

(5)

ORIGINAL

AGREEMENT FOR SALE



Dated this 16th day of April 20 24

Res House / Bungalow / Flat / Shop / Ind. Gate No. A/110.3

on 1st floor in Akshar Bhuvan Co. op. Hy. Soc. Ltd.

Vijay Vihar Complex, Evershine City, Vasai Road (E)

Dist. Palghar 401 208

Between

Shri- / Smt- / MS. Miss. Rehana Abdul Hussain Ganwala

AND

Shri- / Smt- / MS. MR. Vikas Nirmol Jain

MR Akash Nirmol Kumar Jain

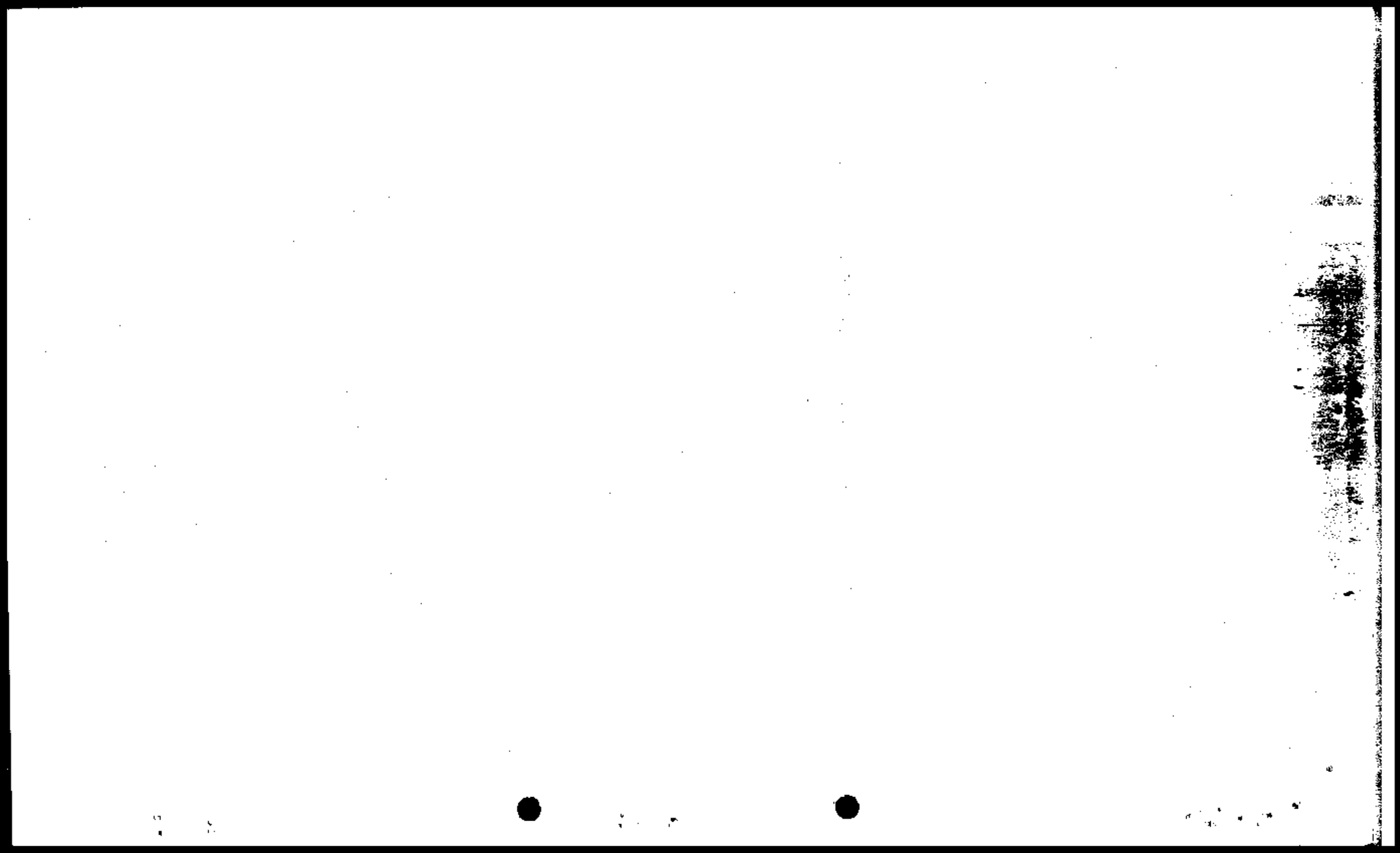
UNIQUE

FINANCE & PROPERTY CONSULTANTS

CB/4, 124 - A, 1st floor, Vishwakarma Paradise, Phase - 1,
Behind Carmel Classes, Ambodi Road, Vasai Road (West),
Dist. Palghar - 401 202.

☎ : 998 706 4704 / 932 640 8637 / 705 888 6504

✉ : uniquefinance11898@gmail.com / sauraj11898@gmail.com



79/5360 पावती Original/Duplicate
 Tuesday, April 16, 2024 नोंदणी क्र.: 39म
 4:51 PM Regn.: 39M

पावती क्र.: 6350 दिनांक: 16/04/2024

गावाचे नाव: आचोळे
 दस्तावेजाचा अनुक्रमांक: वमड1-5360-2024
 दस्तावेजाचा प्रकार: करारनामा
 मादर करणान्याचे नाव: विक्रम निर्मल जीन

नोंदणी फी ₹. 30000.00
 दस्त हलाकणी फी ₹. 800.00
 पत्रांची संख्या: 40

एकूण: ₹. 30800.00

आपणाम पृष्ठ दस्त, भवनल सिटि, मुंबी-२ अंदाजे
 5:11 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

वाजार मुल्य: ₹.4730000/-

मोबदला ₹.4950000/-

भरलेले मुद्रांक मुल्य: ₹. 346500/-

1) देयकाचा प्रकार: DHC रकम ₹. 800/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0424167315797 दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH000712472202425E दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

Nirudh J

मुळ दस्त परत घेता

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12



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16/04/2024

सूची क्र.2

दुय्यम निबंधक : दु.दि. समई 1

दस्ता क्रमांक : 5360/2024

नोदणी :

Regn.63m

गावाचे नाव : आचोळे

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) कजानमाया(भाडेपट्टयाच्या अर्थातिलपट्टाकार आकारणी देणे की पट्टेदार ने गनुद करावे)

करारनामा
4950000
4730000

- (4) भू-सामन, पोट्टिस्मा व शरकरमास(असल्यवसा)

1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: गाव मोजे आचोळे येथील सर्व क्र.269(जुन्या 206), विसा क्र.3, इतील मदनिका क्र. 103, पहिला मजला ए.विक.मिडिक्रम न. सी-138, नगर भुवन को-ओप.हा.सी.की.विक्रम विभाग, कोम्प्लेक्स, एव्हरशार्डन सिटी, समई रोड(पु). जि. पालघर 401208(शेअर 765 सी. फूट विल्लबण)शेअर 850 चौ.फु.सुपर विल्लबण(Survey Number : 269 (Old 206) ;)

- (5) शेअरकड

1) 78.98 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) इस्तफेवअ करून देणा-यासिद्धत उलगणा-या पथकागचे नाव: शेका विक्राणी न्यायालयका कुडुभाना किंवा अददथ असल्यास, प्रतिव्यक्तिचे नाव व पत्ता.

1) नाव:-हास अक्षुव हूमैय सोबाकासा.शेअर-52; पत्ता:-जॉई नं: 103, ए.विंग, इमारत क्र. सी-138, मांडा नं: पहिला मजला, इमारतीचे नाव: अक्षर पुस्तक को-ओप.हा.सी.की. व्मके नं: विजय विहार कोम्प्लेक्स, एव्हरशार्डन सिटी, रोड नं: वसई रोड पु. महाराष्ट्र, अयो. पिन कोड:-401208 पॅन नं:-ACNPG4038K

- (8) इस्तफेवज करून घेणा-या पक्षकारने व किंवा दिवाणी न्यायालयका हुकुमनाथा किंवा अदेश बसल्यास,प्रतिकरिले नाव व पत्ता

1) नाव:-विकास निर्मले जैम वय:-33; पत्ता:-जॉई नं: सी-05, मांडा नं: -, इमारतीचे नाव: अक्षर भुवन को-ओप.हा.सी.की. व्मके नं: विजय विहार कोम्प्लेक्स, एव्हरशार्डन सिटी, रोड नं: वसई रोड पु. महाराष्ट्र, अयो. पिन कोड:-401208 पॅन नं:-ANNWPJ8134B

- (9) दस्तऐवज करून दिल्याचा दिनांक

2) नाव:-अकाश निर्मलकुमार जैम वय:-31; पत्ता:-जॉई नं: बी-06, मांडा नं: -, इमारतीचे नाव: अक्षर भुवन को-ओप.हा.सी.की. व्मके नं: विजय विहार कोम्प्लेक्स, एव्हरशार्डन सिटी, रोड नं: वसई रोड पु. महाराष्ट्र, अयो. पिन कोड:-401208 पॅन नं:-ARPRP18976G

- (10) दस्तऐवज करून दिल्याचा दिनांक

16/04/2024

- (11) अनुक्रमीक क्र.कड व पृष्ठ

16/04/2024

- (12) बाबा-याबाबायो सुदोक शुक

5360/2024

- (13) बाबा-याबाबायो सुदोक शुक

346500

- (14) शेअर

30000

दस्तावेजासाठी किंवा रात घेतलेला तपशील :-

सुदोक शुक आकारतना मिळवलेला अनुक्रोड

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह-दुय्यम निबंधक समई-1
सई - २

Payment Details

sr	Purchaser type	Verification	notVendor	GRN Invoice	Amount	Used Ad	Debit Number	Debit Date
1	VIKAS NIRMAL JAIN	eChetan	69103332024041615966	MH1000712472202425E	348500.00	SD	0000409571202425	15/04/2024
2	VIKAS	DHC		0424157315797	800	RF	0424157315797D	15/04/2024
3	NIRMAL JAIN	eChetan		MH000712472202425E	30000	RF	0000409571202425	15/04/2024

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

Registration ID: 2024/41689/10 Date: 16 April 2024, 04:47:05 PM	
मूल्यांकनाचे वसूळी 2024 पालखर तालुका : तराई 8-पट्टिवास व इतर तसम अनुज्ञेय शहरीतील जमिनी Vasai-Virar Municipal Corporation सर्व्ही नंबर: अ. भू. क्रमांक : सर्व्ही नंबर: 269	मूल्यांकनाचे एकक चौर मीटर
मूल्यांकन विभाग उप-मूल्यांकन क्षेत्राचे नाव वार्ड नंबर 10 निवासी मजिस्ट्रेट 69600	जीएसटीक 86400
वार्ड नंबर 10 78.9669 चौ मीटर 1 जार खो चौ शहरी	मूल्यांकन प्रकार 20 टक्के Residential Floor/Plot
Sale Type - Residential Sale/Lease of built up Property constructed after 02/01/2018 मजला निहाय चट/वाड = 100 * 100 Apply as Rate= Rs.60000/-	
यथा-यानुसार मूल्यांकन प्रवि चौ मीटर मूल्यांकन = $(78.9669 - 210.00) * (80 / 100) * 2$ = Rs. 5988.18 = शहरी प्रमाणे मूल्यांकन दर * मूल्यांकन क्षेत्र = 5988.18 * 78.9669 = Rs. 472853.7972	
Applicable Rules - 3, 9, 18, 19 एकत्रित अंतिम मूल्यांकन = $A + B + C - D + E - F + G + H + I - J$ = 472853.7972 + 0 + 0 + 0 - 0 + 0 + 0 * 0 + 0 + 0 = Rs. 472853.7972 = ₹ सार्वमालीक लागू अनुज्ञेय हजर पाव शौ अनुज्ञेय	

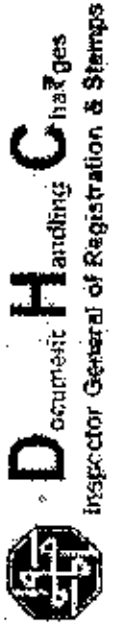
वसई-१		
पुस्तक	दस्ता क्र.	दिनांक
१	२३६०	३ ६७
		२०२४

सह-मुख्य निबंधक, वार्ड-१
 वर्ग - २





वसई-१		
पुस्तक	वसई क्र.	
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Receipt of Document Handling Charges

PRN: 0424167315797 Receipt Date: 16/04/2024

Received from VIKAS NIRMAL JAIN, Mobile number 9987064704, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 5360 dated: 16/04/2024 at the Sub Registrar office S.R. Vasai 1 of the District Palghar.

