift dated 17th March, 2011, registered in the Office of Sub-Registrar at Vasai - 2 (Virar), under document No. VASAI 2 - 1680 - 2016 on 17th March, 2011, entered into by and between **DR. AMIT SHYAM DIWAKAR** (herein called "the Donor") and **SMT. SANDHYA PRAVIN ASNODKAR** (herein called "the Confirming Party", being the husband of **SMT. SANDHYA PRAVIN ASNODKAR** alias **MRS. PRAAJAKTA AMIT DIWAKAR** (herein called "the Donee", being the Transferor No. 2 herein); in consideration of natural love and affection **DR. AMIT SHYAM DIWAKAR** granted, transferred, conveyed and assigned by



Smt. Sandhya Pravin
Praajakta

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way of gift his right, title and interest in the said 1/2 share i.e. area admeasuring 8.455 Square metres (Carpet area), Out of the said Shop together with all his right, title and beneficial interest in the said Shares unto the Transferor No. 2.

e) As such the Transferors have become absolute owner of the said Shop and the said Shares and each have 1/2 share i.e. area admeasuring 8.455 Square metres (Carpet area) in the said Shop.

f) The Transferors are the members of "OM VARAD LAXMI CO-OPERATIVE HOUSING SOCIETY LTD.", a Co-operative Society, duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No.TNA/(VSI)/HSG/(TC)/22886/2011-12 YEAR 2011, dated 06/04/2011, situated at Viva Jangid Complex, Manvelpada Road, Virar (East), Taluka Vasai District Palghar, within the area of Sub-Registrar at Vasai and hereinafter for brevity's sake collectively referred to as "the said Society" and as such members the Transferors holds ten (10) fully paid-up shares of the said Society and of the face value of Rs. 50/- each, bearing distinctive numbers from 441 to 450 (both inclusive), entered in the Share Certificate No.45, dated 05/06/2011 (hereinafter for brevity's sake collectively referred to as "the said Shares").

h) The Transferors have paid all the dues in respect of the said Shop to the Society.

h) The Transferors are ready and willing to sell, assign and transfer right, title and interest in the said Shop and the said Shares to the Transferee, which the Transferee has agreed to purchase for a lump sum price of Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only).

i) The said Shop is being purchased by the Transferee for commercial purpose and to which the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 shall apply.

[Signature]
[Signature]
[Signature]

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८ / ३८

j) The Transferee has agreed to purchase and acquire from the Transferors all the right, title and interest of the Transferors in the said Shop and the said Shares on the terms and conditions hereinafter appearing;

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

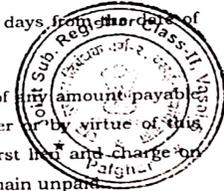
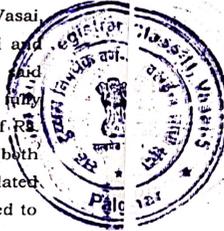
1) The Transferors have agreed to sell and transfer their right, title and interest to the Transferee in the said Shop and the said shares for a total consideration of Rs.18,50,000/- (Rupees Eighteen Lakhs Fifty Thousand Only), which the Transferee has agreed to purchase and acquire for the said price.

2) The Transferee has paid to the Transferors a sum of Rs.1,51,000/- (Rupees One Lakh Fifty One Thousand Only) as and by way of earnest money on the day of the execution of this agreement and further the Transferee has agreed to pay the balance amount of Rs.16,99,000/- (Rupees Sixteen Lakhs Ninety Nine Thousand Only) within 45 (forty five) days from the date of execution of this agreement.

3) It is hereby agreed that in respect of the amount payable by the Transferee to the Transferors under this Agreement the Transferors shall have a first lien and charge on the said Shop so long as the same shall remain unpaid.

4) The Transferors shall hand over peaceful and vacant possession of the said Shop to the Transferee immediately after receiving full consideration amount.

[Signature]
[Signature]
[Signature]



दस्तावेज - ५
दस्तावेज क्र. ७२१५ / २०१८
१० / ३८

5) The Transferees have delivered to the Transferee the xerox copy of Agreement dated 25th February, 2009, executed between M/S. LAXMI BUILDERS and (1) SMT. SANDHYA PRAVIN ASNODKAR, (2) DR. AMIT SHYAM DIWAKAR, xerox copy of Deed of Gift dated 17th March, 2016, executed between DR. AMIT SHYAM DIWAKAR and the Transferees.

As and when called by the Transferee, the Transferees shall handover to the Transferee or to the Bank/financial institution from which the Transferee obtaining loan, the afore stated original Agreement dated 25th February, 2009 & original Deed of Gift dated 17th March, 2016, their respective original registration receipts, to enable the Transferees to obtain loan against mortgage of the said Shop.

6) The Transferees declares that the title of the said Shop is clear, marketable and free from all encumbrances and that no person except themselves, have any share, right, title or interest of whatsoever nature in the said Shop and further declare that they have not entered into any Agreement for Sale, Agreement to Lease or any other agreement in respect of the said Shop or any part thereof and that no loans or mortgages are obtained by the Transferees by mortgaging the said Shop or any part thereof. Further, the Transferees have agreed to get clear all obstacles with their own costs and expenses.

7) The Transferees hereby declare that they have paid all dues towards the municipal house tax, water tax, electric charges, maintenance charges etc., in respect of the said Shop for the period ending on the day previous to the execution of this Agreement. The Transferees hereby agrees and undertakes to indemnify and keep indemnified the Transferee against payment of such charges for the said period.

(Signature)
(Signature)
 Ramodkar



दस्तावेज - ५
दस्तावेज क्र. ७२१५ / २०१८
११ / ३८

8) The Transferee shall have no claim save and except in respect of the Shop hereby agreed to be purchased by him, the common passages and the common amenities provided by the Builders in the said Shop.

9) The Transferee shall not throw nor shall allow or caused to be thrown any dirt, rubbish or garbage or any other refuse out of his Shop or any part thereof of the said building.

10) The Transferees shall sign the necessary transfer forms for the transfer of the electric meter, deposits in respect of the said Shop to the name of the Transferee. The Transferee shall get the municipal house tax, water tax and electric meter in respect of the said Shop transferred in his own name at his own costs and expenses.

11) The Transferee hereby covenant to keep the walls, sewers, pipes and appurtenance thereto belongings in good and tenable condition so as to support the shelter and protect the parts of the said building.

12) The Transferee hereby agree to become member of the said Society in respect of the said Shop and to acquire the aforesaid Shares and also to abide by all the rules, regulations and bye-laws for the time being of the said Society.

13) The Transferee shall not use nor shall allow or cause to be used the said Shop or any part thereof for any purpose which is or which is likely to cause nuisance to the occupants of other premises in the said building nor for any other purpose.

14) The Transferee accepts the construction and fittings etc., in respect of the said Shop to be satisfactory as on the execution of this Agreement and shall not call upon the Transferees to cause any additions, alteration or repairs to the Shop occupied by him nor shall hold the Transferees liable for any defects in the said construction.

(Signature)
(Signature)
 Ramodkar



परी - ५
दस्त क्र. ७२५ / २०१८
१२ / ३८

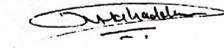
- 7 -

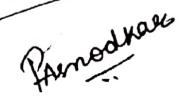
15) The Transferors hereby declares that they have full right and absolute authority to transfer the said Shop and the said Shares to the Transferee and that they have not done or committed any act, deed or thing whereby the said Shares or the said premises or their right, title or interest in the said Society have become charged, encumbered or otherwise prejudicially affected in any manner whatsoever or whereby they have been in any way prevented from transferring or assigning their right, title and interest in the said Society or in the said premises or in the said Shares to the Transferee.

