



Wednesday, July 28, 2004

12:39:16 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5386

दिनांक 28/07/2004

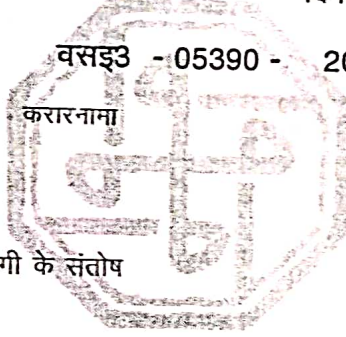
गावाचे नाव आचोळे

दस्तऐवजाचा अनुक्रमांक

वसई 3 - 05390 - 2004

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: सौ मांगी के संतोष

नोंदणी फी

:- 3610.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

एकूण रु. 3950.00

आपणास हा दस्त अंदाजे 12:54PM ह्या वेळेस मिळेल

HKL

दुय्यम निवृत्त निवृत्त - ३.

वसई 3

बाजार मुल्य: 360180 रु.

मोबदला: 325000 रु.

भरलेले मुद्रांक शुल्क: 8200 रु.

(वि. वि. नमूना क्र. १) (Fin. R. Form No. 1)

सर्वोच्च न्यायालय
High Court

मूल प्रत [अन्तर्गतस्थायी]
ORIGINAL COPY [NON TRANSFERABLE]

DELIVERED

शासनास वेलेल्या प्रवासाची साधली
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... विठार दिनांक/Date..... 23/4/2004

Received from मांगी क. संतोष
₹/Rs..... ९२००/- (रुपये/Rupess..... 31/5 ६-2004)

on account of..... २३/४/२००४

रोखपाल मा लेखापाल
Cashier or Accountant

Handwritten signature and stamp of the Sub-Registrar.



वसई - ३
वस्त क्र ३३९०/२००४
९/१७

AGREEMENT FOR SALE

THIS INDENTURE made at Mumbai on this 23rd day of July 2004 BETWEEN SHRI PRAKASH PANDURANG SHELAR adult Indian Inhabitant presently residing at Mumbai, hereinafter referred to as the TRANSFEROR (which expression shall unless it be repugnant to the context meaning thereof mean and include his heirs, executors, administrators, successors, legal representatives, and assignees of ONE PART AND SMT. MANGI KAPLANGAD SANTOSH an adult Indian Inhabitant of Mumbai presently residing at Mumbai, hereinafter called the TRANSFEREE (which expression shall unless it be repugnant to the context of the meaning thereof mean and include her heirs, executors, administrators, successors, legal representatives and assignees of the SECOND PART.

Shelar P.P.

M. K. Santosh



SUB-REGISTRAR
VASAI - 2
VIRAR

MAJ-CCRA/0077
INDIA
R. 0008200/

Sub-Registrar,
Director Office,
Dist. Thane.

9/1/2020

WHEREAS by the Letter of Allotment dated 5.11.93 issued by Jeevan

दस्ता क्र. 4300/2008
190

Chetna Co-op. Housing Society Ltd., Nalasopara (E), registered under the Maharashtra Co-op. Society Act, 1960 bearing Registration No.

TNA / VSI / HSG(TC) 4060 OF 91-92 having address at old Survey No. 23, New Survey No. 114, Hissa 4,5,6,10 at Achole Road, Nalasopara (East) to MR. PRAKASH PANDURANG SHELAR. allottee of flat No. 12 in 'A' Wing Building, 2ND Floor of Jeevan Chetna Co-op Housing Society Ltd, Nalasopara (E) having Built-up Area of 495 Sq.Ft.

AND WHEREAS the Transferor being the member of the said Jeevan Chetana Co-op. Housing Society has been allotted 5 (five) fully paid-up shares of Rs. 50/- each, bearing distinctive Nos. from 261 to 265 (both inclusive) under Share certificate No. 53 issued by the said Society.

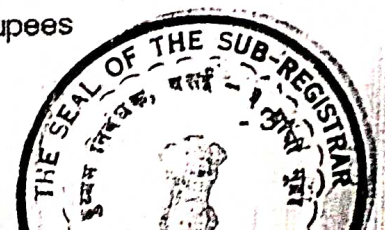
AND WHEREAS THE TRANSFEROR is the sole and absolute owner of the said five shares issued by said Society, has thus become entitled to hold, use, possess and occupy and / or to dispose off the said flat No. 12, on 2nd floor of 'A' Wing of Jeevan Chetna Co-op. Housing Society Ltd., situated at Achole Road Nalasopara (E), Tal. Vasai, Dist.Thane.

AND WHEREAS, the TRANSFEREE has now approached the TRANSFEROR for sale of the said flat for the transferee is in need of some residential premises.

