

Ward No. : 3/10  
Village : Manjarli  
Shop / Flat / Area : 46.11 sq. Metres (carpet)  
Actual Value : Rs. 27,07,200/-  
Market Value : Rs. \_\_\_\_\_

### AGREEMENT FOR SALE

This Agreement made at **Badlapur**  
on this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_\_

BETWEEN

Shan  
A. H. H. H.

MP Bahani

M/s Mohan Lifespaces LLP, a Limited Liability Partnership firm, registered under Limited Liability Partnership Act, 2008, having its office at G-1, Ground Floor, Mohan Plaza, Near Mohan Pride, Walye Nagar, Kalyan (W), Dist. Thane, through its partners Mr. Manish Prasad Bhatnagar Permanent Account (PAN) No. AASF8768R (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the First Part.

38  
99.8/10/2011  
Y

A N D

Mr. ROHAN SUHAS TARKAR

Mrs. AMRUTA LAXMAN PATKAR

aged about 29/29 years, occupation \_\_\_\_\_ residing Type-I Building No-19, Room No-253, Grocer Floor Hill Side IT Powai Mumbai - 400076

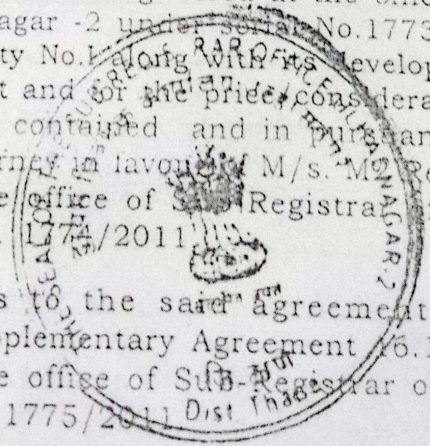
hereinafter called and referred to as the Purchaser having Income Tax Permanent Account (PAN) No. AFPT0854B (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Manohar Kanu Mhaskar and others are the owner of a those pieces and parcels of land lying, being and situate at village Manjari Taluka Ambernath, District Thane, bearing

Gut No.	Hissa No.	Area (sq.metres)
1	10	5280
1	21	4010

hereinafter called and referred to as the "Property No.1".

AND WHEREAS the above said owners by and under agreement for Sale cum development dated 07.11.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar -2 under serial No.1773 on 15.02.2011 agreed to sell the said Property No.1 along with its development rights to as M/s. M2 Realtors L.L.P. at and for the price consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the power of attorney in favour of M/s. M2 Realtors L.L.P. and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 1774/2011



AND WHEREAS the parties to the said agreement and power of attorney further executed Supplementary Agreement 16.12.2010 and the same is also registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No.1775/2011 Dist Thane

AND WHEREAS further one of the Owner, Sau. Shilpa Sadanand Mhatre by and under Deed of Confirmation dated 21.02.2011 registered at the office of Sub-Registrar of Assurances at Ulhasnagar -2 under serial No.1913

Rohan

... Limited Liability Partnership Act, 2008, having its office at G-1, Ground Floor, Mohan Plaza, Near Mohan Pride, Wayale Nagar, Kalyan (W), Dist. Thane, through its partners Mr Manish parvram Bhatnagar hereinafter called and referred to as the Promoters having Income Tax Permanent Account (PAN) No. AASF8768R (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their heirs, legal representatives, executors and administrator) being the Party of the First Part.

A N D

Mr ROHAN SUHAS TARKAR  
Mrs. AMRUTA LAXMAN PATKAR

aged about 29/29 years, occupation \_\_\_\_\_ residing at Type I Building NO-19, Room NO-253, Ground floor, Hill side IT Powai Mumbai- 400076

hereinafter called and referred to as the Purchaser having Income Tax Permanent Account (PAN) No. APPPT0854B (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Manohar Kanu Mhaskar and others are the owner of all those pieces and parcels of land lying, being and situate at village Manjarli, Taluka Ambernath, District Thane, bearing

Gu No.	Hissa No.	Area (sq.metres)
1	10	5280
1	21	4010

hereinafter called and referred to as the "Property No.I".

