

POONAM NAGAR NO. 3/4 CO-OPERATIVE HOUSING SOCIETY LTD.

REG. NO.: TNA / TNA / HSG / TC / 8747 OF 1997 Dt. 6-3-1997
BUILDING NO. B-3/4, PHASE III, SHANTI PARK, MIRA ROAD (EAST), DIST - THANE

REF. NO.:

DATE 27/02/02

TO,
THE MANAGER,
THE KAPOL CO-OPERATIVE BANK LTD.
L.J. BRANCH, MUMBAI - 400 009.

DEAR SIR,

REF : CONFIRMATION OF LIEN NOTING ON FLAT NO : 403

IN THE NAME OF DIPTI MAHESH DUDHELA.

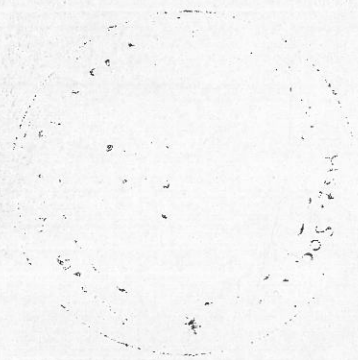
WE REFER TO YOUR LETTER NO LJ/ADV/778/01-02 DATED 09-02-2002. WE NOTE THAT MRS. DIPTI MAHESH DUDHELA HAS CREATED MORTGAGE BY WAY OF AN EQUITALBLE MORTGAGE/DEPOSIT OF TITLE DEEDS WITH YOUR BANK AGAINST HER FLAT NO : 403 IN OUR SOCIETY.

WE HAVE RECORDED THE LIEN OF THE KAPOL CO-OPERATIVE BANK LTD. L.J. BRANCH IN THE ABOVE SAID FLAT NO : 403 STANDING IN THE NAME OF MRS. DIPTI MAHESH DUDHELA.

WE HEREBY UNDERTAKE THAT WE WILL NOT ALLOW TRANSFER IN THE ABOVE MENTIONED PROPERTY WITHOUT THE PRIOR WRITTEN PERMISSION OF THE KAPOL CO-OPERATIVE BANK LTD., L.J. BRANCH MUMBAI - 400 009.

POONAM NAGAR NO 3/4 CO-OPERATIVE HOUSING SOCIETY LTD.

Poojisa Gaidhli
SECRETARY/CHAIRMAN



[Handwritten Signature]
27/2/02



THE KAPOL CO-OPERATIVE BANK LTD.

(MULTI- STATE SCHEDULED BANK)

(FULLY COMPUTERISED BANK)

LOKHAND JATHA BRANCH : Steel Centre, Sant Tukaram Road, Mumbai - 400 009.

Tel. : 2348 5760 / 2348 5694 / 95 Fax : 2348 4939.

Ref. No. LJ/ADV/10-11/332

13.08.2010

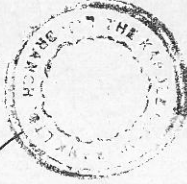
To,
The Secretary / Chairman
Poonam Nagar No. 3/4 CHS Ltd
E-3/4, Phase III, Shanti Park,
Mira Road (East), Thane

Dear Sir / Madam,

Re. - **Lien Cancellation of the Flat No. 403**
In the name of **Smt. Dipati Mahesh Dudhela**

The above said flat was mortgaged to our bank against Housing Loan facility granted to Smt. Dipati Mahesh Dudhela. Now, she has cleared her liability. We request you to cancel our lien mark on the same.

[Signature]
Manager



at Poonam Nagar Building No. 3-3/4 Co-op. Hsg. Soc. Ltd.

Chairman

[Signature]
Secretary

Treasurer

THE KAPOL CO-OPERATIVE BANK LTD.

(MULTI-STATE SCHEDULED BANK)

(FULLY COMPUTERISED BANK)

LOKHAND JATHA BRANCH : Steel Centre, Sant Tukaram Road, Mumbai - 400 009.

Tel.: 2348 5760 / 2348 5694 / 95 Fax : 2348 4939

Ref. No. LJ/ADV/10-11/28

14.10.2010

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that the housing loan enjoyed by Mrs. Dipti Mahesh Dudhela Add: Flat No. 403, Building No. B-3, Phase III, Shanti Park, Poonam Nagar, Mira Road (E), Thane - 401 107 with our Branch is closed on 07.08.2010 and there are NO DUES outstanding in aforesaid account as on date.

Manager



M. A. C. 49 m [Rule-78(1), 83(4), 85, 86(4) & 96(4)] M. A./C. 49m

शुद्धी खाता नं. : 1-APR-2018 TO 31-MAR-2019 (Original) Yognesh More/20/07/2018 11:18:06

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Sl.No.	Ref./Bill No	Date	Description	Arrears	Current		Total
					Part-I	Part-II	
1	5584900	06/05/2017	House Tax	1736.0	868.0	868.0	3472.0
2	6773259	12/06/2018	Tree Tax	58.0	29.0	29.0	116.0
3	6773260	12/06/2018	Tax For Education Cess Residential	290.0	145.0	145.0	580.0
4	5584901	06/05/2017	Shikshan Kar Mahanagar Palika	116.0	58.0	58.0	232.0
5			Agnishaman Kar MahanagarPalika	58.0	29.0	29.0	116.0
6			Sewage Facility Tax	462.0	231.0	231.0	924.0
7			Interest	73.0	403.0	0.0	476.0
8			Total	2793.0	1763.0	1360.0	5916.0

Signature



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Letter of Offer Cum Acceptance

DHFL/
Date: 08-Nov-2014

Jashvantrai Desai
304 Bld No: B/24, Sec No:10,
Shanti Nagar, Nr Allahabad Bank,
Mira Road East
Thane 401107
Thane Maharashtra
Resi. No.-9892730758 Mobile No.-7738411744

Dear Sir/Madam,

Ref: Your request for Housing Loan

Applicants Name Jashvantrai Desai
Co-Applicants Name - 1 Jyoti J Desai

Application No. 01044614

With reference to your loan application, for the purpose of Purchase of House / Flat , we are pleased to inform you, that we have in principle, sanctioned the loan on 08-Nov-2014 the conditions given below and additional conditions printed overleaf.

Loan Amount	Int. Rate	EMI (Rs)	No.of EMIs	Tenure	Int. Rest
Rs. 2137215	10.95 % p.a Variable	1 - 6 Years EMI = 40970	72	6 Years	Monthly

Total Processing Fees to be Paid (A)	Rs	24471
Processing Fees Paid (B)	Rs	24471
Processing Fees Balance (A-B)	Rs	0

Additional documentation charges of Rs _____ to be paid by you prior to disbursement / at the time of disbursement.

RPLR % ***	Less / Add %	Effective Rate %
18.60	-7.35	10.95

Conditions to Loan :

Sr No	Condition
1	All original documents to be provided for verification before disbursement
2	Disbursement is subject to Credit verifications Satisfactory
3	All documents to be self attested by applicant/Coapplicant.
4	Disbursement subject to providing the latest bank statement of all accounts.
5	Loan will be disbursed subject to legal and technical clearance.
6	DHFL HOME PROTECT INSURANCE POLICY EQUAL TO LOAN AMOUNT. PREMIUM (INCLUDED IN LOAN AMOUNT) RS. 137215
7	12 PDC/ECS with 6 security cheques of HDFC Bank -A/C No50200001343177
8	LTV & LCR restricted 85% excluding insurance
9	Customer is carry all original KYC documents at the time of disbursement
10	Revise application form submitted before disbursal

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH1984PLC032639
HDIL Towers, Ground Floor, Anant Kanekar Marg,
Station Road, Bandra (East), Mumbai - 400051, Maharashtra
Regd. Office: Warden House, 2nd Floor, Sir P. M. Road,
Fort, Mumbai - 400 001.

