



पिक्री ठिकाण, तहसिल कार्यालयातपोर रु. 9000/-

अ. नं. e380 तारीख-28/3/2008

नांव - ~~संजीव वेंकटेश कुंदे~~ संजीव वेंकटेश कुंदे

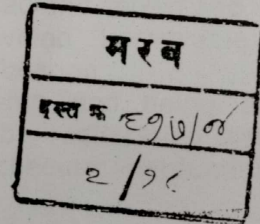
हस्ते - ~~संजीव वेंकटेश कुंदे~~ संजीव वेंकटेश कुंदे

Bunde
सही
मेणायाची

संजय वेंकटेश
संजय सी. गुजरे
परवाना नं. १०/८८



M. Ram
23/3/04
Sub Treasury Officer
Shahapur



VILLAGE VASIND TAL.SHAHAPUR, DIST.THANE.

"KAMAL VIHAR " Wing-B, FLAT NO.2, SECOUND FLOOR, FLAT AREA

511-00Sq.Ft.built up, Actual Value Rs.2,96,380/-Market Value Rs.2,96,380/-

Stamp Rs. 6,000/-

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Shahapur on This 24th day of the MARCH. month 2004.

: BETWEEN :

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AGREEMENT

This **AGREEMENT** is made and entered into at Shahapur on This 24th Day of March, 2009 **BETWEEN M/s. BAJAJ DEVELOPERS** a Proprietorship Firm, having its Registered Office at Vasind, District Thane, through its Proprietor Shri SUNIL RAJARAM BAJAJ, Hindu, Age about 31years, Occ. Business, Residing at Vasind, Dist. Thane, hereafter refered to as the **PROMOTER** of the **FIRST PART**;

AND

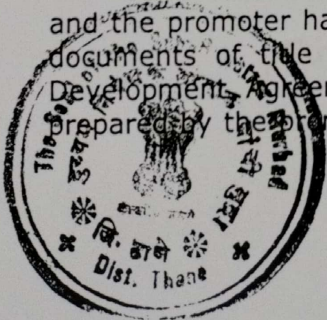
Mr./Mrs. Bahiru Kara Kunde Age 36 & 27 mrs. Sangeeta Bahiru Kunde Age 27 years, age Years. Occ. Service, Residing at Vasind, Tal. Shahapur Dist. Thane Hereafter refered to as the **PURCHASER** of the **OTHER PART** .

WHEREAS the Promoter is owned, possessed and seized and Sufficiently entitled to deal and dispose of and develop immovable Property being piece and parcel of Gaathan land bearing CTS no. **755** Admeasuring about 545.2 Sq.Mtrs. lying and being at village Vasind, Tal. Shahapur, Dist. Thane within sub - registration Dist. Thane, more Particularly described in the First Schedule hereunder written, hereafter Referred to as the "Said Land" .

AND WHEREAS the promoters name appeared in the revenue records in respect of the said land as the owners and the holders of the said land .

AND WHEREAS the vendors being in possession of the said land and wants to construct new mlti- storied building thereon i.e. ground + 2 floors as per the plan passed by the Vasind Grampanchayat vide their letter dated 19/03/02 bearing no. 1027.

AND WHEREAS the flat purchaser demanded from the promoter and the promoter has given inspection to the flat Purchaser of all the documents of title relating to the said land, the said Order, the Development Agreement and the plans, designs and specifications prepared by the promoters Architects SHRI R.K. ASSOCIATES and such



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other documents as are specified under the Maharashtra Ownership Flats Regulation of the Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereafter referred to as " the said Act ") and rules made thereunder .

AND WHEREAS the copies of the Certificate of Title issued by Advocate of the Promoter ,copies of extract of village Forums VI or VII and XII or any other relevant revenue records showing the nature of the title of the vendors to the said land , and the copies of the plans of the Flats/shops agreed to be purchased by the purchaser approved by the concerned authority have been annexed .

AND WHEREAS the Promoter has accordingly commenced the construction of the said building/s in accordance with the said plans.

AND WHEREAS the purchaser has applied to the Promoter for allotment to the flat no./ shop no. 2 on II floor in building known as **KAMAL VIHAR** situated at Vasind, Tal. Shahapur, Dist.Thane .

AND WHEREAS prior to the execution of these presents the Purchaser has paid the Promoter a sum of Rs. 6380/- /- (Rupees Six thousand Three hundred eighty only) only being the part payment of the sale price of the flat agreed to be sale by the Promoter to the Flat Purchaser as advance payment or deposit (the payment and receipt whereof the Promoter both hereby admit and acknowledge).

AND WHEREAS under section 4 of the said act The Promoter is required to execute a written agreement for the sale of the said Flat to the Purchaser being in fact these presents and also to register said agreement under the Registration act .

AND WHEREAS the city survey no : 755 admeasuring about 545.2 sq.mtrs, situated at the village Vasind ,Tal. Shahapur Dist.Thane. The Property is within Gaothan limits hence N.A. order is not required .

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Bank

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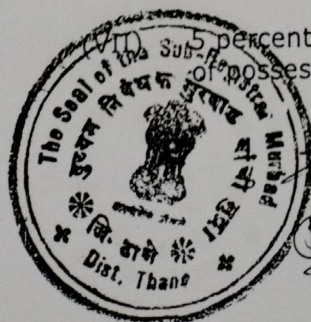


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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Promoter shall construct the said building/s consisting of Ground +2 floors on the said land with accordance to the plans , designs, specification approved by the concerned Local authority and which have been seen and approved by the Purchaser with only such variations and modifications which the promoter may consider necessary or as may be required by the concerned Local Authority/the Government to be made in them .
2. The Purchaser hereby agrees to Purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser the Flat/shop no. 2 on the II Floor of built-up area admeasuring 511.00 Sq. Ft. built up (which is inclusive of the area of the balconies in the "KAMAL VIHAR"(hereinafter refered to as " the said premises " for the Price of Rs. 2,96,380/- /- (Rupees Two lak Ninety six thousand three hundred eighty only. only) in the following manner :

(i)	15 percent Plinth	Rs. <u>6380/-</u> /- advance
(ii)	15 percent I Slab	Rs. _____ /-
(iii)	15 percent II Slab	Rs. _____ /-
(IV)	15 percent III Slab	Rs. _____ /-
(V)	20 percent brick work and Plaster	Rs. _____ /-
(VI)	20 percent Plumbing Flooring and Doors	Rs. _____ /-



5 percent at the time of possession

Rs. 2,90,000/- after bank loan

2,96,380/-

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3. The Purchaser agrees to pay the Promoter interest at 18% per annum on all the amount which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date of the said amount is payable by the Purchaser .
4. On the Purchaser committing default in payment on the due date on any amount due and payable by the Purchaser to the promoter under this agreement (including his/her propotionate share of taxes leciyed by the concerned authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Promoter shall be entitled at his own option to terminate this agreement .

Provided Always that the power of termination herein before contained shall not be exercised by the promoter unless and untill the Promoter shall have given to the Purchaser fifteen days prior notice in writing of his intention to terminating the agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default has been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving such notice .

5. The Promoter shall give possession of the Flat to the Purchaser on or before 15th th day of April 2004 , Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of the building in which the flat has been situated is delayed on account of :

- (i) non-availability of steel, cement , other building material, water or electric supply ;
- (ii) war civil commotion or act of God ;
- (iii) any notice , order, rule , notification of the Government and/or other public or competent authority.