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AND WHEREAS further one of the Owner, Sau. Shilpa Sadanand Mhatre by and under Deed of Confirmation dated 21.02.2011 registered at the office of Sub-Registrar of Assurances at Ulhasnagar -2 under serial No.1913

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Taluka Ambernath

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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 stilt/ parking spaces made by the Promoter to any intending purchaser.

March 2016

NOW THIS AGREEMENT WITNESSETH THAT by the end of March 2016 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the scheme of construction known as "Mohan Greenwoods" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said buildings and the Promoters agree to sell and cause to convey the said property and the Promoters agree to sell absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / shops / tenements / galas and garages etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / shops / tenements / galas and garages etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Rs. 27,07,200/- (Rupees Twenty Seven lac Seven

Thousand two Hundred only) in respect of the said flat/shop/unit No. 701 on 7th floor in      Wing, Bldg Type 14 in phase III in the scheme known as "Mohan Greenwoods" area admeasuring 46.11 sq. metres carpet area (which is inclusive of balconies, patio, flower bed cub-board area etc.) allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS the Promoter has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the stilt 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 stilt/ parking spaces made by the Promoter to any intending purchaser.

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

- 1. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the con-

*[Signature]*  
A. P. H. S. R.

*[Signature]*  
M. Mohan

concerned local authority and which have been seen and approved by the Promoters 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 express and irrevocable consent for the same. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat/shop/unit No. 701 on 7th floor in Wing, Bldg Type 14 in the scheme known as "Mohan

Greenwoods" area admeasuring 46.11 sq. metres carpet area (which is inclusive balconies, patio, flower bed cub-board area etc.) allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto hereinafter referred to as "the said premises") for the consideration of Rs. 27,07,200/- (Rupees Twenty

Seven lac Seven Thousand two Hundred Only) and the Purchaser agrees to pay the above consideration in the following manner:

- (a) 05% on booking of the flat
  - (b) 20% within 15 days after the booking date
  - (c) 15% on completion of Plinth work
  - (d) 50% on casting of RCC Slab divided as per number of slabs
  - (e) 05% on walling
  - (f) 03% on internal and external Plaster
  - (g) 02% at the time of intimation of possession
- 100%

The Purchaser also agrees and assures to pay as and when demanded by the Promoter:

- (i) requisite service tax, value added tax and other levies as may be levied by the state government and semi-government authorities.
- (ii) requisite corpus fund as may be decided by the Promoter from time to time and the same shall not be withhold on any ground/ reason whatsoever.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be in essence of contract. All the above respective payments shall be made within 7 days of the Promoters / Builders sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting / registered post A.D. / Courier Service at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

2. The Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.

*Handwritten signatures and names at the bottom of the page.*

3. The Promoter hereby de index as mentioned in to the notice of the P fully aware that the velopment rights to erty and thereby cot chaser herein has g for the same and th ers in personal ca cooperative housin will not raise any cooperation for th Development Rig other increases a tional constructi Municipal Corpo

4. THE Promoter k etable title b the Purchaser ance of the sai the purchaser constructed free from all clear and m convey to th on the exec ers in favo