Tel : (022) 61558100 / 101/ 150 /26470338 / 339
Fax : (022) 2658 2176
Sales Enquiry Toll Free : 1800 22 3435
Customer Care Toll Free : 1800 3000 1919
Email: response@dhfl.com
Visit us at: www.dhfl.com

Insurance detail:

As per your interest expressed in the Application form for taking insurance cover, we being the Group Administrator/Manager for DHFL Pramerica Life insurance Company Limited and Chola MS General Insurance Company Limited furnish below the details of the insurance products/covers offered by the aforesaid Insurer:

The premium amounts of the insurance products/covers are included in the sanctioned Loan amount and the details of which are as under:

- 1 DHFL Home Shield H L underwritten by Dhfl Pramerica Life Insurance Co. Ltd. . The Premium amount is Rs. 137215.00/-

However, you may opt for any one or all insurance cover as aforesaid through any other underwriters as available in the open market at your sole discretion.

For more information about the insurance cover, product and terms, please read the product features carefully.

The offer is forwarded to enable you to confirm, by signing the Application form for the above insurance covers.

If you require any further clarification on your Sanctioned loan amount, please feel free to contact us and our officer/s handling your application will assist you.

If the offer is acceptable to you, please sign on a copy of this letter being mailed to you in duplicate and return the accepted copy, within 30 days from the date of receipt of this letter, to us, along with the balance processing fees Inclusive of Service Tax.

For DEWAN HOUSING FINANCE CORPORATION LIMITED

Authorized Signatory

I/We accept the terms and conditions of this letter of offer

1. Date :
2. Date :

* Service Tax Applicable

** Subject to clearance cheque.

*** Variable ROI is Linked to DHFL's RPLR Prevailing as on date.

1. The sanctioned loan will be disbursed only after the scrutiny and clearance of proposed property by Dewan Housing Finance Corporation Ltd (DHFL) and as per the rules of DHFL in that behalf.
2. (a) Pre EMI interest at the rate, at which the EMI has been calculated, shall be charged from the respective date(s) of disbursements to the date of commencement of EMI in respect of the loan.
(b) The EMI comprises of principal and interest calculated on the basis of monthly / Yearly rest at the rate applicable, which is rounded off to the next higher rupee.
(c) DHFL may at its sole discretion alter the rate of interest, suitably and prospectively under unforeseen or extraordinary changes in the money market conditions
3. (a) The loan will be disbursed as per the stages of construction and the rules of the DHFL in that behalf and not necessarily, as per the builder's agreement.
(b) The loan will not be disbursed in part or full, until own contribution (Margin) has been paid in full, i.e. the cost of the dwelling unit less loan sanctioned by DHFL.
4. The EMIs, Pre-EMI interests are to be paid on or before 10th of every month.
5. The Loan will be secured by First Mortgage of the property proposed for availing this loan and / or such other security, as DHFL may find necessary and acceptable. Such documents/ reports/ evidence as may be required by DHFL shall be produced to ascertain that the property to be mortgaged with DHFL has a clear and marketable title. The original title deeds to the property proposed to be purchased shall be deposited by the borrower for securing the loan.
6. In case of additional limits, the existing mortgage shall be extended to cover the proposed additional limit and / or as per the sanctioned conditions.
7. DHFL shall be informed in writing about any changes: In correspondence address, change in employment, loss of job, business, profession, as the case may be immediately after such change/ loss, Notify the causes of delay, Loss / damage to the property, Notify the additions /alterations to the property
8. The loan amount has been fixed, inter alia on the assumption that the cost of the dwelling unit to be purchased or constructed will be as estimated in the application. In the event of the cost actually incurred being less, DHFL reserves the right to suitably reduce the loan amount.
9. This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
(a) any material changes occur in the proposal for which this loan is, in principle sanctioned;
(b) any material fact concerning income, or ability to repay or any other relevant aspect of the proposal or application for loan is withheld, suppressed, concealed or not made known to DHFL;
(c) any statement made in the loan application is found to be incorrect or untrue.
10. (a) Stamp duty, Registration Charges, as applicable from time to time, on the loan and security documents or any document/s executed by you in favour of DHFL shall be payable by you in full. In addition to the Stamp Duty, Registration Charges, you are also required to pay to DHFL the charges to be paid to CERSAI for Creation/Modification of Charge/Satisfaction of Charge, as applicable from time to time.
(b) You are also required to pay other applicable charges as per the DHFL tariff schedule updated/as may be updated on DHFL website from time to time.
11. In the event of any non-compliance of legal and technical formalities required by DHFL, all the fees paid to DHFL will be **non-refundable**.
12. The issuance of this letter of offer, does not give/confer any legal rights and DHFL will be at full liberty to revoke this offer, due to any of the reasons mentioned above or otherwise.
13. The rate of interest, mentioned in the letter of offer, is based on the current prevailing RPLR, and financial Money Market conditions. The same may vary at the time of disbursement of the loan, as well as during the tenure of the loan.
14. As a result of the variation in the rate of interest, The number of EMIs is liable to vary, from time to time.
15. You are required to provide 12/24/36, post dated cheques (PDCS), to be replenished as and when they are exhausted towards payment of balance EMIs, till such time the entire loan is paid off.
16. This Letter of offer is valid for a period of 90 days from date of Original Sanction, irrespective of any terms being modified during aforesaid period.

I/We Accept the above terms and conditions, signed and dated on _____

(Applicant)

(Co-Applicant)

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH1984PLC032639

HDIL Towers, Ground Floor, Anant Kanekar Marg,
Station Road, Bandra (East), Mumbai - 400051, Maharashtra

Regd. Office: Warden House, 2nd Floor, Sir P. M. Road,
Fort, Mumbai - 400 001.

