



सूची क्र. 2

दुय्यम निबंधक वर्ग-२, उल्हासनगर-४
पत्र क्रमांक - 2454/2020
मोडेल-1
Page 5/10

मावाचे नाव - खरवई

- (1) मालकीचा प्रकार
- (2) क्षेत्र
- (3) मालकीचा प्रकार (भाडेपट्टी याच्या अंतर्गत मालकीचा प्रकार आकारणी देतो की पट्टेदार किंवा राबते)
- (4) मापन, पीटहिरसा व घरकमांक (वर्गफुट)
- (5) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (6) दस्तावेज करून देणा-या/लिहून ठेवणा-या मालकीचा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (7) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (8) दस्तावेज करून दिल्याचा दिनांक
- (9) दस्त नोंदणी केल्याचा दिनांक
- (10) अनुकमांक, खंड व पृष्ठ
- (11) भाड्याचा प्रमाणे मुद्रांक शुल्क
- (12) भाड्याचा प्रमाणे नोंदणी शुल्क
- (13) शेंरा

करारनामा
3000000
1872000

1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन, इतर माहिती गोठे क्रमांक, पत्र क्र. 27/हि.नं. 3/51 वृत्ता पत्र क्र. 27, हि.नं. 3/2, स.नं. 27, हि.नं. 3/7 (जुना स.नं. 27, हि.नं. 3/4), मधील पत्रकेवळर मूळी वििल्डिंग नं. 01, कृषि 02 को ऑप. ही. सो. लि. मधील सॅफरॉन वििल्डिंग, वििल्डिंग नं. 02, पहिल्या पत्रका, पत्रक्रमांक 105 खंड क्र. 425 व फूट कारपेट ((Survey Number : 27 ; HISSA NUMBER : 3/5, 3/7.))
1) 425 चौ.फूट

1): नाव:-सुभाष आरुमुगम -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव 12/13 पीड पोयावडी महात्मा फुले रोड, टेलिफोन एक्सचेंज जवळ, भारत मोर्डर नगर, डोंबिवली, प. ज्योतिबा, रोड नं. महाराष्ट्र ठाणे. पिन कोड:-421202 पॅन नं:-AUUPA1159J

1): नाव:-रोहित रवींद्र कडणे -- वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव क्रमांक 01, हिणे माथीय चाळ, मराठा, कोळसेवाडी, महाड हॉल च्या समोर, कल्याण पूर्व, ज्योतिबा, रोड नं. महाराष्ट्र. ठाणे. पिन कोड:-421306 पॅन नं:-CN11PK4298L

29/06/2020
29/06/2020
2454/2020
180000
30000



प्र. सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

न्यायक्रमासाठी विचारात घेतलेला तपशील:-

न्याय 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.

29/06/2020 12:08:37 PM
 पुस्तक क्रमांक: उल्हास/2454/2020
 कारनामा

दस्त गोपवारा ग्राम-2

क्रमांक 4 46150
 पुस्तक क्रमांक: 2454/2020

पक्षकाराचे नाव व पत्ता
 नाव: सुभाष आरसुगम - -
 पत्ता प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 12/13 श्रीद्ध
 सोमायटी, महात्मा पुले रोड, देविपतेन प्रकल्पेन जवळ, आरव
 गोई नगर, डोबिवळी, प. ज. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे
 पिन नंबर: AUUPA1159J
 नाव: रोहित रवींद्र कडणे - -
 पत्ता प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 01, हिणे
 पाटील चाल, मराठा, कोळसेवाडी, महाड हॉन ज्या रामोर, कल्याण
 पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे
 पिन नंबर: CNJPK4298L

पक्षकाराचा पत्ता
 निहून देणार
 वय: 35
 स्वाक्षरी
 निहून देणार
 वय: 26
 स्वाक्षरी



दस्त गोपवारा वरून देणार तथाकथीत कारनामा चा दस्त गोपवारा वरून दिव्याचे कतून करताना
 29/06/2020 12:05:06 PM

दस्त गोपवारा वरून देणार तथाकथीत कारनामा चा दस्त गोपवारा वरून दिव्याचे कतून करताना
 29/06/2020 12:05:06 PM

पक्षकाराचे नाव व पत्ता
 नाव: गणेश गणेश धोडगे - -
 वय: 25
 पत्ता: वडलापूर
 पिन कोड: 421503

स्वाक्षरी

Handwritten signature



नाव: चेतन आकाश चव्हाण - -
 वय: 25
 पत्ता: वि- 403, निर्मल रेसिडेन्सी, न्यू डी.पी. रोड, गणेश घाट जवळ, कात्रप
 वडलापूर पूर्व
 पिन कोड: 421503

स्वाक्षरी

Handwritten signature

प्राप्ति करण्यात येते की करणार
 क्र. 2548 मध्ये 40 पाने आहेत
 पुस्तक क्रमांक 7 वर गोवला
 दिनांक 21/06/2020

दस्त गोपवारा वरून देणार तथाकथीत कारनामा चा दस्त गोपवारा वरून दिव्याचे कतून करताना
 29/06/2020 12:07:56 PM

दस्त गोपवारा वरून देणार तथाकथीत कारनामा चा दस्त गोपवारा वरून दिव्याचे कतून करताना
 29/06/2020 12:08:11 PM नोंदणी पुस्तक 1 मध्ये

Uhasnagar 4

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर-४

Payment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ROHIT RAVINDRA KADNE	eChallan	69103332020062811522	MH001711337202021E	180000.00	SD	0000734426202021	29/06/2020
ROHIT RAVINDRA KADNE	eChallan		MH001711337202021E	30000	RF	0000734426202021	29/06/2020
	DHC		2806202000590	1000	RF	2806202000590D	29/06/2020

[RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants
 Scanned Document for correctness through the QR code on the (side) printout after scanning
 For feedback, please write to us at feedback.isarita@gmail.com



महाराष्ट्र



शासन

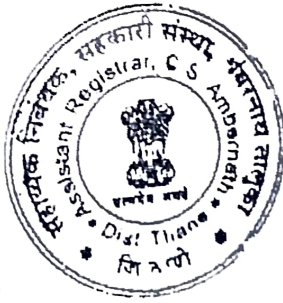
नॉदणी प्रमाणपत्र

नॉदणी क्रमांक :- टीएनए/एएमवी/एचएसजी/(टीसी)/२५०८९/२०१९-२०१७/मम २०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येते की,

“ पनवेलकर भुमी बिल्डींग नं. १ अँड २ ” को-ओपरेटिव्ह होसिंग सोसायटी लि., सर्व्हे नं. २७, हिस्सा नं. ३/७, सर्व्हे नं. ३२, दिव्या नं. १, कर्जत रोड, मौजे खरवई, बदलापूर (पूर्व), ता. अंबरनाथ, जिल्हा ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ या महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नॉदविण्यांत आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण “गृहनिर्माण संस्था” असे असून उपवर्गीकरण “ भाडेकरू सहभागिदारी गृहनिर्माण संस्था ” असे आहे.