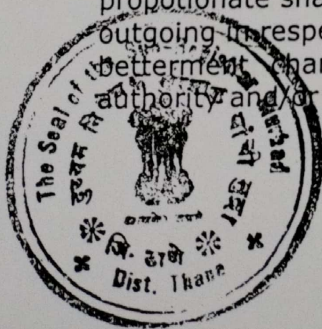


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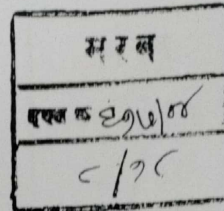
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6. The Flat Purchaser shall take the possession of the Flat within 14 days of the promoter giving written notice to the Flat Purchaser intimating that the Flats are ready for use and occupation .
7. The Purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose of residence or shop. Purchaser shall use the shop or parking space only for the purpose of keeping or parking the Purchaser's own vehicle/s.
8. The Purchaser along with other purchaser of the Flats / Shops in the building shall join in forming and registering the society to be known by such name as the Purchaser may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society and for becoming a member including the bye-laws of the proposed society and duly fill in and sign and return to the Promoter within 14 days of the same being forwarded by the Promoter to the purchaser so as to enable the Promoter to register the organization of the Purchaser . No Objections shall be taken by the Purchaser , if any changes or modifications are made in the drafts bye - laws , as may be required by the registrar of Co - Operative Societies .
9. Unless it is otherwise agreed to by and between the parties hereto the Promoter shall within four months of registration of the society as aforesaid cause to be transferred to the society all the right, title and the interest of the vendors in the said land together with the building by obtaining or executing the necessary conveyance of the said building in favour of such society. Such conveyance shall be in keeping with the terms and provisions of this agreement.
10. Commencing a week after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupation , the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of outgoing in respect of the said land and building namely local taxes , betterment charges or such other levies by the concern local authority and/or Government water charges.



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11. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts:

- (i) Rs.2,500/- for legal charges.
- (ii) Rs.260/- for share money, application entrance fee of the society
- (iii) Rs. 2000/- for formation and registration of the society.
- (iv) Rs. 2800/- for propotionate share of taxes and other charges .
- (v) Meter deposits as applicable .

12. At the time of registration the purchaser shall pay to the promoter the Purchaser share of the stam duty and registration charges payable by the said society on the conveyance or any document or instrument of transfer in respect of the said land and the building to be executed in favour of the society .

13. The Purchaser/s or himself / themselves with intention to bring all persons into whosoever hands the flat may come , both hereby covenant with the Promoter as follows :

- (a) To maintain the flat a Flat Purchaser's own cost any good tenantable repair and condition from the date of possession of the flat is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated saircase any passage which may be against the rules, regulation or bye-laws or concerned Local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the flat itself or any part thereof
- (b) To carry out at his own cost all internal repairs to the said flat and maintain the flatin the same conditions, state and or'der in which it was delivered by the promoter to the Flat Purchaser and shall not do or suffering to be done anything in or to the building in which the flat is situated .

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- (c) Pay to the Promoter within 7 days of the demand by the Promoter his share of security deposit demanded by concerned local authority or Government or giving water , electricity or any other service connection to the building in which the flat is situated .]
- (d) To bear and bay increase in local taxes , water charges , insurance and such other levies , if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat by the Flat Purchaser Viz user for any purpose other than for the residential pupose .
- (e) Till conveyance of the building in which the Flat is situated is executed the Flat Purchaser shall permit the Promoter and there surveyors and agents , with or without workmen and others at all reasonable times , to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof.
14. Nothing contained in this agreement is intended to be nor shall be constructed as a grant , demise or assignment in law of the daid Flats or of the said Plot and building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies staircase , terrace , recreation spaces etc. , will remain the property of the Promoter until the said land is transferred to the Society .
15. This agreement shall always be subject to the provisions of the Maharashtra Flat Ownership Act , 1963 and the rules made thereunder .

THE SCHEDULE ABOVE REFERRED TO

ALL that piece and parcel of land bearing City Survey No. 755 No. 64-126 (part) admeasuring about 545.2 Sq.Mtrs. lying and being at Vasind Tal. & Sub Registration Dist. Shahapur registration Dist. Thane .



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

SIGNED, SEALED AND DELIVERED BY
 Withinnamed **PROMOTERS**
M/s BAJAJ DEVELOPERS through its
 Proprietor **SHRI SUNIL R. BAJAJ**
 in the presence of

1. *M. Nemade*
(Manoj Totenscum Nemade)
2. *Shankar R. Desai*
Kantilal Shankar R. Desai

Shri Bajaj

SIGNED, SEALED AND DELIVERED BY
 Withinnamed **FLAT PURCHASER**
 1) Mr./M/s. Bahiru Kery Kunde . 2) Sangeeta Bahiru Kunde
 in the presence of

1. *M. Nemade*
(Manoj T. Nemade)
2. *Shankar R. Desai*
Kantilal Shankar R. Desai

Bahiru

संगीता बहिरु कुं

RECEIPT

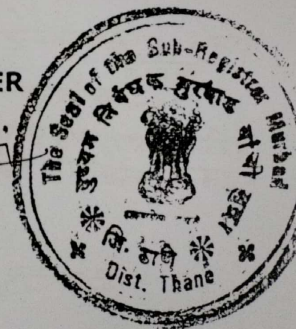
RECEIVED of and from the withinnamed purchaser a sum of Rs. 6380/- (Rupees Six thousand three hundred eighty only, only) Towards earnest money in respect of the Flat more particularly referred hereinabove.

WITNESS :

1. *M. Nemade*
(Manoj T. Nemade)
2. *Shankar R. Desai*
Kantilal Shankar R. Desai

PROMOTER

Shri Bajaj



BHALERAO

B. A. (Hons.) LL. B.

DATE & NOTARY

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१४/१८

B.T.D. (002827)

272629

Res:-Rajanigandha Bungalow, Thakkar Compound, Opp. Forest Office, KALAMBHE, Tal. & Post Shahapur, Dist. Thane

Date - 21.10.00

TITLE CERTIFICATE

This is to Certify that a search have been taken by Shree. G. H. Jagtap for the period of 30 years in the office of Sub-Register in Kalyan, Murbad & Shahapur i.e. from the year 1973-2002 in respect of the property bearing C.T.S. No. 755/C Area 545.2 Sq.mt situated at the Village Vasind, Tal. Shahapur, Dist. Thane.

The property is lying in the name of Sunil Rajaram Bajaj.

During the Search it is found that from the year 1973 to 1992 no transaction is traced out.

For the year 1993 the " Index II " Register is in the custody of Joint District Register Office at Thane. Hence, for the above same year the register is not available in the Sub-Registrer at Murbad & Shahapur.

For the year 1994-1997 no transaction is traced out.

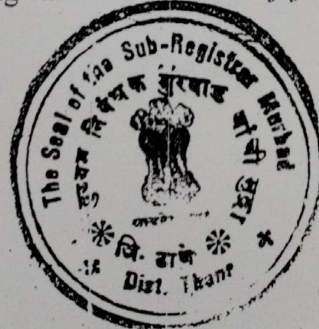
For the year 1998 the Index II Register is in the custody of Joint District Registrar Office Thane. Hence for the above same year the register is not available in the Sub-Registrar at Murbad & Shahapur.

For the year 1999 Sep. 2001 no transaction is traced out.

Transaction for the year 2002

Sale Deed Rs. 2,25,000/- C. T. S. No. 755/C, Area 783.07 Sq.mtr paid 542.02 Sq. meters only.