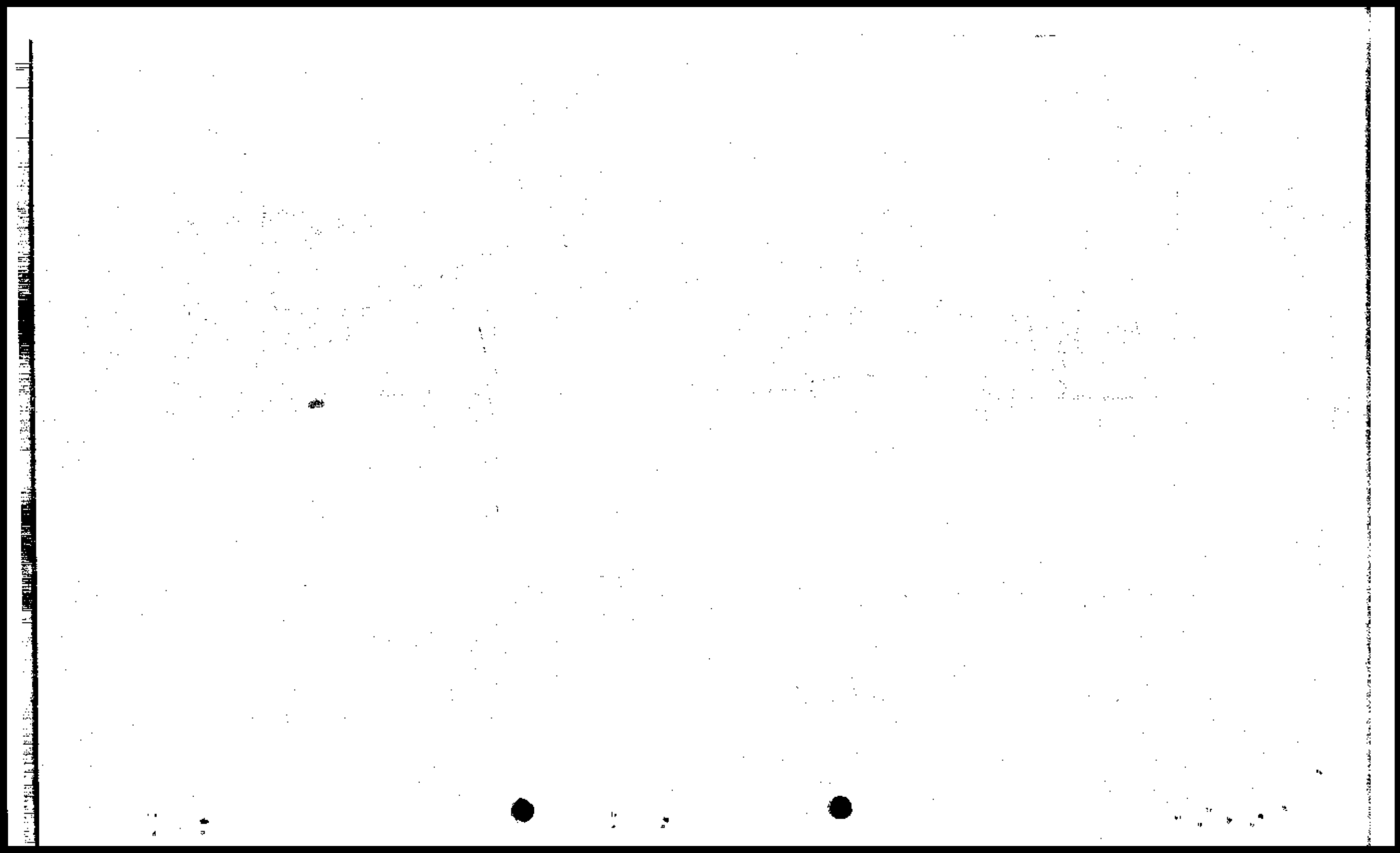


Payment Details

Bank Name: SBIN	Payment Date: 16/04/2024
Bank CIN: 10004152024041614433	REF No: 410781767359
Deface No: 0424167315797D	Deface Date: 16/04/2024

This is computer generated receipt, hence no signature is required.





वसई-१
पुस्तक क्र. ५३६०
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CHALLAN
MTR Form Number-6

GRN: MH0007247202025E	BARCODE	Date: 16/04/2024-14:12:31	Form ID: 25.2
Department: Inspector General Of Registration			
Type of Payment: Stamp Duty Registration Fee			
Office Name: VSIH_VASAI NO.1 SUB REGISTRAR			
Location: PALGHAR			
Year: 2024-2025 One Time			

TAX ID / TAN (If Any)	PAN No. (If Applicable): ANMPJ6134B
Full Name: VIKAS NIRVHAL JAINI	FLAT NO.-A-103, FIRST FLOOR, AKSHAR BHUWAN CHSL
Prmises/Building: VJAY VIHAR COMPLEX, EVERSHINE CITY	WASAI EAST
Road/Street: WASAI EAST	Town/City/District: PIN: 401208

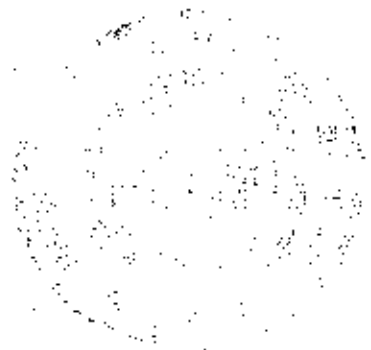
Account Head Details	Amount in Rs.
0030048401 Stamp Duty	346500.00
00300603301 Registration Fee	38000.00
Total: 3,78,500.00	

Remarks: (If Any):	PAN2=AONPG-K398K-SarandPartyName=REHAMA ABDUL HUSSAIN GOAWALA-
Amount In: Three Lakh Seventy Six Thousand Five Hundred Rupees	Words: s Only
FOR USE IN RECEIVING BANK	
Bank CIN: 691033320200418199881	2664409386
Bank Date: 16/04/2024-14:14:52	Not Verified with RBI
Bank-Branch: IDBI BANK	
Serial No., Date: Not Verified with Serial	

Department ID: 9987654704
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 ध्यातव्य है कि यह चालान केवल वसई उपविभागाधीन क्षेत्र में कर्तव्य न करवावया के लिये ही मान्यता प्राप्त है। अन्यथा यह अमान्यता प्राप्त है।



पत्रांक-१		
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GRN : MH00071247230423E Amount : 3,78,500.00 Bank : IDBI BANK Date : 18/04/2024-14:12:51

2	RS)78,5000	0000408571202425	18/04/2024-18:51:38	KCR133	346800.00
Total Debitement Amount					3,78,500.00

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at VASAI on this 16th day of APRIL, 2024

BETWEEN

MISS. REHANA ABDUL HUSSAINI GOAWALA age 52 years, adult, Indian Inhabitant, Owner of FLAT NO.103, FIRST FLOOR, A' WING, BLDG. NO.C-138, AKSHAR BHUWAN CO-OP.HSG.SOC.LTD., VIJAY VIHAR COMPLEX, EVERSHERE CITY, VASAI ROAD (E), DIST. PALGHAR 401208, hereinafter called 'THE VENDOR/TRANSFEROR' (which expression shall unless it is repugnant to the context or meaning there of is deemed to include her heirs, successors, executors, representatives, assigns, administrators etc.) of the FIRST PART.

AND

MIR. VIKAS NIRMAL JAIN age 33 years & **MIR. AKASH NIRMAL KUMAR JAIN** age 31 years, adults, Indian Inhabitants, having present address at, FLAT NO.B-05, AKSHAR BHUWAN CO-OP.HSG.SOC.LTD., VIJAY VIHAR COMPLEX, EVERSHERE CITY, VASAI ROAD (E), DIST. PALGHAR 401208, hereinafter called 'THE PURCHASERS/ TRANSFEREES' (which expression shall unless it is repugnant to the context or meaning thereof is deemed to include their heirs, successors, representatives, executors, administrators and assigns) of the SECOND PART:-






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पत्राई	पत्राई	
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Whereas thereafter the present TRANSFEROR has been admitted as member of AKSHAR BHUWAN CO-OP.HSG.SOC.LTD, and whereas the TRANSFEROR acquired the rights, title and interest in respect of, FLAT NO.103, FIRST FLOOR, A WING, BLDG. NO.C-138, in AKSHAR BHUWAN CO-OP.HSG.SOC.LTD, having Registration No.TNA/VSI/HSG/TC/15633/2004/2005 under Maharashtra Co-operative Societies Act 1960. Whereas **MISS. REHANA ABDUL HUSSAIN GOAWALA** had purchased the said flat by an AGREEMENT FOR SALE Dated 27th NOVEMBER, 2020 vide a DOCUMENT NO.VASAI-3-11935-2020 DATED 27/11/2020 from **MIR. RAWI VINCENT D' SOUZA** through his Power of Attorney Holder **MIR. ALBERT LAWRENCE D'SOUZA**.

Whereas **MIR. RAWI VINCENT D' SOUZA** had purchased the said flat by an AGREEMENT FOR SALE Dated 27th MAY, 2008 vide a DOCUMENT NO.VASAI-3-5882-2008 DATED 27/05/2008 from **MIR. SHANKAR L. LAKHANI & MRS. KHUSBU S. LAKHANI**

whereas **MIR. SHANKAR L. LAKHANI & MRS. KHUSBU S. LAKHANI** had purchased the said flat by an AGREEMENT FOR SALE Dated 15th NOVEMBER, 2006 vide a DOCUMENT NO.VASAI-3-9763-2006 DATED 15/11/2006 from **M/S. SHIV SHAKTI SILK MILLS PVT.LTD.**, through its Director **MIR. SHANKAR L. LAKHANI**

Whereas due to clerical or typographical error in the wording of the above referred Agreement Dated 15/11/2006, wherein the name of the company firm in said agreement was worded as **SHIVSHAI SILK MILLS PVT. LTD.**, it was miss-spelt **SHIVSHAI SILK MILLS PVT. LTD.**, instead of correct name **M/S. SHIV SHAKTI SILK MILLS PVT.LTD.**, The same had been rectified through the Deed of Rectification Dated 09/02/2007 registered with sub-Registrar of Assurance VASAI-3 vide its Registration No. 9802/2007 Dated 09/02/2007.