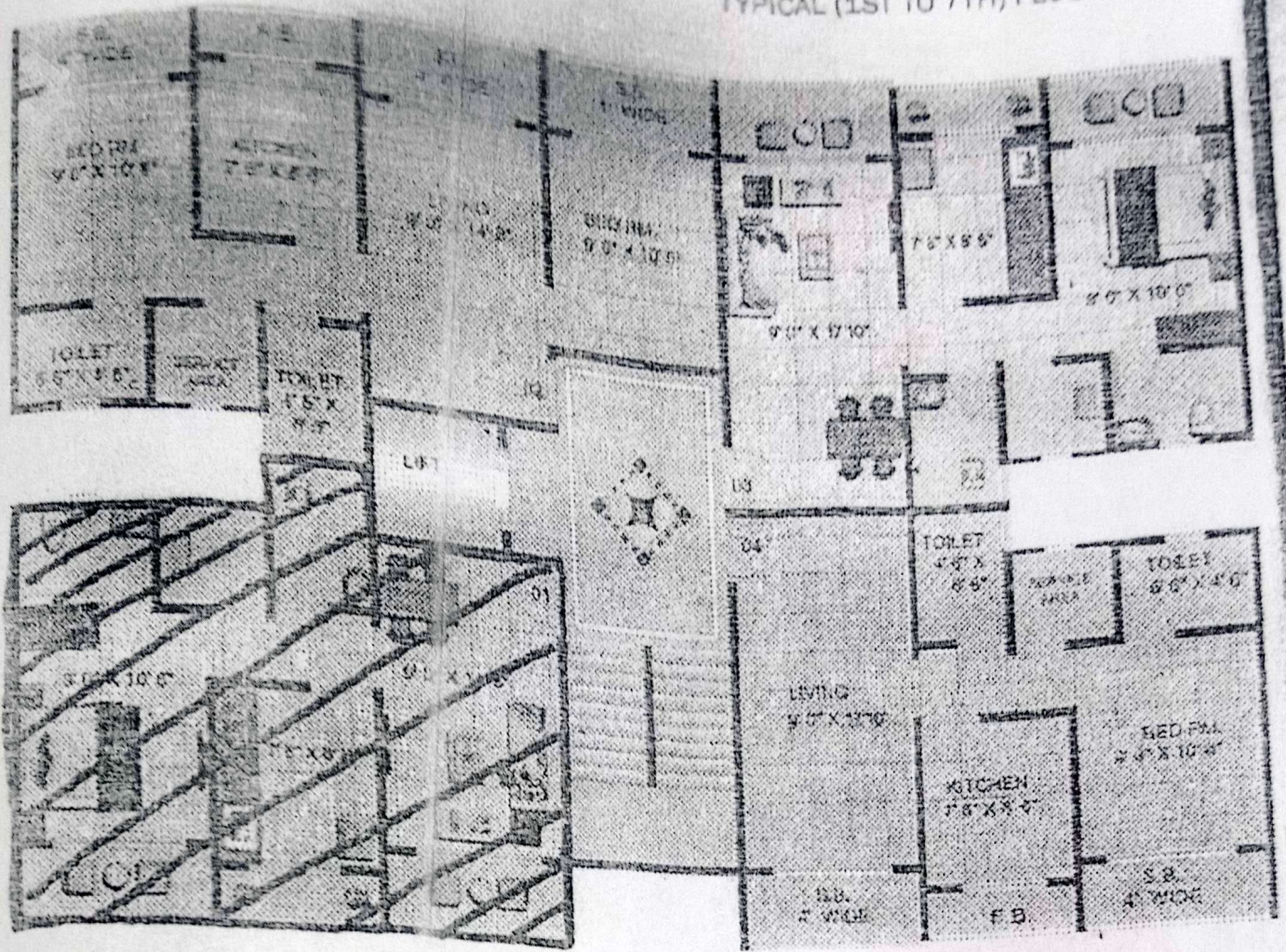
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Shop / Flat No. 70 Floor 7th

Area 46.11 Mtr<sup>2</sup> Sq. Ft. (Carpet)