16) The Transferee shall be entitled to have and hold the possession, occupation and use of the said Shop and the Transferee shall hold the same unto and to the use and benefit of the Transferee, his heirs, successors and assigns forever, without any claim, charge, right, interest, demand or lien of the Transferors or any person or persons claiming through, under or in trust for them, subject to payment by the Transferee of all taxes, assessments, charges, duties and calls made by the Society, Government or Local Authority from the date of handing over possession of the said Shop to the Transferee.

17) Save as otherwise provided herein above all out of pocket costs, charges and expenses for and incidental of this Agreement, stamp duty, registration fee and other deeds, documents and writings to the execution of and in pursuance thereof, shall be borne and paid by the Transferee alone and each party shall bear and pay their own Advoct's fees. The transfer fees/charges payable to the said Society for the transfer of the said Shop shall be paid by the Transferors and the Transferee equally.

18) This Agreement is subject to the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 with Rules made thereunder.





- 8 -

परी - ५
दस्त क्र. ७२५ / २०१८
१३ / ३८

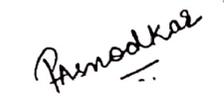
THE SCHEDULE ABOVE REFERRED TO

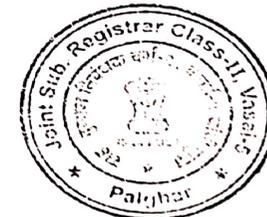
Shop No. 09, on the Ground Floor, admeasuring 16.91 Square metres (Carpet area), of Building Type "HS", known as "VARAD LAXMI" and the Society known as "OM VARAD LAXMI CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on Non-Agricultural land bearing Survey No. 180/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13; 181/1, 2, 3; 182/1; 183; 184/2; 185/1, 2; 186/1, 2A, 2B, 3, 4, 5, 7; 187/1, 2, 3B, 3C, 5, 6, 7, 10, 12; 188/1A, 1B; 189/3; 190/2/1, 2/2, 2/3, 2/4, 2/5, 3, 4; 194/1, 2, 3/1, 3/2, 4; 195/1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 2; 196; 197/1, 2, 3; 198; 199/1, 2/1, 2/2; 200; 214/2, 3, 4, 5; 215/1/4, 1/7, 1/8, 1/9; 216; 217/1, 2, 3, 4, 5, 6, 8; 338/A/2; lying, being and situated at Village Virar, Taluka Vasai, District Palghar (old District Thane), within the area of Sub-Registrar at Vasai.

**IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY AND YEAR FIRST HEREINABOVE
WRITTEN.**









98-1-32
98-1-32

SIGNED AND DELIVERED by the
withnamed "THE TRANSFERORS"

(1) SMT. SANDHYA PRAVIN ASNODKAR,



Sandhya

(2) PRAJAKTA PRAVIN ASNODKAR alias
MRS. PRAJAKTA AMIT DIWAKAR.



Prajakta

in the presence of.....

WITNESSES :-

1. *[Signature]*

Name :- *Sanjay S. Rane*
Address :- *D/122, Mohak City,
Mangalpada Ed, Virar(E), Tal-Vasai*

2. *[Signature]*

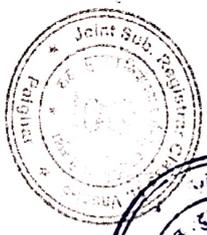
Name :- *Vijayendra S. Kadam*
Address :- *A/9, Mirza Shopping center,
Mirza Nagar, Virar(E) Tal-Vasai*



1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED by the
withnamed "THE TRANSFEREE"
MR. MAHESH SURESH MAHADAIKAR,
in the presence of.....



99-1-32
99-1-32

RECEIPT

RECEIVED the day and year first)
hereinabove written of and from the)
withnamed TRANSFEREE, the sum of)
Rupees One Lakh Fifty One Thousand Only.) Rs. 1,51,000/-
as and by way of earnest money, to be paid)
by him to us.)

The said amount is received as under :
Rs.51,000/- vide Cheque No.000290, dated 29/07/2018,
Rs. 1,00,000/- vide NEFT transfer No. BARBS18236636003,
dated 24/08/2018.

Cheque drawn on & NEFT transfer done from
BANK OF BARODA, Virar (East) - 401 305.

WITNESSES :-

1. *[Signature]*

2. *[Signature]*

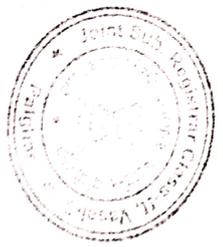
WE SAY RECEIVED.

1. *[Signature]*

SMT. SANDHYA PRAVIN ASNODKAR

[Signature]

PRAJAKTA PRAVIN ASNODKAR alias
MRS. PRAJAKTA AMIT DIWAKAR
TRANSFERORS.



वसई - १
दस्त क्र. ७२४५ / २०१८
१९ / ३८



Wednesday, February 21, 2009
12:01:48 PM

Original
नोंदणी ३९ नं.
Regn. ३६ मं.

पावती

पावती क्र. : 1310
गावाचे नाव विरार (नगरपालिका हद्द) दिनांक 25/02/2009
दस्तऐवजाचा अनुक्रमांक वसई 2 - 01310 - 2009
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: संध्या प्रविण अस्नोडकर - -

नोंदणी फी 4470.00
नक्कल (अ. 11(1)), पुढाकनाची नक्कल (अ. 11(2)), 780.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (३९)
एकूण रु. 5250.00

आपणास हा दस्त अंदाजे 12:15PM ह्या वेळेस मिळेल

दुय्यम निबंधक
वसई २

बाजार मुल्य: 446380 रु. मोबदला: 446500 रु.
मरलेले मुद्रांक शुल्क: 26790 रु.

Amalkar

दस्ता ऐवजाचा
दिनांक 25/02/09
३९ नं.
३६ मं.



131080
16/03/2016

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

सूची क्र.2

दुय्यम निबंधक: वसई २

दस्त क्रमांक: 1310/2009

नोंदणी:

Regn. 36 मं.

वसई - ४
दस्त क्र. ७२४५ / २०१८
१९ / ३८

३९ नं.
३६ मं.
दस्त क्र. ७२८० / २०१६
१३ / ३५

गावाचे नाव : विरार (नगरपालिका हद्द)

(1) विलेखाचा प्रकार कराऱ्यामा
(2) मोबदला रु. 446500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 446380
(4) भू-मापन, पोटोहेस्सा व परक्रमांक (अभ्यन्तगस)

पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - मोजे (गांव) विरार क्रमांक 1
अ व, क, ड, ई, फ (विरार नगरपालिका), उपविभागाचे नाव - 1/4 - विरार क्रमांक 1
मुल्यदर विभाग ड. सादर मिळकत सध्देर नंबर - 214 मध्दे आहे. मोजे विरार -
उपविभाग क - 1/4, दुकान नं - 09, तळ मजला, चरदलक्ष्मी, टाईप-HS.

16.91 चौ मी कारपेट

(5) क्षेत्रफळ

विभागाकारणी किया जुडी देण्यात
असिले तेव्हा
दस्तऐवज करून
दस्ता यांतिलून ठेवणा-या
पक्षकाराचे नाव किया दिवाणी
न्यायालयाचा हुकुमनामा किया
आदेश असल्यास, प्रतिवादिचे नाव
य पता.