Signature

Signature

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Whereas **M/S. SHIV SHAKTI SILK MILLS PVT. LTD.**, had purchased the said flat by an AGREEMENT FOR SALE Dated 20th APRIL, 2001 vide a DOCUMENT NO.VASAI-2-CH-2754-2001 DATED 20/04/2001 from **M/S. JAY CONSTRUCTION CO.**, therein referred to as 'THE BUILDERS/DEVELOPERS' of the one part and **M/S. SHIV SHAKTI SILK MILLS PVT.LTD.**, therein referred to as 'THE PURCHASER' of the second part,

And whereas the present TRANSFEREES agreed to acquire on what is known as 'OWNERSHIP BASIS' FLAT NO.103, FIRST FLOOR, A' WING, BLDG. NO.C-138, admeasuring 765 SQ. FT. BUILT UP AREA EQUIVALENT 850 SQ. FT. SUPER BUILT UP AREA in the building known as, AKSHAR BHUWAN CO-OP.HSG.SOC.LTD., situated at, SURVEY NO.269 (OLD 206), HISSA NO.3, VILLAGE ACHOLE, TALUKA VASAI, DIST. PALGHAR, Hereinafter referred to as the 'SAID FLAT' for brevity's sake.

AND whereas the TRANSFEROR herein has agreed to sell, transfer all the rights, title and interest along with SHARE CERTIFICATE NO.02 of Rs.50/- each BEARING NOS.06 to 10 in member's register FOLIO NO.02 in respect of the said flat to the TRANSFEREES & the TRANSFEREES have agreed to acquire the said flat on 'OWNERSHIP BASIS' AND WHEREAS the Hon. Secretary/ Chairman/ Treasurer / Managing Committee of the Society has agreed to as per the request of THE TRANSFEROR to transfer the FLAT NO.103, FIRST FLOOR, A' WING, BLDG. NO.C-138, in the building known as, AKSHAR BHUWAN CO-OP.HSG.SOC.LTD., in the name of THE TRANSFEREES.

M. B. J.

Shiv Shakti

A. K. S.



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NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. The TRANSFEROR is the owner and is in exclusive possession of the said Flat bearing No.103, FIRST FLOOR, A WING, BLDG. NO.C-138, AKSHAR BHUWAN CO-OP.HSG.SOCIETY, VIJAY VIHAR COMPLEX, EVERSHINE CITY, VASAI ROAD (E), DIST. PALGHAR 401208, admeasuring 765 SQ. FT. BUILT UP AREA EQUIVALENT 850 SQ. FT. SUPER BUILT UP AREA, VILLAGE ACHOLE, TALUKA VASAI, DIST. PALGHAR and more particularly described in the schedule herein under.

2. The TRANSFEREES have agreed to purchase the said Flat from the TRANSFEROR and the TRANSFEROR has agreed to sell and transfer the said Flat on 'OWNERSHIP BASIS' for the sum of **RS.49,50,000/- (RUPEES FORTY NINE LAKHS FIFTY THOUSAND ONLY)** in Full & Final consideration of their claim to the conditions in the said agreement for sale.

3. a) The TRANSFEREES have paid to the TRANSFEROR the sum of **RS.12,00,000/- (RUPEES TWELVE LAKHS ONLY)** as being PART PAYMENT on the execution of this agreement. The receipt of payments made is attached herewith as Annexure "1". The TRANSFEREES further agree to pay the BALANCE PAYMENT of **RS.37,50,000/- (RUPEES THIRTY SEVEN LAKHS FIFTY THOUSAND ONLY)** within 45 days from the date of registration by obtaining loan from Bank or any other financial institution, time for BALANCE PAYMENT shall be essence of this contract.

b) Further if the TRANSFEREES fail to pay the BALANCE PAYMENT within the specified time of period, then in that event the TRANSFEROR has the right to terminate this Agreement for Sale and the part payment paid by the TRANSFEREES will be forfeited and this Agreement for Sale will be treated as



[Handwritten signature]

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4. On receiving full price consideration of the said Flat, the TRANSFEROR shall put the TRANSFEREES in the possession of the said Flat and all rights, title of the said Flat shall stand transferred in the name of the TRANSFEREES and the TRANSFEREES shall be entitled to enter upon occupy, possess and enjoy the said Flat with all the amenities including electricity, sanitary, fitting and fixtures to the said Flat given by the Promoters.

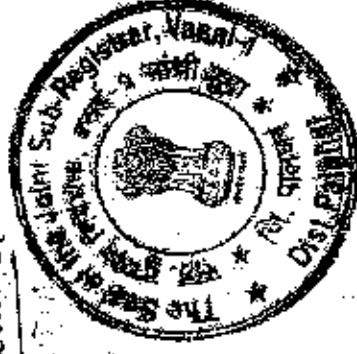
5. THE TRANSFEROR HEREBY DECLARE AND STATE AS UNDER:-

- a) That the said Flat is free from all encumbrances and claims and demands and the same is not subject to any charges, damage, action, mortgage, lease, lien, lis pendens, inheritance, probate, testamentary or any other matters and there is no statutory, commercial or personal liability in any private, public or revenue authority for payment on the said Flat on or before the date of execution of this Agreement and she is entitled and competent to transfer the said Flat and said shares to the TRANSFEREES herein.
- b) The TRANSFEROR is in exclusive possession of the said Flat and no other person/s has any right to possession of the said Flat and the said Flat was acquired by her out of her funds.
- c) The TRANSFEROR shall pay all the taxes, society charges, electricity charges and maintenance charges in respect of the said Flat up to the date of handing over the possession of the said Flat to the TRANSFEREES herein.

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पत्र-१		
पुस्तक क्र. १३३०	पेज १२२	१
२०१४		

d] The TRANSFEROR shall co-operate with the TRANSFEREES in signing all letters, applications, undertaking and forms when required in getting the said Flat transferred in the name of the TRANSFEREES in the record of the society, VASAI-VIRAR CITY MUNICIPAL CORPORATION and M.S.E.D.CO. LTD.

e] The TRANSFEROR declare and confirm that there is no litigation or other proceedings pending in respect of the said Flat and there is no attachment levied before and/or after judgement by any Court of Law in respect of the said Flat nor has any competent authority issued any order prohibiting the sale, transfer or assignment of the said Flat or the benefits of the agreement for acquiring the same.

f] The TRANSFEROR neither has committed any breach nor has she been guilty of any breach or non-compliance with any of the terms and conditions of this agreement and that the said agreement is valid and subsisting at law till the date of the execution of these presents.

6. The TRANSFEROR hereby indemnify and keep indemnified the TRANSFEREES against all costs, claims, charges, damages, actions, attachments, mortgages, lease, lien, lis pendens, claim, inheritance, probate, testamentary or any other matters raised or action initiated by the government or public body, central or state or any income tax authorities or any other tribunal in respect of the said Flat and to make loss of which the TRANSFEREES may suffer, by way of any investigation, attachment, orders, injunction, receiver, liquidation etc. of said Flat from the TRANSFEROR.



Signature

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प्राप्त	24	2028
?		

7. The TRANSFEROR further agree that she or any other person/s claiming through her shall from the date of this agreement, at all times thereafter, whenever called upon by the TRANSFEREES, to do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the TRANSFEREES in the said Flat.

8. THE TRANSFEREES HEREBY DECLARE/S AND ASSURE/S:

a) The TRANSFEREES have inspected/checked all the original documents in respect of the said Flat and are satisfied of the original documents and are ready and willing to purchase the said Flat.

b) The TRANSFEREES shall become the members of the society and shall observe and Perform all the terms and conditions contained in the aforesaid agreements for transfer.

c) The TRANSFEREES shall abide by the rules and regulations and bye-laws of the Society of which they are being admitted as the members and shall abide by all singular bye-laws, rules and regulations in force of the society and which the society may adopt from time to time.

9. The TRANSFEROR has agreed to sign all the necessary transfer forms and other papers for the transfer of the said Flat in the society record in the names of the TRANSFEREES on receiving the full price consideration amount and shall handover the original title deed i.e. Agreement for Sale, Registration Receipt and the Share Certificate in respect of the said Flat to the TRANSFEREES. The TRANSFEREES do hereby Acknowledge for receiving the documents from the TRANSFEROR.



Shubh...
A. S. ...

पत्रांक-१		
पत्रांक	दस्तावेज क्र.	
१	५३६०	१६/५०
१	२०२४	

10. In the event of any differences of opinion or dispute between the parties to the agreement on any matter pertaining to this agreement on the aforesaid transfer, it shall be referred to arbitration by an arbitrator appointed under the Arbitration Act. Such arbitration shall be governed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

11. The Transfer charges payable to the society in respect of the said flat will be borne by the TRANSFEROR and TRANSFEREES equally i.e. (fifty/fifty).

12. The Stamp Duty and Registration Charges shall be borne and paid by the TRANSFEREES only.

13. The Permanent Account Number (PAN) of THE TRANSFEROR is as follows and a copy annexed herewith.

MISS. REHANA ABDUL HUSSAIN GOAWALA - AONPG4030K

14. The Permanent Account Number (PAN) of THE TRANSFEREES are as follows and a copy annexed herewith.

MIR. VIKAS NIRMAL JAIN

ANMPPJ8134B

MIR. AKASH NIRMAL KUMAR JAIN

ARRPJ8976G



Rehanna

Akash

वसई-१	
पुस्तक	दस्तावेज
१	५३६० १० ३०
	२०२४

Subject to the clause 3 & 4 above the TRANSFEROR hereby assigns her rights, title and interest in the said Flat to the TRANSFEREES who are entitled to hold possess, occupy and enjoy the said Flat without any interruption from her.

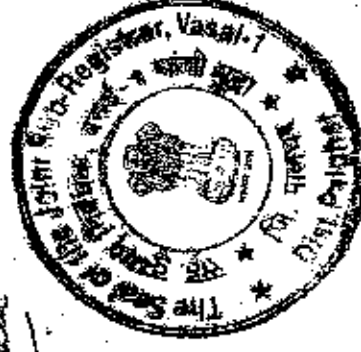
This Agreement shall always be subject to the provision of Maharashtra Co-Op. Societies Act 1960 and the rules made there under.