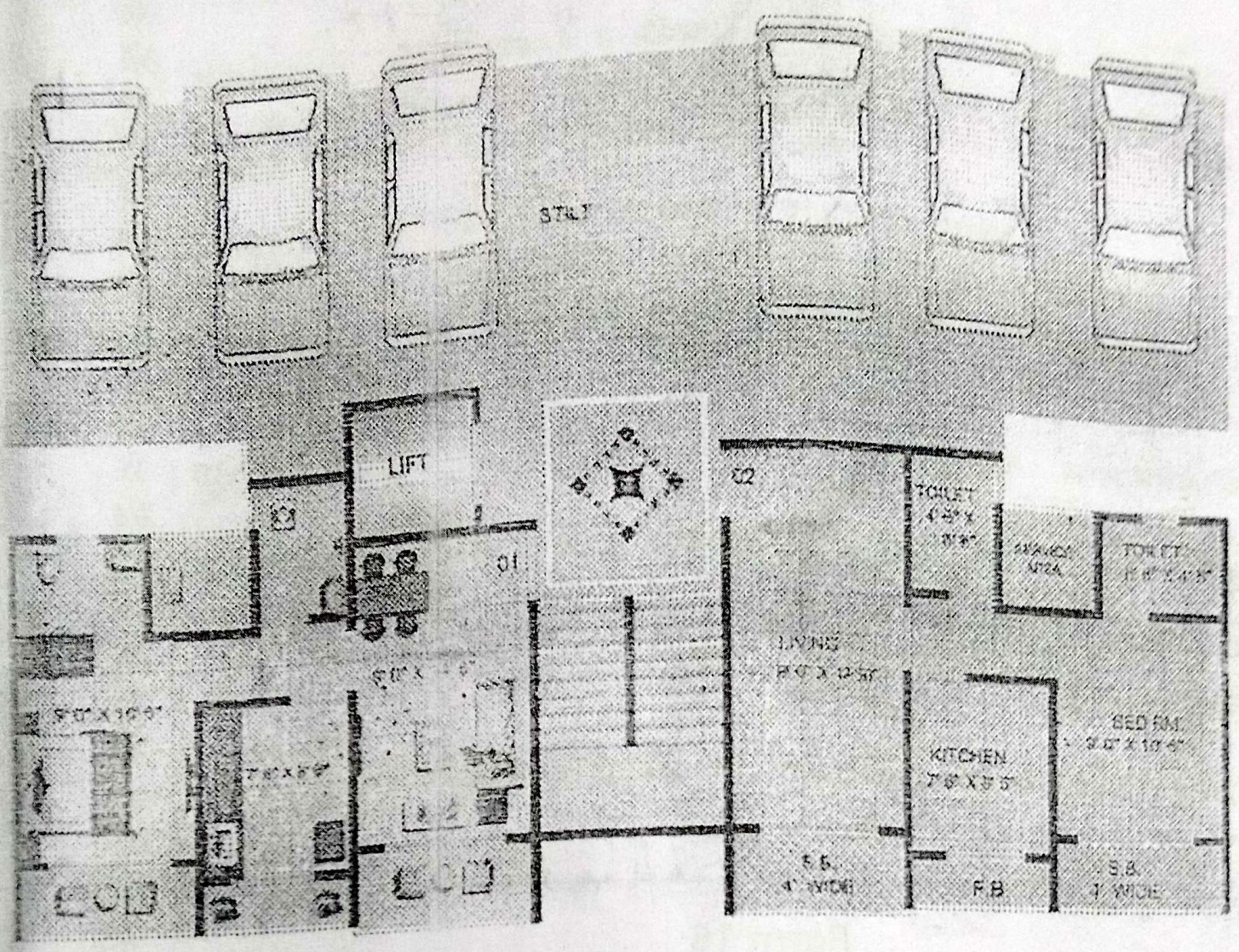
Yashwanth  
MP Bahani  
A.L. Patil

Building No. 14



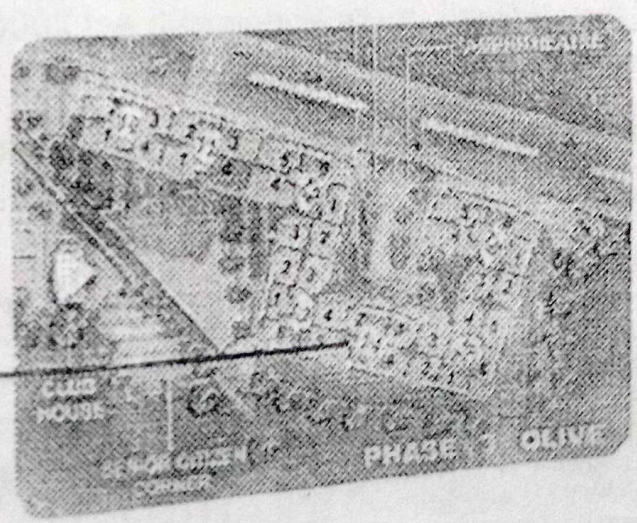
BUILDING 14

GROUND FLOOR PLAN



Shop / Flat No. \_\_\_\_\_ Floor \_\_\_\_\_

Area \_\_\_\_\_ Sq. Ft. (Carpet)



Building No 14

MOHAN GREENWOODS PHASE-III CHS LTD  
REGN NO. TNA/AMB/HSG/(TC)/30055/2017-2018 YEAR 2017 DATED: 25-9-2017  
Gut No.1, H No.10,21,6,12,23,19,11 & Gut No.5 H No.14, Manjarli Gaon, Badlapur (W) - 421503

**BILL / DEMAND NOTICE**

ROHAN SUHAS TARKAR

FLAT NO.: 14/701

BILL FOR THE PERIOD OF 1-Nov-23 To 30-Nov-23

BILL NO. : MG323-24/2223.

BILL DATE : 1-11-2023

Sr.	PARTICULARS	AREA: 720 SQ.FEET	DUE DATE : 25-Nov-23	AMOUNT
1	CONTRIBUTION FOR REPAIRS & MAINTENANCE			432.00
2	CONTRIBUTION FOR SINKING FUND			72.00
3	CONTRIBUTION FOR BUILDING FUND			72.00
4	CONTRIBUTION FOR EDUCATION FUND			10.00
5	CONTRIBUTION FOR ELECTRICITY CHARGES			500.00
6	CONTRIBUTION FOR WATER CHARGES			100.00
7	CONTRIBUTION FOR LIFT MAINTENANCE			145.00
8	CONTRIBUTION FOR SERVICE CHARGES			900.00
<b>TOTAL</b>				2,231.00
PRINCIPAL ARREARS: 4,461.00				ADD: INTEREST 78.00
INTEREST ARREARS: 39.00				ARREARS 4,500.00
				Less: ADVANCE
<b>GRAND TOTAL</b>				<b>₹ 6,809.00</b>