नाव:- मं. लक्ष्मी विल्डर्स तर्फे भागिदार पराग चौधरी - -

(8) दस्तऐवज करून घेणा-या
पक्षकाराचे व किया दिवाणी
न्यायालयाचा हुकुमनामा किया
आदेश असल्यास, प्रतिवादिचे नाव
य पता

नाव:- अमित श्याम दिवाकर - - , संध्या प्रविण अस्नोडकर

(9) दस्तऐवज करून दिल्याचा दिनांक 25/02/2009

(10) दस्त नोंदणी केल्याचा दिनांक 25/02/2009

(11) अनुक्रमांक, खंड व पृष्ठ 1310/2009

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 26790

(13) बाजारभावाप्रमाणे नोंदणी 4470



वर्ष - १
 वर्ष क्र. ७२५ / २०१८
 २० / ३८

१९/०१/२०१८

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 Mumbai Commercial Complex, Sector Four, Vashi (E), Dist. Thane - 401 210.
 Phone : (022) 2590480 / 2590487 • Fax : (022) 2590486

श्री. महेश्वर B. कृष्णामुनी & others through
 श्री. होदर श्री महेश्वर B. कृष्णामुनी &
 श्री. विरग वरिग
 श्री. कृष्णामुनी, पोस्ट गवानी, वीरग
 पोस्ट : जिम्मे

11. The drawing shall be read with the layout plan approved vide
 order no. CUCU/VVSH/CC/HR/2005/255/B/7
 dated 10/12/2005 and
 the conditions mentioned in the letter no. CUCU/VVSH/CC/HR/2005/255/B/7
 dated 10/12/2005. The detail of the buildings
 are given below:

Particulars	Area (sq. m.)	Height (m.)	No. of floors	Total area (sq. m.)
MESE/1	1000	100	10	10000
MESE/2	1000	100	10	10000
MESE/3	1000	100	10	10000
MESE/4	1000	100	10	10000
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MESE/6	1000	100	10	10000
MESE/7	1000	100	10	10000
MESE/8	1000	100	10	10000
MESE/9	1000	100	10	10000
MESE/10	1000	100	10	10000
MESE/11	1000	100	10	10000
MESE/12	1000	100	10	10000
MESE/13	1000	100	10	10000
MESE/14	1000	100	10	10000
MESE/15	1000	100	10	10000
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MESE/99	1000	100	10	10000
MESE/100	1000	100	10	10000

Joint Sub-Registrar Class-II
 Pajitkar

19/01/2018

19/01/2018

19/01/2018

19/01/2018

19/01/2018

19/01/2018

वर्ष - १
 वर्ष क्र. ७२५ / २०१८
 २९ / ३८

१९/०१/२०१८

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 श्री. विरग वरिग
 श्री. कृष्णामुनी, पोस्ट गवानी, वीरग
 पोस्ट : जिम्मे

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MESE/14	1000	100	10	10000
MESE/15	1000	100	10	10000
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MESE/92	1000	100	10	10000</

Amalga Commercial Complex
Joint Corporation of MAHARASHTRA LIMITED
MIDC, (Civil - 02250) 2300463 - FAX - 020 - 02250 2300463

FORM NO. 10244 / 2082

10/10/20

You shall give a copy of the approved plan to the housing society by their letter formation under intimation to the collector.

APPROVED PLANNER/NOCL/100 (C)

1. The Collector,
Office of the Collector, Mahane.

2. The Sub-Registrar,
Office of the Sub-Registrar, Vasai

3. The Chief Officer,
Urban Municipal Council, Vasai.



1200
1200
1200



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28/12

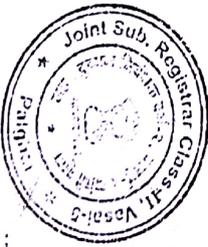
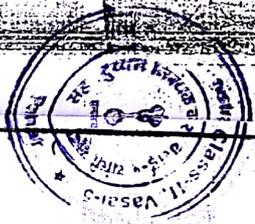
10/10/20

10/10/20

FORM NO. 10244 / 2082

10/10/20

1. The Collector, Office of the Collector, Mahane.
2. The Sub-Registrar, Office of the Sub-Registrar, Vasai
3. The Chief Officer, Urban Municipal Council, Vasai.
4. The Collector, Office of the Collector, Mahane.
5. The Sub-Registrar, Office of the Sub-Registrar, Vasai
6. The Chief Officer, Urban Municipal Council, Vasai.



9390
28/12

वसई - ५
 वसई नं. ७२४५ / २०१८
 ३२ / ३८

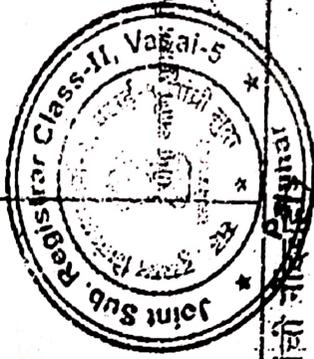
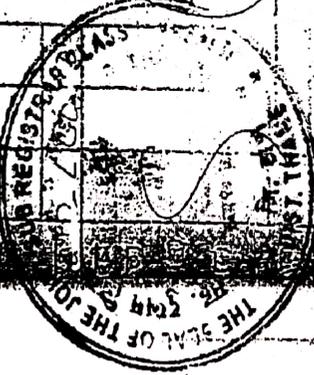
दस्ता नं. १६६७ / २०१९
 २२ / १५

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(प्रकार बंधित अधिकार अभिलेख आणि नोंदनाचा (लघार करणे व सुरक्षित ठेवणे)
 नियम १९७१-घातील नियम २, १, ६, आणि ७)

तहसील : वसई

पुस्तक क्रमांक	१	गोपनासमवेत नाम	खाते क्रमांक
पुस्तक क्रमांक	१	१०१७ / १००९	१०१७ / १००९
पुस्तक क्रमांक	१	१०१९	१०१९
पुस्तक क्रमांक	१	श्री दिवा जोरुड बलोरी	
पुस्तक क्रमांक	१	श्री श्री सुमलिन	श्री अधिकार
पुस्तक क्रमांक	१	१०१७	



गाव नमुना १२ (विकाही नोंदना)

(प्रकार मध्यम अधिकार अभिलेख आणि नोंदनाचा (लघार करणे व सुरक्षित ठेवणे) नियम १९७१-घातील नियम २१)

विकाही क्षेत्र		निर्दिष्ट विक्राचे क्षेत्र		पहिले व पिकास विक्राचे क्षेत्र		कमीत करणाऱ्याचे नाव	शेरा
पुस्तक क्रमांक	प्रादेशिक विक्राचे क्षेत्र	पुस्तक क्रमांक	प्रादेशिक विक्राचे क्षेत्र	पुस्तक क्रमांक	प्रादेशिक विक्राचे क्षेत्र		
१	५	५	५	५	५	श्री दिवा जोरुड बलोरी	१५
५	५	५	५	५	५	श्री श्री सुमलिन	१५
५	५	५	५	५	५	१०१७	१५

१० / २१११ / २०१९

तलाठी स्वा.
 तलाठी कार्यालय, वसई
 तहसील वसई, जिल्हा ठाणे

वर्ष - 4
प्लॉट क्र. 0244 / 2086
33 / 36

Handwritten signatures and notes at the top of the page.