AND WHEREAS the TRANSFEROR hereby agrees to convey sell, transfer and assign, to the TRANSFEREE and the TRANSFEREE hereby agrees to acquire all the said five shares and right, title and interest of the Transferor in the said flat No. 12 on 2nd floor in 'A' Wing of Jeevan Chetna Co-Op. Housing Society Ltd., at and for the price of Rs.325000/- (Rupees

Shelar P.P.

M. K. Santosh.



- 8 -
SCHEDULE

वसई - ३
दस्त क्र. ३३१२००४
८/१०

JEEVAN CHETNA CO-OPERATIVE HOUSING SOCIETY LTD.

NEW SURVEY NO. 114

HISSA NO. 4-5-6-10.

VILLAGE : ACHOLE

TAL : VASAI, DIST. : THANE.

IN WITNESS WHEREOF the parties hereto have hereunto set and
subscribed their respective hands to this writing on the date and year first
herein above written.

SIGNED, SEALED AND DELIVERED }

By the Within named "TRANSFEROR" }

SHRI PRAKASH PANDURANG SHELAR }

In the presence of ... *[Signature]* ... }

.....)

Shelar P.P.

SIGNED, SEALED AND DELIVERED }

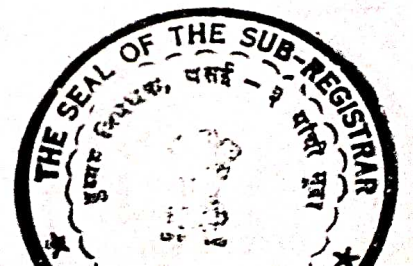
By the Within named "TRANSFeree" }

SMT. MANGI KAPLANGAD SANTOSH }

In the presence of ... *[Signature]* ... }

.....)

x *M.K. Santosh*



AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :
2nd Floor, Nariman Point,
400 021.
P.O. 2481 / P.O. 2480 / P.O. 2579
P.O. 91-92-902 2500
011-83218 CIDC IN A GRAM. CITVAN

HEAD OFFICE :
CIDCO Bhavan, CBD-Belekar,
New Bombay - 400 614.
TELEPHONE : 757 1241-42-44 / 757 0919
757 2631 / 757 1055
FAX : 00-91-92-757 1056
DATE : 29/08/96

वसई - B
दस्ता क्र. 3380/2004
e 194

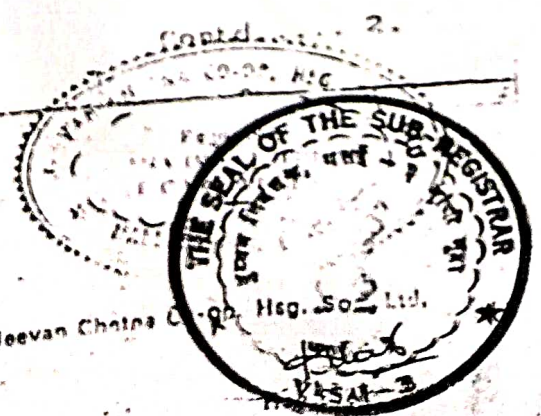
CIDCO/VVSR/BP-97/E/7128

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Wing A & B) with built up area 1215.04 Sq.m. on land bearing S.No.114, H.No.4, 5, 6 & 10, Village Achole, Taluka Vasai, Dist. Thane, completed under the supervision of Shri S.R. Karnik (licence No. (P) No 56/10313) and has been inspected on 14/08/96 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/BP-97/1055 dated 20/12/91 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Jeevan Chaitanya
MR. T. S. NAIDU
SPECIAL INVESTIGATIVE OFFICER
CIDCO Maharashtra
Industrial Division
Bandra West, Mumbai-50



Fol. Jeevan Chaitanya ... Hsg. Soc. Ltd.

CIDCO

PLANNING AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
New Bombay - 400 614.
PHONES : 757 1241-42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066

वसई - ३
दस्त क्र. ५३५२००४
१०/१६

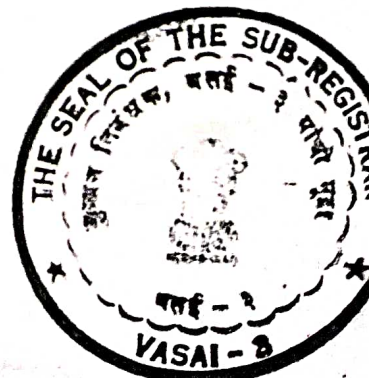
HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
New Bombay - 400 614.
PHONES : 757 1241-42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066
Date :

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or lateration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

One set of as built drawing duly certified is returned herewith for your record.