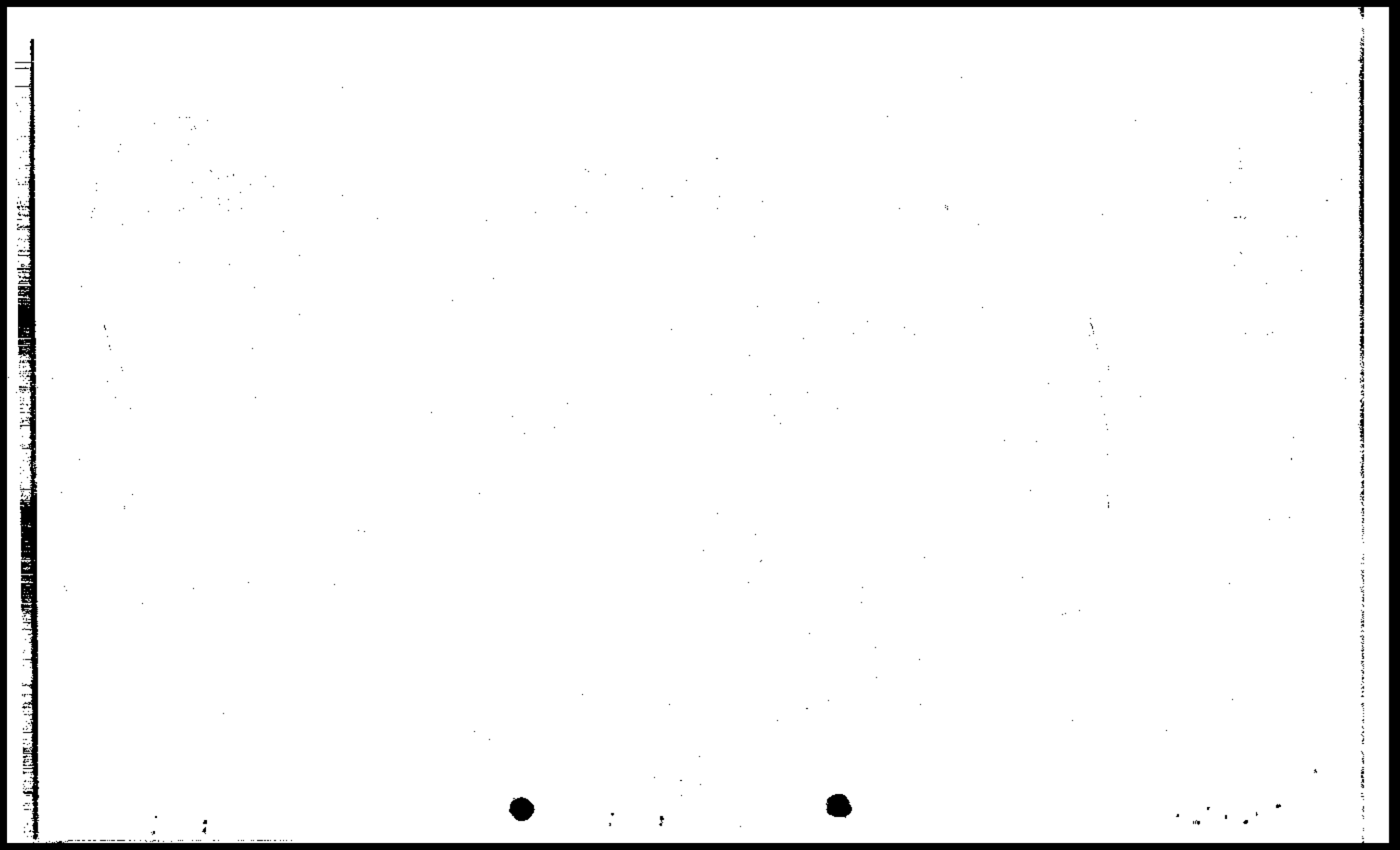
SCHEDULE OF THE PROPERTY

All that FLAT bearing No.103, FIRST FLOOR, A' WING, BLDG. NO.C-138, AKSHAR BHUWAN CO-OP.HSG.SOC.LTD., registered under No.TNA/VSI/HSG/(TC) 15633/2004/2005 flat admeasuring 765 SQ. FT. BUILT UP AREA EQUIVALENT 850 SQ. FT. SUPER BUILT UP AREA constructed on the land bearing SURVEY NO.269 (Old 206), HISSA NO.3, lying, being and situated in the revenue VILLAGE ACHOLE within the jurisdiction of VASAI-VIRAR CITY MUNICIPAL CORPORATION, within the limits of the Sub-Registrar, VASAI-1/2/3/4/5/6, TALUKA VASAI, DIST. PALGHAR. As per Part Occupancy Certificate issued by CIDCO the building was completed in the year 2001 & we have taken 20% Depreciation on the said flat.

Handwritten signatures:
 Akshar
 Vasai




Handwritten signature:
 Vasai

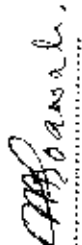






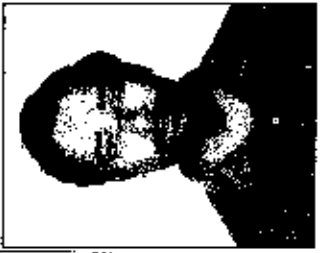



वसई-१		
पुस्तक	दस्ता क्र.	
	५३६०	१५-१०
their respective २४		


IN WITNESS WHEREOF the parties hereto have to set and subscribed their hands to these presents on the day and year first hereinabove written.

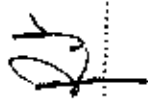
SIGNED, SEALED & DELIVERED BY Within named "the TRANSFEROR"	Thumb Impression	Photograph
 MISS. REHANA ABDUL HUSSAIN GOAWALA		

In the presence of 

Najmuddin A. Goawala.

SIGNED, SEALED & DELIVERED BY Within named "the TRANSFEREES"	Thumb Impression	Photograph
 MR. VIKAS NIRMAL JAIN		
 MR. AKASH NIRMAL KUMAR JAIN		

In the presence of 







वसई-१		
पुस्तक	दस्त क्र.	१९८०
१		२०२४

Annexure "1"

RECEIPT

I, MISS. REHANA ABDUL HUSSAIN GOAWALA received a sum of **RS. 12,00,000/-** (RUPEES TWELVE LAKHS ONLY) as being PART PAYMENT from **MIR. VIKAS NIRMAL JAIN & MIR. AKASH NIRMAL KUMAR JAIN PURCHASERS/TRANSFEREES,** towards sale of FLAT NO.103, FIRST FLOOR, A WING, BLDG. NO.C-138, AKSHAR BHUWAN CO-OP.HSG.SOCIETY., VIJAY VIHAR COMPLEX, EVERSHINE CITY, VASAI ROAD (E), DIST. PALGHAR 401208 by details mentioned below.

Cash/Chq./RTGS/ DD/Ref. No.	Bank/Branch	Date	Amount
390615	Punjab National Bank, Vasai	27/12/2023	1,00,000/-
155368	Punjab National Bank, Vasai	03/04/2024	11,00,000/-
TOTAL RS.			12,00,000/-
(RUPEES TWELVE LAKHS ONLY)			

(Subject to Realization of above mentioned Cheque/s)

I SAY RECEIVED.



MISS. REHANA ABDUL HUSSAIN GOAWALA.

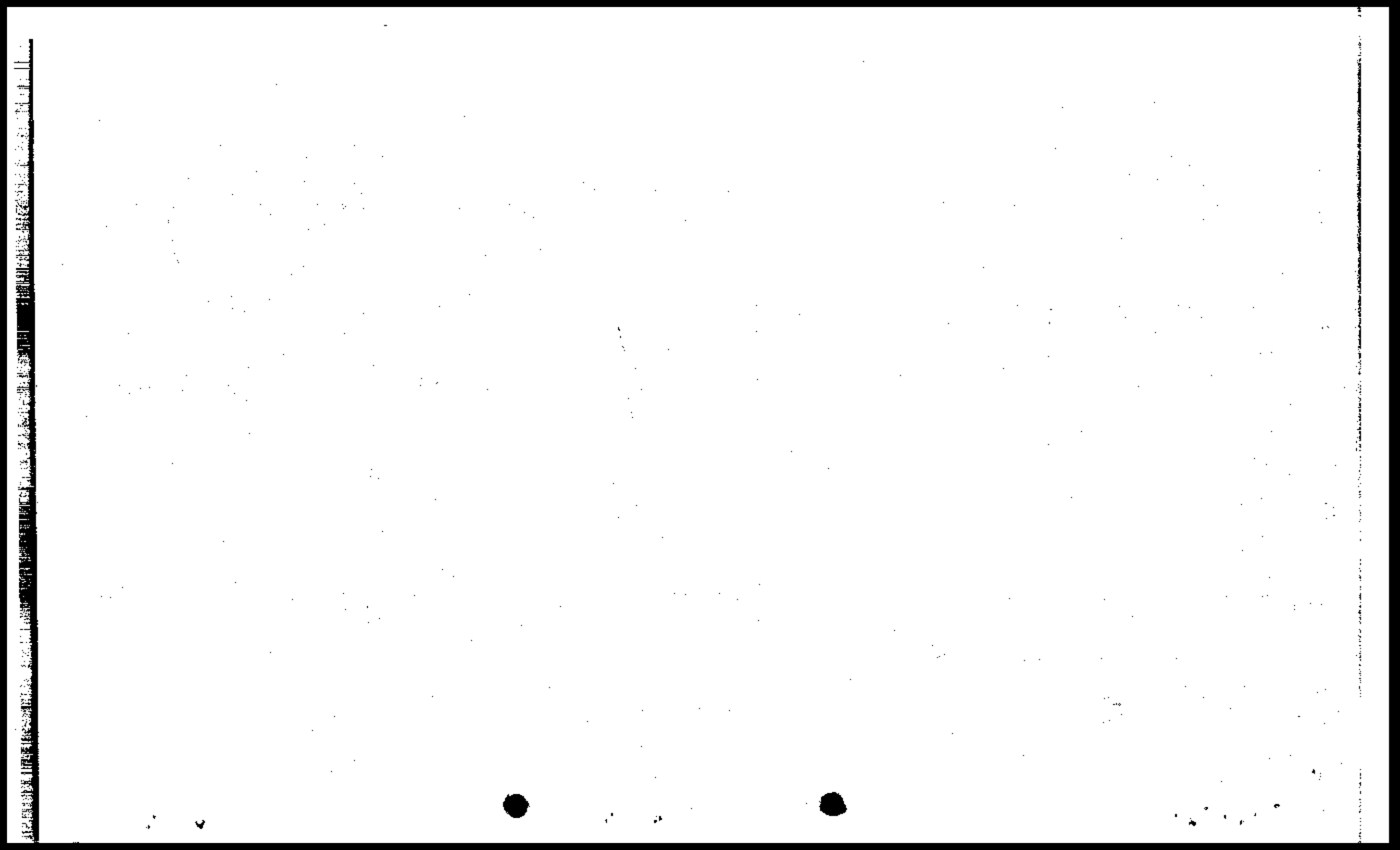
(TRANSFEROR)

DATE : 16.04.2024
PLACE : VASAI

WITNESSES :
1. Attestation

2. [Signature]





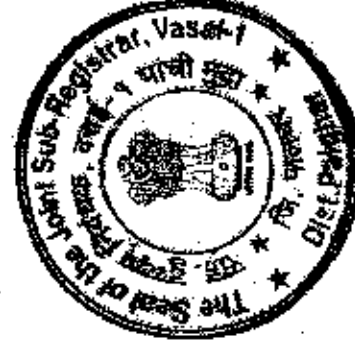
11935350
24-02-2024
Note: Generated Through eSearch Module. For original report please contact concept SRO office.
सूची क्र.2
दुग्धम निबंधक : सह दु.नि.वसई 3
दस्ता क्रमांक : 11935/2020
नोंदणी :
Regin:63m