Tel : (022) 61558100 / 101/ 150 /26470338 / 339

Fax : (022) 2658 2176

Sales Enquiry Toll Free : 1800 22 3435

Customer Care Toll Free : 1800 3000 1919

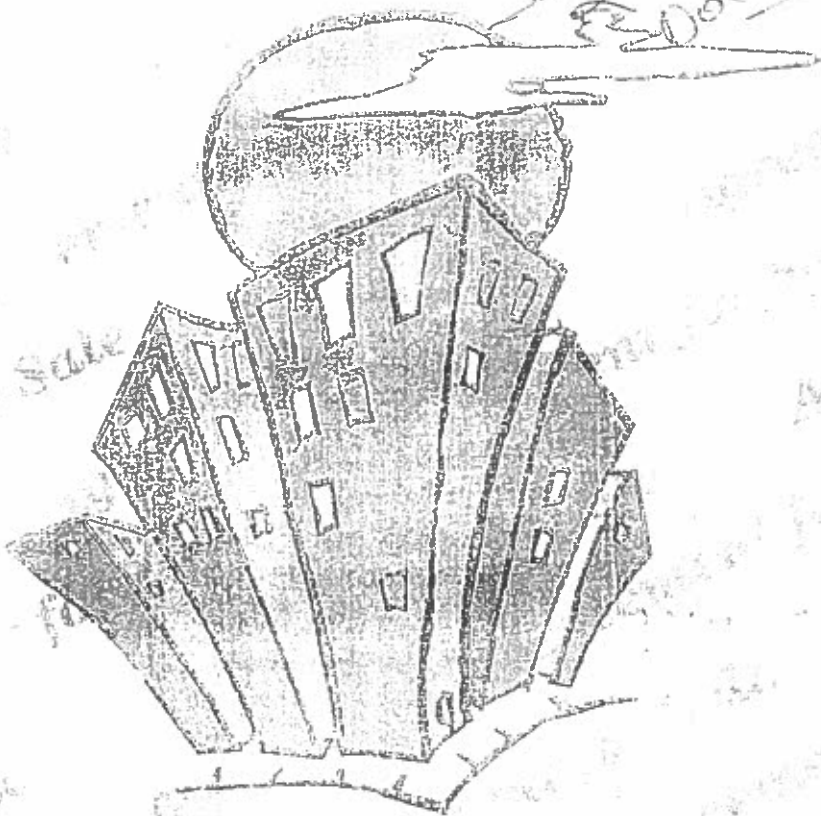
Email: response@dhfl.com

Visit us at: www.dhfl.com

21-JAN

Stamp Duty Registration
Purchaser's Copy

98906
2098
2000



FOR  **SALE**

A AGREEMENT





19/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
10

दस्त क्रमांक : 14107/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) भाईदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2370000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे भाईदर,वॉर्ड-जे,विभाग क्रमांक:-1/13.मध्ये,सदनिका क्रमांक:-403,4 था मजला,बी.नं.बी-3,पुनम नगर बी.नं.बी-3/4 को ऑप हौ सोसा लि,पुनम नगर फेस-3,शांती पार्क,मिरारोड पूर्व,ठाणे,सर्वे नं.736,क्षेत्रफळ:-52.04,चौ.मी.बिल्टअप.((Survey Number : 736 ;))
(5) क्षेत्रफळ	1) 52.04 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निर्मल भरतभाई सुहागीया - - वय:-28; पत्ता:-प्लॉट नं: 403, माळा नं: -, इमारतीचे नाव: बी-3,पुनम नगर बी.न.बी-3/4 को ऑप हौ सोसा लि, ब्लॉक नं: पुनम नगर,फेस-3,शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BNJPS5279J 2): नाव:-भरतभाई खोडाभाई सुहागीया - - वय:-48; पत्ता:-प्लॉट नं: 403, माळा नं: -, इमारतीचे नाव: बी-3,पुनम नगर बी.न.बी-3/4 को ऑप हौ सोसा लि, ब्लॉक नं: पुनम नगर,फेस-3,शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BLYPS7049M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जशवंतराय नागरदास देसाई - - वय:-59; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: बी-24,सेक्टर-10, ब्लॉक नं: शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AVHPD7311D 2): नाव:-ज्योती जशवंतराय देसाई - - वय:-59; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: बी-24,सेक्टर-10, ब्लॉक नं: शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	19/11/2014

(11)अनुक्रमांक,खंड व पृष्ठ	14107/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	142200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23700
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



~~secret~~
सह दुय्यम निबंधक ठाणे-१०

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14056220852228

Bank/Branch: IBKL - 6911343/Thane
Pmt Tran id : 52231211
Pmt DtTime : 18-Nov-2014@17:06:10
ChallanIdNo: 69103332014111851418
District : 1201-THANE

Stationery No: 14056220852228
Print DtTime : 18-Nov-2014@18:01:48
GRAS GRN : MH003948502201415S
Office Name : IGR122-THN10_THANE NO 1

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,42,200/- (Rs One, Four Two, Two Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 23,700/- (Rs Two Three, Seven Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 22,50,000/-
Prop Descr : FLAT NO 403,4TH FLOOR,BLDG NO B3,POONAM NAGAR,BLDG NO B 3 4,CHSL MI
RA ROAD,EAST THANE,Maharashtra,401107

Duty Payer: PAN-AVHPD7311D,JASHVANTRAI N DESAI
Other Party: PAN-BNJPS5279J,NIRMAL B SUHAGIYA

Bank official1 Name & Signature

Onal D...

Bank official2 Name & Signature
Space for customer/office use
Assistant Manager / महायक प्रबंधक
EIN - 115322 / ईआयएन - ११५३२२

AR Suhagiya
R...



Please write below this line

S.P. Dwivedi
Suryaprakash Dwivedi
सूर्यप्रकाश द्विवेदी
EIN - 122879

J. Desai

८ न न - १०
१०००० २०१४
१ - ३९

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MIRA ROAD this 19th day of NOV 2014, BETWEEN

(1) MR. NIRMAL BHARATBHAI SUHAGIYA &

(2) MR. BHARATBHAI KHODABHAI SUHAGIYA

Adults, Indian Inhabitants, residing at Flat FLAT NO. "403"/"B-3" POONAM NAGAR BLDG. "B-3/4" CO-OPERATIVE HOUSING SOCIETY" at Poonam Nagar, Phase III, Shanti-park, Mira Road (East), Thane-401 107 hereinafter called the "VENDOR S/T R A N S F E R E E S" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART

(1) MR. JASHVANTRAI NAGARDAS DESAI &

(2) MRS. JYOTI JASHVANTRAI DESAI

Adults, Indian Inhabitants, having their address at Flat No. 304/B-24/Sec-10, Shantinagar, Mira Road (East), Thane-401 107, hereinafter called the "PURCHASERS/T R A N S F E R E E S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

J. Desai

R. R. Desai

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WHEREAS

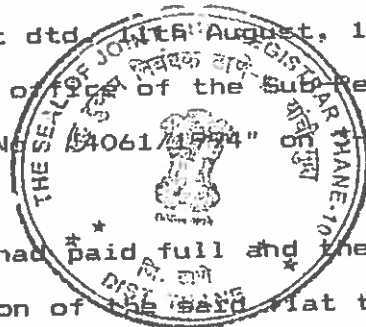
By an Agreement dated 11th August, 1994 entered between M/S. UNIQUE STAR BUILDERS having Office at Harsh Plaza, Shanti Vihar, Mira Road (E) Thane referred as "the Builders" therein and MR. KAMLESH P. TRIVEDI & MRS. NAYNA K. TRIVEDI referred as the Purchasers therein (hereinafter called the Ist Purchasers) and the said Builders had sold to the Ist Purchasers and the Ist Purchasers had purchased from them a flat being the FLAT NO. "403" on the "4th" floor of Building No. "B-3" known as " POONAM NAGAR BLDG. "B-3/4" CO-OPERATIVE HOUSING SOCIETY LTD. " situated at Poonam Nagar, Phase III, Shantipark, Mira Road (E) Thane-401 107 admeasuring "560" Sqft. Builtup area equivelent to "52.04" Sqmtrs. Builtup area for the price and on the terms and conditions as mentioned therein on the land more particularly described in the schedule written hereunder.

A N D

The said original Agreement dtd. 11th August, 1994 was duly registered at the office of the Sub-Registrar of Assurances Thane under No. 4061/1994 on 10-10-1994.

A N D

The Ist Purchasers herein had paid full and the entire purchase price consideration of the said flat to the said builders as per the Agreement and the said Builders admitted, confirmed and discharged that no amount/ money is due and payable by the Ist Purchasers on any account whatsoever herein in respect of the said flat and the Ist Purchasers herein had taken a quiet, vacant and peaceful possession of the said flat.



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D. Desai

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R. Rajia

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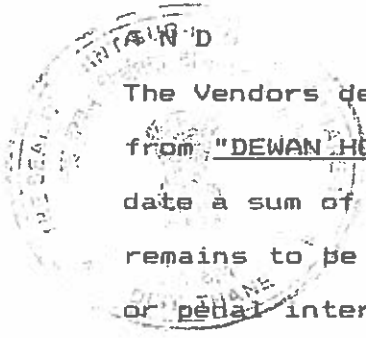
A N D

By an Agreement dtd. 6th November, 2001 duly registered at the office of the Sub-Registrar of Assurances Thane under No. "7163/2001" on 28-12-2001 the said flat was sold and transferred by the Ist Purchasers herein in favour of MRS. DIPTI MAHESH DUDHELA.

A N D

Subsequently by and under an Agreement 16th Sept. 2010 entered between the MRS. DIPTI M. DUDHELA & MR. NIRMAL B. SUHAGIYA & MR. BHARATBHAI K. SUHAGIYA, the Vendors herein have purchased and acquired all rights, title and interest in respect of the said flat for the total consideration and on the terms and conditions contained therein and paid full and final consideration to their predecessor as per the Agreement duly registered at the office of the Sub-Registrar of Assurances Thane under No. "10462/2010" on 17-9-2010 and have taken quiet, vacant and peaceful possession of the said flat and were and till this day are in occupation of the said flat.

The Vendors declare that they have availed housing loan from "DEWAN HOUSING FINANCE CORPORATION LTD." and as on date a sum of Rs. 8,00,000/- (Rupees EIGHT LACS only) remains to be paid/refunded to the "DHFL" with interest or pendal interest or any other charges and the said flat is mortgaged to "DHFL."