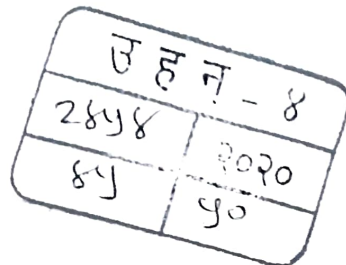
(सिधाकर एम. मोहिते)

सहाय्यक निबंधक.

सहकारी संस्था, अंबरनाथ तालुका.

दिनांक :- ३१/०१/२०१७

ठिकाण :- अंबरनाथ.



महाराष्ट्र



शासन

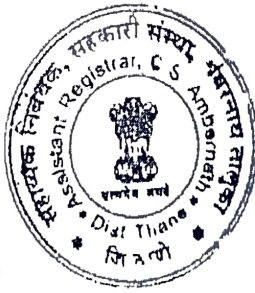
नॉदणी प्रमाणपत्र

नॉदणी क्रमांक :- टीएनए/एएमवी/एचएसजी/(टीसी)/२९२८९/२०१६-२०१७/मन-२०१७

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येते की,

“ पनवेलकर भुमी बिल्डींग नं. १ अॅण्ड २ ” को-ऑपरेटिव्ह होसिंग सोसायटी लि., सर्व्हे नं. २७, हिस्सा नं. ३/७, सर्व्हे नं. ३२, हिस्सा नं. १, कजंन रोड, मौजे खरवई, बदलापूर (पूर्व), ता. अंबरनाथ, जिल्हा ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ या महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नॉदविण्यांत आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण “गृहनिर्माण संस्था” असे असून उपवर्गीकरण “ भाडेकरू सहभागिदारी गृहनिर्माण संस्था ” असे आहे.



(सहाय्यक एम. माहिते)
सहाय्यक निबंधक.

सहकारी संस्था, अंबरनाथ तालुका.

दिनांक :- ३१/०१/२०१७

ठिकाण :- अंबरनाथ.



उह न - ४	
२४५४	२०२०
४५	५०



Maharashtra State Electricity Distribution Company Ltd.

Electricity Supply Payment Month: MAY 2020

HSN code 27150000

Website: www.mahadiscom.in
 Maharashtra DCL 27/AAL CM2933K 17B
 W. (GEN) 00000905195214

Customer No: 021722334741
 RESHABHASH ARUMUGAM
 ANSAPUR PANVELKAR BHOOMI FLAT KARJAT ROADKHARVAI 421503
 88*****54/**/ai385@gmail.com
 Email:

Payment Date: 25-MAY-20
 Amount due: 480 00

Due date: 15 JUN 20
 Filled after these dates: 490 00

Supply Unit: 4405 - BADLAPUR (E) S / DN
 Scheme Indication: 090 / LT-I (B) Residential 1PH
 Meter No: 00000001
 Cycle + Route / DTC : 3 / 06-2624-0580 / 4149738
 Meter No.: 07512759372
 Reading group: T3

Supply Date: 27 Jun 15
 Approved load: 1 KW
 Security Deposit Deposit (Rs.): 1,000.00
 Current Reading Date: 21-APR-20
 Previous Reading Date: 21-APR-20

Scan this QR Code with BHIM App for UPI Payment

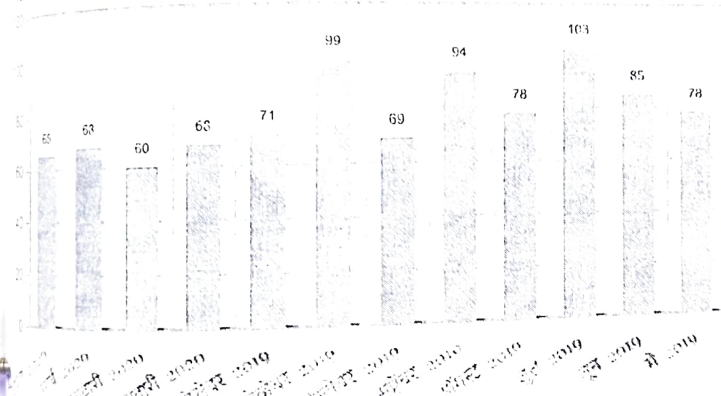


If payment is made by QR code, the prompt payment waiver or delay charge applicable as per the payment date will be included in the next payment.

Charging reading	Previous readings	Multiplier factor	Unit	Sama. Unit	Total
Not available	3949	01	65	0	65

Average Payment (RNT)
 Period: 1 Month (s) /

Previous power consumption



* Central Grievance Redressal Center 24 * 7

MSEDCL Call Center:
 18002333435

18001023435 1912 Rules and

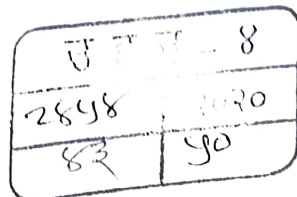
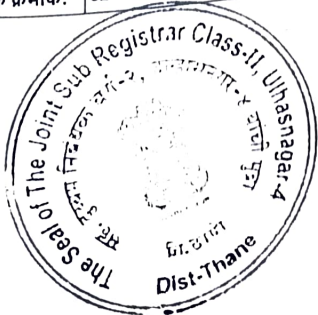
Procedures for Resolving
 Customer Grievances MSEDCL
 Website: - www.mahadiscom.in>
 ConsumerPortal> CGRF .

Power consumption

May 2020	65
May 2019	78

Important: Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 per bill. To register: consumerinfo.mahadiscom.in/gogreen.php Available in the corner.)
 Pay electricity bill through digital medium and get 0.25% (up to Rs.500 / -) discount (excluding taxes and duties)
 If your mobile number and email address are incorrect, please visit -<https://consumerinfo.mahadiscom.in/>.
 The next month's reading will be on 21-06-2020.
 Special message:
 प्राहक: आपला नोंदणीकृत भ्रमणध्वनी क्र.88*****54 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल नोंदणीकृत क्रमांक ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 021722334741
 महावितरणला कोणत्याही प्रकारच्या रकमेचा भ्रमण करताताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्वीकारावी. हस्ताक्षित पावती स्वीकारू नये. गैरसोप
 कोणत्याही प्रकारच्या भ्रमणध्वनी नोंदणीकृत भ्रमणध्वनी सुविधेचा पर्याय वापरावा.

