

<h1>SSL</h1>	Code No.	MUM99999
	File Ref No.	RP01/24010086
ASE	RAJESH TELIKI	7219145709
ASM	SARVESH Pandey	
AQM	KULDEEP G.H.	

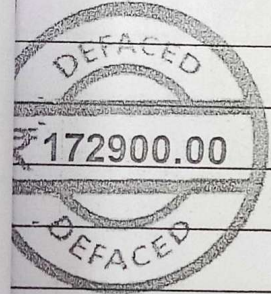
LOS Number	
LOS Branch Name	KANJURGMARK WEST
Branch Code	61722
Source Type	Connector
Expected Disbursement Date	
Reference ID	
Applicant Name	GANESH KADAM
Co-Applicant Name	-
Date of Birth	25-09-1985
Pan Card Number	AIBPK1790L
Bank Account Number	SBI
E-mail ID	Ganeshkadam8525@gmail.com
Mobile No.	8898094710
Loan Amount & Interest Rate	15,00,000 L.
Tenure	300 MONTH.
Connector Name & Code	MANGLESH REDKATZ
Proposal Type	B.T
Property Final : Yes / No	
RACPC	
RBO	
AMT NO.	



CHALLAN
MTR Form Number-6



GRN	MH004865266202122E	BARCODE			Date	12/08/2021-11:07:39	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	MR GANESH B KADAM						
Location	THANE			Flat/Block No.	FLAT NO. 6A, VAIBHAV HILLS, BLDG NO. 1						
Year	2021-2022 One Time			Premises/Building	CHSL						
Account Head Details			Amount In Rs.								
0030046401 Stamp Duty			148200.00	Road/Street	BELAWALI						
0030063301 Registration Fee			24700.00	Area/Locality	BADLAPUR						
				Town/City/District							
				PIN		4	2	1	5	0	3
				Remarks (If Any)	SecondPartyName=MRS CELINE T DSOUZA-						
				Amount In	One Lakh Seventy Two Thousand Nine Hundred Rupees						
Total			1,72,900.00	Words	Only						
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA											
Cheque-DD Details				Bank CIN	Ref. No.	00040572021081261694	IK0BFNWAZ9				
Cheque/DD No.				Bank Date	RBI Date	12/08/2021-11:24:09	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999
सदर चलान फेवल दुसयम नितंशक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-78-11802	0002324627202122	12/08/2021-12:42:52	IGR129	24700.00

Nature of Document	AGREEMENT FOR SALE
Property Description in brief	Village- Belawali, Tal- AMBARNATH-SR. No.- 7A, H. No. 1/1(P), Plot No. 9 to 12, Area- 1846.99 Sq. Mtrs.
Consideration Amount	Rs. 18,00,000 /- (M.V. 24,68,000/-)
Purchaser Name	MR. GANESH BABASAHEB KADAM
Seller Name	MRS. CELINE TITA D'SOUZA
Depreciation	10%

"SHRI"

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Badlapur on this 12 day of AUGUST 2021.

BETWEEN

MRS. CELINE TITA D'SOUZA, Aged 63 years,
PAN NO. - ADAPD2270L, Residing at- Flat No. 5A, D. P. Dias Terrace,
Dr. Peter Dias Road, Bandra (W)-400050. Hereinafter called as the
"VENDOR/ SELLER/ TRANSFEROR" (which expression shall not be
repugnant to the context or meaning thereof mean and include her heirs,
executors, successories, administrators and assigns.) **THE PARTY OF
THE FIRST PART.**

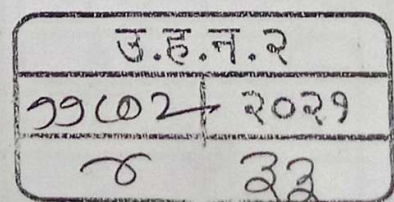


AND

MR. GANESH BABASAHEB KADAM age- 36 years
PAN NO.- AYBPK1790L, Residing at - Om Building, B2B, Part 2,
6/612, M.P. Mills Compound, Tardeo, Mumbai-400034. Hereinafter called
the "PURCHASER"/ VENDEE/ TRANSFEREE" (Which expression
shall unless it be repugnant the context or meaning there of mean include
her/heirs, executors, successors survivors, administrators and assigns),**THE
PARTY OF THE SECOND PART.**

Kadam

C.T. D'Souza



WHEREAS :