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D. Desai

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R. Suhagiya

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A N D

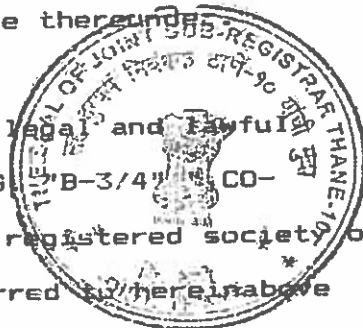
The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said flat being the FLAT NO. "403" on the "4th" floor of Building No. "B-3" known as " POONAM NAGAR BLDG. "B-3/4" CO-OPERATIVE HOUSING SOCIETY LTD." situated at Poonam Naqar, Phase III, Shantipark, Mira Road (E) Thane-401 107 with the fixtures, fittings and amenities provided therein by the builders at and for the agreed consideration of Rs. 22,50,000/- (Rupees TWENTY TWO LACS FIFTY THOUSAND ONLY) and the parties hereto are desirous of executing this Agreement for sale in respect thereof.

A N D

This Agreement shall always be subject to the provision of Maharashtra Ownership Flat Act, 1963 and also the M.C.S. Act, 1960 and the Rules made thereunder.

A N D

The Vendors are sole and absolute legal and lawful members of the " POONAM NAGAR BLDG. "B-3/4" CO-OPERATIVE HOUSING SOCIETY LTD." a registered society of the premises in the building referred to hereinafter and registered under the provision of M.C.S. Act, 1960 under No. T.N.A / (T.N.A.)/HSG/ TC/B747 DTD. 6-3-1977 with its Registered Office at the same building. AND WHEREAS the members are registered share holder of five fully paid up shares of Rs. 50/- bearing distinctive Nos. from "91" to "95" (both inclusive) for the total face value of Rs.250/- issued under the Share Certificate No. "19" by the said society standing in their



name.

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AND WHEREAS the members and the share holder the Vendors have acquired the full right, liberty, privilege, title and interest therein and sole and exclusive ownership and possession of the said flat in the said society's building situated at Mira Road (East), Thane.

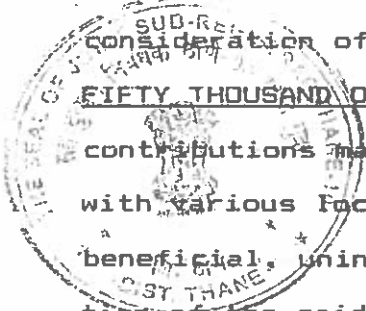
A N D

The Purchasers are desirous of acquiring the said shares alongwith right, title and interest of the said flat with all deposits and contributions made by the Vendors or their predecessor with various local authorities for peaceful beneficial, uninterrupted enjoyment and lawful occupation of the said flat.

A N D

The Vendors have agreed to sell, assign and transfer to the Purchasers all the said shares including rights, title and interest, liberty, privilege of the said flat and handover a quiet. vacant and peaceful possession of the said flat to the Purchasers at and for the total

consideration of Rs. 22,50,000/- (Rupees TWENTY TWO LACS FIFTY THOUSAND ONLY) inclusive of all deposits and contributions made by the Vendors or their predecessor with various local authorities for the peaceful beneficial, uninterrupted enjoyment and lawful occupation of the said flat.



J. Desai

Subhagya

R. Prayta

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A N D

The Purchasers acting on the faith of the representations and assurances as aforesaid made by the Vendors have agreed to purchase the said shares and rights of the said Flat with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said Flat.

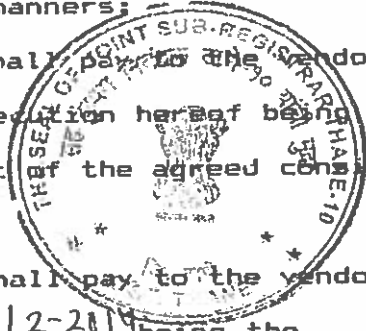
: NOW THIS INDENTURE WITNESSETH AS UNDER :

1. The Vendors shall sell, assign and transfer to the Purchasers all their rights title and interest in respect of the said flat together with all deposits and benefits thereof to the Purchasers at and for the total consideration of Rs. 22,50,000/- (Rupees TWENTY TWO LACS FIFTY THOUSAND ONLY) and the Purchasers shall pay to the Vendors entire fixed amount of agreed consideration of Rs. 22,50,000/- (Rupees TWENTY TWO LACS FIFTY THOUSAND ONLY) in the following manners;

Rs. 2,50,000/- The Purchasers shall pay to the Vendor on/or before execution hereof being the part payment of the agreed consideration.

Rs. 20,00,000/- The Purchasers shall pay to the vendor on/or before 5-12-2019 being the balance amount of the agreed consideration through housing loan scheme of any financial institution.

(TIME IS ESSENCE OF CONTRACT)



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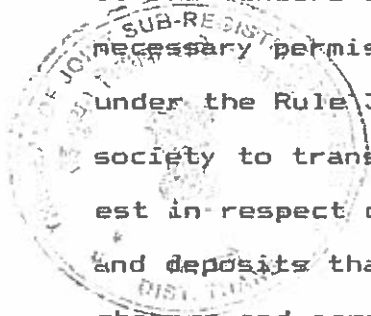
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The Vendors both and each of them do hereby admit and acknowledge that they have received the said sum of Rs. 2,50,000/-(Rupees TWO LACS FIFTY THOUSAND ONLY) being the part payment of the agreed consideration and the Vendors shall acquits, release and discharge every part thereof to the Purchasers forever only upon the receipt of the balance amount of the agreed consideration as mentioned hereinabove.

2. The Vendors declare that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders and/or the said society and also expressly agree and undertake to pay all dues, if any, to any claimants lawfully or any other authorities including the difference of the stamp duty, registration charges, municipal and assessment taxes or any penalty thereof for the period till the possession of the said flat is handedover to the Purchasers and thereafter they will not be liable for the same.

3. The Vendors declare that they have obtained the necessary permission from the said society as required under the Rule 38 (a) of the bye-laws of the said society to transfer all their rights, title and interest in respect of the said flat including the shares and deposits that may be lying in favour of the Purchasers and agree and undertake to co.operate and assist with the Purchasers for perfectly and effectively transferring the same flat with all benefits thereof unto the Purchasers.



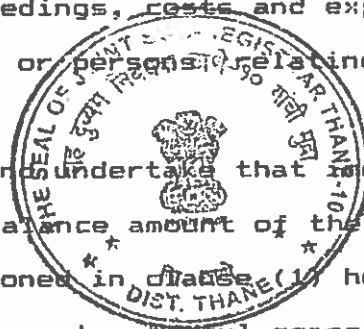
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R.V. Singh

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4. The Vendors declare that being the sole and exclusive owner of the said flat they have full right and absolute power and authority to sell, assign and transfer to the Purchasers all their rights, title and interest in respect of the said flat and that no other person or persons has/have any rights, title and interest or claim or demand of any nature whatsoever into, over, upon the said flat or any part thereof either by way of a sale, exchange, mortgage, gift, trust, lien or tenancy etc. EXCEPT THE LIEN OF "DHFL" otherwise the said flat is absolutely free from all attachments and encumbrances beyond a reasonable doubts and also hereby agree and undertake to indemnify and keep indemnifying to the Purchasers against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

5. The Vendors hereby agree and undertake that immediately upon receipt of the balance amount of the agreed consideration as mentioned in clause (1) herein, they will handover a quiet, vacant peaceful possession of the said flat to the Purchasers alongwith all relevant original documents including chain of Agreement, receipts, vouchers, correspondence etc. standing in their name and received from their predecessor.



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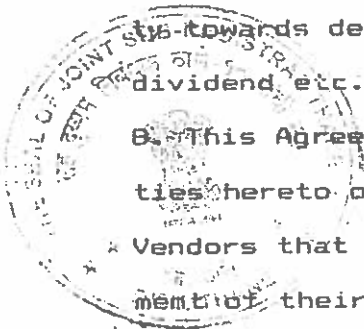
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6. The Vendors declare that on giving possession of the said flat to the Purchasers, the Purchasers shall be as an exclusive owner of the rights, title and interest in respect of the said flat which the Vendors have in the said flat and then the Purchasers shall peacefully hold possess, occupy and enjoy the said flat without any let or hindrance and/or denials and/or demand and/or interruption and/or eviction and/or claim by the Vendors or any other person or persons lawfully or equitably claiming through, under or in trust of the Vendors.