Handwritten signature: Manojkar

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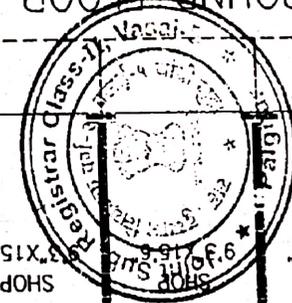
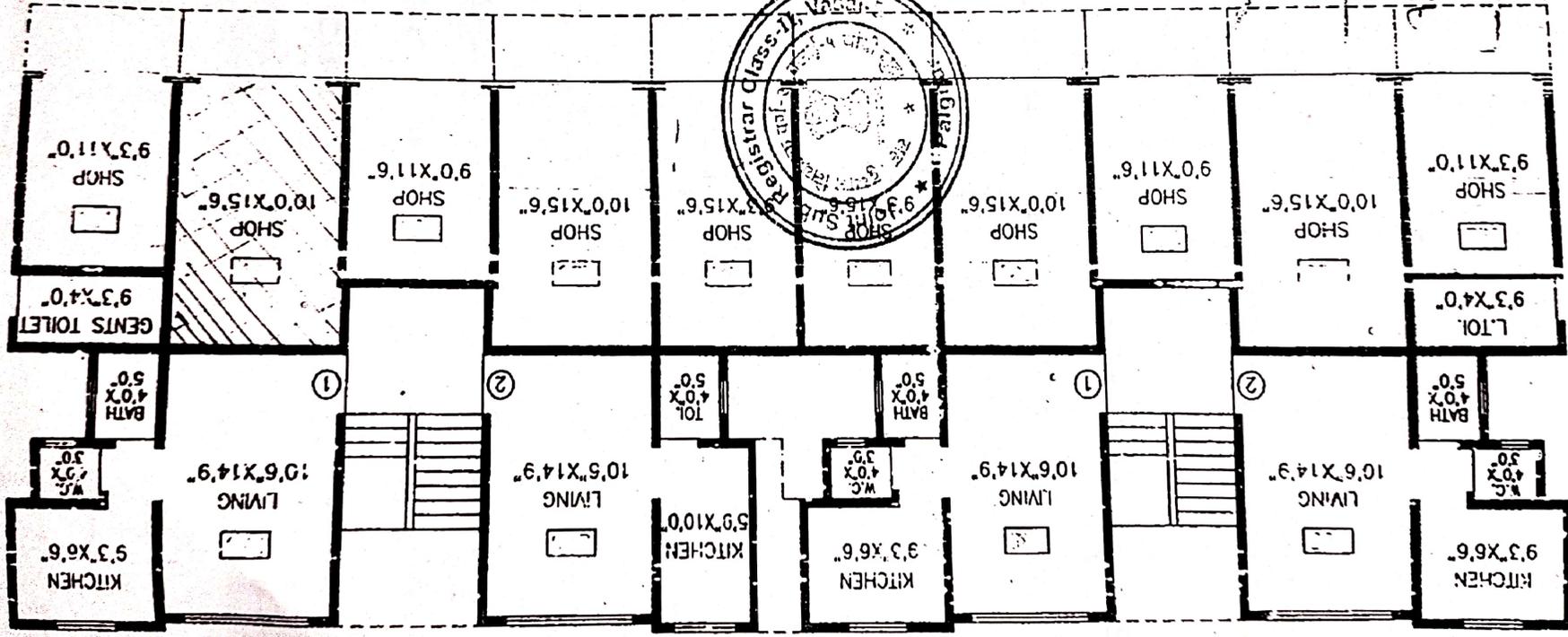
Handwritten signature: Manojkar

ARCHITECTS & ENGINEERS
J.P. MEHTA & ASSOCIATES
122, AMBIKA COMM. COMPLEX,
VASAI (E), DIST - THANE.
PHONE :- 95250-2390116

VARAD-LAXMI
GROUP HOUSING SCHEME AT MANVELPADA VIRAR (EAST).

BUILDERS & DEVELOPERS
M/S. LAXMI BUILDERS
8-9, MIRZA SHOPPING CENTER,
BAZAAR WARD, VIRAR (E).
TEL :- 9422473507

GROUND FLOOR PLAN



HS-TYPE





वसई - ५
दस्ता क्र. ७०४५ / २०१८
३५ / ३८

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) / एचएसजी / [दिली] / २२८८६ / २०११-१२

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

"ओम वरद लक्ष्मी को-ऑपरेटिव्ह हीलिंग सोसायटी लि.

सद. नं. २१७, धि. नं. ४, विवा जांगीड कॉम्प्लेक्स मन्वेल पाडा,

बिरार [पु] त. वसई जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" संस्था असून उपवर्गीकरण "मांडिकर सहकारिताद्वारा गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहोर



सही

वसई

दिनांक : ६ / ४ / २०१२

[डॉ. अशोक कुमार]
उप निबंधक, सहकारी संस्था,
वसई तालुका, वसई.



4
दस्तावेज क्र. ७२४५ / २०१६
३६ / ३६

Share Certificate No. 43 Members Register No. 45 No. of Shares 10

SHARE CERTIFICATE
OM VARAD LAXMI CO-OP HSG SOC. LTD.

(Registration under the Maharashtra Co-operative Societies 1960.)
Sr. No. 217, h. No. 4, Viva Jangeed complex, Manvel Pada, Virar (E).
Tal.-Vasai, Dist-Thane pin 401 305.

Registration No. TNA / VSI / HSG / (TC) / 22886 / 2011-2012

This is to certify that Shri/Smt./M/s. SANDHAYA PRAVIN ASNODKAR

is the Registered Holder of 10 fully paid up shares of Rs. 50 each

Numbered from 441 to 450 both inclusive, in OM VARAD LAXMI CO-OP HSG SOC. LTD

subject to the Bye-laws of the said Society.

Given under the Common Seal of the Society at Virar

this 5th JUNE day of 2011



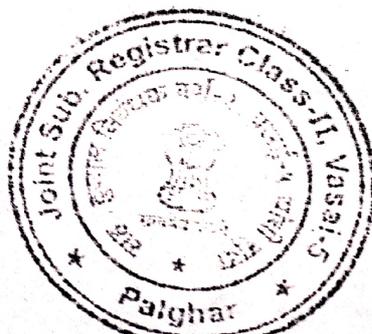
OM VARAD LAXMI Co-Op Hsg Soc. Ltd.

[Signature]
Treasurer

[Signature]
Secretary

[Signature]
Chairman

(P.T.O.)



Summary I (GoshwaraBhag-1)

534/7245

सोमवार, 27 ऑगस्ट 2018 9:07 म.नं.

दस्त गोषवारा भाग-1

वसई 380/31

दस्त क्रमांक: 7245/2018

दस्त क्रमांक: वसई 7245/2018

बाजार मूल्य: रु. 13,46,000/- मोबदला: रु. 18,50,000/-

भरलेले मुद्रांक शुल्क: रु. 1,11,000/-

दु. नि. सह. दु. नि. वसई 5 यांचे कार्यालयात

पावती: 8529

पावती दिनांक: 27/08/2018

अ. क्र. 7245 वर दि. 27-08-2018

सादरकरणाराचे नाव: महेश सुरेश म्हाडदकर - -

रोजी 8:50 म.नं. वा. हजर केला.

नोंदणी फी रु. 18500.00

दस्त हाताळणी फी रु. 760.00

पृष्ठांची संख्या: 38

एकूण: 19260.00

दस्त हजर करणाऱ्याची सही:

(Signature)
Joint S R Vasai-5

(Signature)
Joint S R Vasai-5

प. मह दुय्यम निबंधक वर्ग-२

प. मह दुय्यम निबंधक वर्ग-२

वसई क्र. १

दस्तावेजाचे सादरकरणाचे नाव

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

शिक्षा क्र. 1 27 / 08 / 2018 08 : 50 : 58 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 08 / 2018 08 : 51 : 46 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