Amount in Words : Rs. Six Thousand Eight Hundred Nine Only

**NOTE:**

1. Payment should be made in favour of MOHAN GREENWOODS PHASE-III CHS LTD & A/c PAYEE ONLY.
2. Interest on Arrears @21% p.a. will be charged if payment NOT received before Due Date i.e 25th of every Month.
3. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq.
4. If any Query or E-Receipt please be sent to "mohangreenwoodsphase3@gmail.com" mentioning Bldg No. & Flat No
5. MEMBERS ARE REQUESTED TO COMPULSORILY OBTAIN NOC FROM SOCIETY OFFICE BEFORE GIVING THEIR FLAT ON RENT. THIS IS APPLICABLE FOR RENEWAL ALSO.

E.& O.E.

FOR MOHAN GREENWOODS PHASE-III CHS LTD

Bank & Branch : DNSB Ltd, BADLAPUR (W)  
A/c No. : 052010101425906 IFS Code : DNSB0000019

AUTHORISED SIGNATORY

This is a Computer Generated Invoice no signature required.

\*\*\*HAPPY DIWALI 2023\*\*\*



Share Certificate No. 200

Member's Regn. No. 200

No. of Shares 10

**MOHAN GREEN WOODS PHASE - 3  
CO-OP. HSG. SOCIETY LTD.**


Regn. No. : TNA / AMB / HSG / (TC) / 30055 / Year 2017-2018 Dated 25/09/2017  
Gut No.1, H No.10,21,6,12,23,19,11 & Gut No.5 H No.14, Manjarli Gaon, Badlapur (W) - 421503.  
Tal. Ambarnath, Dist. Thane, Maharashtra.