विलीन युनिट:	प्राहक क्रमांक:	प्री.सी.:	दर:	या तारखे पर्यंत भरल्यास	या तारखे नंतर भरल्यास
4405	021722334741	T3	090	03-JUN-20	480 00
4405	021722334741	T3	090	15-JUN-20	490 00
विलीन नरीख	15-JUN-20		480.00	अंतिम तारीख	15-JUN-20
विलीन रकमत	डिटीसी क्र.:	4149738		या तारखे पर्यंत भरल्यास	03-JUN-20
विलीन युनिट:	प्राहक क्रमांक:	प्री.सी.:	दर:	या तारखे नंतर भरल्यास	15-JUN-20
4405	021722334741	T3	090		490 00



Name of the SELLER SIGNED AND DELIVERED BY THE WITHIN NAMED SELLER MR. SUBHASH ARUMUGAM	Photo 	Signature 	Thumb 

Name of the PURCHASER SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER, MR. ROHIT RAVINDRA KADNE	Photo 	Signature 	Thumb 

In the Presence of Witness :-

1. Adv. Kavita M. More

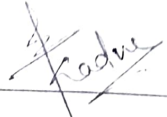


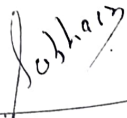
2. Mr. Ganesh Mangesh Dhondge





उ ह न - ४	
२४५४	२०२०
१५	५०


PURCHASER


SELLER

23) In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to two arbitrators one each to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996

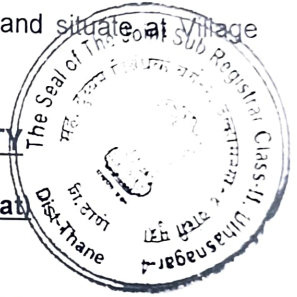
THE SCHEDULE OF THE PROPERTY

(Particulars of the said land)

ALL THAT piece and parcel of N.A. land bearing (1) Survey No. 27, Hissa No. 3/5, (Old Survey No. 27, Hissa No. 3/2) area admeasuring about 0-10-0 H-R-P, plus Pot kharaba land admeasuring about 0-00-2 H-R-P, Revenue assessment Rs.0.03 paisa, (2) Survey No. 27, Hissa No. 3/7, (Old Survey No. 27, Hissa No. 3/4) area admeasuring about 0-72-0 H-R-P, plus Pot kharaba land admeasuring about 0-02-6 H-R-P, Revenue assessment Rs.13.79 paisa, (Total area equivalent to 8480 Sq. Mtrs.) both the said plots lying and situate at Village Kharvai, Tal- Ambernath, Dist.- Thane.

THE SCHEDULE OF THE PROPERTY

(Particulars of the said premises/ flat)



ALL THAT PIECE AND PARCEL OF Flat no.105, on 1st Floor, Building No. 2 which is known as "Saffron", Area admeasuring 425 Sq. Ft. carpet in the complex before formation of the society known as "Panvelkar Bhoomi" and after formation of the society known as "Panvelkar Bhoomi Building No. 1 and 2 Co-op. Hsg. Soc. Ltd." (a society registered under the Maharashtra Co-operative Societies Act, bearing registration no. TNA/AMB/HSG/(TC)/29289/2016-17 dated 31/01/2017) The Said building is standing on a plot of land bearing Survey No. 27, Hissa No. 3/5, (Old Survey No. 27, Hissa No. 3/2); Survey No. 27, Hissa No. 3/7, (Old Survey No. 27, Hissa No. 3/4) **Situated at Village – Kharvai** within the limits of Kulgaon Badlapur Municipal Council , Taluka Ambernath, Dist.- Thane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day and year first hereinabove written.

३३३ - ४	
२४५४	०२०
१४	१०

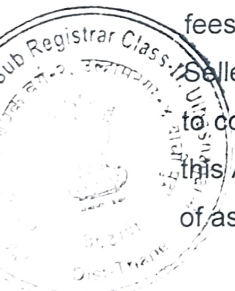
[Handwritten signature]

SELLER

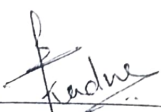
[Handwritten signature]

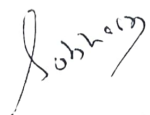
PURCHASER

- 18) The SELLER and the PURCHASER shall execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said shares and the said Premises to the PURCHASER in the books of the said proposed Society and other appropriate authorities.
- 19) The said flat is a well furnished flat and the said flat is sold with all this fixtures such as collapsible / fixed grill or any other fixture, furniture etc.
- 20) The SELLER hereby states, declares and confirms that the PURCHASER shall be entitled to get the **Consumer number 021722334741**, installed in the said flat and **KBMC Property No. 9002443** for the said flat to his name and the SELLER shall give their fullest co-operation and undertakes to sign and execute and / or get signed and executed all such necessary applications, forms, deeds, matters and things as may be necessary at any time in future. It is the responsibility of the SELLER to co-operate and extend his full support to transfer this property in the name of the PURCHASER in the record of Kulgaon Badlapur Municipal Council.
- 21) The Stamp Duty and Registration charges of this Agreement shall be borne and paid by PURCHASER. It is agreed between the parties that the transfer fees if any payable to the Society the same shall be borne and paid by the Seller / Purchaser / both the parties equally. The PURCHASER undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said flat in the record of the Sub-Registrar of assurances.
- 22) The SELLER and The PURCHASER assures to give effect and treat this agreement as agreement made under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules and regulations made there under by 1964 and treat the agreement as original agreement made under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Mah Act no. XLV of 1963 and Rules and regulations made there under and Maharashtra Apartment Ownership Act.



उह न - 8	
2858	2020
93	50


PURCHASER


SELLER

The SELLER is absolute owner and in physical possession of the said flat and have all the rights, title and interest to deal with the said flat in whatever way he like.

The PURCHASER approached the SELLER and negotiated for sale and transfer of the said Premises and during the course of negotiations, the SELLER has shown all the papers and documents pertaining to the title of the property to the PURCHASER and after verifying the papers and documents shown by the SELLER, PURCHASER is satisfied with the title of the SELLER with respect to the said Flat.

The SELLER has now agreed to sell the said flat to the PURCHASER and the PURCHASER has also agreed to purchase the same from the SELLER on ownership basis.