वसई 5 32/32
दस्त क्रमांक: 7245/2018

27/08/2018 9 09:50 PM

दस्त क्रमांक : वसई 5/7245/2018

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: महेश सुरेश म्हाडडकर - - पत्ता: प्लॉट नं. मदनिका क्र. वी/102, माळा नं: पहिला मजला, इमारतीचे नाव: मेरू को-ऑप. हौसिंग सोमायटी लि., ब्लॉक नं: मोरया नगर, रोड नं: मनवेलपाडा रोड, विरार पूर्व, तालुका वसई, महाराष्ट्र, टाणे पिन नंबर: APEPM0156J	लिहून देणार वय :- 37 स्वाक्षरी:-		
2	नाव: संध्या प्रविण अखोडकर - - पत्ता: प्लॉट नं. ए-404, माळा नं: - , इमारतीचे नाव: राजमुद्रा को-ऑप. हौसिंग सोमायटी लि., ब्लॉक नं: पराग नगर, आनंद नगरजवळ, सेंट मेरी स्कूलजवळ, रोड नं: छत्रपती शिवाजी रोड, दहिसर पूर्व, महाराष्ट्र, मुम्बई. पिन नंबर: ACNPA7955M	लिहून देणार वय :- 63 स्वाक्षरी:-		
3	नाव: प्राजक्ता प्रविण अखोडकर ऊर्फ सौ. प्राजक्ता अमित दिवाकर - - पत्ता: प्लॉट नं. ए-404, माळा नं: - , इमारतीचे नाव: राजमुद्रा को-ऑप. हौसिंग सोमायटी लि., ब्लॉक नं: पराग नगर, आनंद नगरजवळ, सेंट मेरी स्कूलजवळ, रोड नं: छत्रपती शिवाजी रोड, दहिसर पूर्व, महाराष्ट्र, मुम्बई. पिन नंबर: ARCPA7916Q	लिहून देणार वय :- 35 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत. करारनामा चा दस्त एवज करून दिल्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ: 27 / 08 / 2018 08 : 53 : 09 PM

ओळख:-
शादील इमम अमे निवेदीन करताना की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सजय मखाराम राणे वय: 45 पत्ता: डी/402, मोडक मिठी मनवेलपाडा रोड, विरार तालुका वसई पिन कोड: 401305	स्वाक्षरी		
2	नाव: विजयेंद्र शिवाजी कदम वय: 32 पत्ता: ऑफिस क्र. ए/9, पहिला मजला, मिर्सा शांतिंग सेंटर, रेल्वे त्रिज समोर, विरार पूर्व, तालुका वसई पिन कोड: 401305	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 27 / 08 / 2018 08 : 53 : 45 PM

शिक्का क्र.5 ची वेळ: 27 / 08 / 2018 08 : 53 : 56 PM नोंदणी पुस्तक 1 मध्ये

Joint S. Vasai-5
सह दृश्य निबंधक वर्ग:-
वसई क्र. ५

प्रमाणित करण्यात येते की हा दस्ताऐवज एकूण 32 पाने आहेत.
सह दृश्य निबंधक वर्ग २ वसई ५

पुस्तक क्रमांक: 2-3
क्रमांकावर नोंदला

sr.	Epayment Number
1	2708201811641
2	MH005329612201819M

Defacement Number 2718115
2708201811641 सह दृश्य निबंधक वर्ग-२, वसई-५
0002859198201819 सह 200 माहे ८ सन २०१८



मदरहू नकल श्री ५२१०२२ सादर यावा 7245 /2018
दिनांक:- ८/११/२०२२ अर्ज क्रमांक :- १२/२०२२
पावती क्रमांक:- २८ दिनांक:- ८/११/२०२२
एकूण पृष्ठे:- ३८ रक्कम रु:- १२०१/-
वसूल करून देण्यात आली आहे.

ठिकाण:- विरार पश्चिम
दिनांक:- ८/११/२०२२ सह दृश्य निबंधक वर्ग-२ वसई क्र. ५

~~THIS PLAN SHALL NOT BE
CONSIDERED AS A PROOF
OF OWNERSHIP, FOR ANY
DISPUTES IN ANY COURT OF
LAW.~~

AMENDED PLAN NO. 2005
The amended Plan No. 2005
approved with
S.D. NO. 2853
supercedes the original
HS-TYPE

Approved & amended in
accordance with the conditions mentioned in
Office letter No. CIDCO/VVSK/AM/88-2853/E/2072
Dated 05/07/2005

ASSOCIATE PLANNER (VVSK)
CIDCO OFFICE

O.H. WATER TANK

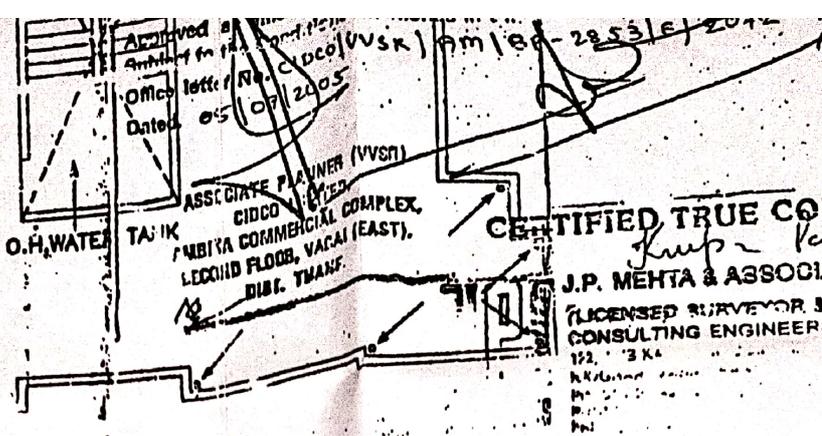
J.M.B.I.A COMMERCIAL COMPLEX
SECOND FLOOR, VAGAI (EAST).
DIST. THANE.

CERTIFIED TRUE COPY
Kept & Valid

J.P. MEHTA & ASSOCIATES

(LICENSED SURVEYOR &
CONSULTING ENGINEERS)
12, 'B' K.A.

SCALE



FLOOR PLAN SCALE

VENTILATION STATEMENT			VENT. REQUIRED	VENT. PROVIDED	REMARKS
COM	CAF	AREA			
LIV.	2.75X3.8	9.625	$9.625/6 = 1.604$	5.04	OK
3RD	2.75X3.8	1.625	$9.625/6 = 1.604$	1.30	OK
II.	2.00X2.75	500	$5.500/6 = 0.917$	1.44	OK

BUILT UP AREA STATEMENT (IN SQ.MT.)			
FLOOR	BUILT UP AREA	EXCESS BAL. AREA	TOTAL BUILT-UP AREA IN SQ.MT.
GR. FLOOR	240.918	-	240.918
1ST FLOOR	217.653	-	217.653
2ND FLOOR	217.653	-	217.653
3RD FLOOR	217.653	-	217.653
4TH FLOOR	217.653	-	217.653
TOTAL	1111.530	-	1111.530

BALCONY AREA STATEMENT (IN SQ.MTS.)			
BUILT UP AREA	PERMISSIBLE	EXCESS BAL. AREA	TYP. FL.
PER FLOOR IN SQ.MT.	240.918	240.918	217.653
PERMISSIBLE	24.092	24.092	21.765
BALCONY SIZE & NOS.			
B-1	3.05 X 1.00 X (3)		9.15
B-2	3.50 X 1.00 X (4)	13.200	13.200
d) TOTAL PROPOSED BALCONY AREA		13.200	21.435
(e) EXCESS BAL. AREA		NIL	NIL

SQ.MT.)
SOCIETY AREA

PROFORMA II HS-TYPE

CERTIFIED THAT THE BUILDING PLAN SUBMITTED FOR APPROVAL SATISFIES THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE III & STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. (CML) OR EQUIVALENT

CONTENTS OF SHEET

GROUND, TYPICAL & TERRACE FLOOR PLAN, ELEVATION, SECTION, LINE DIAGRAM & CALCULATION, BALCONY AREA STATEMENT, BUILT UP AREA STATEMENT, VENTILATION STATEMENT, SCHEDULE OF DOORS & WINDOWS

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

(IN SQ.M.)