गावाचे नाव : आचोळे

(1) विसंख्याचा प्रकार	करारनामा	वसई-१	
		पुस्तक	दस्ता क्र.
(2) मोबदला	3670000		
(3) बाजारभावाकडे माझे पट्टे टाकण्याबाबत पट्टे टाकणे आणि देणेची पट्टेदार ते नमुद करणे	3666000	4360	2028
(4) भू-मापन, पोट-हिसा व घरकामांक (असल्यास)			
(5) क्षेत्रफळ	850 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देण्याचा विहित ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिकारितेचे नाव व पत्ता.			
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिकारितेचे नाव व पत्ता			
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2020		
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	27/11/2020		
(11) अनुक्रमीक, खंड व पृष्ठ	11935/2020		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	110100		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरा			
मुल्यांकनासाठी विचारात घेतलेले तपशील:-			
मुद्रांक शुल्क आकारना निलंबितता अनुषंग :-			

मुल्यांकनाची आवश्यकता नाही कारण वस्ताप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





SR.NO	BPNO	OWNER	ARCHITECT	SURV. H/S	VILLAGE	DT. OF DC	TOTPL. AR.	TOTB. ARE.	USER	NO. TENA.	NO. BLDG.
819	BP1829	UMESH NAR	J.P. MEHTA ASSOCIATES	S. NO. 12, 13, 45, 53, 57	SAMEL	23-Aug-01	10360	901.908	RESI	24	6
820	BP2620	SURESH KADAM	M/S EN-CON	S. NO. 402 A PLOT NO. 137	VIRAR	23-Aug-01	421.82	356.27	RESI	12	1
821	BP2427	DESI SOKARNA	AJAY WADE	S. NO. 11 H. NO. 1 A	VASALI	24-Aug-01	2027.81	200.04	RESI		1
822	BP2240	R.D. VARTAK	R.V. SHIRKE	S. NO. 98, H. NO. 2A, 2B	VIRAR	03-Sep-01	6750	401.02	RESI		1
823	BP2753	AMIT BEDI	M/S EN-CON	S. NO. 402A, /1 PLOT NO. 65	VIRAR	03-Sep-01	404.43	343.24	RESI		1
824	BP1325	SANJAYTA AIMER	M.H. DESAI	S. NO. 61 H. NO. 65	SATIWALI	05-Sep-01	10.62	5.175	INDU		1
825	BP0274	C.K. MEHRA	J.P. MEHTA ASSOCIATES	S. NO. 14/1	MORE	06-Sep-01	3413	1252.304	RESI		1
826	BP2222	PRADEEP TENDOLKAR	M/S J.P. MEHTA ASSOCIATES	S. NO. 243, 236, 248, 249, 247	VIRAR	06-Sep-01	0	1170.152	RESC	35	1
827	BP2069	D.R. PATIL	AJAY WADE	S. NO. 128/5	ACHOLE	11-Sep-01	630	629.33	RESI	24	1
828	ZCC20	R.K. WADHAWAN	SHAH & GATTANI	S. NO. 269(206)	ACHOLE	13-Sep-01	0	1108.44	RESI	36	2
829	BP0180	M/S MADAN DHARE	J.P. MEHTA ASSOCIATES	S. NO. 71, 72	ACHOLE	18-Sep-01	19993.78	1096.923	RESI	37	1
830	BP1772	MANEK LAND DEVELOPERS	SANAT MEHTA ASSOCIATES	PLOT NO. 71	MORE	19-Sep-01	1128	1127.51	RESI	36	1
831	BP2455	V.V. DHANGAR	SHAH & GATTANI	S. NO. 29 H. NO. 3	WALIV	19-Sep-01	6980	294.15	RESI	1	1
832	BP2173	IKRAM I. JALIA	J.P. MEHTA ASSOCIATES	S. NO. 57, 58	VIRAR	21-Sep-01	14295	1853.18	RESI	37	1
833	BP2345	IKRAM I. JALIA	J.P. MEHTA ASSOCIATES	S. NO. 57 PLOT NO. 14	VIRAR	21-Sep-01	810	513.662	RESI	16	1
834	BP2701	VALLERIAN DIAS	J.M. FAROZ	S. NO. 272 B	SANDORE	21-Sep-01	420.37	313.21	RESI	1	1
835	BP2610	ST. LORENCE EDUCATION SOCIETY	J.M. FAROZ	S. NO. 14/4	DIWANMAN	24-Sep-01	12270	2631.32	SCHL		1
836	BP0362	L.N. AGARWAL	SHAH & GATTANI	S. NO. 164	BOLINI	25-Sep-01	0	1254.31	RESI	36	2
837	BP2490	M/S ATUL CONST.	SHAH & GATTANI	S. NO. 302 PLOT NO. 3 H. NO. 2	VIRAR	26-Sep-01	1019	800.16	RESI	16	1
838	BP2672	VIJAYA GARIBA	AJAY WADE	S. NO. 402 PLOT NO. 195, 198	VIRAR	01-Oct-01	929.64	885.39	RESI	24	1
839	BP1880	CHAITRALI LAND DEVELOPERS	DILIP SANGHVI	S. NO. 119 PLOT NO. 137	SOPARA	04-Oct-01	711	703.19	RESI	21	1





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TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

17/A COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE. - 401 210 PHONE (812) 3341-3342

CEDCH/VYSR/POC/EP/200-20/E/ (77)

Date: 25/09/91
 29/12/91

To: Shri R. K. Madhavan (P.A. Holder)
 Dewan Tower Navghar
 Vasai (W), Taluka Vasai
 DIST. THANE.

Sub: Grant of Part Occupancy Certificate for Residential Building No.C-138 on land bearing S.No.249(205), H.No.4(part) & S.No.269(206), H.No.3(part) & 4(part), Village Achole in Sector-B of ZCC-20 Group Housing Scheme, Taluka Vasai, Dist. Thane.

Ref: 1) Plan approved by virtue of appeal passed under Section 47 of the M.A. Act vide No.FPS/1290/2151/CP-219/UD-12 dated 15/07/91.
 2) Commencement Certificate granted by this office a) Letter No.C1000/VYSR/EP/200-20/E/B26 dated 09/09/91
 b) Letter No.C1000/VYSR/EP/200-20/E/2007 dated 25/09/91

- 3) N.A. Order No. REV/DESK-1/1-1X/MAP/SR-13/91 dated 04/06/92 & H.O. Order No. REV/DESK-1/1-VII/MAP/DR-18/92 dated 06/03/93 from the Collector, Thane, Development completion certificate dated 10/08/2001 from the architect.
- 4) Structural Stability certificate from your S.I. Mr. Laxal Engineer vide letter dated 12/08/2001.
- 5) Plumbing certificates dated 10/08/2001.
- 6) Your architect's letter dated 20/09/2001.

Sir/Madam,

Please find enclosed herewith the necessary occupancy certificate for Residential Building No.C-138 on S.No.249(205), H.No.4(part) & S.No.269(206), H.No.3(part) & 4(part), Village Achole, in Sector-B of ZCC-20 Group Housing Scheme at Vasai (E), Taluka Vasai, Dist.Thane, alongwith its final drawings.

You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P., road reservation, buildings as constructed at site & you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the provision O.C.C./O.C.C. of the last Building.

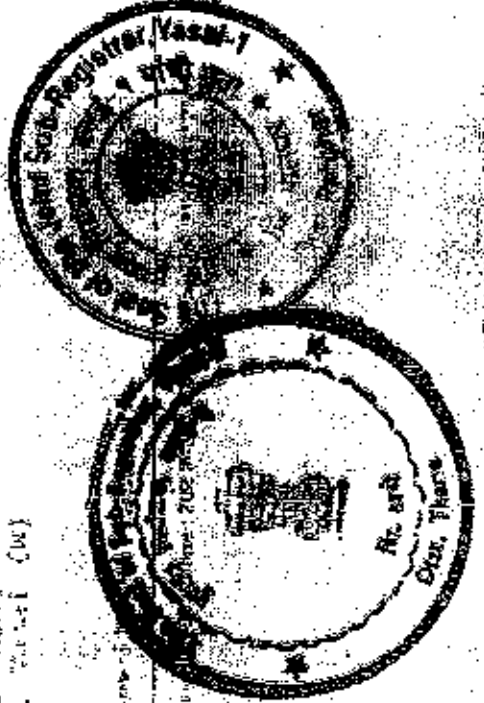
Yours faithfully,

Encl: 4/a.
 C.C. to: *(S.D. VAMPADE)*
 EXECUTIVE ENGINEER (EP & W)

- 1) Mr/s. Shekharant Consultant, Architects, 103, Lokya Park, Station Road, New State Bank of India, Vasai (W) Taluka Vasai
- 2) Mr. S. D. VAMPADE, The Chief Officer, W.T. Thane Municipal Comm.

Office: Thane (W) No. 1, V.V. Road, Thane

VAT K...
MRS. ...



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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION, MAHARASHTRA LTD.

BIKA COMMERCIAL COMPLEX, KASBA/EAST, PSEI THANE, MAHARASHTRA. PHONE: (022) 3344887/3344927 FAX: 3344886 (STD. 0250)

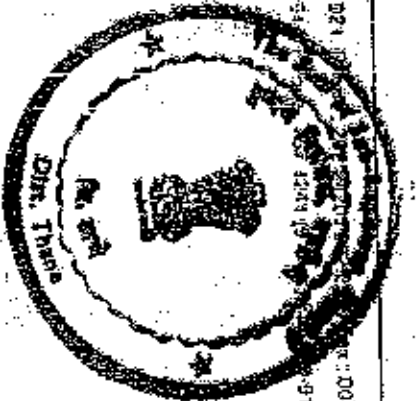
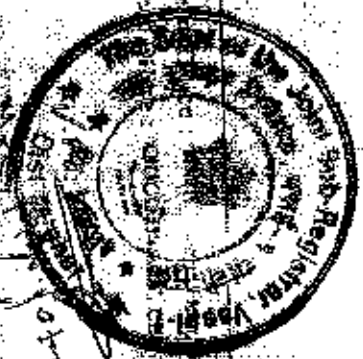
CIDCO/VVSR/POC/SP/ZCC-20/E/ 677 Date: 13/09/2001

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building C-13B in Sector-B of ZCC-20 Group Housing Scheme on S.No.219(205), H.No.4(part) & S.No.269(206), H.No.3(part) & 4(part), Village Achole, Taluka Vasal, Dist : Thane with built up area 1108.74 Sq.m. completed under the supervision of M/s. Shah Gattani Consultants (License/ Registration No.CA/81/5322) and has been inspected on 23/08/2001 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No.CIDCO/VVSR/SP/ZCC-20/E/826 dated 06/09/91 and Commencement Certificate No.CIDCO/VVSR/SP/ZCC-20/1/2020 dated 25/08/92 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 extent 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 sillage and sewage without creating any insanitary conditions in the surrounding area. demarculation of water courses and culverts. If any.

Contd.....



Thane, Maharashtra - 401 021
 Telephone: 3344887, 3344927
 Fax: 3344886
 STD. 0250
 0091-72-202 2509
 91-22-757 1000

GDNDGO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

WIDIKA COMMERCIAL COMPLEX, VASARI (EAST), DIST. THANE. TEL: 270 PHONE: (912) 334487 / 334488 / 334489 / 334490 / 334491 / 334492 / 334493 / 334494 / 334495 / 334496 / 334497 / 334498 / 334499 / 334500

Ref.:

Date: 2 :-

पत्र - २
एच.ए.बी.ए.सी. ००५
२०१ २५
the occupancy

REMOVAL OF ALTERATION
IN USE CONTRACT &
PLANNING AUTHORITY
RECOVERED DEPOSIT
SUCCESSORS AND
UNDER THE 078

- Notwithstanding anything contained in certificate conditions it shall be lawful for the Planning Authority to direct the removal of any building or structure erected in the provision of this sanction. Plans cause the same to be carried out and of carrying out the same from grantee every person deriving titles through you are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 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.
- This certificate of occupancy is issued only in respect of 32 Flats contained in 1 No. of Residential Building No.C-1138 only.
- Also you shall submit a cloth mounted copy of the as-built drawings, without which the security deposit will not be refunded.
- One set of as built drawing duly certified is returned herewith for your record.