(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that **ROHAN SUHAS TARKAR** is the Registered Holder of **10** fully paid up share of Rs. FIFTY each numbered from **1991** to **2000** both inclusive, in **MOHAN GREEN WOODS PHASE -3** Co-operative Hsg. Soc. Ltd. Badlapur (W) subject to the Bye-laws of the Said Society.

Given under the Common Seal of the said Society on Wednesday this Fifteenth day of May Two Thousand Nineteen.

  
Authorised  
M.C. Member

  
Secretary

  
Chairman

(P.T.O.)

Date: 16<sup>th</sup> February 2015

To,

Mr.Rohan Suhas Tarkar

Type-1, Building No-19, Room No-253

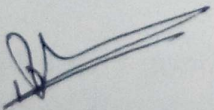
Ground Floor, Hill side IIT Powai, Mumbai-400076

SUBJECT: Handing over possession of your booked Flat being Flat No. 701 in building No: 14 in your Project "**MOHAN GREENWOODS**" for required interior work.

Dear Sir,

We are in receipt of your letter dated 10<sup>th</sup> February 2016 to which we have to state as under;

1. We agree and confirm that you have purchased a flat no. 701 on 7<sup>th</sup> Floor in Bldg No: 14 at Mohan Greenwoods on 14-11-2014 for total consideration of Rs.27,07,200/- (Rupees Twenty Seven Lac Seven Thousand Two Hundred Only ) and registered the Sale Agreement having Serial No.11687 on 30-12-2015
2. We understand that you are required to carry out certain changes/interior work in your Flat before it's becomes suitable for habitat for you and your family and we have no objection in handing over possession of your flat to you in that regard.
3. As already informed to you, you are requested to pay Advance maintenance charges, Corpus Fund, Service Tax, VAT as applicable and balance consideration before taking possession for interior works as desired by you. Further we have already applied for Electricity and Water meters which will be provided during the time of formal possession of flat to you and you will not dispute regarding the same now.



**MOHAN LIFESPACES LLP**

Site Office : Mohan Greenwoods, Survey number 1, Manjarli Gaon, Pipeline Road, Manjarli, Badlapur West

Tel.: 0251 - 2910786 / 8 | Email: in.o@mohan-group.com | www.mohan-group.com



मजला	विल्डींग नं - १४	विल्डींग नं - १५	विल्डींग नं - १६
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३) पहिला मजला	४ ब्लॉक - १४ खोल्या	६ ब्लॉक - २० खोल्या	६ ब्लॉक - २४ खोल्या
४) दुसरा मजला	४ ब्लॉक - १४ खोल्या	६ ब्लॉक - २० खोल्या	६ ब्लॉक - २४ खोल्या
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७) पाचवा मजला	४ ब्लॉक - १४ खोल्या	६ ब्लॉक - २० खोल्या	६ ब्लॉक - २४ खोल्या
८) सहावा मजला	४ ब्लॉक - १४ खोल्या	६ ब्लॉक - २० खोल्या	६ ब्लॉक - २४ खोल्या
९) सातवा मजला	४ ब्लॉक - १४ खोल्या	६ ब्लॉक - २० खोल्या	६ ब्लॉक - २४ खोल्या
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रहिवास, याणिज्य  
 कळव हाकस

- जेव्हा सज्जा (बाळकनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुवर्स म्नास, शटर्स अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोरील क्षेत्रासाठी स्लेज्ड शेटर्स बंदिस्त करणे आवश्यक राहिल.
- तसेच तळमजल्यास व टॅरेस फ्लोअरला बाळकनी बंदिस्त करणे अनुज्ञेय असण्यात नाही.
- बांधकाम पूर्णतेच्या दाखल्या सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कारवाई करण्यात येईल याची नोंद घ्यावी.
- सविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता व्हीदीकरणसाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टॅरेस व पॉकेट टेरेस बंदिस्त करू नये.
- पावसाळी पाणी वाया जावू नये यासाठी रूफ टॉप हार्व्हिस्टिंग करणेत यावे व पाणी जमीनीमध्ये मुरवावे.
- आवश्यकता असल्यास पर्यावरण विभागाचा ना हरकत दाखला घेण्यात यावा.