Vendor - 1) Omprakash Lakchand Bajaj
2) Bhagwandas Lalchand Bajaj 3) Narmadabai Lalchand Bajaj



(2-)

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BHALERAO
B. A. (Hons.) LL. B.
ADVOCATE & NOTARY

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बुखत नं ९१७/०४
२२/१०

S.T.D. (952527)
272629

1:-Rajanigandha Bungalow, Thakkar Compound, Opp. Forest Office, KALAMBHE, Tal. & Post Shahapur, Dist. Thane

Date -

(2-)

Date of execution & Registration 22/01/2002, Registration No. 76/2002.

Stamp Duty of Rs. 9,000/- Registration fee Rs. 2250/-

The extract of the Survey No. 755 shows that name of Shree. Sunil Rajaram Bajaj is entered in the coloum of ' Title Holder ' to the Area adme. 542.2 Sq.m. out of Total area 783.07. The Vasind Grampanchayat ~~has~~ issued

the permission of building construction vide letter no. 1027 dated 19/03/2002 and 219 daku

Considering the Search report Grampanchayat permission, Extract of property card of C.T.S. No. 755, extract of Index II Register of Sale deed

Reg. No. 76/2002 dated 22/01/2002, the building approval plan, copy of sale deed. After going threw & inspecting the above mentioned documents I certify

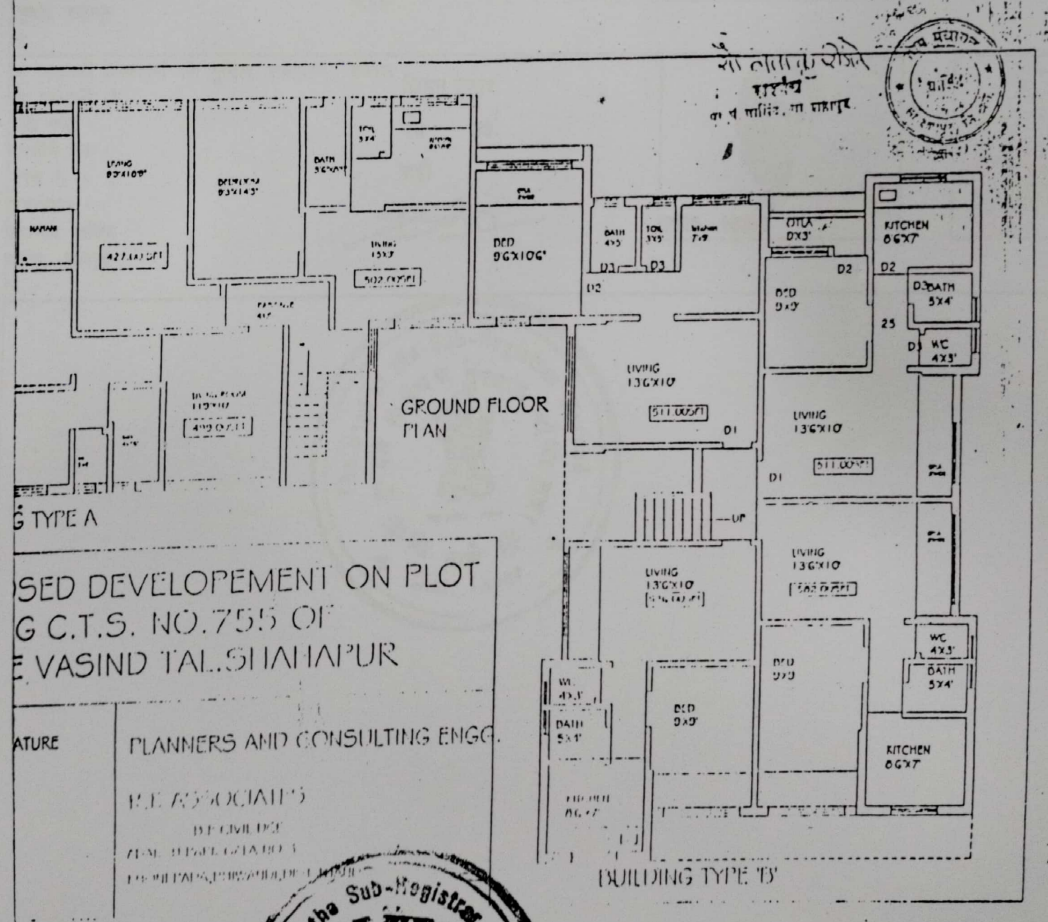
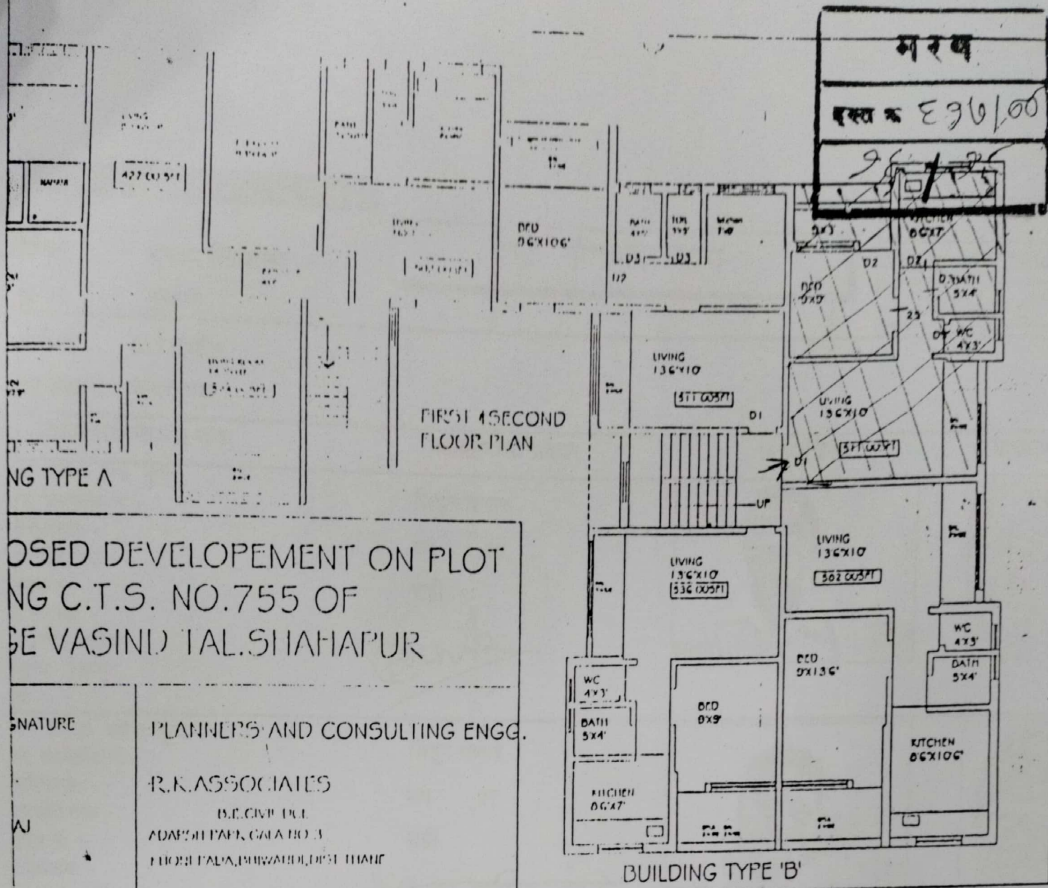
that the title of Shree. Sunil Rajaram Bajaj to the Area admeasuring about 542.5 Sq.mtr of C.T.S. No. 755 of Village Vasind, Tal. Shahapur, Dist. Thane is clear, marketable & free from encumbrance of what so ever nature.