S.D. VADGEY
(S.D. VADGEY)
EXECUTIVE ENGINEER (BP) WAGR



V. S. Bhas
Mrs. M. Bhas

Id. Office : 'WIDIKA', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2222 2579 Fax : 2222 2579
Xc. Office : 'GDCC Divan', 1390 Gokulgar, 4th Floor, Vasari, Mumbai - 400 042. Phone : 2222 2579 Fax : 2222 2579

क्रमांक	२४३-२
दिनांक	१३/०२/२०२४

१२/०२/२०२४

२४३-२
२८०८१४१४८
२००९

राज्य संपुर्णा खाता

(संविधानांत अंतर्भूत वारसा)
 मराठी भाषा, स. संविधानांत अंतर्भूत वारसा (वारसा वही व सुविभाजन वही)
 मराठी भाषा, स. संविधानांत अंतर्भूत वारसा (वारसा वही व सुविभाजन वही)
 मराठी भाषा, स. संविधानांत अंतर्भूत वारसा (वारसा वही व सुविभाजन वही)

पुस्तक क्रमांक	३
पुस्तक संख्या	

संपुर्णा खाते नं. १३५६

वारसा वही नं. २४३-२
 वारसा वही नं. ११२३१२००९
 वारसा वही नं. १८१२०

वारसा वही नं. ११२३१२००९
 वारसा वही नं. १८१२०

पुस्तक क्रमांक	३
पुस्तक संख्या	

संपुर्णा खाते नं. १३५६

वारसा वही नं. २४३-२
 वारसा वही नं. ११२३१२००९
 वारसा वही नं. १८१२०

राज्य संपुर्णा खाता (पिंपरीची वीरवली)

मराठी भाषा, स. संविधानांत अंतर्भूत वारसा (वारसा वही व सुविभाजन वही) मिरवण, १९७२-७३ मिरवण वही

पुस्तक क्रमांक		पुस्तक संख्या		पुस्तक संख्या		पुस्तक संख्या		पुस्तक संख्या		पुस्तक संख्या	
१	२	३	४	५	६	७	८	९	१०	११	१२

मराठी भाषा, स. संविधानांत अंतर्भूत वारसा

मिरवण २०१३/१९९८

मराठी भाषा, स. संविधानांत अंतर्भूत वारसा



वसई-१	पुस्तक क्रमांक	५३६०२६	२०१०
	१		



वसई-१	२४१४४८	२००
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वसई-१	१९७६	१०२०
	१०२०	



THE SHRI...
 १९७६
 १९७६
 १९७६

THE SHRI...
 १९७६



१९७६
 १९७६
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१९७६
 १९७६
 १९७६

१९७६
 १९७६
 १९७६

कसब - ४
 क्र. ११०३५ / १०१०

प्राप्त	१३०३५	१३०३५
व्यय		
शेष		

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क्रमांक	१
दस्तावेज	१३५१२/६/२५४
दिनांक	२५/१२/६२

क्रमांक - ३
१३५१२/६/२५४
२५/१२/६२

१. यह प्रमाणित है कि उपरोक्त दस्तावेजों में उल्लिखित नामों के लोगों ने उक्त दस्तावेजों को जारी करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

२. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

३. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

४. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

५. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

६. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

७. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।

८. उक्त दस्तावेजों में उल्लिखित नामों के लोगों की पहचान करने के लिए आवश्यक सभी कागजातों को उपलब्ध कराया है।



पत्रांक - ३
 ११९६४/२०२०
 २३७१०

पत्रांक - ३
 ११९६४/२०२०
 २३७१०

मीला आलेल्या पत्राच्या आधारे मी खालीलप्रमाणे कार्यवाही करितो आहे. याबाबतची माहिती आपणही घ्यावी. याबाबतची माहिती आपणही घ्यावी. याबाबतची माहिती आपणही घ्यावी.

मी खालीलप्रमाणे कार्यवाही करितो आहे. याबाबतची माहिती आपणही घ्यावी. याबाबतची माहिती आपणही घ्यावी. याबाबतची माहिती आपणही घ्यावी.

मी खालीलप्रमाणे कार्यवाही करितो आहे.

मी खालीलप्रमाणे कार्यवाही करितो आहे.

मी खालीलप्रमाणे कार्यवाही करितो आहे.



वर्ग - १	पुस्तक	दस्तावेज	५३६	३४४०
			१	२०१४



REVISIONS

CERTIFICATE TO THE EFFECT THAT THE PLANNING OFFICER HAS CHECKED THE DRAWING AND THE DETAILS OF THE SPECIFICATIONS OF THE PLANT AND THE MEASUREMENTS OF THE AREA AND THE DISTANCES BETWEEN THE POINTS OF THE SCHEME ACCORDING TO THE RECORDS AND THE SURVEY RECORDS.

DESCRIPTION OF THE WORK AND PROPERTY

GROUP HOUSING SCHEME AT VASAL (2) DISTRICT THANE

SHREE R. K. WADHAWAN & OTHERS

Plot No. 101

DRAWING NO. SCALE AS SHOWN

NORTH LINE



As amended in...
 to the Conditions mentioned in...
 Letter No. CID to VUSR...
 25/08/92