सहाय्यक नगर रचनाकार  
 कुळाव-बदलापूर नगरपरिषद  
 कुळाव.



29/11/17  
 मुख्याधिकारी तथा नियोजन प्राधिकारी  
 कुळाव-बदलापूर नगरपरिषद  
 कुळाव.

प्रत-कर विभाग, कुळाव-बदलापूर नगरपरिषद

**Vipul Ambade**  
 Advocate

G-1, Mohan Plaza, Next to Mohan Pride,  
 Wayle Nagar, Khadakpada, Kalyan (W),  
 Pin-421301. ☎ : 0251-2305999

Ref No: ML/MG/DL/F2058

**MOHAN**  
**Greenwoods**  
Date: 2/Jan/16

To,  
Mr.Rohan Suhas Tarkar

Type-1, Building No-19, Room No-253 Ground Floor,  
Hill side IIT Powai, Mumbai-400076

**Contact No: 7738181827/ 9819352381**

Ref: Your Flat No.701 on 7th floor in Building No 14, at 'MOHAN GREENWOODS' Badlapur

Dear Sir/Madam,

We are Glad to inform you that we have Completed Flooring & Plumbing Etc of the above said Flat in our Project Mohan Greenwoods. We hereby inform you that following is the demand against your booked Flat as per stage of construction

Total Cost of Your Flat:	Rs. 2,707,200/-
Demand as per work completed @ 98% (Flooring & Plumbing Etc Completed)	Rs. 2,653,056/-
Less: amount paid by you :	Rs. 307,200/-
<b>Net Payable:</b>	<b>Rs. 2,345,856/-</b>

In Words: Twenty Three Lac Fourty Five Thousand Eight Hundred Fifty Six Only

**You are hereby requested to pay Rs.2345856/- in Favour of "Mohan Lifespaces LLP" Ac No - CLCA 110003"Corporation Bank. Branch Ulhasnagar - 3 within one week from date of this Letter**

<b>Applicable Service Tax on Current Demand</b>	
Total Service Tax Payable till Current Demand	Rs.92,857/-
Less Service Tax Paid by you	Rs.94,752/-
<b>Net Service Tax Payable</b>	<b>-Rs.1,895/-</b>

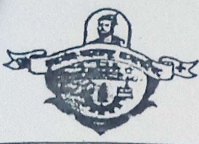
**NOTE: Service Tax Paid as per Demand**

**Please Note that delay in payments shall attract a delayed payment charges @ 24.00% p.a. Please Turover for detail working of Service Tax.**

With regards.

Mohan Lifespaces LLP

(Note: being a computer generated letter, signature is not required)



# कुळगांव बदलापूर नगरपरिषद

नगरपरिषद दुबे रुग्णालय ईमारत, पहिला मजला, आदर्श विद्यामंदिर रोड, बदलापूर रेल्वे स्टेशन (पूर्व) कुळगांव, पिन-४२१३०३, ज्य. अंधेराय वि. शा. ना.  
ईमेल:- [coud.kulgaonbadalapur@maharashtra.gov.in](mailto:coud.kulgaonbadalapur@maharashtra.gov.in), वेबसाईट:- <http://kbmc.gov.in>

जावक क्रमांक/कु-ब.न.प./नरवि/ ३४८०

/२०१७-२०१८

दिनांक : ०२/०५/२०१७

## बांधकाम पूर्णतेचा दाखला

प्रति,

मे.एम-२ रिजल्टर्स लि.लॅबिलीटीचे भागीदार  
श्री.जितेंद्र एम.लालचंदानी व श्री.मनोहर एच.मनचंदया,  
व्हास श्री.व्ही.एस.वैद्य (वास्तुशिल्पकार) बदलापूर