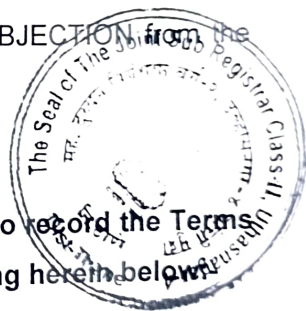
The Developer / Society known as "Panvelkar Bhoomi Building No. 1 and 2 Co-op. Hsg. Soc. Ltd" has no objection for the sale of the said flat by the SELLER and agrees to admit the PURCHASER as new member of the Society. It is the Responsibility of the SELLER to bring the NO OBJECTION from the Society before giving the possession of the said flat.

Now the parties to the agreement being now desirous to record the Terms and Conditions of the Agreement in writing as appearing herein below

1. There are no suits, litigation, civil or criminal or any other proceedings pending as against the SELLER in respect of the said flat. There are no attachments or prohibitory orders issued by the Competent Authority or Court or any Government or Semi Government authority Prohibiting from dealing with or selling or transferring the said flat contemplated under these presents and the said Flat is free from all other encumbrances or charges and/or not subject matter of any lispendance or attachments either before or after judgments.

उ ह न - ४	
२४५४	२०२०
८	५०

Subhan



WHEREAS the party of the First Part owns and possess the flat being the Flat no. 105 on the 1ST Floor, Building no. 2, which is known as "Saffron", Area admeasuring 425 Sq. ft. Carpet in the complex before formation of the society known as "Panvelkar Bhoomi" and after formation of the society known as "Panvelkar Bhoomi Building No. 1 and 2 Co-op. Hsg. Soc. Ltd." (a society registered under the Maharashtra Co-operative Societies Act bearing Registration number- TNA/AMB/HSG/(TC)/29289/2016-17 dated 31/01/2017) standing on land bearing Survey No. 27, Hissa No. 3/5 (Old Survey No. 27, Hissa No. 3/2), Survey No. 27, Hissa No. 3/7 (Old Survey No. 27, Hissa No. 3/4) situated at village Kharvai, Tal :- Ambernath, Dist. - Thane, (Kulgaon Badlapur Municipal Council Property Number:- 9002443). This property is situated within the limits of Kulgaon Badlapur Municipal Council herein, for sake of brevity called and referred to as the "Said Flat / Premises". "Said Flat / Premises" is more particularly described in the schedule hereunder written.



AND WHEREAS **M/s. Panvelkar Bhoomi a partnership firm** further converted the said property to Non- Agriculture under the orders passed by the District Collector Thane bearing no. Mahsul/K-1/T-7/NAP/ _____ dated _____. Copy of the said NA order is annexed with this agreement.

Further obtained the Building revised construction permission Certificate from Kulgaon Badlapur Municipal Council vide their letter bearing Reference No. KBNP/NRV/BP/2439-350 dated 03/02/2012.

WHEREAS by **Agreement for Sale dated 2nd May, 2013** registered in the office of the **Sub-Registrar of Assurances at Ulhasnagar- 2 under Sr. No. 5733/2013 on 2nd May, 2013**, for the consideration and on the terms and conditions contained therein, Mr. Subhash Arumugam purchased the above said flat/premises from **M/s. Panvelkar Bhoomi**.

Since then the SELLER has the absolute right, title and interest in the said flat and he has the full right, absolute power and authority to sell, assign and transfer all the rights, title and interest.

उ ह न - ४	
२६५४	२०२०
७	५०

Kadue

Subhash

Village	Kharvai
Flat No	105
Building / Wing No	Building No. 02, Saffron
Building Name	Panvelkar Bhoomi Building No. 1 & 2 Co-op Hsg. Soc. Ltd.
Market Value	Rs. _____
Actual Value	Rs. 30,00,000/-
Built Up Area	_____
Carpet Area	425 Sq. Ft.

AGREEMENT FOR SALE OF FLAT

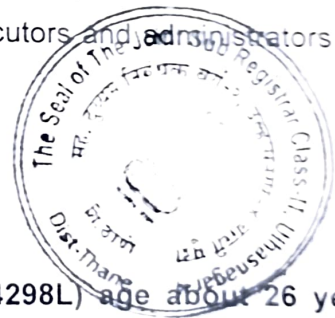
THIS AGREEMENT FOR SALE made at Badlapur, on this Day of , 2020.

BETWEEN

MR. SUBHASH ARUMUGAM (PAN No. AUUPA1159J) age about 35 years old, Indian Inhabitant, residing at, **12/13, Shridh Society, Mahatma Phule Road, Near Telephone Exchange, Bharat Bhoir Nagar, Dombivali- West, Dist.- Thane, Maharashtra 421202** hereinafter called "**SELLER / TRANSFEROR**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors and administrators and assigns) Being the Party of the First Part:

AND

ROHIT RAVINDRA KADNE (PAN No. CNJPK4298L) age about 26 years, Indian Inhabitant, residing at **Room No. 01, Hinge Patil Chawl, Maratha Kalsewadi, Opp. Mahad Hall, Kalyan East, Dist. Thane, Maharashtra 421306** hereinafter called "**THE PURCHASER / TRANSFEREE**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) being the Party of the Second Part



उ ह न - ४	
२४५४	२०२०
२	५०

CHALLAN
MTR Form Number-6

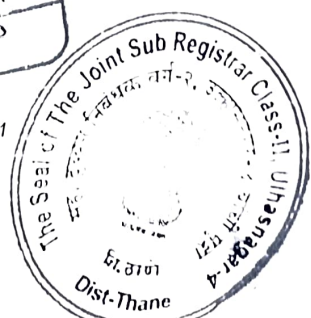


Barcode		Date	Form ID	
28/06/2020 18:59:36		252		
Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID / TAN (If Any)		
Registration Fee		PAN No (If Applicable)	CNJPK4298I	
U.H.S. ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	ROHIT RAVINDRA KADNI	
THANE		Flat/Block No.	FLAT NO. 105, 1ST FLOOR, BLDG. NO. 02	
2020-2021 One Time		Premises/Building	SAFFORN, PANVELKAR BHOGMI BLDG NO. 1	
Account Head Details		Amount In Rs.	AND 2	
Stamp Duty		180000.00	Road/Street	
Registration Fee		30000.00	CO-OP HSG SOC LTD., VILLAGE KHAPYAI	
			Area/Locality	
			BADLAPIUR	
			Town/City/District	
			PIN	
			4 2 1 5 0 3	
		Remarks (If Any)		
		PAN2=AUUPA1159J~SecondPartyName=SUBHASH ARUMUGAM-		
		Amount In	Two Lakh Ten Thousand Rupees Only	
		2,10,000.00	Words	
Payment Details		FOR USE IN RECEIVING BANK		
IDBI BANK		Bank CIN	Ref. No.	69103332020062811522 2615009886
Cheque-DD Details		Bank Date	RBI Date	28/06/2020-19:00:51 Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK
Name of Bank		Scroll No. , Date		
Name of Branch		Not Verified with Scroll		

Mobile No. : 8108157216

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी न करवायाच्या दस्तासाठी सदर चालन लागू आहे. नोंदणी न करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करवायाच्या दस्तासाठी सदर चालन लागू आहे.