SOCIETY AREA

0 SQ.M.

CERTIFIED THAT THE STRUCTURE IS CONSTRUCTED IN SEISMIC ZONE III & STRICTLY AT LEAST STRUCTURES HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER

CONTENTS OF SHEET SECTION: LINE DIAGRAM & GROUND, TYPICAL & TERRACE FLOOR PLAN, ELEVATION, SECTION, BALCONY AREA STATEMENT, BUILT UP AREA STATEMENT, CALCULATION, VENTILATION STATEMENT, SCHEDULE OF DOORS & WINDOWS

STAMP UP DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL AND PROPERTY

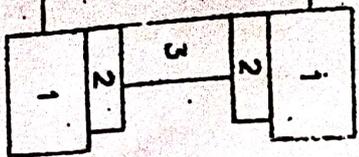
PROPOSED RESIDENTIAL BUILDING ON PLOT BLARING S.NO. 180-1A, 15, 2A, 2B, 3, 4, 5, 6, 7, 10, 11, 12, 13, 181-1, 2, 3, 183, 184-2, 185-1, 2, 186-1, 2A, 2B, 3, 4, 5, 7, 187-1, 2, 3B, 3C, 5, 6, 7, 10, 12, 188-1A, 1B, 189-3, 190-1, 2, 3, 4, 191-1, 2, 3, 192, 193, 194, 195-1, 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 2, 196, 197-1, 2, 3, 198, 199-1, 2, 1/2, 2, 200, 214-2, 3, 4, 5, 215-1/4, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 216, 217, 1, 2, 3, 4, 5, 6, 8, 3/8-A, AT VILL - VIRAR, TAL - VASAI, DIST - THANE.

NAME OF OWNER: MAIHEW S. RODRIGUES & VIKAS B. VARTAK (AS P.A. HOLDER)

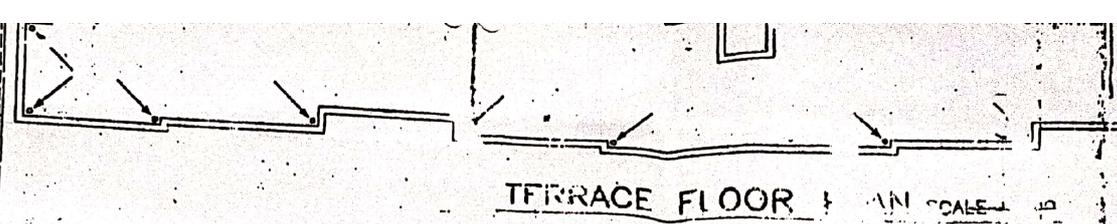
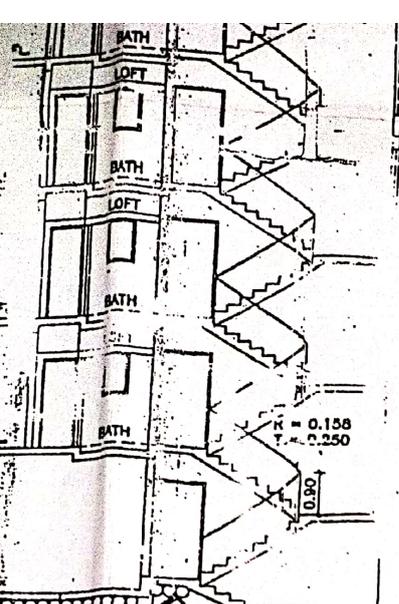
DATE	12/05/2005	NO. OF P.P.A.	241	SCALE	AS SHOWN	DRAWN BY	CHECKED BY
NORTH LINE	SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER / STRUCTURAL ENGINEER						



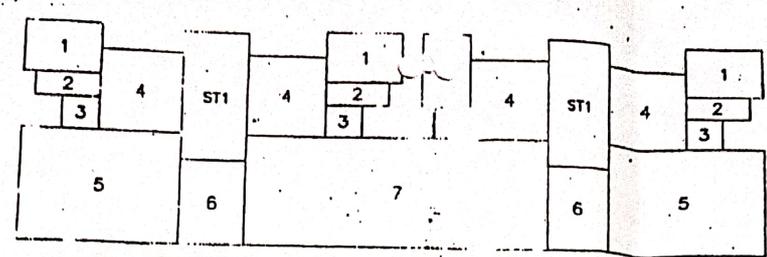
J. P. MEHTA & ASSOCIATES
122, AMBIKA COM. COMPLEX,
VASAI (E), DIST - THANE.
PHONE - 90480 - 2390116



00



TERrace FLOOR PLAN SCALE 1:100



AREA DIAGRAM (GROUND FLOOR) SCALE 1:200

SECTION: A-A SCALE 1:100
 P.C.C. 1:1:6
 RUBBLE PACKING
 MURUM FILLING

SIZE IN MTS.	REMARKS
1.00 X 2.10	T.W. FLUSH DOOR
0.90 X 2.10	T.W. FLUSH DOOR
0.75 X 2.00	T.W. PANELLED DOOR
1.40 X 2.10	T.W. FOLDING DOOR
1.50 X 1.70	GLAZED WINDOW
1.00 X 1.80	GLAZED WINDOW
1.00 X 0.80	LOUVERED VENTILATOR

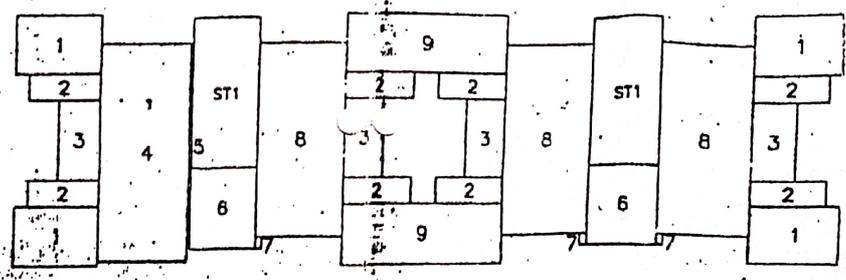
BLOCK	SIZE IN MTS.	AREA IN SQ.MTS.
1.	3.10 X 2.30 X 3	21.390
2.	2.60 X 1.05 X 3	8.190
3.	1.50 X 1.50 X 4	9.000
4.	3.30 X 3.70 X 4	48.840
5.	6.40 X 5.00 X 2	64.000
6.	2.55 X 3.80 X 2	19.380
7.	12.65 X 5.00 X 1	63.250
8.	2.05 X 3.35 X 1	6.868
TOTAL GROUND FLOOR AREA		240.918

SIZE IN MTS.	AREA IN SQ.MTS.
3.10 X 2.30 X 4	28.520
2.60 X 1.05 X 8	21.840
1.50 X 3.15 X 4	18.900
2.0 X 8.55 X 1	27.360
1.0 X 8.10 X 1	0.810
1.55 X 3.20 X 2	16.320
1.25 X 0.45 X 3	0.338
1.30 X 7.65 X 3	75.735
1.05 X 2.30 X 2	27.830
TOTAL FLOOR AREA	217.653

SIZE IN MTS.	AREA IN SQ.MTS.
1.55 X 5.90 X 2	30.090
TOTAL S/C AREA	30.090

FLOOR	B/U AREA	BALCONY AREA	ST. CASE AREA	SOCIETY AREA
GR. FLOOR	240.918	13.200	30.090	-
1ST FLOOR	217.653	1.435	30.090	-
2ND FLOOR	217.653	21.435	30.090	-
3RD FLOOR	217.653	21.435	30.090	-
4TH FLOOR	217.653	21.435	30.090	-
TOTAL	1111.530	98.940	150.450	-
TOTAL CONST. AREA FREE OF F.S.I. = 249.390 SQ.M.				
TOTAL CONSTRUCTION AREA = 1300.920 SQ.M.				

REQUIRED	PROVIDED
1 W.C. 2.10	10 SHOPS
	SAME.