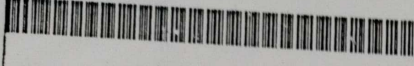
[Signature]
21/10/03
R. R. Bhalerao
Advocate & Notary
Shahapur

[Handwritten signature]

[Handwritten signature] संगीतबहिरकुंदे



भारव
 संगीतावहिरकुंदे



/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

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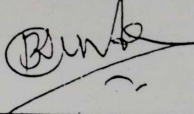


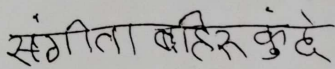
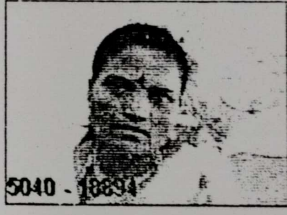

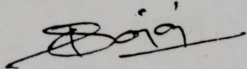
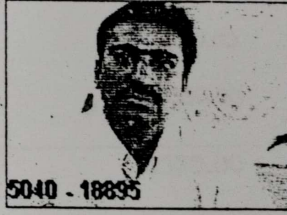

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दस्त क्र 617/2004

३७/१८

क्रमांक : 617/2004

चा प्रकार : करारनाभा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
व: बाहेरु केरु कुंदे ता: घर/फ्लॅट नं: - ल्ली/रस्ता: - भारतीचे नाव: - भारत नं: - ठ/वसाहत: - हर/गाव: वाशिंद लुका: शहापूर न: -	लिहून घेणार वय 36 सही 	 5040 - 18893	
व: संगिता बहिरु कुंदे ता: घर/फ्लॅट नं: - ल्ली/रस्ता: - भारतीचे नाव: - भारत नं: -- ठ/वसाहत: - हर/गाव: वाशिंद लुका: शहापूर न: -	लिहून घेणार वय 27 सही 	 5040 - 18894	
व: बालाजी डेव्हलपर्स तर्फे सुनिल राजाराम बजाज ता: घर/फ्लॅट नं: - ल्ली/रस्ता: - भारतीचे नाव: - भारत नं: -- ठ/वसाहत: - हर/गाव: वाशिंद लुका: शहापूर न: -	लिहून देणार वय 33 सही 	 5040 - 18895	





Wednesday, March 24, 2004

3:13:56 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 617

दिनांक 24/03/2004

गावाचे नाव वाशिम

दस्तऐवजाचा अनुक्रमांक

मरब - 00617 - 2004

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: बहिरु केरु कुंदे

नोंदणी फी

:-

2970.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

:-

360.00

एकूण रु.

3330.00

आपणास हा दस्त अंदाजे 3:28PM ह्या वेळेस मिळेल

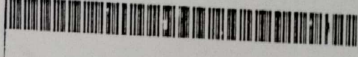
दुय्यम निबंधक

मुरबाड

दुय्यम निबंधक मुरबाड,

बाजार मुल्य: 296500 रु. मोबदला: 296380 रु.

भरलेले मुद्रांक शुल्क: 6000 रु.



दस्त गोषवारा भाग - 2

मरब

दस्त क्रमांक (617/2004)

१८/१८

दस्त क्र. [मरब-617-2004] चा गोषवारा
जार मुल्य : 296500 मोबदला 296380 भरलेले मुद्रांक शुल्क : 6000

पावती क्र.: 617 दिनांक: 24/03/2004
पावतीचे वर्णन
नांव: बहिरु केरु कुंदे

दस्त हजर केल्याचा दिनांक : 24/03/2004 03:07 PM
दस्तादनाचा दिनांक : 24/03/2004
दस्त हजर करणा-याची सही :

2970 : नोंदणी फी
360 : नक्कल (अ. 11(1)), पृष्ठांकनाची न
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

(Signature)

दस्ताचा प्रकार : 25) करारनामा

3330: एकूण

शेवका क्र. 1 ची वेळ : (सादरीकरण) 24/03/2004 03:08 PM
शेवका क्र. 2 ची वेळ : (फी) 24/03/2004 03:14 PM
शेवका क्र. 3 ची वेळ : (कबुली) 24/03/2004 03:14 PM
शेवका क्र. 4 ची वेळ : (ओळख) 24/03/2004 03:14 PM

(Signature)
दु. निबंधकाची सही, मुरबाड

दस्त नोंद केल्याचा दिनांक : 24/03/2004 03:14 PM

ओळख :

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

1) मनोज तोताराम नेमाडे , घर/फ्लॅट नं. -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: वाशिंद
तालुका: शहापूर
पिन: -

2) लहू रामा पारधी , घर/फ्लॅट नं. -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: वाशिंद
तालुका: शहापूर
पिन: -

(Signature)
दु. निबंधकाची सही
मुरबाड

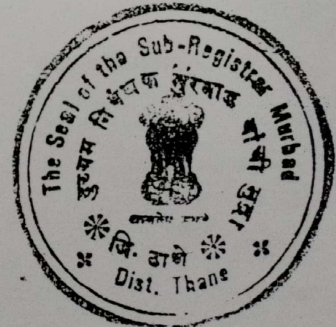
पुस्तक क्रमांक 9

क्रमांक E910. ४४

जोसना.

दि २८/३/२००४

(Signature)
दु. निबंधकाची सही, मुरबाड





Res. (02527)220587

Bajaj Developers

Office - Vasind, Tal.- Shahapur, Dist.-Thane.

Date: - 26.03.2004

To,
The Manager,
Central Bank of India,
Mumbai - 400 023.

Dear Sir,

Sub : NOC from Bulider.

Mr/ Mrs/Miss Bahiru Kairu Kunde of your bank has been allotted Flat No. 2 admeasuring 511 Sq. Ft. on the 2nd Floor of the building "KAMAL VIHAR "B" wing , house no. 201" of the aforesaid building situated at Vasind for a total cost of Rs. 2,96,380.00 (Rupees Two Lakh Ninety Six Thousand Three Hundred Eighty only) and an amount of Rs. _____ (Rupees _____ only) remains to be paid.

Possession of the said flat will be given to Mr/ Mrs/Miss Bahiru Kairu Kunde on or about

We are aware that Mr/Mrs/Miss Bahiru Kairu Kunde has approached you for loan for purchase of the aforesaid flat and we are prepare to register Bank's charge in our book in respect of the said flat Mr/Mrs/Miss Bahiru Kairu Kunde will not be permitted o transfer, assign or sell of or im any other way deal with the said flat prejudice to the interest of the Bank without the prior written consent of the bank.

As and when co-operative housing society is formed, the bank's charge as aforesaid will be duly registered in society's book. The share - certificate when issued to Mr/Mrs/Mis Bahiru Kairu Kunde will be sent by the society directly to the bank and a lien on the said dertificate in favour of the bank will be registered with the society.

We are aware that relying on what is stated hereby above by us, you have agreed to process Mr/Mrs/Miss Bahiru Kairu Kunde Loan application.

Yours faithfully,

For BAJAJ DEVELOPERS

Proprietor

Shri

R. K. Associates

Civil Engineers & Consultants
Lic.No. TP/STR ENGR/150

RAJESH H. KUMBHAR
B.E. (CIVIL) A.M.I.E.

[CII. 02522/58247

Add. 101, Shweta Apt. Kasar Alley, Rihwandi, Dist Thane.