Handwritten stamp: 2898, 2020, 8, 90



02/05/2013 5:33:10 PM

दस्त गोपवारा भाग २

दिनांक 02/05/2013
दस्तावेज क्रमांक 5733/2013



दस्तावेज क्रमांक उहून2/5733/2013
दस्तावेजा प्रकार करारनामा

- शु क्र पक्षकाराचे नाव व पत्ता
- 1 नाव: मे पनवेलकर भुमी तर्फे भागीदार श्री. जिग्नेश ए. परमार
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नंदी कॉम्प्लेक्स, शीवधाम, अंबरनाथ, ब्लॉक नं: -, रोड नं: ता. अंबरनाथ, जि. ठाणे., महाराष्ट्र, ठाणे.
पॅन नंबर:
 - 2 नाव: सुभाष आरुमुगम
पत्ता: प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: श्रीधर सोसायटी, भरत भोईर नगर, ब्लॉक नं: रम नं 12, रोड नं: एम पी रोड, डोंबीवली पश्चिम, ...
पॅन नंबर: AUUPA1159J

पक्षकाराचा प्रकार
लिहून देणार
वय :- 30
स्वाक्षरी:-
Jignesh Parmar

लिहून घेणार
वय :- 27
स्वाक्षरी:-
Sobha



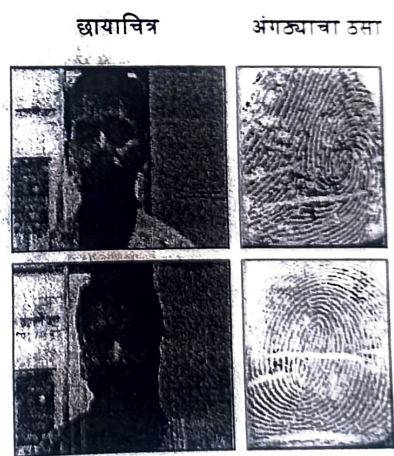
दस्त देणारे व दस्त घेणारे करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 02/05/2013 05:38:44 PM

शेवट:-
दस्तावेज इसेम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

- शु क्र पक्षकाराचे नाव व पत्ता
- 1 नाव: शंकर ए. निमणे
वय: 35
पत्ता: मु. वांधिवली, पो. शेलु, ता. कर्जत, जि. रायगड
पिन कोड: 410101
 - 2 नाव: नितेश मनोहर शिंदे
वय: 24
पत्ता: मु. पो. वांगणी, तालुका. अंबरनाथ, जिल्हा ठाणे
पिन कोड: 421503

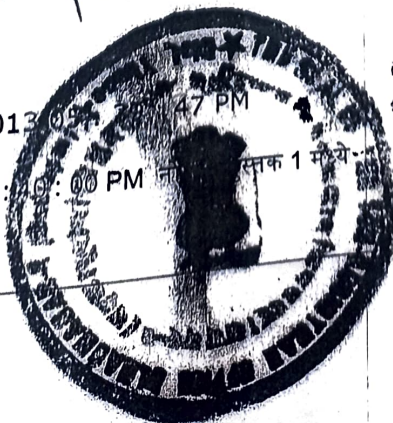
Shankar

Nitesh



दस्तावेज क्र.4 ची वेळ: 02/05/2013 05:47 PM

दस्तावेज क्र.5 ची वेळ: 02/05/2013 05:49:00 PM



दस्तावेज क्रमांक ७६ का
मसून त्यांना १ ते ७६ पर्यंत
दस्तावेज दिले आहेत

[Signature]
सहाय्यक निबंधक तर्फे
उल्हासनगर क्रमांक २

दस्तावेज क्रमांक १ ते
तक ७७३३ अखत्ये नोदल 5733/2013

[Signature]
सहाय्यक निबंधक व
दस्तावेज क्रमांक

उ ह न.२	
५४३३	२०९३
५४	५५

उपायुक्त विभाग
 INCOME TAX DEPARTMENT
 PANVELKAR BHOGMI
 भारत सरकार
 GOVT. OF INDIA
 09/04/2012
 PANVELKAR BHOGMI



विभाग
 DEPARTMENT
 ANANTA NIMNE
 RAVAJI NIMNE
 भारत सरकार
 GOVT. OF INDIA
 Account Number
 1628R

भारत सरकार
 GOVT. OF INDIA
 INCOME TAX DEPARTMENT

उ ह न.२	
2093	



उपायुक्त विभाग
 INCOME TAX DEPARTMENT
 NITESH ARMUGAM
 PARMANAYAGAM
 भारत सरकार
 GOVT. OF INDIA
 1985
 Account Number
 1159J

उपायुक्त विभाग
 INCOME TAX DEPARTMENT
 NITESH M SHINDE
 MANOHAR BABAN SHINDE
 21/08/1988
 Permanent Account Number
 DHHS0217N
 Signature