AREA DIAGRAM (1ST, 2ND, 3RD & 4TH FLOOR) SCALE 1:200

COM	CAF	VENT.
LIV.	2.75 X 3.5	9.625
BED	2.75 X 3.5	9.625
HT.	2.00 X 2.75	5.500

FLOOR	BUILT UP AREA
GR. FLOOR	240.918
1ST FLOOR	217.653
2ND FLOOR	217.653
3RD FLOOR	217.653
4TH FLOOR	217.653
TOTAL	1111.530

BALCONY AREA	PER FLOOR IN
BUILT UP AREA	PER FLOOR IN
PERMISSIBLE	PER FLOOR IN
RAI TYPE	BALCONY
B-1	3.00 X 1.00 X
B-2	3.30 X 1.00 X
d) TOTAL PROPOSED BALCONY AREA	
(e) EXCESS BAL. AREA	

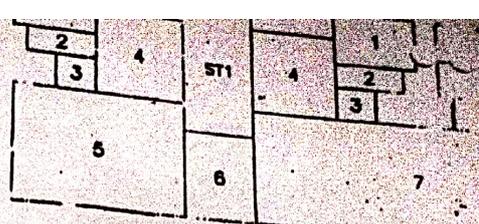
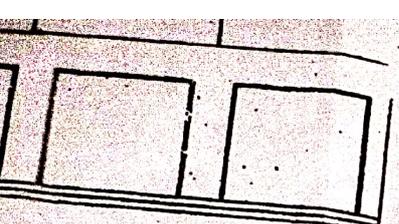
CERTIFIED THAT THE BLUE PLAN STRUCTURES BEING CONSTRUCTED IN HAS BEEN PREPARED BY DULY QUALIFIED ARCHITECT.

GROUND TYPICAL & TERRACE CALCULATION, BALCONY CALCULATION, BALCONY VENTILATION STATEMENT

STAMP OF DATE OF RECEIPT

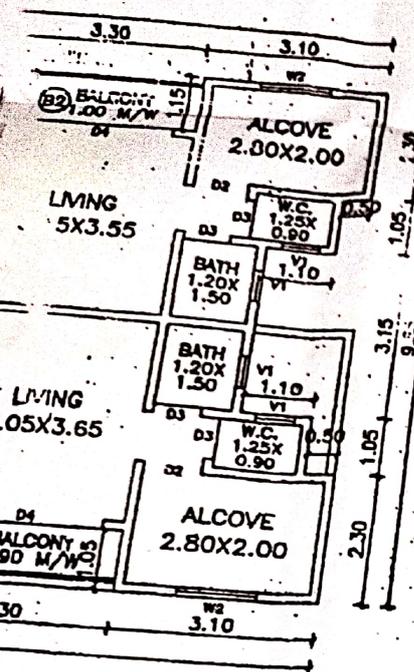
PROPOSED RESIDENTIAL BUILDING
 181-1, 2, 3 192-1 183 184
 188-1A, 1B 189 3 190 2/1
 1/3, 1/6, 2 194 197-1, 2, 3
 216 217 1, 2, 3, 4, 5, 6, 8

MATTHEW S.
 DATE 12/05/2005
 NORTH LINE
 241
 1285
 197-1, 2, 3



AREA DIAGRAM
(GROUND FLOOR)

SECTION : A - A SCALE 1:100

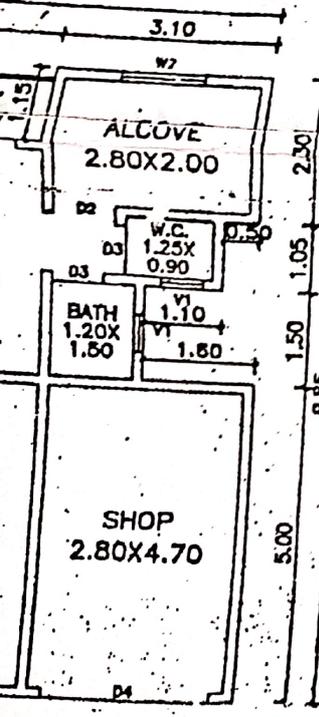


TYPE	SIZE IN MTS.	REMARKS
DOOR		
D1	1.00 X 2.10	T.W. FLUSH DOOR
D2	0.90 X 2.10	T.W. FLUSH DOOR
D3	0.75 X 2.00	T.W. PANNELLED DOOR
D4	2.40 X 2.10	T.W. FOLDING DOOR
WINDOW		
W1	1.50 X 1.10	GLAZED WINDOW
W2	1.20 X 1.10	GLAZED WINDOW
V1	0.60 X 0.90	LOUVERED VENTILATOR

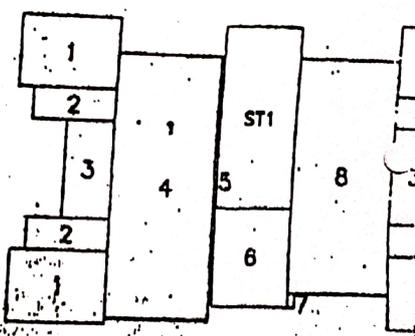
BLOCK	SIZE IN MTS.
1.	3.10 X 2.30 X 3
2.	2.60 X 1.05 X 3
3.	1.50 X 1.50 X 4
4.	3.30 X 3.70 X 4
5.	6.40 X 5.00 X 2
6.	2.55 X 3.20 X 2
7.	12.65 X 0.60 X 2
8.	2.05 X 3.35 X 2
TOTAL GROUND FLOOR AREA	

BLOCK	SIZE IN MTS.	AREA IN SQ.MTS.
1.	3.10 X 2.30 X 4	28.520
2.	2.60 X 1.05 X 8	21.840
3.	1.50 X 3.15 X 4	18.900
4.	3.20 X 8.55 X 1	27.360
5.	0.10 X 8.10 X 1	0.810
6.	2.55 X 3.20 X 2	16.320
7.	0.25 X 0.45 X 3	0.338
8.	3.30 X 7.65 X 3	75.735
9.	6.05 X 2.30 X 2	27.830
TOTAL TYPICAL FLOOR AREA		217.653