7. The Vendors hereby agree and undertake to execute at the cost of the Purchasers all further Agreements, conveyance, affidavits undertakings and forms etc. in favour of the Purchasers as and when required by the Purchasers and the said society for perfectly and effectively transferring the said flat with all benefits thereof including all amount standing to the credit of the Vendors in the records of the said society towards deposits, stock, bonds, sinking funds, dividend etc. unto the Purchasers.

B. This Agreement have been concluded between the parties hereto on the basis of the representation of the Vendors that their Agreement under the original Agreement of their predecessor with the builders for purchase of the said flat and their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the said flat or termination of membership have been received by them. The Purchasers declare that they have inspected all the documents of title in respect of the said flat and fully satisfied with the same.



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D. Desai

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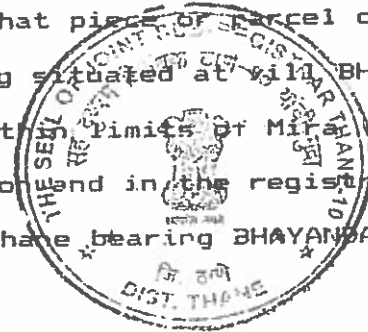
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R. R. Singh

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9. All expenses incidental to this Agreement including stamp duty, registration charges etc., if any payable on this Agreement shall be borne and paid by the Purchasers only who shall also be liable to pay all outgoings in respect of the said flat as and when due for the payment from the date of possession. It is specifically agreed that any transfer premium payable to the said society shall be shared equally.

: THE SCHEDULE OF THE PREMISES REFERRED TO :

FLAT NO. "403" on the "4th" floor of Building No.
"B-3" known as " POONAM NAGAR BLDG. "B-3/4" CO-OPERATIVE HOUSING SOCIETY LTD." situated at Poonam Nagar, Phase III, Shantipark, Mira Road (E) Thane-401 107
Admeasuring "560" Sqft. built up equivalent to "52.04" Sqmtrs. builtup area on all that piece of parcel of land or ground lying and being situated at village BHAYANDAR in Tal and Dist. Thane with the limits of Mira Bhayandar Municipal Corporation and in the registrations dist. and sub-dist of Thane bearing BHAYANDAR Survey No. 736 part.



Year of Construction : _____

Structure : RCC GROUND + FOUR UPPER FLOORS WITHOUT LIFT

Depreciation allowable : 5 %

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D. Desai

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N. R. Chagaya

[Handwritten signature]
R. K. Sanyal

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

SIGNED & DELIVERED by the
withinnamed " V E N D O R S "



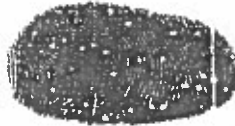
R. Suhagiya

(1) MR. NIRMAL BHARATBHAI SUHAGIYA &

(2) MR. BHARATBHAI KHODABHAI SUHAGIYA

R. Suhagiya

In the presence of

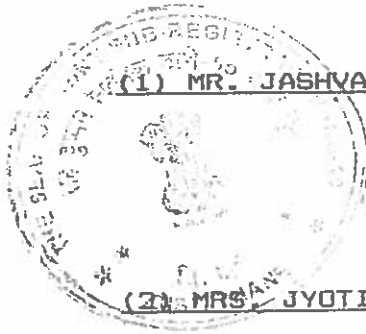


SIGNED & DELIVERED by the
withinnamed " P U R C H A S E R S "



J. Desai

(1) MR. JASHVANTRAI NAGARDAS DESAI &



(2) MRS. JYOTI JASHVANTRAI DESAI



J. Desai

In the presence of

B. V. Naik Bossnik



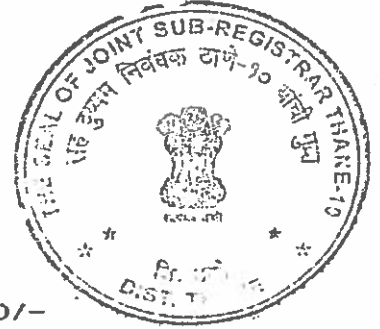
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R E C E I P T

RECEIVED ON/OR BEFORE THE EXECUTION HEREOF OF AND FROM THE WITHIN NAMED PURCHASERS A SUM OF Rs. 2,50,000/- (Rupees TWO LACS FIFTY THOUSAND ONLY) BEING THE PART PAYMENT OF THE AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO ME IN THE FOLLOWING MANNERS:

Rs. 2,50,000/- CHEQUE NO. 000029 DTD. 18-11-2014
DRAWN ON H.F.C. Bank, ~~...~~



(Subject to realisation)

WE SAY RECEIVED Rs. 2,50,000/-

[Signature]
[Signature]

(NIRMAL BHARATBHAI SUHAGIYA)

(BHARATBHAI KHODABHAI SUHAGIYA)

VENDORS

WITNESSES:

1) *[Signature]*

2) *[Signature]*

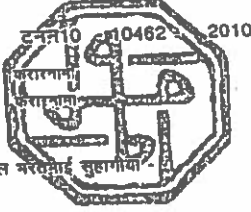
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Page 39 M

पावती

गावाचे नाव भाईदर
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार



पावती क्र. : 10473
दिनांक 17/09/2010

सादर करणाराचे नाव: निर्मल बरवडाई सुहागबाई

नोंदणी फी

13000.00

नक्कल (अ. 11(1)), पुढांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

440.00

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13440.00

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल

सह दुव्यप्र निवृत्त

बाजार मूल्य: 1162000 रु. मोबदला: 1300000 रु.
भरलेले मुद्रांक शुल्क: 60600 रु.

दस्ताचा प्रकार : डीडी/पनाकर्षादारी;
बँकेचे नाव व पत्ता: दि. कनेस बँक भाईदर पु.
डीडी/पनाकर्ष क्रमांक: 021465; रक्कम: 13000 रु., दिनांक: 17/09/2010



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Pre-Registration summary(नोंदणी पूर्व गोषवारा)

Home

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Main Report 100%

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Wednesday, November 19, 2014
10:38:48AM

Valuation ID : 20141119165

मुल्यांकनाचे वर्ष	2014			
जिल्हा	ठाणे			
तालुका	ठाणे			
उप मूल्य विभाग	1/13.जे) मु.विभाग हद्दी मीजे भाईदर गांवातील पन्वे साईनच्या पुर्वकाडील सर्व मिळकती संदर्भ क्र			
क्षेत्राचे नाव	Navi Mumbai/Thane			
मिळकतीचा क्रमांक	सहई नंबर-127			
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
30700.00	59900.00	80400.00	103900.00	80400.00
मिळकतीचे क्षेत्र	52.14 चौ. मीटर	बांधवाग्राचे वर्गीकरण	I-आर सी सी	
मिळकतीचा वापर	निवासी सदनिका	उदकवाहन सुविधा	5/9/80 प्रति चौ. मीटर	
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	मजला	
मिळकतीचे वय	3 to 5 वर्ष		Fourth	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर				
= (वार्षिक मूल्यदर * घसा-यानुसार मविन दर) * मजला निहाय घट जाड				
= (59900 * 95 /100) * (80 /100)				
= 45524.00				
A) मूळ्य मिळकतीचे मूल्य	= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र			
	= 45524.00 * 52.14			
	= 2369068.96			
अंतिम मूल्य = अंतिम मूल्य दर * तळघराचे मूल्य + फोटोमाऊन्टचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - बंदिरत वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वेरीत गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य				
= A + B + C + D + E + F + G + H				
= 2,369,068.96 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00				
= 2,369,068.96 /-				



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१) बांधकाम चालू करण्याची जागेवर निवडिलेले बांधकामाचे सुधारणे बाबत भाऊद पत्राने सादरिते वाचन नगरपालिकेची खात्री करून घ्यावी. व त्यानंतर बांधकामाचे सुधारण करावी. तसेच स्वीध तयार झाल्यानंतर ती नगरपालिकेकडून तपासून घ्यावी व सुधारणी स्वीध नगरपालिकेकडून मंजूर केलेल्या प्लॉन प्रमाणे अस्तव्यासायतदा दाखला येतल्यानंतर स्वीध नंतरचे काम चालू करण्यात यावे. तसे न झाल्यास ही मंजूरी रद्द करण्यात येईल व पुढील तथे परिणामाची जबाबदारी भजेदारावर राहिल.