COLOUR COPY

Saffron

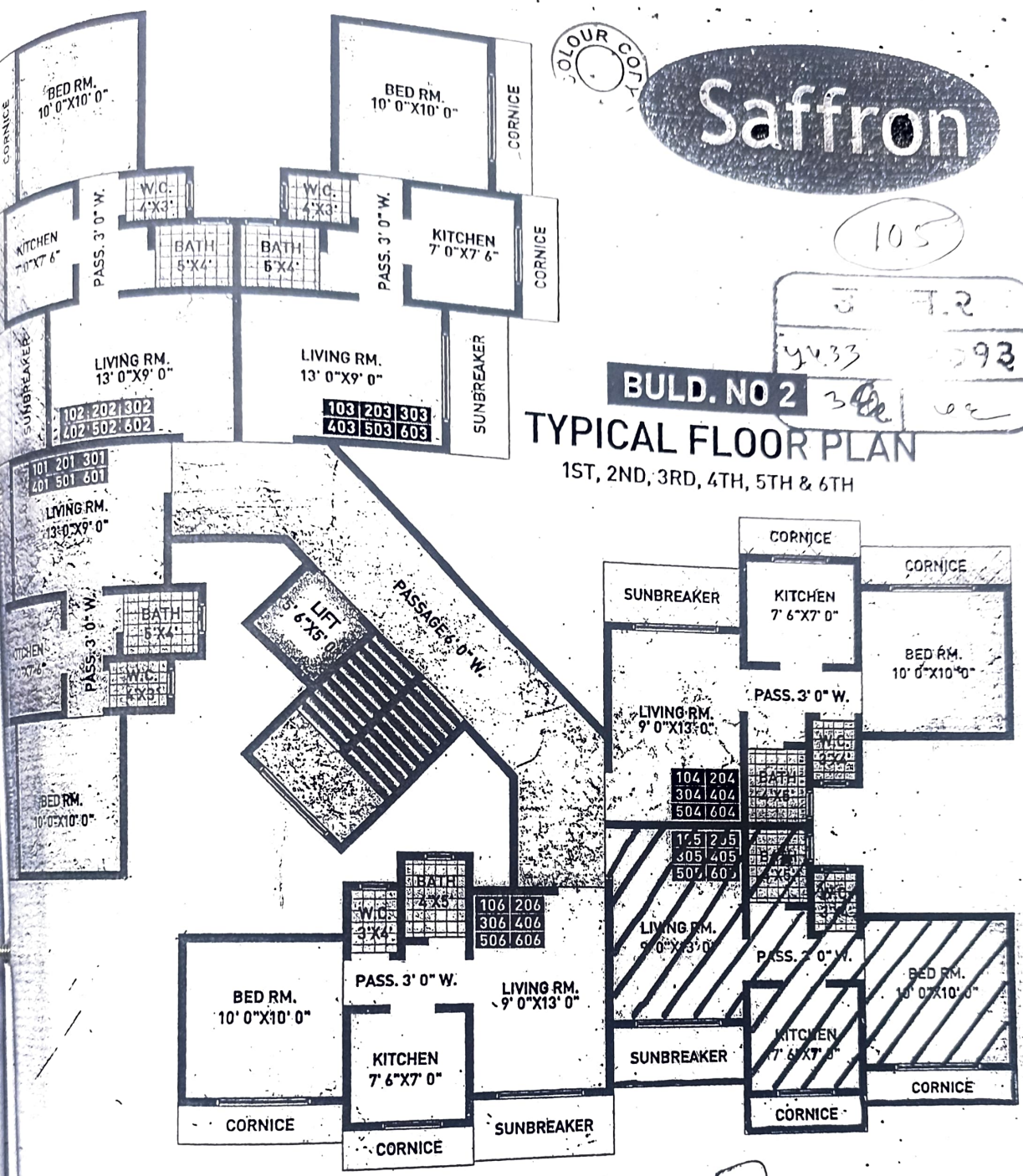
105

3	7.2
4033	593
3	02

BULD. NO 2

TYPICAL FLOOR PLAN

1ST, 2ND, 3RD, 4TH, 5TH & 6TH



Sobhash

*Jignesh
Rahman*



ANNEXURE "A"
LIST OF AMENITIES

उह न.२	
५४३५	२०९३
२५	२६

1. R.C.C Frame Structure.
2. Double coat cement plaster.
3. Transformer for complex.
4. Black Granite Kitchen Platform.
5. Tiles up to dado level in kitchen.
6. Green Marble window framing.
7. Powder-coated sliding windows.
8. Almec switches, R.R Cables, polycab and anchor wire.
9. Inverter Point.
10. AC Points in all Bedrooms, Halls
11. Water purified points.
12. Premium bathroom accessories including Diverter fittings.
13. W.C. & Bath F.R.P door.
14. Vitrified Tiles in Living, Kitchen, Bedrooms & Antiskid tiles in
Washrooms & open Terraces.
15. Decorative main door.
16. P.O.P in Living Room.
17. Gypsum Finished walls.

Sushant



4233	2093
33	er

Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1966 (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

SCHEDULE (A)

ALL THAT PIECE AND PARCEL OF N.A. Land bearing 1). Survey No. 27, Hissa No. 3/5 (Old Survey No. 27, Hissa No. 3/2), Area Admeasuring about 0-10-0 H-R-P, Plus Pot Kharaba Land admeasuring about 0-00-2 H-R-P, Revenue Assessment Rs. 0-0-0 Paise, 2). Survey No. 27, Hissa No. 3/7 (Old Survey No 27, Hissa No. 3/4), Area admeasuring about 0-72-0 H-R-P plus Pot Kharaba Land admeasuring about 0-02-6 H-R-P, Revenue Assessment Rs. 13-0-0 Paise (Total Area equivalent to 8480 Sq. Meters), both the said plots lying and situate at Revenue Village- Kharvai, Ambernath, Taluka Ambernath, Dist - Thane, within the precincts of Karjat Municipality Council.

IN WITNESS WHEREOF THE PARTIES HAVE SEEN AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

SIGNED & DELIVERED by the within named VENDOR / DEVELOPER

M/s. Panvelkar Bhoomi,
a Partnership Firm, through its partner
Shri. Jignesh Parmar

Jignesh Parmar



SIGNED & DELIVERED

By the within named Purchaser/s

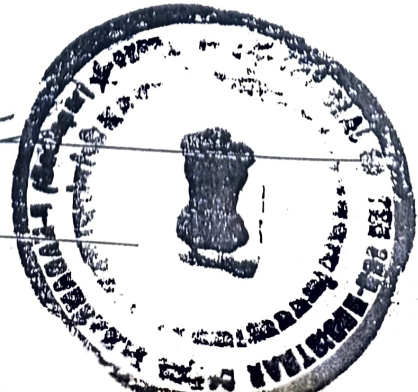
1. MR./MRS Subhash Arumugam

2. MR./MRS _____ *Subhash*



WITNESS:

1. *[Signature]*
2. *[Signature]*



उ ह न . २	
५४३३	२०१३
६	७३

AND WHEREAS the DEVELOPER has clearly brought to the knowledge and attention of the Purchaser, that there is no exclusive allotment of still and / or parking spaces to the Purchaser herein being provided, that it shall be the sole and absolute discretion of the OWNER/DEVELOPER to deal with the allotment of the still and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/ or obstruction to the allotment of still/parking spaces made by the VENDOR/DEVELOPER to any intending purchaser.

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



1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE VENDOR/ DEVELOPER shall construct the building on the said property in accordance with the plans, design specification approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the OWNER/DEVELOPER may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.
3. THE Purchaser hereby agrees to purchase from the VENDOR/ DEVELOPER and the VENDOR/ DEVELOPER hereby agrees to sell to the purchaser/s the flat/Shop/office No 105 on 1st Floor, in "Saffron" Building in area admeasuring about 425 Sq. ft (Carpet) of the complex "Panvelkar Bhoomi" (which is inclusive of the area of Balconies and flower bed/s) as shown on the floor plan thereof hereto annexed and marked as annexure "D" (hereinafter referred to as "the said premises") for the consideration of

Rs. 16 33 500 / (Rupees Sixteen Lacs Thirty Three Thousand Five Hundred only) plus amenity Charges. 1 50 000 / - (Rupees One Lac fifty Thousand only) total Rs. 17 83 500 / (Rupees seventeen Lacs Eighty Three Thousand five Hundred only)

Subhash

Parmar

5/133	2093
3	W/C

of the cooperative society of all those several persons (including the purchaser herein) purchasing/ acquiring the respective flats in the said new building/s as the nominees of the OWNER/DEVELOPER.