P. T. Karve

P. T. KARVE
 JIL PLANNER & SUPERVISOR
 PLANNING OFFICER

37, TOLE ENGINEERING CO. LTD.
 1ST FLOOR, NAVHAR
 VASAL, DISTRICT THANE
 HON. 2444 2644

25/08/92
 992331010
 १ - १०१२

20/08/92
 921 28

25/08/92
 १ - १

2	90000	9360	34	700
2	90000	9360	34	700

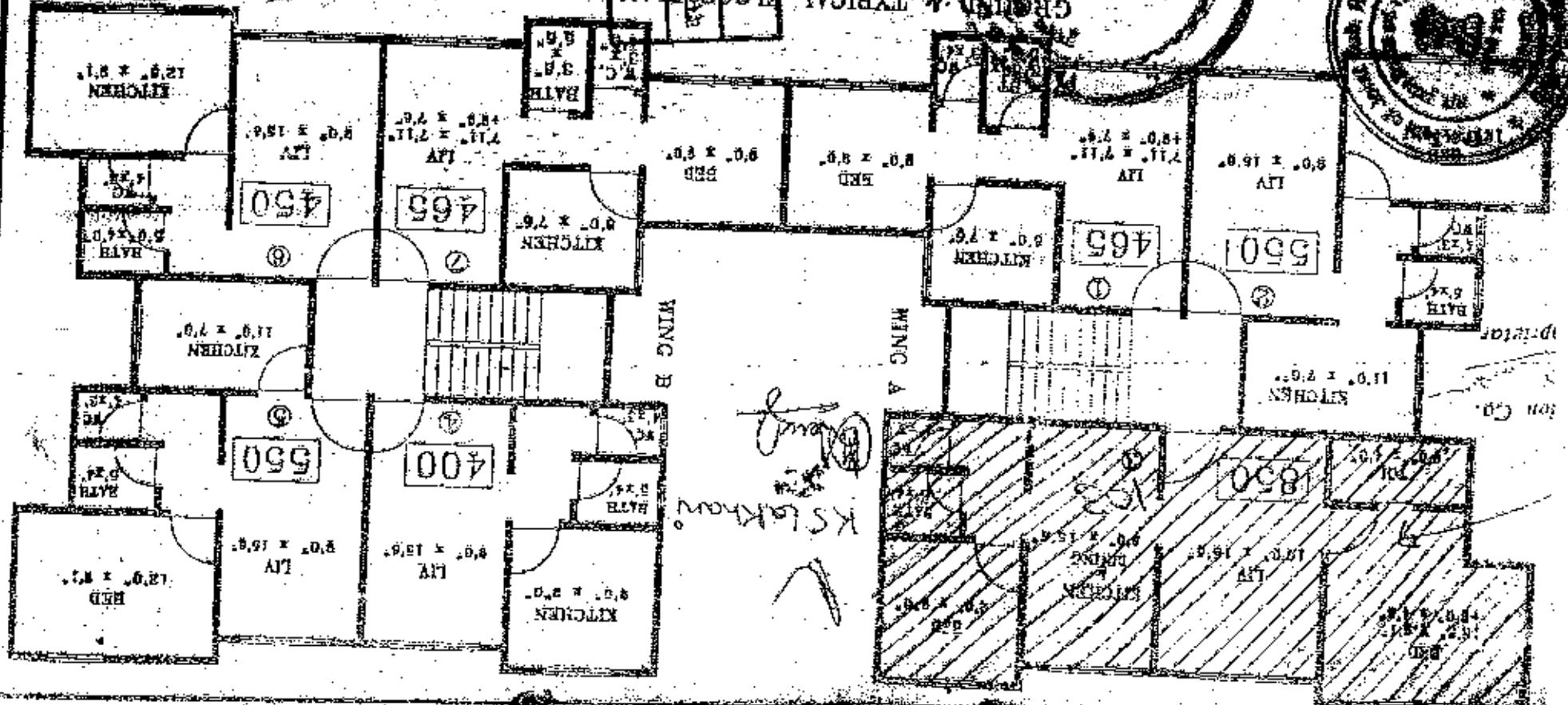
JAY CONSTRUCTION CO. BUILDERS & DEVELOPERS, 5/9 AMBADA APARTMENTS

AKSHAR BHAVAN TYPE - C

SHAH GATTANI CONSULTANT ARCHITECTS & ENGINEERS 107, LINGAJI PLACE STATION ROAD KARAVASTI



GROUND & TYPICAL FLOOR PLAN

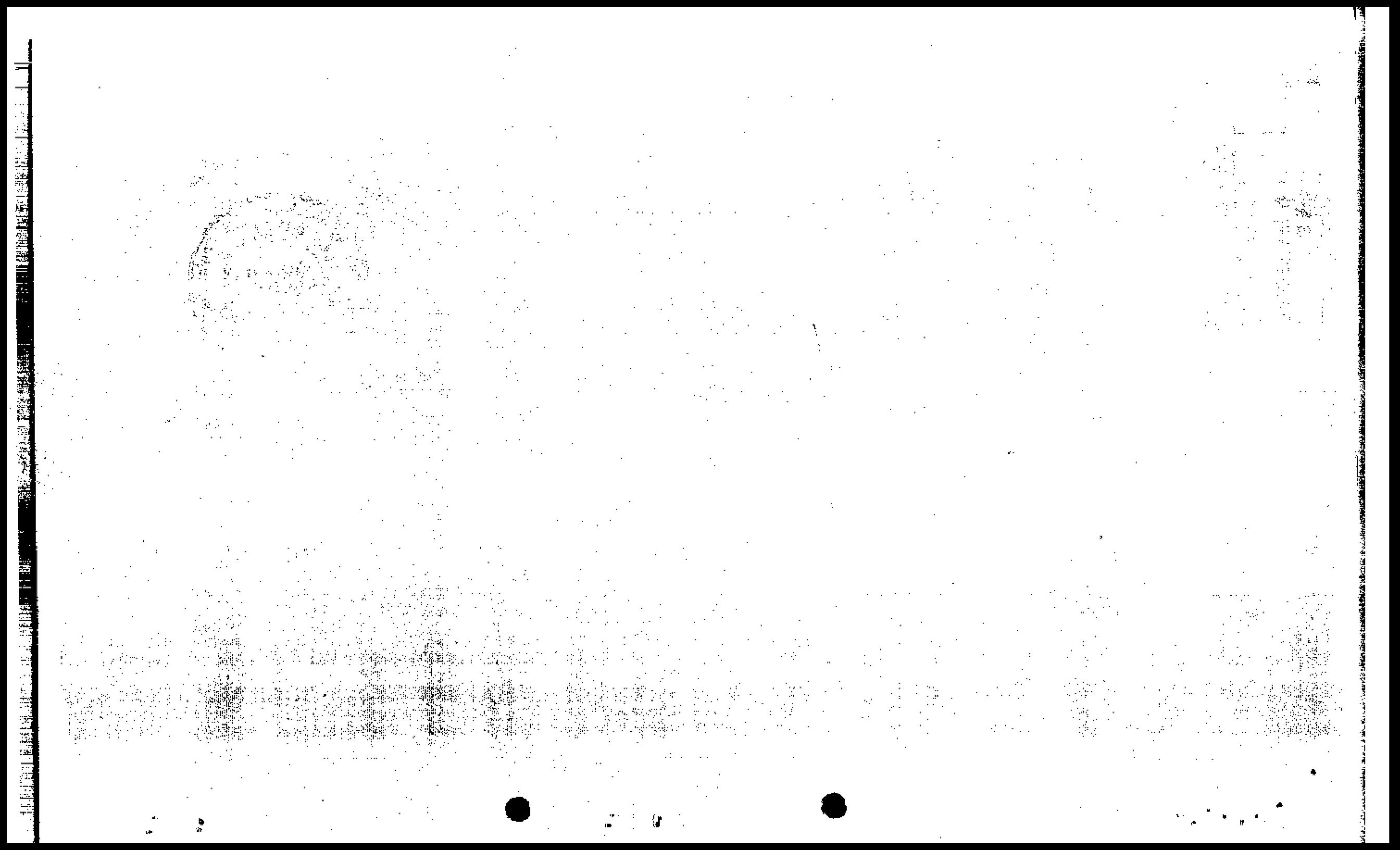


PLAT NO. AREA	101,281,301	1400.0 sqft.
	102,282,302	1400.0 sqft.
	103,283,303	1400.0 sqft.

ए-शेखर
प्लॉट नं. 9925/1
601/1

ए-शेखर
प्लॉट नं. 9925/1
601/1

K.S. Lakhan




Download Date: 25/07/2022




विकास प्रोग्राम, मंत्रालय
Rishabh Mishra, Mumbai, Maharashtra
मॉब नंबर / MOBILE: 7748212931
मॉब नंबर / MOBILE: 7748212931
Mobile No: 955674853907
7748212931

मेरा आधार, मेरी पहचान



विकास प्रोग्राम, मंत्रालय
Vikas Nirmal Jain
मॉब नंबर / MOBILE: 378405042671
गुण: MALE
Mobile No: 7774889627
3784 0504 2671

माझे आधार, माझी ओळख



विकास प्रोग्राम, मंत्रालय
Akash Nirmal Kumar Jain
मॉब नंबर / MOBILE: 448274321293
गुण: MALE
4482 7432 1293

आधार - सामान्य माध्यमचा अधिकार

वसई-२

आधार कार्ड

विकास प्रोग्राम, मंत्रालय

मॉब नंबर / MOBILE: 7748212931
मॉब नंबर / MOBILE: 7748212931

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

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विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

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विकास प्रोग्राम, मंत्रालय

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विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय

विकास प्रोग्राम, मंत्रालय



795360

मसुदावार, 16 एप्रिल 2024 4:52 म.नं.

दस्तावेज क्रमांक: 795360

दस्तावेज क्रमांक: 5860428124

दस्तावेज क्रमांक: दस्तावेज क्रमांक: 5360/2124

वजरी मूल्य: रु. 47,30,000/- मोबदला: रु. 49,50,000/-

वजरीचे मुद्रांक शुल्क: रु. 3,46,500/-

डु.नि. मह. डु. नि. मसुदा 1 चांचे कार्यालयात

अ. क्र. 5360 वर दि. 16-04-2024

रोजी 4:49 म.नं. वा. हजर केला.

भाकती: 6360

भाकती दिनांक: 16/04/2024

सादरकरणाचाचे नाव: विकास निर्मल वैज

नोंदणी फी

रु. 30000.00

दस्तु हाताक्षणी फी

रु. 800.00

पुढाची संख्या: 40

दस्तावेज करणाऱ्याची सही:

एकूण: 30800.00

[Signature]

सह. दुय्यम निबंधक, वसई-२

वर्ग - २

[Signature]

सह. दुय्यम निबंधक, वसई-२

वर्ग - २

दस्तावेज प्रकार: कर्जासमसा

मुद्रांक शुल्क: (रु.६) कोपाव्याही मसुदावारमालिकेच्या हद्दीला किंवा स्वयंतपणे असलेल्या कोपाव्याही मदत कोणाच्या हद्दीला किंवा उप-खड (कोला) मध्ये नमूद नावेनी कोपाव्याही नावानी क्षेत्रात

शिवा क्र. 1 16 / 04 / 2024 04 : 49 : 50 PM ची वेळ: (साहरीकरण)

शिवा क्र. 2 16 / 04 / 2024 04 : 51 : 00 PM ची वेळ: (फी)

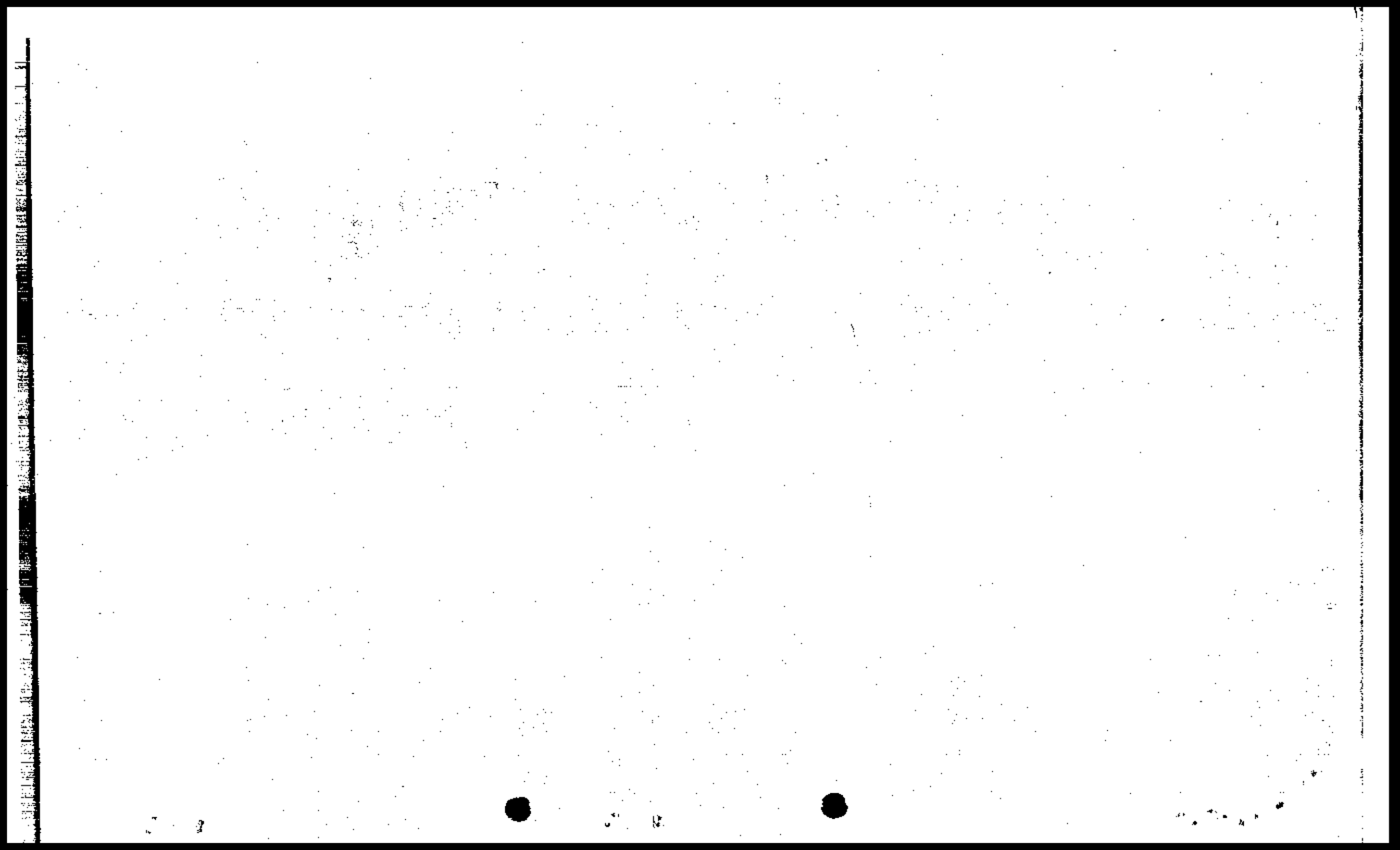
प्रसिद्धी पत्र

यह दस्तावेज हा नोंदणी दस्तऐवज 15/04/2024 अंती कोपाव्याही मसुदावारमालिकेच्या हद्दीला किंवा स्वयंतपणे असलेल्या कोपाव्याही मदत कोणाच्या हद्दीला किंवा उप-खड (कोला) मध्ये नमूद नावेनी कोपाव्याही नावानी क्षेत्रात

दिनांक वेगळे

[Signature]







16/04/2024 4 55:21 PM

दरमज कौषाबाबा भाग-2

पत्रांक 39 100
दस्ता क्रमांक: 53602424

पत्रांक: 39

दस्ता क्रमांक: 53602424

अनु क्र. परमपत्राचे नाव व पत्ता

परमपत्राचा प्रकार

उपस्थानिक

उपस्थानिक

1 नाव: रघुनाथ अशुभल दुरोम गोबावाला

पत्ता: प्लॉट नं.: 103, ए विंग, इमारत क्र. सी-138, माळर नं: पहिला
फ्लोरा, इमारतीचे नाव: अक्षर युवक को-वोग. ह्या. सी. सी. ब्लॉक नं:
विजय विहार कॉम्प्लेक्स, एम्बेरशार्डन सिटी, रोड नं: बसई रोड पु,
महाराष्ट्र, ठाणे.