(A) **THE VENDOR** above named is seized and well sufficient entitled owner and member of Flat No. 6A, 6th Floor, Building No. 1, having area 640 Sq. Ft. Built Up, in VAIBHAV HILLS i.e. VAIBHAV HILLS BUILDING NO. 1 CO. OP. HSG. LTD. (Regn. No. TNA/AMB/ HSG/(TC)/28645/2016-2017). Dated- 16/01/2012, situated at - Belawali & constructed on Survey No. 7A, Hissa No. 1/1(P), Plot No. 9 to 12, Area adm. 1846.99 Sq. mtr, in Village -BELAWALI , Badlapur (W), Tal. Ambernath Dist- Thane., Assessed under Municipal Ward-Belavli, Municipal House No.-7007503, fitted with separate Electric Meter vide Cons. No. -021702074085/PC----, hereinafter called as "**THE SAID FLAT**".

B) AND WHEREAS the Party of **MRS. CELINE TITA D'SOUZA** have purchased the aforesaid Flat from **DBR CONSTRUCTION PVT. LTD.** its Director **MR. BARTHOL L. DIAS** its POA Holder **Mr. Chinmay D. Bhandarkar** by an Agreement for Sale dated 21/01/2011. which is duly registered at the Office of Sub-Registrar, Ulhasnagar Assurances under No. 799/2011, dated- 21/01/2011. And it is free from all doubts, demands, defects, or encumbrances of any nature and had taken the actual and physical possession of the said flat on ownership basis and started enjoying the same as full and absolute owner thereof and it is free of all doubts, demands and defects.

AND WHEREAS since then the said transferor / seller is enjoying the said flat as full absolute owner thereof.

AND WHEREAS the Transferor herein at their own flat have decided to sell the aforesaid flat **OWNERSHIP BASIS** together with undivided right, title and interest, in and upon the said to the **TRANSFREE** for the residential purpose.

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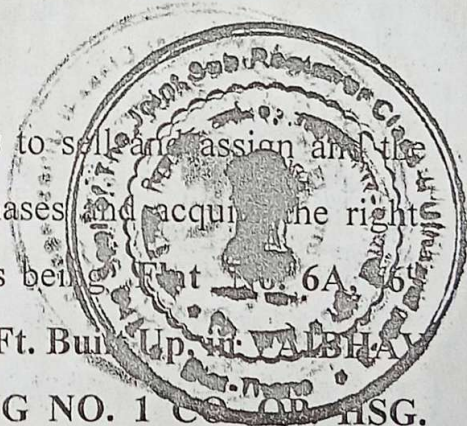
AND WHEREAS in pursuance to the said Agreement the Transferor has paid the full price consideration to the builder and has taken the actual and physical possession of the said flat on ownership basis and started enjoying the same as call and absolute owner thereof.

(C) AND WHEREAS the Vendor also holds Share Certificate No. 23 Comprising of shares from 221 to 230 of Rs. 10/- each as the bonafide member of the said VAIBHAV HILLS BUILDING NO. 1 CO. OP. HSG. LTD. (Regn. No. TNA/AMB/ HSG/(TC)/28645/2016-2017). Dated- 13/07/2016, Belawali, Badlapur (W), Dist. – Thane.

(D) The Vendor doth hereby grants, conveys, sells and transfers the said Flat along with all rights, titles, interest, Co-Membership right, belonging connections amenities, share to the purchaser for a valuable agreed consideration of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) the Purchaser has accepted the said proposal.

AND NOW THIS AGREEMENT WITNESSETH & IT IS HEREBY MUTUALLY AGREED BY & BETWEENN THE PARTIES HERETO AS UNDER :-

1. The vendor both hereby agrees and assures to sell and assign and the purchaser hereby agreed and assures to purchases and acquire the right title. an interest in and upon the said premises being Flat No. 6A, 6th Floor, Building No. 1, having area 640 Sq. Ft. Built Up. in VAIBHAV HILLS i.e. VAIBHAV HILLS BUILDING NO. 1 CO. OP. HSG. LTD. (Regn. No. TNA/AMB/ HSG/(TC)/28645/2016-2017). Dated- 16/01/2012, situated at – Belawali & constructed on Survey No. 7A, Hissa No. 1/1(P), Plot No. 9 to 12, Area adm. 1846.99 Sq. mtr, in Village - BELAWALI , Badlapur (W), Tal. Ambernath, Dist- Thane., for a lump sum consideration price of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) along with the right, title interest in and upon the said premises at the said flat is more particularly described in the schedule hereunder