श्री.व्ही.एस.वैद्य (वास्तुशिल्पकार) बदलापूर. बांधकाम परवाना क्र. सीओ/७५/२०३३ यांचे दिनांक २८/४/२०१७ रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत गट.नं.१ पैकी व गट नं.५ पैकी मोजे मांजली, (प्लॉट नं.३) ता.अंबरनाथ कुळगांव-बदलापूर नगरपरिषद यांचे कडील सुधारीत बांधकाम परवानगी जा.क्र. कुबनप/नरवि/ बांप /२९४-३६/२०१२-१३ दि.२१/२/२०१३ सुधारीत बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बांप/ ३५८२-२६ दि.०२/०५/२०१७ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे. तरी खालील अटीवर बांधकाम पूर्णतेचा दाखला देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख २८/०४/२०१७

मजले	बंगला				वापर
	संख्या	ब्लॉक	संख्या	खोल्या	
१) तळमजला	१	ब्लॉक	३	खोल्या	रहिवास
२) पहिला मजला	--	--	२	खोल्या	
एकूण-	१	ब्लॉक	५	खोल्या	

- जेव्हा सज्जा (बाल्कनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुवर्स ग्लाम, गटर्स अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेजंड शेटर्स बंदिस्त करणे आवश्यक राहिल.
- तसेच तळमजल्यास व टेरस फ्लोअरला बाल्कनी बंदिस्त करणे अनुज्ञेय असणार नाही.
- बांधकाम पूर्णतेच्या दाखल्या सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरस व पॉकेट टेरस बंदिस्त करू नये.
- पावसाळी पाणी वाया जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करणेत यावे व पाणी जमीनीमध्ये मुरवावे.
- आवश्यकता असल्यास पर्यावरण विभागाचा ना हरकत दाखला घेण्यात यावा.

सहाय्यक नगररचनाकार  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव.



मुख्याधिकारी तथा नियोजन प्राधिकारी  
कुळगांव-बदलापूर नगरपरिषद

कुळगांव.  
**Vipul Ambade**  
Advocate

G-1, Mohan Plaza, Next to Mohan Pride,  
Wayle Nagar, Khadakpada, Kalyan (W),  
Pin-421301. ☎ : 0251-2305999

प्रति,

१) कर विभाग, कुळगांव-बदलापूर नगरपरिषद



30/12/2015

मूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 11687/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) मांजली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2707200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2512000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: इतर माहिती: मौजे मांजली, गट नं. 1 पैकी व गट नं. 5 पैकी क्षेत्र 25220.47 चौ.मी. यावरील मोहन ग्रीनवुड्स, बिल्डींग नं.- 14, फेज- 3, सातवा मजला, सदनिका क्र. 701 क्षेत्र 46.11 चौ.मी. कारपेट (( GAT NUMBER : 1 पैकी व 5 पैकी ; ))
(5) क्षेत्रफळ	1) 46.11 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मोहन लाईफ स्पेशस एल.एल. पी तर्फे भागीदार मनिष पी. बहराणी यांचे कु.मु. म्हणुन श्री. किरण शिवाजी मांडे -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मोहन प्लाझा, ब्लॉक नं:-, रोड नं: वायले नगर, खडकपाडा कल्याण प., महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन नं:-AASF8768R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. रोहन सुहास तारकर वय:-29; पत्ता:-, - , हिल साईड, , रम नं. 253, वि.न. 19, टाईप 1, आय आय टी पवई मुंबई, पवई ईईट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400076 पॅन नं:-AFPPT0854B 2): नाव:-अमृता लक्ष्मण पाटकर वय:-29; पत्ता:-, - , हिल साईड, , रम नं 253 वि.न. 19, टाईप 1, आय आय टी पवई मुंबई, पवई ईईट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400076 पॅन नं:-AYRPP1049B
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	11687/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	135400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27080
(14) शेर	



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर - २

मुल्यांकनासाठी विचारात घेतलेल्या तपशील :-

मुद्रांक शुल्क आकारनामा निवडलेल्या 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.