पॅन नंबर: ANMPG4030K

लिहून देणार

नंबर: -52
स्वाक्षरी:

[Signature]



2 नाव: विकास निर्मल जैन

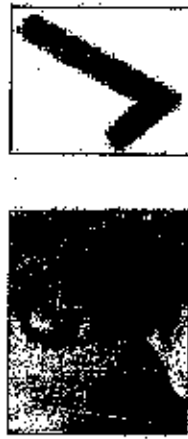
पत्ता: प्लॉट नं: बी-05, माळर नं: 2, इमारतीचे नाव: अक्षर युवक को-
वोग. ह्या. सी. सी. ब्लॉक नं: विजय विहार कॉम्प्लेक्स, एम्बेरशार्डन
सिटी, रोड नं: बसई रोड पु, महाराष्ट्र, ठाणे.

पॅन नंबर: ANMPJ8134B

लिहून देणार

नंबर: -33
स्वाक्षरी:

[Signature]



3 नाव: आकाश निर्मल कुमार जैन

पत्ता: प्लॉट नं: बी-05, माळर नं: 2, इमारतीचे नाव: अक्षर युवक को-
वोग. ह्या. सी. सी. ब्लॉक नं: विजय विहार कॉम्प्लेक्स, एम्बेरशार्डन
सिटी, रोड नं: बसई रोड पु, महाराष्ट्र, ठाणे.

पॅन नंबर: ARRPJ8976G

लिहून देणार

नंबर: -31
स्वाक्षरी:

[Signature]



वरिष्ठ इन्स्पेक्टर कर्म देणार तथाकथित करारनामा का हस्त ऐवज करून दिल्याने कबुल करतात.
दिनांक 3 ऑक्टोबर 16/04/2024 / 2024:04 : 52 : 51 PM

ओळख:

उपरोक्त विषयाबाबत कबुलीपत्राचे देण्यास सर्व परमपत्राची ओळख तयारी-आधारित - वाझर प्रमाणे पडतक्यात आसी आहे. त्याबाबत प्रसंगी माहिती
पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photos)
1	लिहून देणार विकास निर्मल जैन	16/04/2024 04:54:04 PM	विकास निर्मल जैन M 1229754294448186345
2	लिहून देणार आकाश निर्मल कुमार जैन	16/04/2024 04:53:47 PM	आकाश निर्मल कुमार जैन M 1229754214903271424
3	लिहून देणार रघुनाथ अशुभल दुरोम गोबावाला	16/04/2024 04:53:30 PM	रघुनाथ अशुभल दुरोम गोबावाला F 1229764102760103936

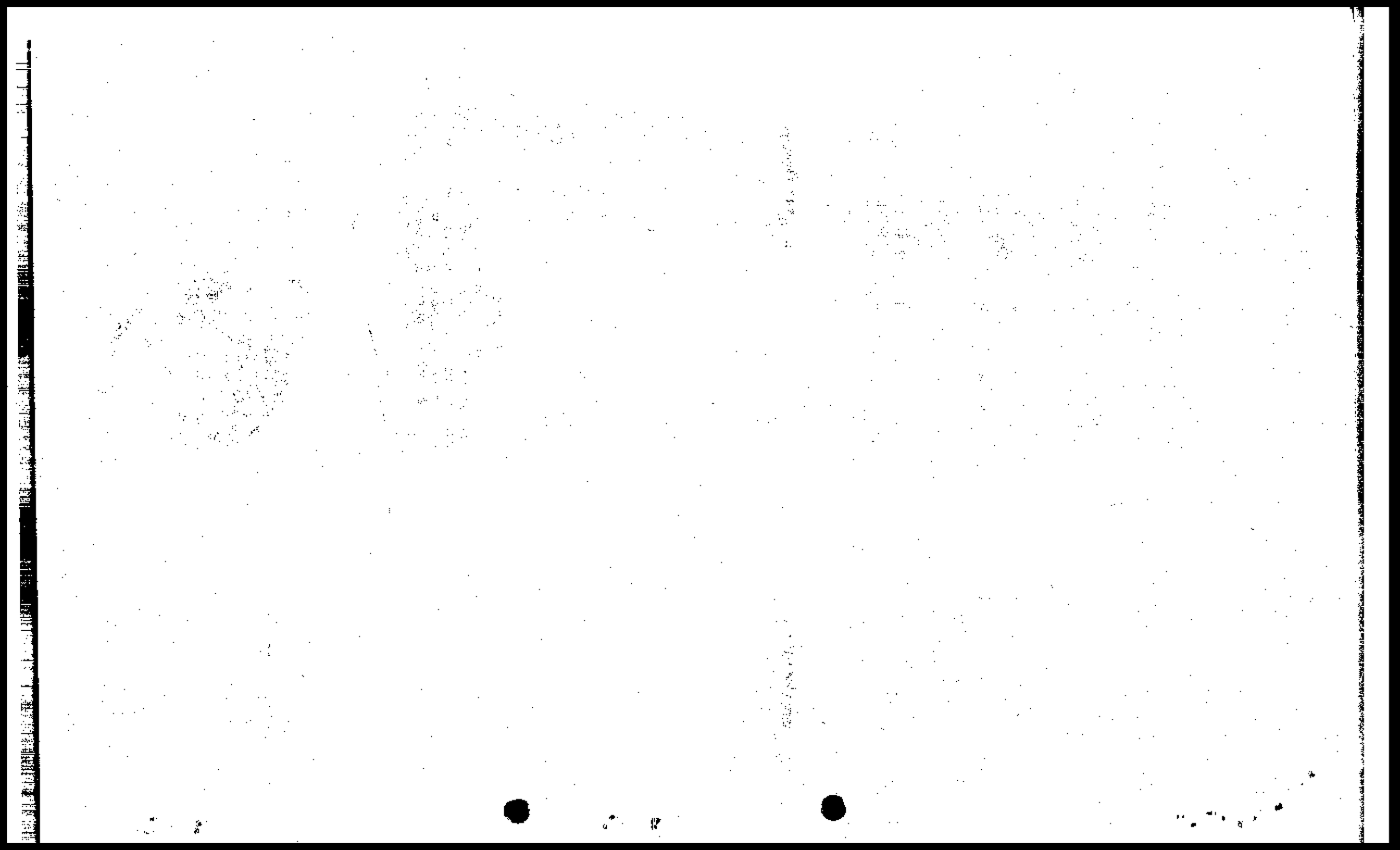
दिनांक 04 ऑक्टोबर 16 / 04 / 2024 04 : 54 : 04 PM

दिनांक 05 ऑक्टोबर 16 / 04 / 2024 04 : 54 : 50 PM नोंदणी फ्लॉप 1 मध्ये

Sub Registrar, Vasai
सहा. दुय्यम निबंधक, वसई-१

वर्ग - 2





Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Lead At.	License Number	Delace Date
1	VIKAS NIRMAL JAIN	eChallan	68103332024041615988	MH000712472202425E	346500.00	SD	0000409571202425	16/04/2024
2		DHC		0424167315797	800	RF	0424167315797D	16/04/2024
3	VIKAS NIRMAL JAIN	eChallan		MH000712472202425E	30000	RF	0000409571202425	16/04/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5360/2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide), printout after scanning.
2. Get print immediately after registration.

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वसई-१		
पुस्तक	दस्तावेज	
१	५३६०	२०
		२०२४

प्रमाणित दस्तावेज ऐसे हैं

जो सत्यापित पुस्तक हैं

५३६०

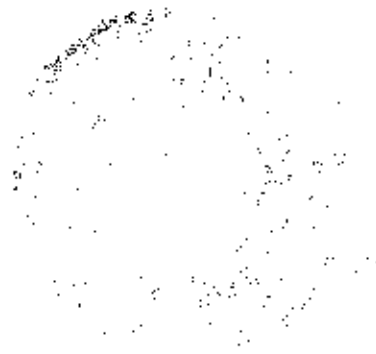
श्री. सुभाष निरमल, वसई-१

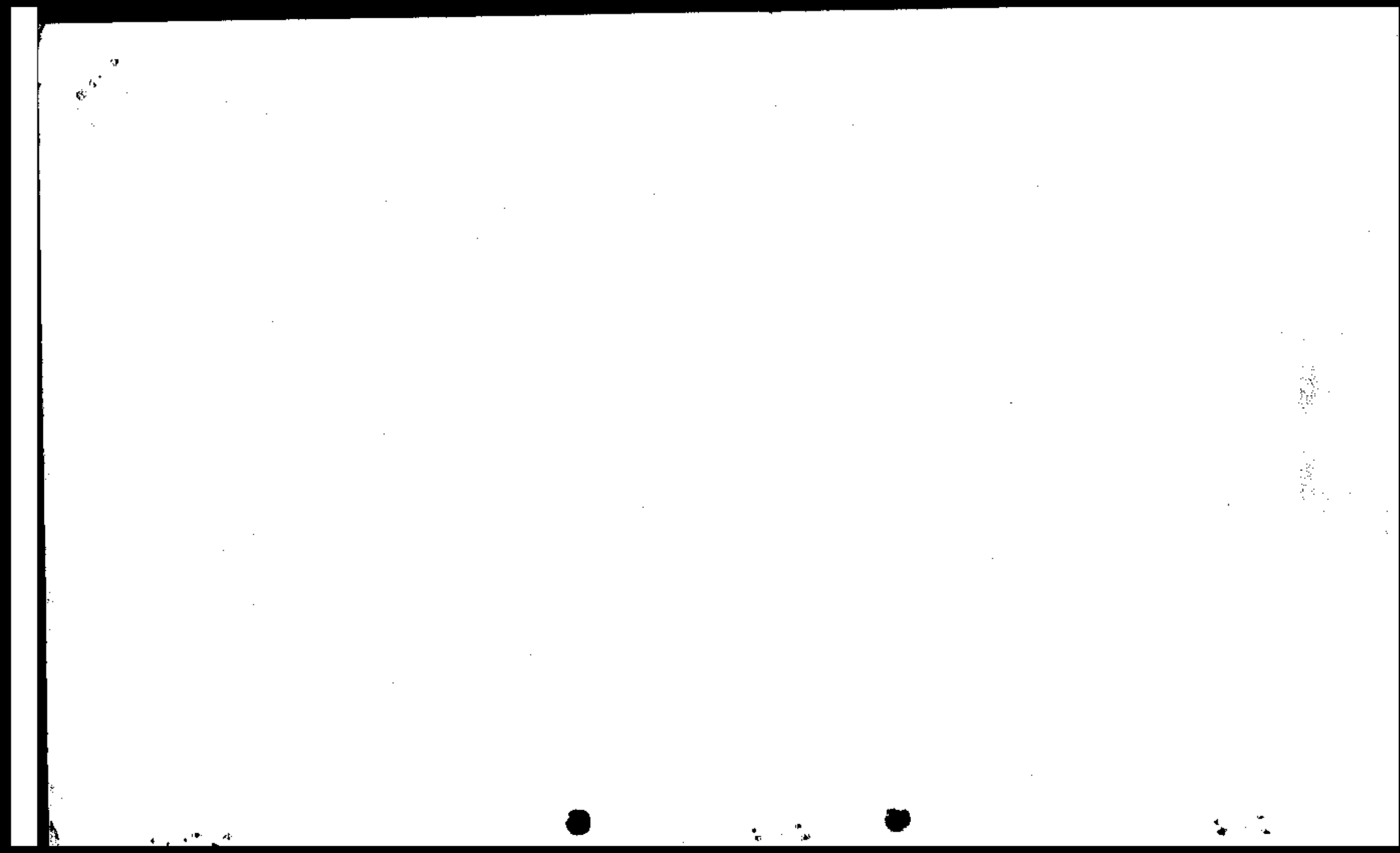
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