१०) बांधकाम पूर्ण झाल्यानंतर, नगरपालिकेचा धापर परवाना अस्तव्यासहीस जागेचा गुणवत्ता करताना घेतला जाय.

११) टॅरेस फ्लोअरवर कोणत्याही प्रकारचे बांधकाम करू नये.

१२) रमातीस उद्वाहक मशीनात्मक तरतुद बांधाची जमिनीवरील व रमातीवरील सदा दिन शक्य होणे व्हावे. पंपसेटसट तरतुद केलेली असली पाहिजे.

१३) रमातीसाठी कार्ल कांडिशनची तरतुद माघदयक आहे व सदरचे कार्ल कांडिशन कामासायत संघषीत वास्तुविगारद व भाट-सी-सी-स्फेरालिस्ट कमिन्ते वीचे प्रतिपापयक जोवत जोडणे माघदयक आहे.

१४) संघषीत वास्तुविगारवाने व भाट-सी-सी-तस-यांनी त्या बांधकामाची कार्ल कांडिशनची उपावताती घेणे आवश्यक आहे.

१५) बांधकाम मंजूरी मिळाल्यानंतर प्रथम कार्ल कांडिशनची पूर्तता करून त्या बाबत न. पा. ची खात्री घ्यावी.

१६) बांधकाम मंजूरी मिळाल्यानंतर प्रथम कार्ल कांडिशनची पूर्तता करून त्या बाबत न. पा. ची खात्री घ्यावी. तसेच स्वीध तयार झाल्यानंतर ती नगरपालिकेकडून तपासून घ्यावी व सुधारणी स्वीध नगरपालिकेकडून मंजूर केलेल्या प्लॉन प्रमाणे अस्तव्यासायतदा दाखला येतल्यानंतर स्वीध नंतरचे काम चालू करण्यात यावे. तसे न झाल्यास ही मंजूरी रद्द करण्यात येईल व पुढील तथे परिणामाची जबाबदारी भजेदारावर राहिल.

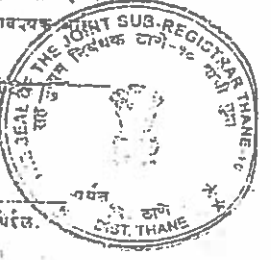
१७) भजेदारांनी १ हे मध्ये २५० रूडिवासी गाळे या निधमाचा कायदा प्रकला प्रसंगामुळे सर्व रमाती पूर्णपणे बांधून झाल्यावर प्रत्येक रमातीतील प्रकण तपासदांची मंचीकृत संस्था रघापर घटणे आवश्यक आहे.

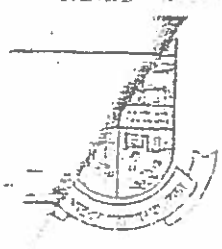
१८) रमातीचे निवडीत बांधकाम हे अस्तव्यासायतदा मजलेशा जास्त धरू नये.

१९) बांधकामाची सुहत दि. _____ वाचन दि. _____ रादिक. वरील वास्तुविकी कोणत्याही वरीलगाई सुधेपन झाल्यास रमातीमधील ११ करण्यांत येईल.

ट न न - १०
१०००० / २०१४
२२ - ३१

गुणवत्तावारी
मिनिस्टर नगरपालिका अधिकार
ट न न - १०
१०१६२ / २०१०
१५ - २२





मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

म्ह. उद्योगाधी भवन, छत्रपती शिवाजी नगराभि मार्ग, भाईंदर (१), ता. जि. ठाणे ४०११०१.

जा. नं. मंजूर / नॉट / ८५६ / २०११ - १२

दि. ३०/५/२०११

- वाचले - १. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.३१/०३/२०११ चा दाखला अर्ज.
 २. मे. जनरल अॅडमिनीस्ट्रेशन डिपार्टमेंट, मंत्रालय, एच.डब्ल्यु.एस./१८८७/एवस.एक्स.एकरा.यु.
 दि.११/०१/७८ ची मंजूरी.
 ३. मे. सहाय्यक संचालक, नगररचना, ठाणे यांचेवडील आदेश क्रमांक विशेष/वांधकाम/भाईंदर/ठाणे/१६४१,
 दि.१६/०५/८८ ची मंजूरी.
 ४. मिरा भाईंदर महानगरपालिका पत्र क्र. १०३४४/९२-९३, दि.११/०३/९३ अन्वये नकाशा मंजूरीसह
 वांधकाम परवानगी.
 ५. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.१५/०३/२०११ अन्वये इमारत पुर्णत्वाचा दाखला.
 ६. मे. एलोरा स्ट्रुक्चरल कन्सल्टंट यांचा दि.१५/०३/११ या इमारतीचे वांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
 ७. श्री. विजय मुखर्जी यांचे दि.१५/०४/२०११ अन्वये इमारतीच्या प्लॅनींग बाबतचा दाखला.

// भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - पेणकरपाडा रा.क्र. १९४ ते २१४, २५२, २५३,
 मोजे भाईंदर, रा.क्र. ७३४ ते ७४८ येथील शांतीपार्क धरकुल प्रकल्पातील खालील इमारतीचे वांधकाम पूर्ण केले आहे.

इमारत प्रकार	इमारत क्रमांक	एकूण इमारती	तळ + मजले
टाईप-बी	एस-१	१	तळ मजला
टाईप-बी	एस-१	१	तळ मजला
टाईप-अ	एस-२	१	तळ मजला
टाईप-बी	एस-३	१	तळ मजला
टाईप-अ	एस-४	१	तळ मजला
टाईप-बी	एस-५	१	तळ मजला
टाईप-बी	एस-६	१	तळ मजला
ऑफिस इमारत	ई	३	तळ + ४
टाईप अ	१,६,८	* ३	तळ + ४
टाईप बी	१,२,३,४, ७,९,१०, ११,१२	१३	तळ + ४
टाईप सी	१७ ते २९, ३२,३३,३६, ३७	१३	तळ + ४
टाईप डी	३०,३१,३४, ३५, ३८,३९,४०	७	तळ + ४

उपरोक्त इमारतीचे वांधकाम पत्र क्र. १०३४४/९२-९३, दि.११/०३/९३ अन्वये मंजूर करण्यात आलेल्या नकाशा प्रमाणे आहे.

ट न न - १०
 ७७००८ / २०१४
 २३ - ३७

COLOUR PRINT





दस्तावेज क्रमांक: २८९२२८२८ / २८९२३०२८ / २८९८९९८३ / २८९८९३५३ / २८९८९३५३
 फॅक्स : २८९२२८

मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

महानगरपालिका भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ना. जि. ठाणे-४०२२०२

जा. नं. अजपा/जत/७५६/२०११-१२

दिनांक ३०/१/२०११

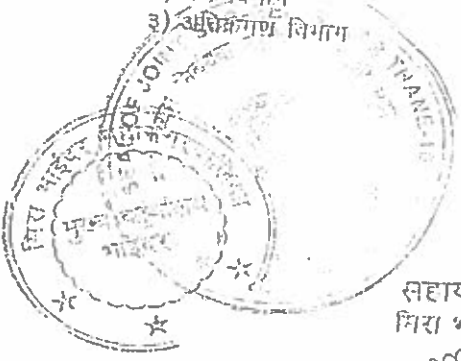
इमारत प्रकार	इमारत क्रमांक	एकूण इमारती	तळ + मजले
हॉस्पिटल इमारत	एच	१	तळ + ३
टाईग री	१३, १४, १५, १६	४	तळ + ४

तसेच उपरोक्त इमारतीचे वांधकाम यासोबतच्या As built नकाशाप्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुशास्त्रदृष्ट्या अविनाश मंत्रालयाकडे अर्जित केला आहे. यांनी सादर केला आहे. इमारतीचे वांधकाम तांत्रिकदृष्ट्या योग्यतेने केलेले आहे. एलोरा स्ट्रक्चरल कन्सल्टंट यांनी व इमारतीचे प्लंबिंगबाबतचा दाखला श्री. विजय गुरुव यांनी सादर केला आहे. यासंबंधी संदर्भित क्र. ४ नधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकरणातील प्रमाणे वा वापर करणे व सादर इमारतीस आवश्यक तेवढा विद्युत पुरवठा होणेस महानगरपालिकाची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणारा नळ कनेक्शन मिळालेच याची हमी महानगरपालिका देत नाही. सादरचा वापर परवाना हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादेत आहे.