P. Suresh Babu
ASSOCIATE PLANNER/ADDL. TPO
(VVRP)

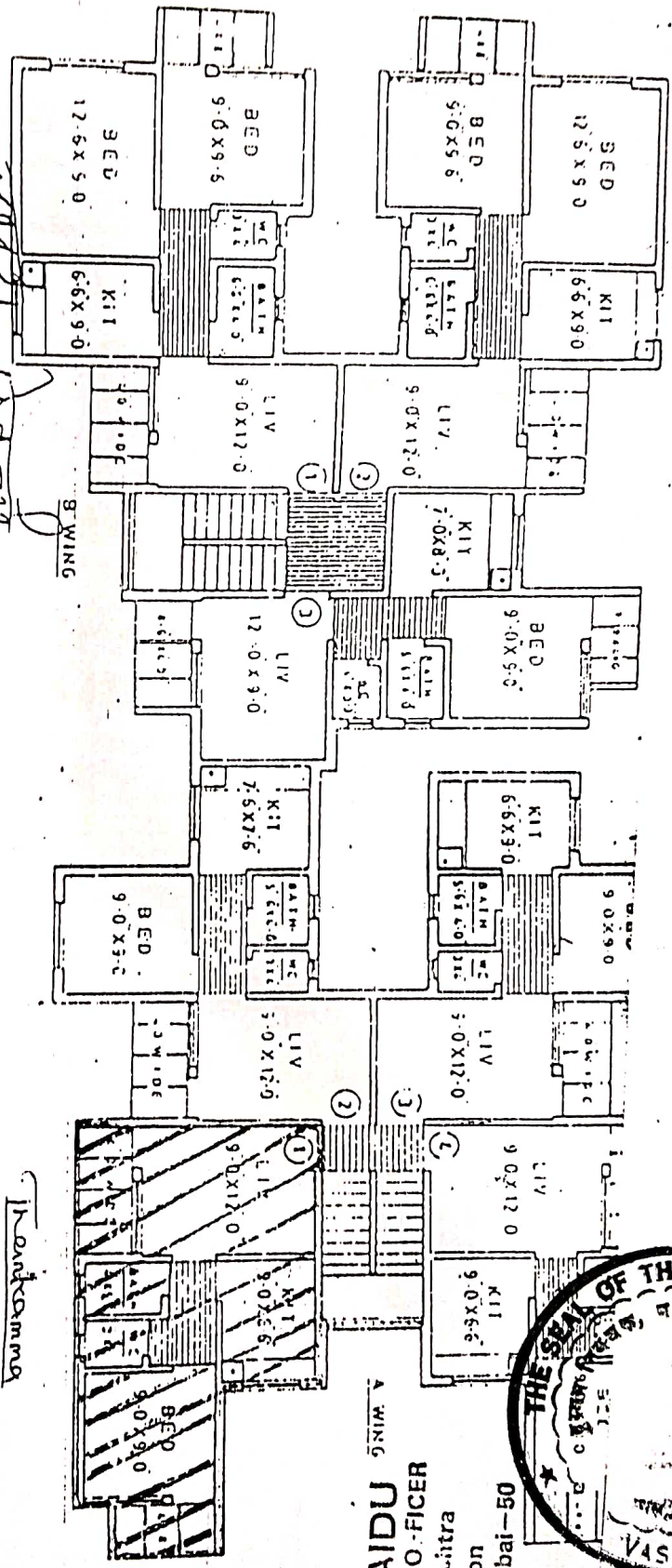
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MA CO-OP. H.S.C.

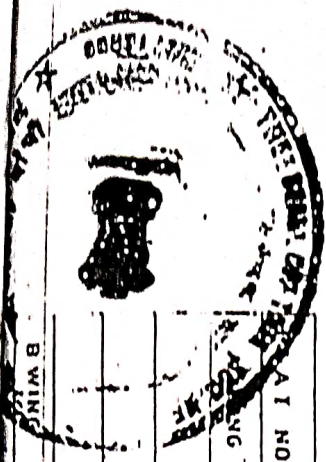
वसई - ३
 वसा क्र. ५३१२००४
 १३ १९८८



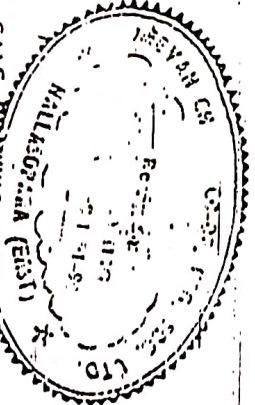
श्री. मयुरा देसा
 मारसिरीवा

TYPICAL FLOOR PLAN (G+3)