NOW THIS AGREEMENT WITNESETH THAT by the end 31-12-2014 but subject to the availability of the building materials, government and other restrictions and /or circumstances beyond the control of the DEVELOPER/VENDOR, the DEVELOPER/VENDOR agree to complete the construction of the proposed building/s in the complex "Panvelkar Bhoomi" on the said land particularly described in the schedule hereunder written in accordance with the plans recited above and as per the general specification hereto but subject to such addition, alteration modification if any that may be granted by the government / local planning authorities from time to time till the completion of the proposed development of the said property and the OWNER/DEVELOPER agree to sell and cause to convey the said building/s when completed absolutely freehold and free from encumbrances in favour of the co-operative housing society/ies to be formed of the several person as provided and envisaged herein (including the purchaser herein) acquiring the respective flats/shop/tenement/galas and garages etc, therein at and for an aggregate price/consideration to be contributed and paid by them according to their respective agreement (similar to these presents) with the OWNER/DEVELOPER/PROMOTER.

AND WHEREAS the DEVELOPER/VENDOR accordingly shall sell and the Purchaser shall purchase acquire the said flat/s becoming member/share holder/ constituent of the proposed cooperative society and the Purchaser shall pay to the DEVELOPER Rs. 16 33 500/- (Rupees Sixteen Lakh Thirty Three Thousand Five Hundred only only) plus amenity Charges. 1 50 000/- (Rupees one Lakh fifty THOUSAND only only) total Rs. 17 83 500/- (Rupees seventeen Lakh Eighty Three Thousand five Hundred only only) as the agreed price/consideration in respect of the said flat/shop No 105 on First Floor. In Saffron "Building in area admeasuring about 425 Sq. ft (Carpet) of the complex "Panvelkar Bhoomi" (which is inclusive of the area of balconies and flower bed/s) allotted to the Purchaser and shown and marked according on the floor plan annexed hereto.

Subhash

Digesh
Pharma

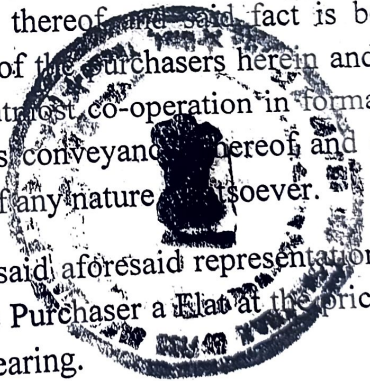
उ ह न.२	
५७३३	२०१३
५	७८



(Rupees Sixteen Lacs Thirty Three Thousand
Five Hundred only Charges. 1,50,000 only) plus amenity
 (Rupees Seventeen Lacs Eighty Three Thousand
Five Hundred only total Rs. 17,83,500/-
 WHEREAS the BUILDER/DEVELOPER has accepted the said offer made
 by the Purchaser.

AND WHEREAS the Purchaser has examined the approved plan of the building and floor, the nature and quality of construction, fittings, fixtures, facilities and amenities provided/ to the provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

AND WHEREAS the Purchaser has seen site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that there are several buildings/wings to be constructed on the said property and the OWNER/PROMOTER/DEVELOPER will be carrying on the construction and completing the building in phase manner and that as and when the building are completed, the entire flats therein are sold out, the co-operative housing societies of such buildings will be formed and accordingly the conveyances of land on which the buildings are constructed will be conveyed to such respective co-operative societies/federal society etc and it shall be the sole discretion of the OWNER/DEVELOPER to form such societies and to execute the conveyance/s thereof and the said fact is being brought to the clear knowledge and notice of the purchasers herein and the purchaser has granted his/her sincere and utmost co-operation in formation such co-operation housing societies and its conveyance thereof and shall not raise objection, hindrances and claims of any nature whatsoever.



AND WHEREAS relying upon the said aforesaid representation, the VENDOR/DEVELOPER agreed to sell the Purchaser a Flat at the price and on the terms and condition herein after appearing.

AND WHEREAS the list of amenities, copy 7/12, certificate of Title issued by the Advocate of the OWNER/PROMOTER/DEVELOPER to the said property. And the floor plan approved by the municipal authority have been annexed hereto marked as Annexure "A", "B" "C" & "D" respectively.

AND WHEREAS upon completion of the proposed development of the said property as stated above the VENDOR/DEVELOPER has agreed to complete sell and cause to convey the said property so developed in favour

Subhash

*Prakash
Ganman*

उहज.२	
५०३३	३०९३
३	५६

MR/MRS. Subhash Arumugam
 aged about 27 Years, PAN CARD No AUUPA1159J

MR/MRS. _____
 aged about _____ Years, PAN CARD No _____
 R/at R.No. 12, chawl NO-6, Shridh society,
MP Road, Bharat, Bhoir, Nagar, Dombivli,
 hereinafter called and referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assignees) THE PARTY OF THE SECOND PART.

WHEREAS the Vendors/developer/promoter are the owners in respect of the following plots/properties 1). Survey No. 27, Hissa No. 3/5 (Old Survey No. 27, Hissa No. 3/2), Area Admeasuring about 0-10-0 H-R-P, Plus Pot Kharaba Land admeasuring about 0-00-2 H-R-P, Revenue Assessment Rs. 0-03 Paisa, 2). Survey No. 27, Hissa No. 3/7 (Old Survey No. 27, Hissa No. 3/4), Area admeasuring about 0-72-0 H-R-P plus Pot Kharaba Land admeasuring about 0-02-6 H-R-P, Revenue Assessment Rs. 13- 79 Paisa (Total Area equivalent to 8480 Sq. Meters), both the said plots lying and situate at Revenue Village- Kharvai, Ambernath, Taluka Ambernath, Dist - Thane and more particularly described in the SCHEDULE hereunder written, hereinafter for the sake of brevity the said two plots jointly called and referred to as "THE SAID PROPERTY".

AND WHEREAS the party of first part with the intention of development over said property, had purchased the said property from previous owners Shri. Vishwanath Ramchandra Panvelkar and two others vide registered Sale dated 16/2/2012, duly registered with Sub-Registrar of Assurance, Ulhasnagar-2 under Serial No. 6648/2012 for valuable consideration.