आयुक्त

मिरा भाईंदर महानगरपालिका

- प्रत - १) विकासक
 २) कर विभाग
 ३) अधिकाधिकार विभाग



सत्यमेव जयते

सहाय्यक नगर रचनाकार
 मिरा भाईंदर महानगर पालिका

ट न न - १०
 ०७७०८ २०१४
 २४ - ३९

COLOUR PRINT

3437 2092
किस : 2692

नका

RATIO

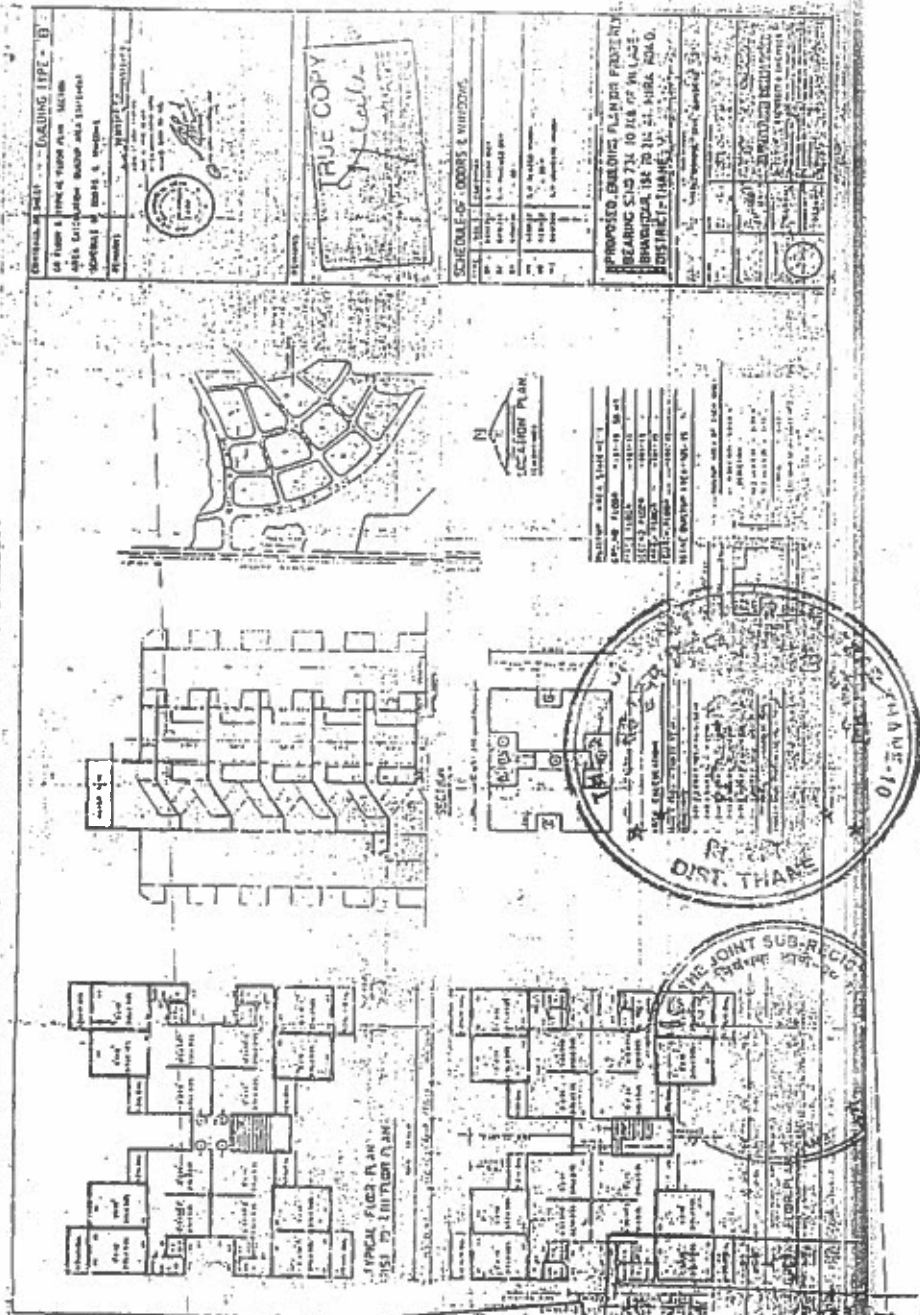
४०२१०२

२१/१/२०

या वावतचा
त्रिकदृष्ट्या
श्री. विजय
भारत प्रकार
ची हरकत
देत नाही.

३.१

प्लान - 3 - B 29



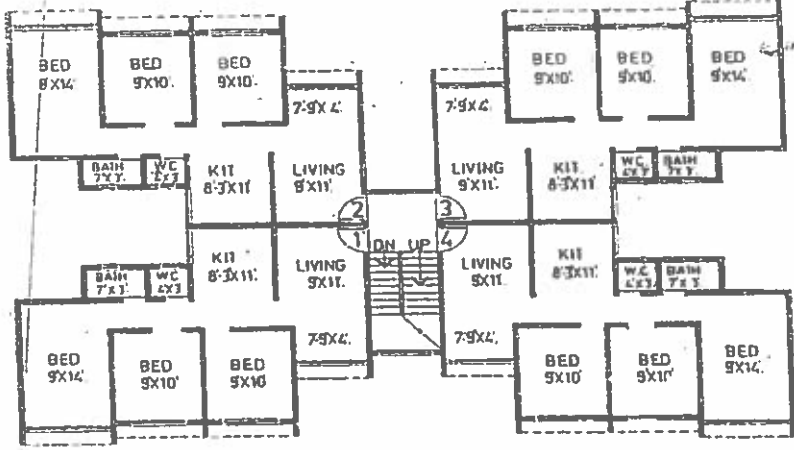
टन न - १०
१०४६२/२०१०
१६ = २२

टन न - १०
१०४६०, २०१४
२५ - ३९

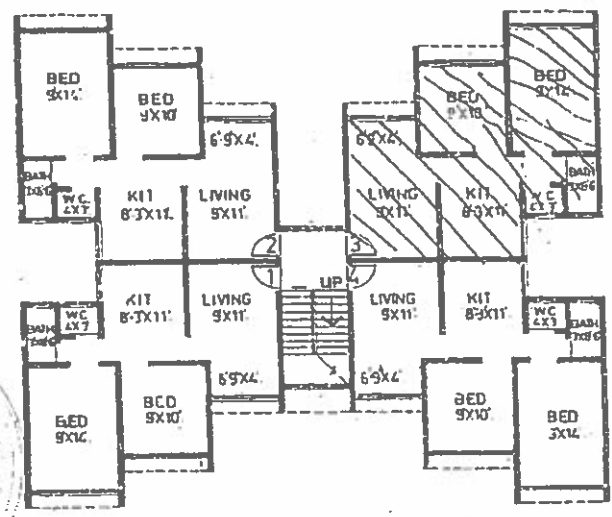
श्री. विजय भारती
MAGANLAL P. SHING
PURSHOTTAM BHAI
18/06/1954
BANK P-8710

श्री. विजय भारती
MAGANLAL P. SHING
DEEPA
07/06/1974
AUP 28077

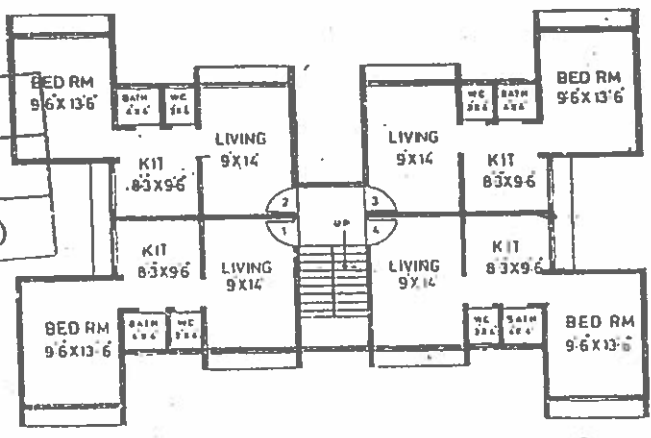
ANNEXURE - C



TYPICAL FLOOR PLAN BUILDING TYPE A



TYPICAL FLOOR PLAN TYPE - B



TYPICAL FLOOR PLAN TYPE - C

B.3.403
x 47760
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For UNIQUE STAR B