Bankamma
 L. R. Amin

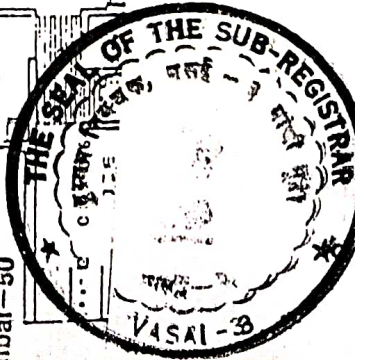


FLAT NO	BUILT UP AREA
1	510
2	480
3	480
4	510
B WING	660



SALE DRAWING PROPOSED BLDG ON PLOT BEARING

S. NO. 114 H. NO. 5 & 6 & 10 OF VILLAGE - ACHOLE
 TALUKA - VASAI DIST. - THANE



MR. HARI NAIDU
 SPECIAL EXECUTIVE OFFICER
 Govt. of Maharashtra
 Mathal Mansion
 Bandra West, Mumbai-50



"Jeevan Chetna" Co-op. Hsg. Socy. Ltd.
 SECRETARY

Handwritten notes and signatures at the bottom of the page, including 'R. K. Naidu' and '10/11/88'.



दुय्यम निबंधक: वसई 3

Wednesday, July 28, 2004
12:38:39 PM

नोंदणीपूर्व गोषवारा

वसई-३
दस्त क्र. ५३१०२००४
९५/९०

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 325,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे)	रु. 360,180.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 8170.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 3601.80
(6) दस्त निष्पादित केल्याचा	26/07/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केल्या इन्पुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. * लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (7) पृष्ठांची संख्या 17
- (8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (9) मालमत्तेचे इतर वर्णन

(1) सर्वे क्र.: 114/हि नं 4,5,6,10/-/-
(1) वर्णन: विभागाचे नाव - मौजे (गांव) आचोळे क्रमांक (नालासोपारा-नगरपालिका); उपविभागाचे नाव - 10/88 - सभाय्य विनशेतीच्या जमिनी 11.3. सदर मिळकत सर्व्हे नंबर - 114 मध्ये आहे. सदर निका क्र - अ/12, दुसरा माळा, जिवन चेतना को ऑ. हौ सो. लि.

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश वसई; पिन: -; पॅन नम्बर: -; असल्यास, प्रतिवादीचे नाव व पत्ता

(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश पॅन नम्बर: -; असल्यास, वादीचे नाव व पत्ता

(1) बांधीव मिळकतीचे क्षेत्रफळ 46 चौ.मी. आहे.

(1)-

(1) श्री प्रकाश पांडुरंग शेलार; घर/फ्लॅट नं: -; गल्ली/रस्ता: आचोळे; ईमारतीचे नाव: जिवन चेतना सोसायटी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नालासोपारा पू; तालुका:

(1) सौ मांगी के संतोष; घर/फ्लॅट नं: -; गल्ली/रस्ता: आचोळे; ईमारतीचे नाव: जिवन चेतना सोसायटी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नालासोपारा पू; तालुका: वसई; पिन: -;

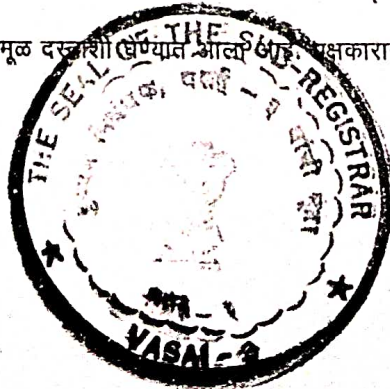
नोंदणी पूर्व गोषवारा-यामध्ये इन्पुट फॉर्म प्रमाणे मूळ डाटा एंट्री करण्यात आली आहे.

(डाटा एंट्री ऑपररेटर ची स्वाक्षरी)

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले *
बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इन्पुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्तऐवजात घेण्यात आला. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.



(दुय्यम निबंधकाची स्वाक्षरी)

दुय्यम निबंधक, वसई-३.

28/7/04

दस्त गोषवारा भाग-1

वसई 3

दस्त क्र 5390/2004

१६/१०

दुय्यम निबंधकः

वसई 3

5390/2004

प्रकारः करारनामा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 30

सही



M. K. Santosh

लिहून देणार

वय 40

सही



Shelar P.P.

पक्षकाराचे नाव व पत्ता
श्री मागी के सतोष
पत्ता: घर/प्लॉट नं.: -
गल्ली/रस्ता: आचोळे
शहर/गाव: जिवन चेतना सोसायटी
पिन नं.: -
पेठ/वसाहत: -
शहर/गाव: नालासोपारा पू
तालुका: वसई
पिन: -
पिन नंबर: -
श्री प्रकारा पांडुरंग शेळार
पत्ता: घर/प्लॉट नं.: -
गल्ली/रस्ता: आचोळे
शहर/गाव: जिवन चेतना सोसायटी
पिन नं.: -
पेठ/वसाहत: -
शहर/गाव: नालासोपारा पू
तालुका: वसई
पिन: -
पिन