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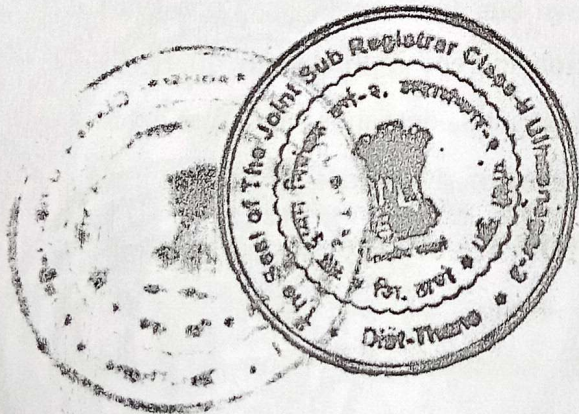
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21. THIS AGREEMENT shall always be subject to the provisions of the Maharashtra Apartment Ownership Flat Act, 1970 (MAHARSHTRA Ownership Act, 1963), and the rules framed under the same act from time to time, and shall have overriding effect on such of the provisions thereof.

PROPERTY OF SCHEDULE

ALL THAT PIECE AND PARCEL OF Residential Flat No. 6A, 6th Floor, Building No. 1, having area 640 Sq. Ft. Built Up, in VAIBHAV HILLS i.e. VAIBHAV HILLS BUILDING NO. 1 CO. OP. HSG. LTD. (Regn. No. TNA/AMB/ HSG/(TC)/28645/2016-2017). Dated- 16/01/2012, situated at - Belawali & constructed on Survey No. 7A, Hissa No. 1/1(P), Plot No. 9 to 12, Area adm. 1846.99 Sq. mtr, in Village -BELAWALI, Badlapur (W), Tal. Ambernath, Dist- Thane.,



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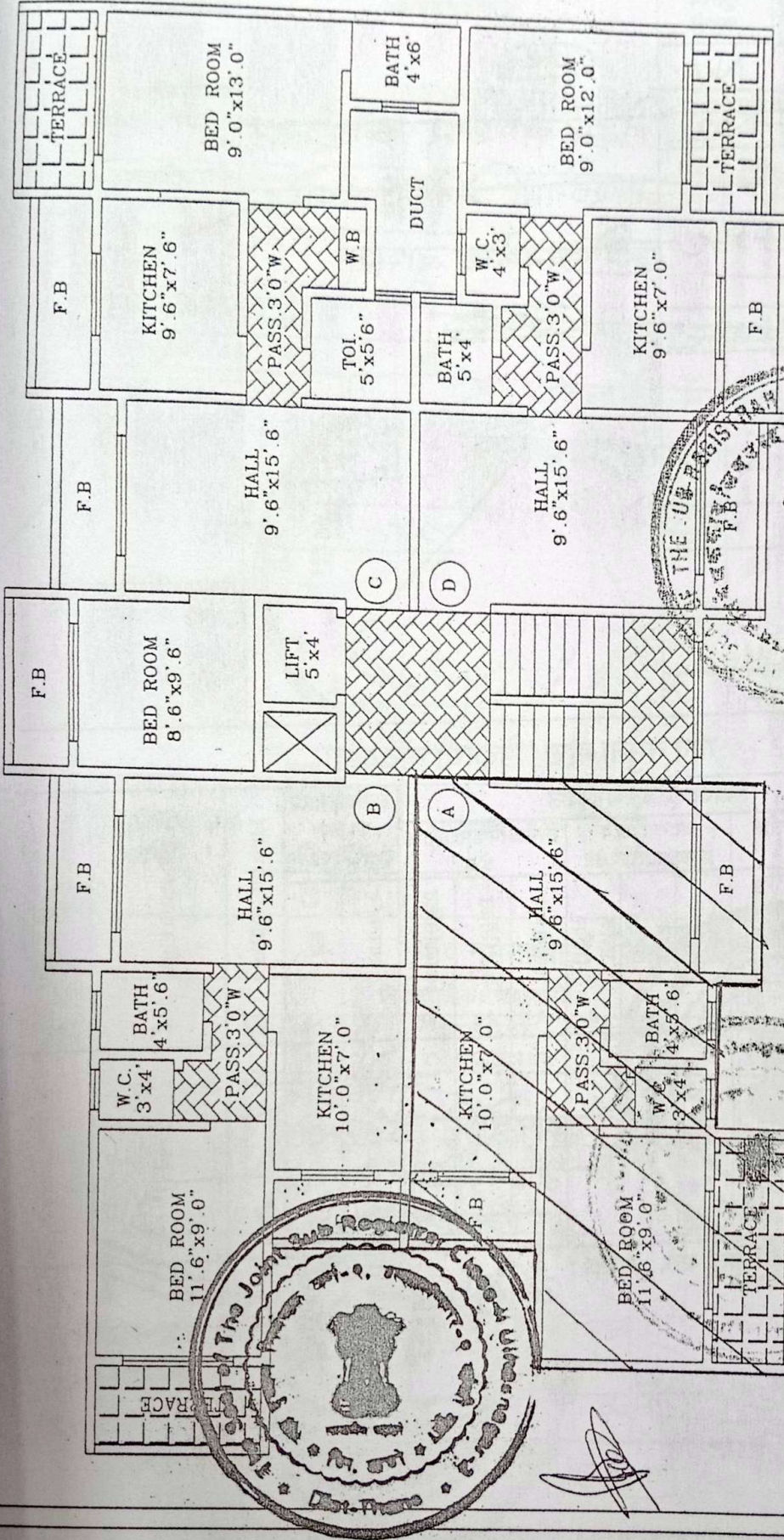
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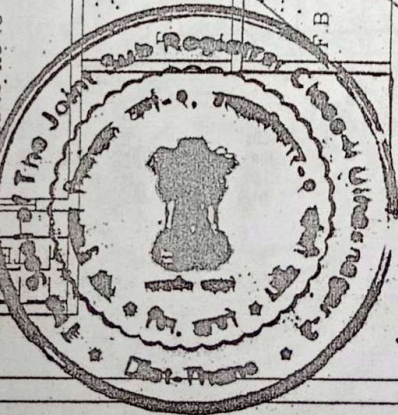
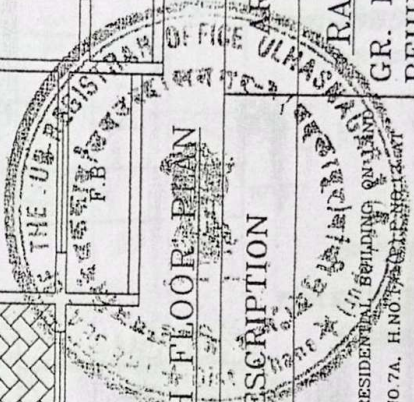
2)