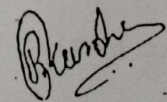
Ref. - RK/03/08

Date:

TO WHOMSOEVER IT MAY CONCERN

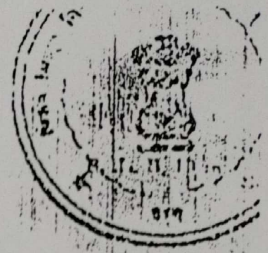
This is to Certify that Mr. Sunil Bajaj is Constructing a building on Plot bearing C.T.S. No. 755 at Village Vasindi, Tal-Shahapur, Dist-Thane.

The Construction of the building of B-WING has been Completed as per the Approved plans & to the best of my satisfactions, and the same is within the Restrictions and Stipulations Laid by the Approved Authority.



Rajesh H. Kumbhar

G. R. B. D. No. 115/61, dated: 23-8-61
 G. O. R. D. No. 115/61, dated: 01-6-61.

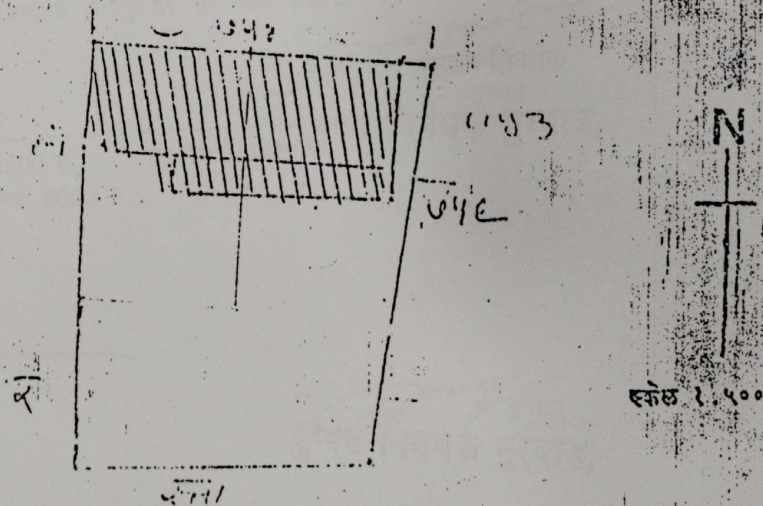


ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್
 ನಗರಾಧಿಕಾರಿ ಕಛೇರಿ

ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್ ನಗರಾಧಿಕಾರಿ ಕಛೇರಿಗೆ

ಪಾಲಕರುಗಳಿಂದ ದಾಖಲಾದ ಭೂಮಿ ಪರಿಶೀಲನೆ ಮತ್ತು ದಾಖಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿ ಈ ಭೂಮಿಯ ಸ್ವಾಮ್ಯವನ್ನು ಹಕ್ಕು ಬಾಧಕವಿಲ್ಲದಂತೆ
 ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು
 ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು
 ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು

ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್ ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು
 ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು
 ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು ಖಾಖಣ ಭೂಮಿಯಲ್ಲಿ ಒಂದು ಭಾಗವನ್ನು



ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್
 ನಗರಾಧಿಕಾರಿ ಕಛೇರಿ
 ಶಿವಮೊಗ್ಗ
 23-8-61



Wednesday, March 24, 2004

3:13:56 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 617

गावाचे नाव वाशिंद

दिनांक 24/03/2004

दस्तऐवजाचा अनुक्रमांक

मरब - 00617 - 2004

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: बहिरु कर कुंदे

नोंदणी फी

:- 2970.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

:- 360.00

एकूण रु. 3330.00

आपणास हा दस्त अंदाजे 3:28PM ह्या वेळेस मिळेल

दुय्यम निबंधक

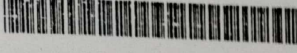
मुरबाड

बाजार मुल्य: 296500 रु.
भरलेले मुद्रांक शुल्क: 6000 रु.

मोबदला: 296380 रु.

दुय्यम निबंधक मुरबाड,

दुय्यम निबंधक मुरबाड,



दस्तक्रमांक व वर्ष: 617/2004

Wednesday, March 24, 2004

3:15:06 PM

दुय्यम निबंधक: मुरबाड

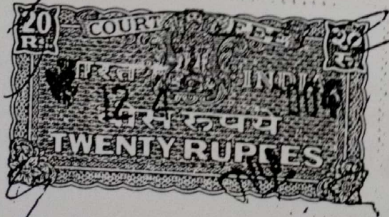
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

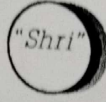
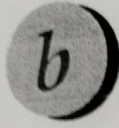
गावाचे नाव : वाशिनद

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 296,380.00 वा.भा. रू. 296,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे.- वाशिनद, ता.- शहापूर, येथील सि स नं 755 वरील कमल विहार या इमारतीतील विंग-बी मधील दुस-या मजल्यावरील सदनिका क्र 2 क्षेत्र 511 चौ फु बां
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बालाजी डेव्हलपर्स तर्फे सुनिल राजाराम बजाज; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वाशिनद; तालुका: शहापूर; पिन: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बहिरु करु कुंदे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वाशिनद; तालुका: शहापूर; पिन: -
(2) संगिता बहिरु कुंदे; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: वाशिनद; तालुका: शहापूर; पिन: -
- (7) दिनांक करून दिल्याचा 24/03/2004
- (8) नोंदणीचा 24/03/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 617 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 5930.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 2970.00
- (12) शेर



खरी नसकळ

दुय्यम निबंधक मुरबाड,



Res. (02527)220587

Bajaj Developers

Office - Vasind, Tal.- Shahapur, Dist.-Thane.

Date: - 21.04.2004

To,
The Manager,
Central Bank of India,
Mumbai - 400 023.

Dear Sir,

Sub : NOC from Bulider.

Mr/ Mrs/Miss Bahiru Kairu Kunde & Sangita Bahiru Kunde of your bank has been allotted Flat No. 2 admeasuring 511 Sq. Ft. on the 2nd Floor of the building "KAMAL VIHAR "B" wing , house no. 201" of the aforesaid building situated at Vasind for a total cost of Rs. 2,96,380.00 (Rupees Two Lakh Ninety Six Thousand Three Hundred Eighty only) and an amount of Rs. _____ (Rupees _____ only) remains to be paid.

Possession of the said flat will be given to Mr/ Mrs/Miss Bahiru Kairu Kunde & Sangita Bahiru Kunde on or about

We are aware that Mr/Mrs/Miss Bahiru Kairu Kunde & Sangita Bahiru Kunde has approached you for loan for purchase of the aforesaid flat and we are prepare to register Bank's charge in our book in respect of the said flat Mr/Mrs/Miss Bahiru Kairu Kunde & Sangita Bahiru Kunde will not be permitted o transfer, assign or sell of or im any other way deal with the said flat prejudice to the interest of the Bank without the prior written consent of the bank.

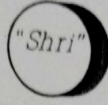
As and when co-operative housing society is formed, the bank's charge as aforesaid will be duly registered in society's book. The share - certificate when issued to Mr/Mrs/Mis Bahiru Kairu Kunde & Sangita Bahiru Kunde will be sent by the society directly to the bank and a lien on the said dertificate in favour of the bank will be registered with the society.

We are aware that relying on what is stated hereby above by us, you have agreed to process Mr/Mrs/Miss Bahiru Kairu Kunde & Sangita Bahiru Kunde Loan application.

Yours faithfully,

For BAJAJ DEVELOPERS

Proprietor



Res. (02527)220587

Bajaj Developers

Office - Vasind, Tal.- Shahapur, Dist.-Thane.

Date: - 26.03.2004

To,
The Manager,
Central Bank of India,
Mumbai - 400 023.

Dear Sir,

Sub : NOC from Bulider.