Authorised

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90000/2098
2E-39

05-01/2017
Ref: 50
आपला उ
6
आधार
आधार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदणीक्रमांक / Enrollment No 1034/90003/22378

To
 ज्योती जयवंतबाई देसाई
 Jyoti Jayvanthbai Desai
 B-11233 Rajshree Shopping Centre
 Station Road
 Near Bhaji Market
 Mira-Bhayander
 Mira Road Thane Thane
 Maharashtra 401187
 9967740978

Ref: 55 / 22A / 108497 / 109725 / P

SH110633610DF



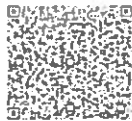
आपला आधार क्रमांक / Your Aadhaar No. :

6075 5599 1809

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

ज्योती जयवंतबाई देसाई
 Jyoti Jayvanthbai Desai
 जन्म वर्ष / Year of Birth : 1955
 स्त्री / Female



6075 5599 1809

आधार - सामान्य माणसाचा अधिकार

NIRMAL B SUHAGIYA
 BHARATBHAI KHODABHAI SUHAGIYA

14/06/1986
 Permanent Account Number
 BNJPS5279J

Signature



S

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

BHARATBHAI K SUHAGIYA
 K R SUHAGIYA

11/04/1966
 Permanent Account Number
 BLYPS7049M

Signature



S

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVERNMENT OF INDIA

JASHVANTRAI DESAI
 NAGARDAS PREMCHAND DESAI

12/05/1955
 Permanent Account Number
 AVHPD7311D

Signature



P



भारत सरकार
 GOVERNMENT OF INDIA

W

८ नं - १०
 १७७०७ ०१४
 २७ - ३९

3.403
 Jyoti
 Desai

IE STAR BU

Authorised S

393/14107

बुधवार, 19 नोव्हेंबर 2014 10:45

म.पू.

दस्त गोपवारा भाग-1

टनन10 2439

दस्त क्रमांक: 14107/2014

दस्त क्रमांक: टनन10 /14107/2014

वाजार मुल्य: रु. 23,70,000/- मोबदला: रु. 22.50,000/-

भरलेले मुद्रांक शुल्क: रु.1,42,200/-

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती:17423

पावती दिनांक:

अ. क्र. 14107 वर दि.19-11-2014

19/11/2014

रोजी 10:35 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: जशवंतराय नागरदास देसाई - -

नोंदणी फी

रु.

23700.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

दस्त हजर करणाऱ्याची सही:

एकुण: 24320.00

Joint Sub Registrar Thane 10

सह दस्त निबंधक ठाणे 10
Joint Sub Registrar Thane 10

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इदीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-खड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्र. 1 19 / 11 / 2014 10 : 35 : 05 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 19 / 11 / 2014 10 : 35 : 53 AM ची वेळ: (फी)







19/11/2014 10:52:23 AM

दस्त गोपवारा भाग-2

टनन10 36/39

दस्त क्रमांक:14107/2014

दस्त क्रमांक टनन10/14107/2014

दस्ताचा प्रकार -करारनामा

अनु क्र. पक्षकाराच नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव:निर्मल भरतभाई सुहागीया - -

लिहून देणार

पत्ता:प्लॉट नं: 403, माळा नं: -, इमारतीचे

वय :-28

नाव: बी-3,पुनम नगर बी.न.बी-3/4 को ऑप हौ

स्वाक्षरी:-

सोसा लि, ब्लॉक नं: पुनम नगर,फेस-

3,शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे.

पॅन नंबर:BNJPS5279J



2 नाव:भरतभाई खोडाभाई सुहागीया - -

लिहून देणार

पत्ता:प्लॉट नं: 403, माळा नं: -, इमारतीचे

वय :-48

नाव: बी-3,पुनम नगर बी.न.बी-3/4 को ऑप हौ

स्वाक्षरी:-

सोसा लि, ब्लॉक नं: पुनम नगर,फेस-

3,शांतीनगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे.

पॅन नंबर:BLYP57049M



3 नाव:जशवंतराय नागरदास देसाई - -

लिहून घेणार

पत्ता:प्लॉट नं: 304, माळा नं: -, इमारतीचे

वय :-59

नाव: बी-24,सेक्टर-10, ब्लॉक नं: शांतीनगर

स्वाक्षरी:-

रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे.

पॅन नंबर:AVHPD7311D



4 नाव:ज्योती जशवंतराय देसाई - -

लिहून घेणार

पत्ता:प्लॉट नं: 304, माळा नं: -, इमारतीचे

वय :-59

नाव: बी-24,सेक्टर-10, ब्लॉक नं: शांतीनगर,

स्वाक्षरी:-

रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे.

पॅन नंबर:



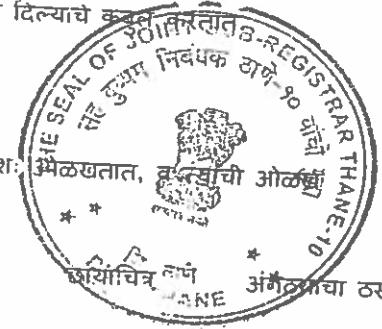
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबूल
शिवका क्र.3 ची वेळ:19 / 11 / 2014 10 : 42 : 45 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः
पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

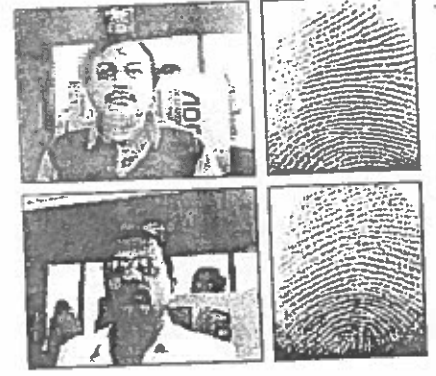
1 नाव:रमणिकचंद्र जी. शाह - -



वय:43

पत्ता:103,बी.न.बी-1,फेस-3,शांती पार्क,मिरारोड पूर्व
पिन कोड:401107

स्वाक्षरी



2 नाव:भास्कर नायक - -

वय:61

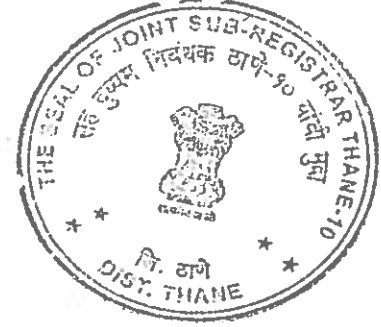
पत्ता:201,बी-10,सेक्टर-6,शांतीनग,मिरारोड पूर्व
पिन कोड:401107

स्वाक्षरी

Basmik

शिकका क्र.4 ची वेळ:19 / 11 / 2014 10 : 43 : 46 AM

सह ज्युनियर सिव्हायदक कार्यालय १०



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प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत
अस्तित्वात तसेच नोंदणी कायदा १९०८ अंतर्गत
आहे, दस्तावेजात नोंदणी करणारा व्यक्ती,
साक्षीदार व नोंदणी करणारा व्यक्ती यांची सत्यता
तपासली आहे. नोंदणी करणारा व्यक्तीची सत्यता,
गालकी व नोंदणी करणारा व्यक्तीची सत्यता, देशता,
कायदेशीर
कबुलीदारक, हे संपूर्णपणे जाबाबदार राहतील.

R. R. R.
S. D.

८ न न - ९०
९७७०० / २०१४
३९ - ३९

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
९८९०० मध्ये... पाने आहेत
पुस्तक क्रमांक... वर नोंदला,
दिनांक १८/११/२०१४

सह ज्युनियर सिव्हायदक कार्यालय क्र १०



0643039

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणान.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अढत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्यून आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तावेज (१०/११/१२/१३)