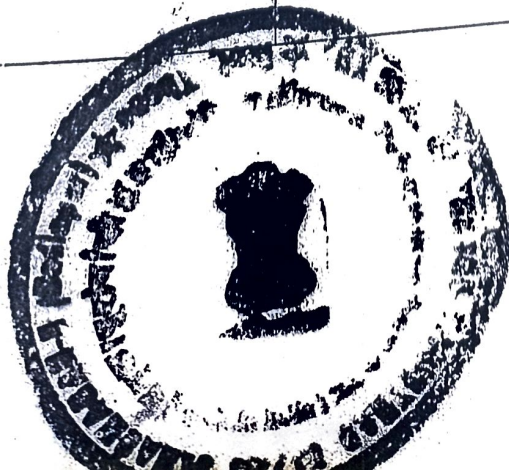
AND WHEREAS necessary building permission has been obtained by the **PROMOTER** from the **KULGOAN BADLAPUR MUNICIPAL COUNCIL**, Bearing No. K.B.N.P/BPA/00117/2012, Unit No. 350 - Outward No. K.B.N.P/NRV/BP/2539-350, Dated 03/02/2012 for an area admeasuring about 4927 Sq. Meters out of the area of the said property on the terms and conditions more particularly mentioned therein.

AND WHEREAS after inspection of the documents and plans and permission, the purchaser herein offered to purchase Flat/Shop No, 105 on first Floor, in "Saffron" Building for an area admeasuring about 425 Sq. ft (Bldg NO-2 Carpet) of the said complex "Panvelkar Bhoomi" at and for price /consideration of Rs. 16,33,500/-



उ ह न. २	
५०३३	२०९३
१	५६

(Name of Document)	Agreement For Sale
(Registration Details)	Registrable/Non Registrable if Registrable Name of S.R.O. Ulhasnagar-2
(Franking Unique No.)	55388
(Property Description in brief)	(Village- Kharvai, Tal. Ambarnath, S.R.No./C.S.T. No. Area Sq. Ft.)
(Consideration Amount)	17,83,500/-
(Stamp Purchasers Name)	Mr. Suhas Arumugarn
(Name of the other Party)	M/s. Panvelkar Bhoomi
(if Though Name & Address)	
(Stamp Duty Amount)	(Rupees Eighty Nine Thousand Two Hundred Only)
(Authorized Person's full Signature & Seal)	For Ambarnath Jai-Hind Co-op. Bank Ltd., Ambarnath Ambarnath Kamshankar Authorised Signatory





कुळगांव बदलापूर नगरपरिषद

म. प्र.

नगरपालिका १९ इच्छासूच (नगर, पंचिका नमबर, आरंभ विधानसभेचे, बदलापूर जिल्हा क्षेत्र (पूर्व) कुळगांव, पिन-४१११०६, म.प्र.राज्य वि.प्र.ने.
(फोन:- kbmc123@gmail.com, वेबसाईट:- http://kbmc.gov.in)

ज. प्र. कु. व. प्र. प. न. सं. / ४४३४ / २०१५-२०१६

दिनांक : २०/०८/२०१५

भाग बांधकाम पूर्णतेचा दाखला/भोगवटा प्रमाणपत्र

प्रति,

से.एम.के.एल.ए. भूमीचे बांधकाम श्री.अशंती टी.परमार व इतर आणि बर्डेड जे.इ.नामी व इतर,
टाए श्री.वि.एच.पैच, बाळुशिवपार, कुळगांव-बदलापूर.

श्री.पी.एच.पैच, बाळुशिवपार बांधकाम परवाना क्र. सी३/७४/२०१३ याचे दिनांक १४/८/२०१५ रोजीचे अर्जावजा दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपालिका इटीएम व.प्र.१७, डि.प्र.३/७ व व.प्र.३४/१, जीजे कारवाई, कुळगांव-बदलापूर नगरपालिका बांधकाम परवानगी, ज.प्र. कुळगांव/नरीक/बांध/१०२८-११७ डि.४/४/२०१३ अन्वये मंजूर केलेल्या मकानांचे प्रकल्पे संपूर्ण बांधकाम पूर्ण केले आहे. उच्च स्थाना भोक्तांच्या मकानांचे दिग्दर्शन त्यांचे दुकरी दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामची बांधकामाची देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख २४/४/२०१५)

मकाने	दिग्दर्शन नं-१	दिग्दर्शन नं-२	दिग्दर्शन नं-३	दिग्दर्शन नं-४	बांधकाम
	शंख्या	शंख्या	शंख्या	शंख्या	
१) तळघर	--	--	--	भाग	
२) दिवा	भाग	भाग			
३) तळमजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१७ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१७ खोल्या	
४) पहिला मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
५) दुसरा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
६) तिसरा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
७) चौथा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
८) पाचवा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
९) छठावा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
१०) सातवा मजला	४ ब्लॉक-१२ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	१ ब्लॉक-१८ खोल्या	
एकूण-	३२ ब्लॉक-१७३ खोल्या	४८ ब्लॉक-१७३ खोल्या	४८ ब्लॉक-१७३ खोल्या	४८ ब्लॉक-१७३ खोल्या	

- जेव्हा कच्चा (बाळुशिवपार) बांधकाम करणारा आत्म/आत्मी असेल तर त्याचे समोरील व वरील १/२ क्षेत्रासाठी, सुपरसेल, सटसं अथवा हीना लावणे, अधिचार्य राहील व पॅसेजेट सोडून उरतील समोरील क्षेत्रासाठी कोव्हड रोटास बांधकाम आचरण्याक राहील.
- उच्च स्थानासह बांधकाम व टोस जमोअस्ता बाळुशिवपार बांधकाम अन्वये असणार नाही.
- भोगवटा प्रमाणपत्र सोबत वरीलिले मकानांमधील बांधकामा बांधकामा इतर बांधकाम हे अनधिकृत समजण्यात येऊन त्यावर बंधनकारक बांधकाम व नगर रचना अधिनियम १९६१ चे कलम ५१ ते ५६ मुदत कार्याचा करणारा बर्डेड यांची मोड घ्यावी.
- अधिकृत बांधकाम अन्वयेतील जागा नगरपालिकेस हस्तांतरित करावी लागेल. टोस व पॉइंट टोस बांधकाम करणे.



सहायक नगर रचनाकार
कुळगांव-बदलापूर नगरपालिका
कुळगांव



मुख्याधिकारी तथा निधीभंग अधिकारी
कुळगांव-बदलापूर नगरपालिका
कुळगांव

१) कर विभाग, कुळगांव-बदलापूर नगरपालिका

उ ह न - ४

2848	2020
४४	५०