Mr/ Mrs/Miss Bahiru Kairu Kunde of your bank has been allotted Flat No. 2 admeasuring 511 Sq. Ft. on the 2nd Floor of the building "KAMAL VIHAR "B" wing , house no. 201" of the aforesaid building situated at Vasind for a total cost of Rs. 2,96,380.00 (Rupees Two Lakh Ninety Six Thousand Three Hundred Eighty only) and an amount of Rs. _____ (Rupees _____ only) remains to be paid.

Possession of the said flat will be given to Mr/ Mrs/Miss Bahiru Kairu Kunde on or about

We are aware that Mr/Mrs/Miss Bahiru Kairu Kunde has approached you for loan for purchase of the aforesaid flat and we are prepare to register Bank's charge in our book in respect of the said flat Mr/Mrs/Miss Bahiru Kairu Kunde will not be permitted o transfer, assign or sell of or im any other way deal with the said flat prejudice to the interest of the Bank without the prior written consent of the bank.

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We are aware that relying on what is stated hereby above by us, you have agreed to process Mr/Mrs/Miss Bahiru Kairu Kunde Loan application.

Yours faithfully,

For BAJAJ DEVELOPERS

Bajaj





2 Call ended less than 1m ago



077382 47366  CHANGE

 View profile

+91 77382 47366



CALL



MESSAGE

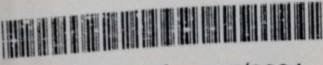


SAVE



BLOCK





दस्तक्रमांक व वर्ष: 617/2004

Wednesday, March 24, 2004

3:15:06 PM

दुय्यम निबंधक: मुरबाड

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वाशिंद

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 296,380.00 बा.भा. रू. 296,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे.- वाशिंद, ता.- शहापूर, येथील सि स नं 755 वरील कमल विहार या इमारतीतील विंग-बी मधील दुस-या मजल्यावरील सदनिका क्र 2 क्षेत्र 511 चौ फु बां
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बालाजी डेव्हलपर्स तर्फे सुनिल राजाराम बजाज; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वाशिंद; तालुका: शहापूर; पिन: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बहिरु केरु कुंदे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वाशिंद; तालुका: शहापूर; पिन: -
(2) संगिता बहिरु कुंदे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वाशिंद; तालुका: शहापूर; पिन: -
- (7) दिनांक करून दिल्याचा 24/03/2004
- (8) नोंदणीचा 24/03/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 617 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 5930.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 2970.00
- (12) शेरा



खरी नक्कल
दुय्यम निबंधक मुरबाड,

नोंदणीचे प्रमाणपत्र



सत्यमेव जयते

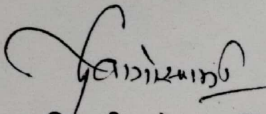
नोंदणी क्रमांक : टिएनए/एसपिआर/एचएसजी/(टिसी)/२६०५७/सन २०१४
दिनांक - ०५/०२/२०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येते की **कमलविहार सहकारी गृहनिर्माण संस्था मर्या- वासिंद,सर्व्हे नंबर ८७, सिटीएस नंबर ७५५ तालुका- शहापूर जि-ठाणे.** वरिल ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४)कलम ९ (१)अन्वये नोंदणी क्रमांक टिएनए/एसपिआर/एचएसजी/ / (टिसी)/२६०५७/ सन २०१४ दि. ०५/०२/२०१४ ने नोंदविण्यांत आलेली आहे.

उपरिनिर्दीष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था " असून उपवर्गीकरण - " भाडेकरु मालकी हक्क गृहनिर्माण संस्था " असे आहे.



स्थळ : शहापूर
दिनांक : ०५/०२/२०१४


(डि.बी.गोस्वामी)
सहाय्यक निबंधक
सहकारी संस्था, शहापूर जि-ठाणे.

ग्राम पंचायत वासिंद

VILLAGE PANCHAYAT
VASIND,
Post VASIND (C. R.)
Dist. Thane.
Pin Code 421 604
Phone No. 2200 70
(S. T. D. 02527)

पो. वासिंद (मध्य रेल्वे)
ता. महापूर, जि. ठाणे.
पिन कोड ४२१ ६०४
फोन नं. २२०० ७०
(एच. टी. बी. ०२५२७)



जा. क्र. ८२
दिनांक १७/११/२००३

सौ. लता कृष्णा शिंगवे,

सरपंच.

धारवळा

*

श्री. संतोष विठ्ठल भेरे,

उपसरपंच.

*

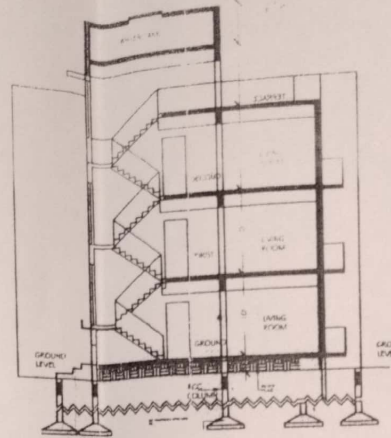
*

आमचे ग्रामपंचायत वासिंद यांचे
रुद्धन दावला देवांग येथील श्री. सुनील
शंकापान बजाग शा. वासिंद ग्रामपंचायतमार्फत आंधळ्या
परकामाची प्रकल्प इमारतीचे बांधकाम करणेबाबत सदर
धरान धरपही ठाकाळीने कमी ठरवून इमारत पूर्ण
डाखी आहे हा दावला देवांग येथे आहे
धर. क्रमांक २०१ (कायदेविहार)

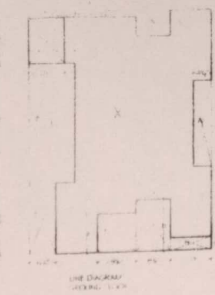
आंधळी
सौ. लता कृष्णा शिंगवे
सरपंच
पो. वासिंद, ता. महापूर



स	ह	ष
२७३५	१०१९	
२२	७०	



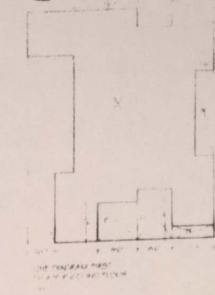
SECTION AA



AREA CALCULATION FOR BUILDING TYPE B

GROUND FLOOR
 $A = 44535.07 = 4453.50 \text{ SFT}$
 $B = 4620.07 = 462.00 \text{ SFT}$
 $C = 10271.12 = 1027.11 \text{ SFT}$
 $D = 11073.72 = 1107.37 \text{ SFT}$
 $E = 2071.62 = 207.16 \text{ SFT}$
 $F = 132.40 = 13.24 \text{ SFT}$
 $G = 2829.02 = 282.90 \text{ SFT}$
 $H = 10070.87 = 1007.09 \text{ SFT}$
 $I = 10270.87 = 1027.09 \text{ SFT}$
 TOTAL = 849.00 SFT

AREA OF GROUND FLOOR = 1643.00 SFT
 (1643.00 SFT)



AREA CALCULATION FOR BUILDING TYPE B

SECOND FLOOR
 $A = 44535.07 = 4453.50 \text{ SFT}$
 $B = 4620.07 = 462.00 \text{ SFT}$
 $C = 10271.12 = 1027.11 \text{ SFT}$
 $D = 11073.72 = 1107.37 \text{ SFT}$
 $E = 2071.62 = 207.16 \text{ SFT}$
 $F = 132.40 = 13.24 \text{ SFT}$
 $G = 2829.02 = 282.90 \text{ SFT}$
 $H = 10070.87 = 1007.09 \text{ SFT}$
 $I = 10270.87 = 1027.09 \text{ SFT}$
 TOTAL = 849.00 SFT