2ND, 4TH & 6TH FLOOR PLAN

AREA STATEMENT IN SQ MTS

FLAT NO.	AREA	TERRACE	TOTAL	BUILDERS/DEVELOPERS	DESCRIPTION	ARCHITECT/ENGINEERS
✓ A	41.25	3.72	44.97	M/S. DBR CONSTRUCTIONS PVT. LTD. BADLAPUR (W)	PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO.7A, H.NO.14, VILL-BELVALI TAL- AMBARNATH DIST-THANE.	RAJ AND ASSOCIATES
B	41.25	3.25	44.50	BLDG NO. 1 A FLAT No. 6 A		GR. FLOOR, MAHALAXMI-APT., BEHIND VAISHALI TALKIES, KULGAON, BADLAPUR (W). P.NO. 2673366/2677992,
C	56.72	3.25	59.97			
D	42.62	3.25	45.87			



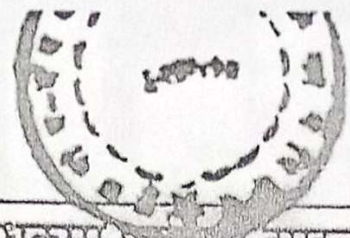
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जावक क्रमांक / कु-ब-न प./या प/2000
कुळगाव-बदलापूर नगरपरिषद कार्यालय, कुळगाव

दिनांक : 0/2/2022

प्राग

बांधकाम पूर्णत्वा दाखला/भोगवटा प्रमाणपत्र

पति
श्री. मि. डी. ति. आर. कुन्डू / श्री. लारथोव्ह डायम
श्री. एम. आर. रवळभत (सारगुशिबका) बदलापूर

(विंग-"अ" करीना)
लिब्रिंग नं. 9

श्री/श्रीमती एम. आर. रवळभत बांधकाम परवाना क. CA/2001/27259 याचे
दिनांक 9/10/2012 चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळगाव-बदलापूर नगरपरिषद हद्दीत सर्व
न 63 हि नं 9/9 सिटी सर्वे नं — प्लॉट नं एते 92
मीजे बेळवळी