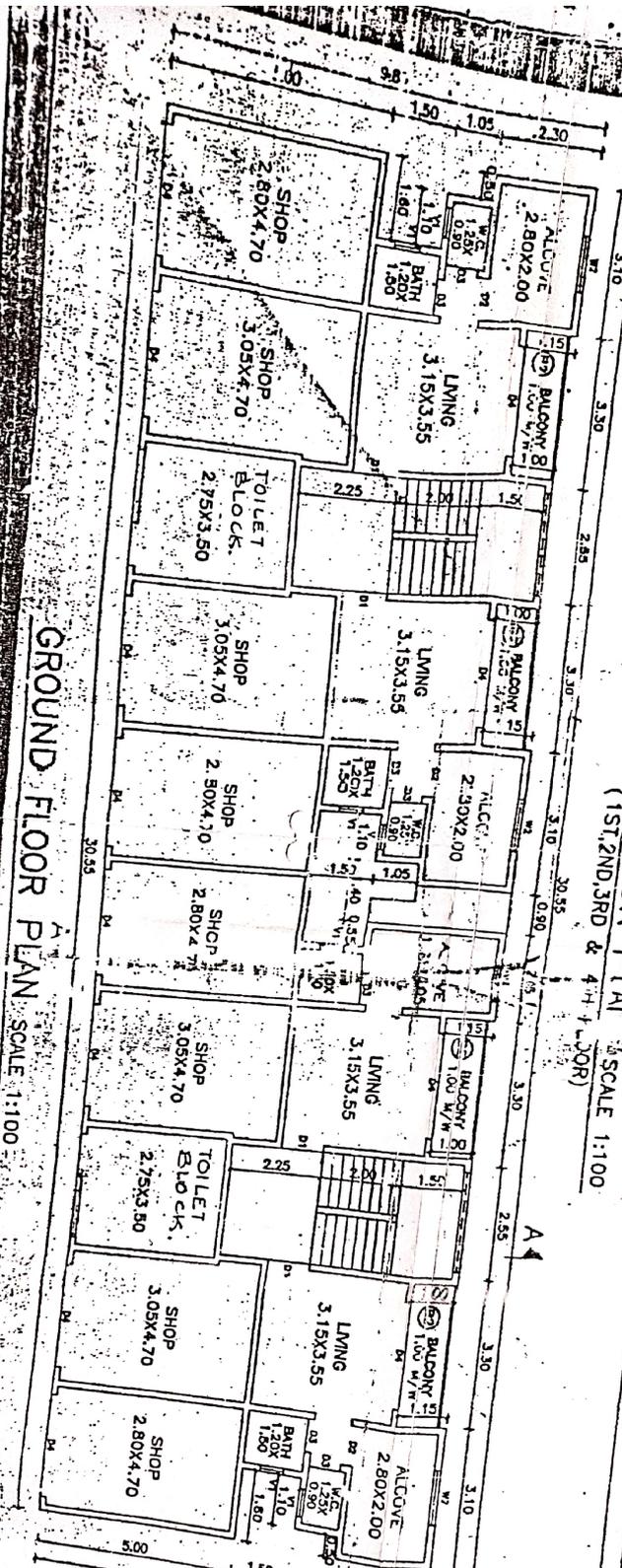
FLOOR	B/U AREA
GR. FLOOR	240.918
1ST FLOOR	217.653
2ND FLOOR	217.653
3RD FLOOR	217.653
4TH FLOOR	217.653
TOTAL	1111.530
TOTAL CONST. AREA FROM	
TOTAL CONSTRUCTION	
SANITATION	
REQUIRED	1 W.C. 2.125
PROVIDED	



BLOCK	SIZE IN MTS.	AREA IN SQ.MTS.
ST1.	2.55 X 5.90 X 2	30.090
TOTAL S/C AREA		30.090



AREA DIAGRAM
(1ST, 2ND, 3RD FLOOR)



GROUND FLOOR PLAN SCALE 1:100



TYPICAL FLOOR PLAN (1ST, 2ND, 3RD & 4TH FLOOR) SCALE 1:100

ELEVATION SCALE 1:100

BLOCK	GR & TYP. FLOOR S/C AREA CA
ST1	2.55 X 5.90 X 2
TOTAL S/C AREA	

BLOCK	SIZE IN MTS.
1	3.10 X 2.30 X 4
2	2.60 X 1.05 X 8
3	1.50 X 3.15 X 4
4	3.20 X 8.55 X 1
5	0.10 X 8.10 X 1
6	2.55 X 3.20 X 2
7	0.25 X 0.45 X 3
8	3.30 X 7.65 X 3
TOTAL TYPICAL FLOOR AREA	
6.05 X 2.30 X 2	

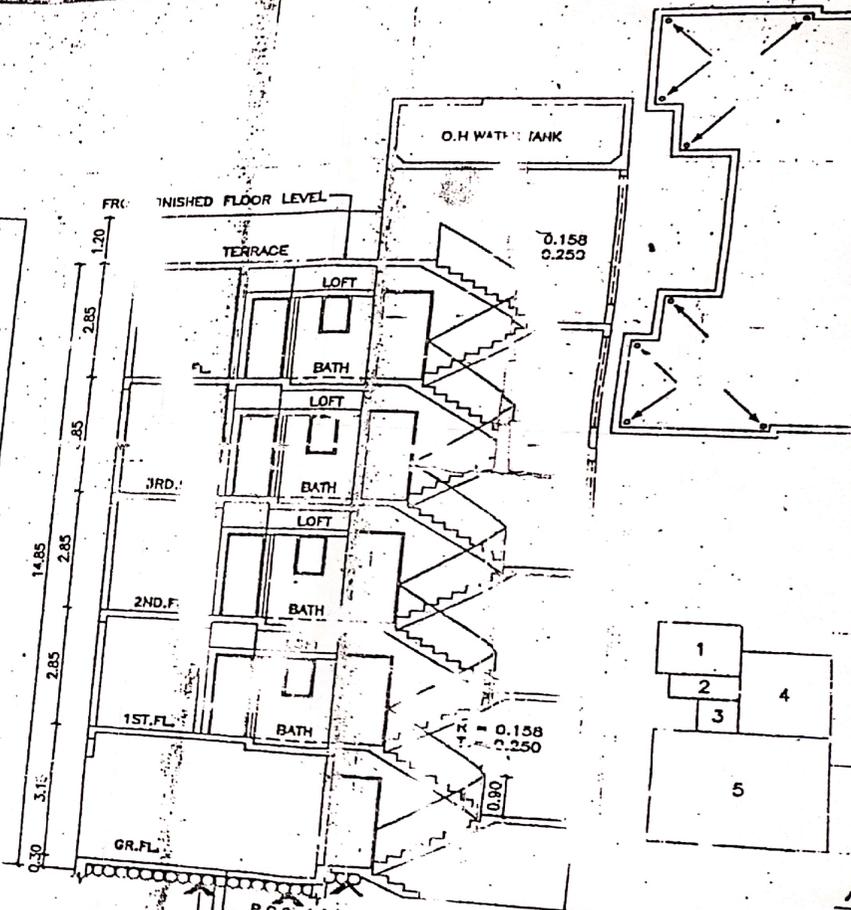
TYPE	SIZE IN MTS.
DOOR	D1 1.00 X 2.10
	D2 0.90 X 2.10
	D3 0.75 X 2.00
	D4 2.40 X 2.10
WINDOW	W1 1.50 X 1.10
	W2 1.20 X 1.10
	V1 0.80 X 0.80

SECTION : A

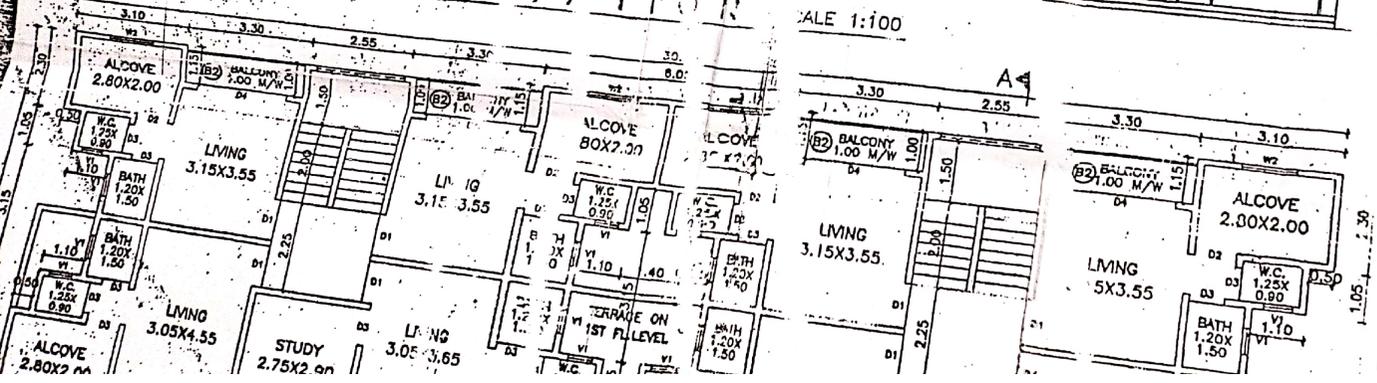




ELEVATION SCALE 1:100



SECTION : A - A SCALE 1:100



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE IN MTS.	REMARKS
DOOR		
D1	1.00 X 2.10	T.W.

GROUND

BLOCK	
1.	
2.	
3.	
4.	
5.	