AREA OF GROUND FLOOR = 1643.00 SFT
 (1643.00 SFT)

BUILT UP AREA CALCULATIONS

AREA OF PLOT = 545.80 SQ METRS
 = 5869.00 SQ FEET

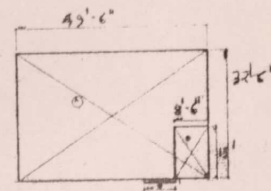
PROPOSED BUILT UP AREA OF BUILDING TYPE A

GR. FIRST + SECOND FLOOR = 41.66.50 SFT

BUILDING TYPE B

GROUND FLOOR = 1643.00 SFT
 FIRST FLOOR = 1742.75 SFT
 SECOND FLOOR = 1742.75 SFT

TOTAL BUILT UP AREA OF BUILDING TYPE A+B = 9755.50 SFT



LINE DIAGRAM GROUND FIRST FLOOR

AREA CALCULATION FOR BUILDING TYPE (A)

FOR GROUND FIRST AND SECOND FLOOR

$A = 44535.07 = 4453.50 \text{ SFT}$
 $B = 7591.12 = 759.11 \text{ SFT}$
 $C = 11073.72 = 1107.37 \text{ SFT}$
 $D = 2071.62 = 207.16 \text{ SFT}$
 $E = 132.40 = 13.24 \text{ SFT}$
 $F = 2829.02 = 282.90 \text{ SFT}$
 $G = 10070.87 = 1007.09 \text{ SFT}$
 $H = 10270.87 = 1027.09 \text{ SFT}$
 TOTAL AREA OF GROUND FIRST + SECOND FLOOR = 1555.50 SFT

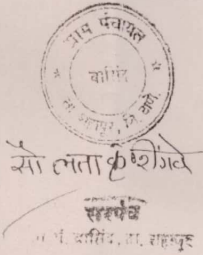
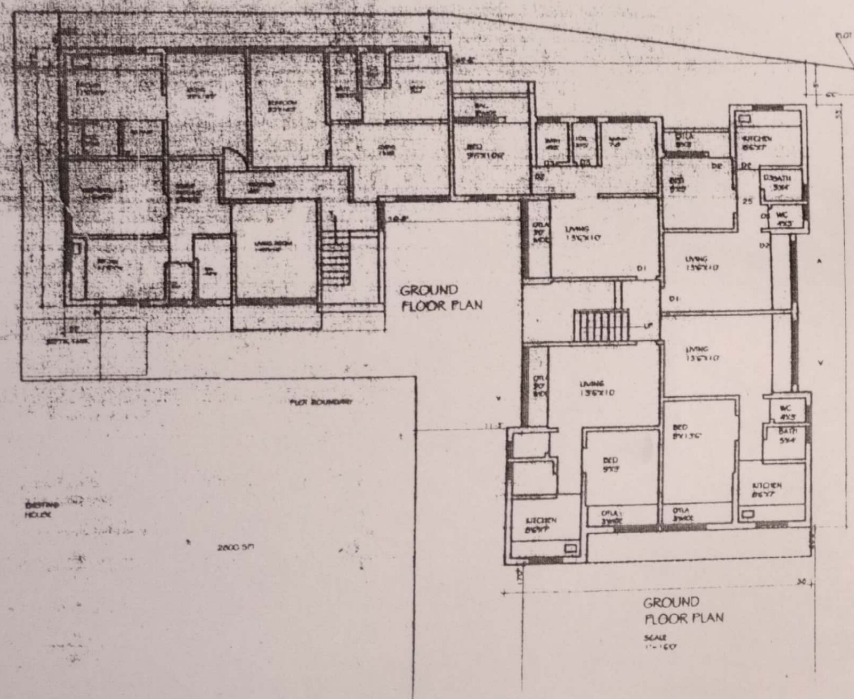
SCHEMATIC OF DOORS AND WINDOWS

DOORS

D1 = 2070.07 1.8 FRAME WITH PANELLED DOOR
 D2 = 2070.07 1.8 FRAME WITH PANELLED DOOR
 D3 = 2070.07 1.8 FRAME WITH PANELLED DOOR

WINDOWS

W1 = 2070.07 1.8 FRAME WITH GLASS PANELLED
 W2 = 2070.07 1.8 FRAME WITH GLASS PANELLED
 W3 = 2070.07 1.8 FRAME WITH GLASS PANELLED
 W4 = 2070.07 1.8 FRAME WITH GLASS PANELLED
 W5 = 2070.07 1.8 FRAME WITH GLASS PANELLED



REVISED DEVELOPEMENT PLAN ON PLO BEARING C.T.S. NO.755 OF VILLAGE VASIND TAL.SHAHAPUR

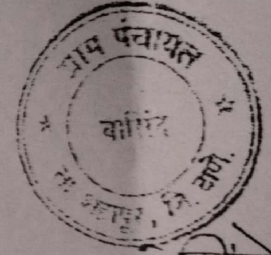
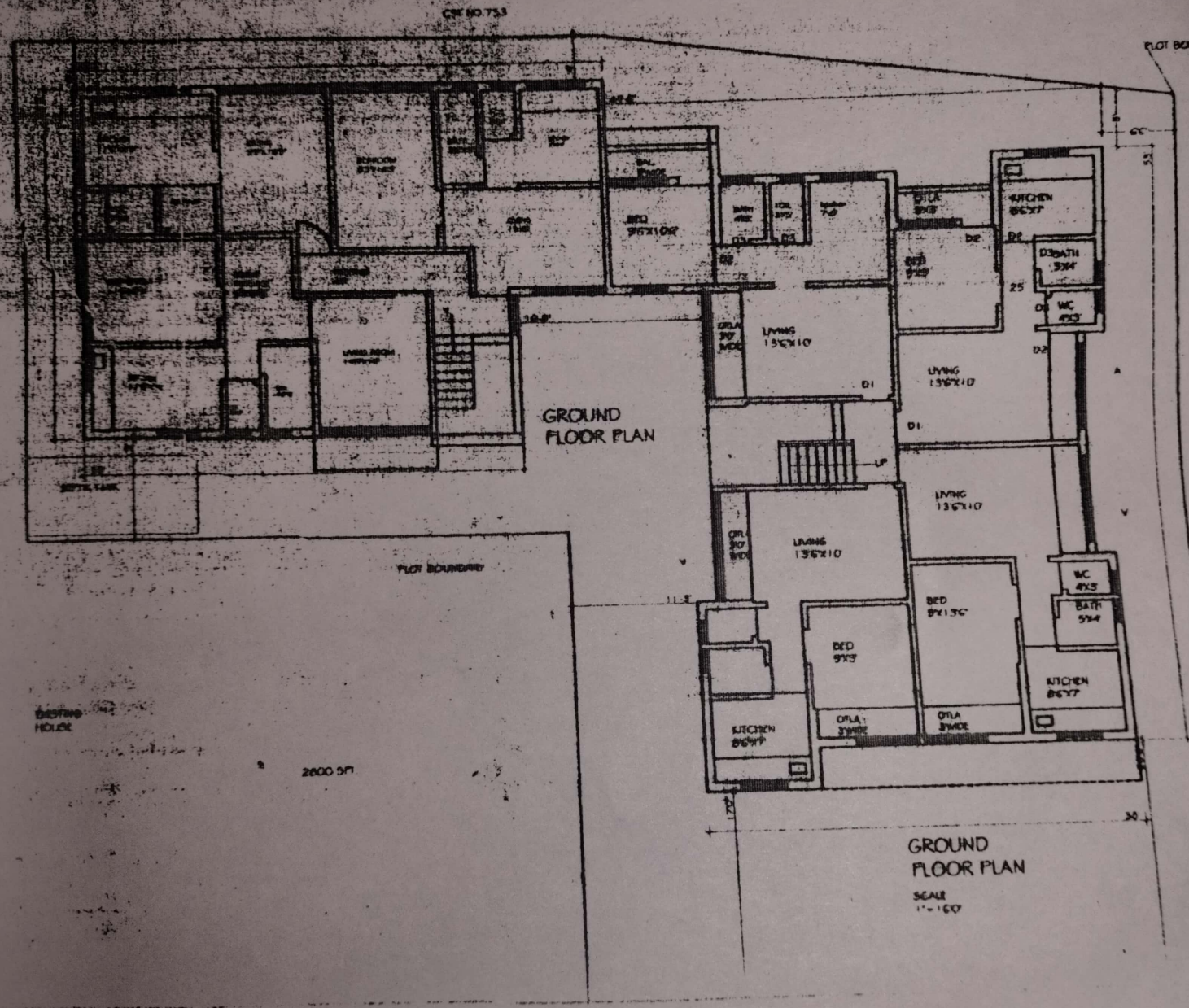
OWNERS SIGNATURE
 SUNIL R. BAJAJ