कुळगाव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी जावक क्रमांक कुबनप / नरवि / वाम 200 2608-344
दिनांक 99/03/2019 अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी / वाणिज्य / औद्योगिक बांधकाम पूर्ण केले आहे.
सर्व त्यांना सोबतच्या नकाशांमध्ये फिरवल्या रगात दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी
देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख 9/10/2022)

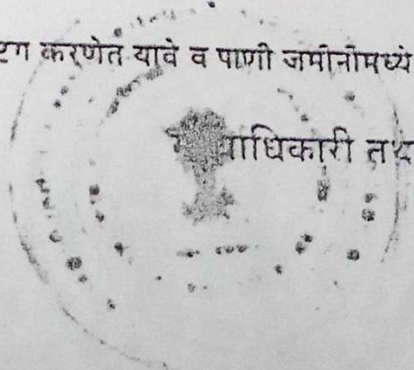
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|----------------|--|
| 1) तळघर | <u>विंग-"अ" (लिब्रिंग नं. 9) करीना</u> |
| 2) स्टील | <u>—</u> |
| 3) तळमजला | <u>2 एकाक / 5 एकाक्या / भाग स्टील</u> |
| 4) पहिला मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 5) दुसरा मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 6) तिसरा मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 7) चौथा मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 8) पाचवा मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 9) सहावा मजला | <u>7 एकाक / 93 एकाक्या</u> |
| 10) सातवा मजला | <u>7 एकाक / 93 एकाक्या</u> |
- } रहिवास

- जेव्हा मजला (वाल्कनी) बदिस्त करण्यात आला असेल तर त्याचे समोरील व वरील 1/3 क्षेत्रासाठी, लुक्स ग्लास, शटर्स अथवा मोल्म लावणे, अनिवार्य आहे. तसेच उर्वरित समोरील क्षेत्रासाठी ग्लेजड शटर्स बदिस्त करणे आवश्यक राहते.
- बांधकामाची परिस्थितीत बांधकाम संपल्यानंतर तसेच तळमजल्यात व टॉप फ्लोअरला वाल्कनी बदिस्त करणे आवश्यक राहते.
- बांधकाम प्रमाणपत्र सोबत दिलेले नकाशा व बांधकाम व्यवहारात इतर बांधकाम हे अनाधिकृत मजगण्यात येऊन त्यावर नकारात्मक प्रदर्शक व नकारात्मक प्रतिक्रिया देऊन बांधकाम 52 ते 55 नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
- बांधकाम सामासिक अंतरातील बांधकामात बांधकामासाठी आवश्यक भासल्यास हरत्यागरीत करावी लागेल.
- बांधकामाची बांधकाम जाणू नये यासाठी रुफ टॉप हार्वेस्टिंग करणेत यावे व पाणी जमीनीमध्ये मुरवावे.

भागाध्यक्ष नगर रचनाकार

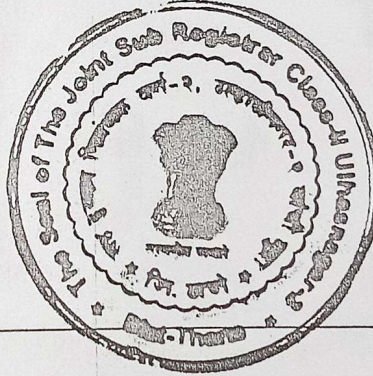
प्राधिकारी तसेच नियोजन प्राधिकारी

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गावाचे नाव : बेलवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2468000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे बेलवली, सर्वे न. 7अ, हि.न. 1/1 पैकी, प्लॉट न. 9 ते 12, क्षेत्र 1846.99 चौ.मी. यावरील वैभव हिल्स, बिल्डींग न. 1, म्हणजेच वैभव हिल्स बिल्डींग न. 1 को. ऑप. हौ. सो. लि. यामधील सदनिका क्र. 6ए, महावा मजला, क्षेत्र 640 चौ. फुट बांधीव. ((Survey Number : 7A ;))
(5) क्षेत्रफल	1) 640 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिलिन टिटा डिसोजा वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रु.न. 5ए, दिलकुश टेरेस, डॉ. पिटर डायस रोड, बांद्रा प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:- ADAPD2270L
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश वाबासाहेब कदम वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम बिल्डींग, बी2बी, पार्ट 2, 6/612, एम.पी.मिल्स कंपाऊंड, तारदेव, मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं:-AYBPK1790L
(9) दस्तगवेज करून दिल्याचा दिनांक	12/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	12/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	11802/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	148200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24700
(14) शेरग	



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

प्यांकनामाठी विचारात घेतलेला तपशील:-

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.