PLANNERS AND CONSULTING ENGG.



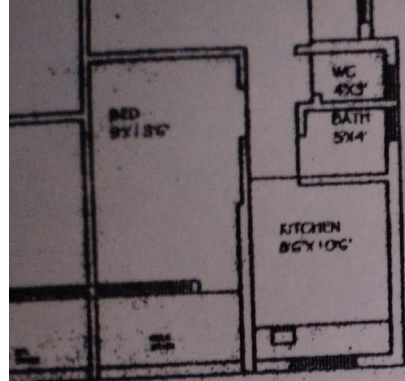
BUILDING TYPE 'D'

BUILT UP AREA CALCULATIONS
 AREA OF PLOT = 545.20 SQ. METERS
 = 5869.0080 SQ. FT.
 PROPOSED BUILT UP AREA OF BUILDING TYPE 'A'
 GR., FIRST, SECOND FLOOR = 4: 66.50 SQ. FT.
 BUILDING TYPE 'B'
 GROUND FLOOR = 1643.0080 SQ. FT.
 FIRST FLOOR = 1742.75 SQ. FT.
 SECOND FLOOR = 1742.75 SQ. FT.
 TOTAL BUILT UP AREA OF BUILDING TYPE 'A+B' = 9755.5080 SQ. FT.

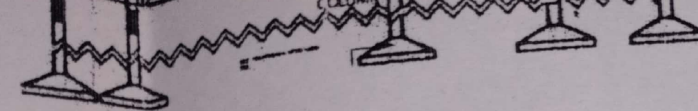
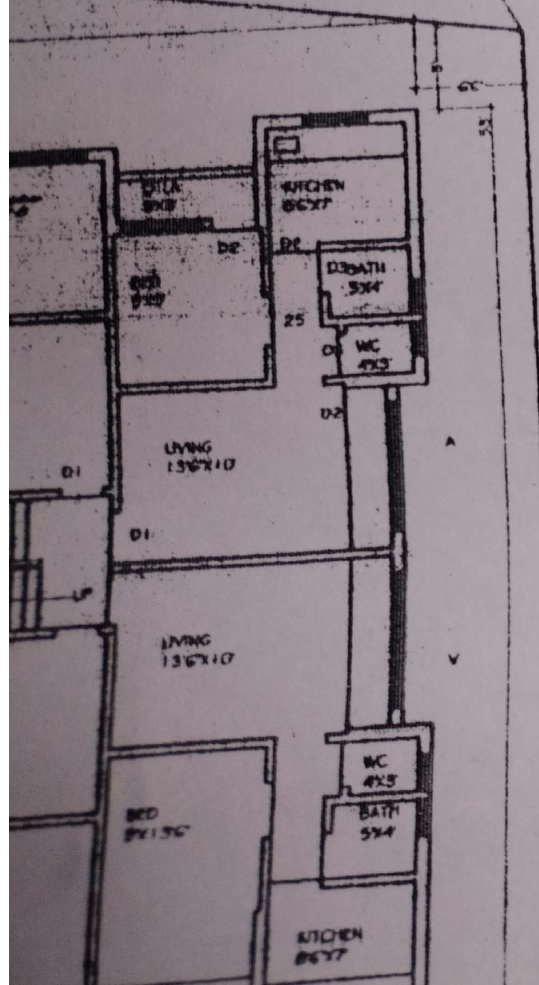


सौ. लता कृ. शिंदे
 सार्वजनिक
 न. नं. २२११, डा. राहणूर

GROUND FLOOR PLAN
 SCALE 1" = 10'



TYPE 'B'



SECTION AA

BUILT UP AREA CALCULATIONS

AREA OF PLOT = 545.20 SQ. METRS
= 5869.00 SQ. FEET

PROPOSED BUILT UP AREA OF BUILDING TYPE 'A'

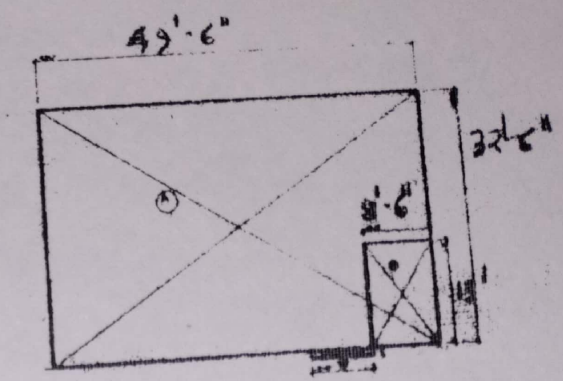
GR. FLOOR = 1643.00 SQ. FT
SECOND FLOOR = 1742.75 SQ. FT

BUILDING TYPE 'B'

GROUND FLOOR = 1643.00 SQ. FT
FIRST FLOOR = 1742.75 SQ. FT
SECOND FLOOR = 1742.75 SQ. FT

TOTAL BUILT UP AREA OF BUILDING TYPE 'A+B' = 9755.50 SQ. FT

AREA OF GROUND FLOOR = 1643.00 SQ. FT
12492.00 849.00



LINE DIAGRAM GROUND & FIRST FLOOR

AREA CALCULATION FOR BUILDING TYPE (A)

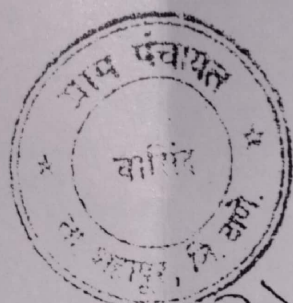
FOR GROUND FIRST AND SECOND FLOOR

A) = 48'6" x 33'5" = 1658.25 SQ. FT
B) = 7'9" x 1'0" = 7.75 SQ. FT

= 1666.00 SQ. FT

DEDUCTION
C) = 8'6" x 1'3" = 110.50 SQ. FT

BUILT UP AREA OF EACH FLOOR = 1555.50 SQ. FT
TOTAL AREA OF GROUND FIRST & SECOND FLOOR = 1555.50 x 3 = 4666.50 SQ. FT



सौ. लता कृ. शिंदे
सरपंच
ग्राम पंचायत, ता. राहणपुर

REVISED DEVELOPEMENT
BEARING C.T.S. NO.
VILLAGE VASIND TAL