

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARESH NAGDEV

SANMUKHDAS MOHANDAS NAGDEV

01/06/1968

Permanent Account Number

AAIPN9777F

H. S. Nagdev
Signature

Sanmukhdas Nagdev
04/01/08



11062005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कम्पाउंड
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL.
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

[Handwritten signature]



दस्त क्र. [उहन3-1247-2007] चा गोषवारा
बाजार मुल्य : 777500 मोबदला 670000 भरलेले मुद्रांक शुल्क : 41000

पावती क्र.: 1247 दिनांक: 04/04/2007
पावतीचे वर्णन
नाव: हरीश सनमुखदास नागदेव

दस्त हजर केल्याचा दिनांक : 04/04/2007 12:50 PM
शिष्यादनाचा दिनांक : 04/04/2007
दस्त हजर करणा-याची सही :

[Handwritten signature]

7780 : नोंदणी फी
720 : नक्कल (अ. 11(1)), पृष्ठांकनाची न
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

8500: एकूण

[Handwritten signature]

दु. निबंधकाची सही, उल्हासनगर 3

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 04/04/2007 12:50 PM
शिकका क्र. 2 ची वेळ : (फी) 04/04/2007 12:55 PM
शिकका क्र. 3 ची वेळ : (कबुली) 04/04/2007 12:56 PM
शिकका क्र. 4 ची वेळ : (ओळख) 04/04/2007 12:57 PM

दस्त नोंद केल्याचा दिनांक : 04/04/2007 12:57 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्याची ओळख पटवितात.

1) राकेश जयस्वाल - , घर/फ्लॅट नं: -

[Handwritten signature]

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: काटेमानिवली
तालुका: कल्याण
पिन: -

2) हसानंद जमनादास वनीदानी - , घर/फ्लॅट नं: बॅरक नं: 2075

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: उल्हासनगर-5
तालुका: -
पिन: -

[Handwritten signature]

प्रमाणित करण्यात येते की, या
दस्ताऐवज मध्ये एकूण 32 पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर क्र.३

पुस्तक क्रमांक 9 चे
9280 क्रमांकाने नोंदला

दिनांक 01/04/2006

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर क्र.३



[Handwritten signature]
दु. निबंधकाची सही
उल्हासनगर 3

04/2007
15:22 pm

दुय्यम निबंधकः

उल्हासनगर 3

दस्त गोषवारा भाग-1

उहन3

दस्त क 1247/2007

24/38

क्रमांक : 1247/2007

पक्षाचा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठस

नाव : हरीश सनमुखदास नागदेव

प्लॉट/घर/फ्लॉट नं : 1/6

पत्ती/रस्ता :

पक्षारतीचे नाव : आकाश सोसा.

पक्षारत नं. :

प्लॉट/वसाहत : सेवशन-36

प्लॉट/गाव : उल्हासनगर

प्लॉट/का :

दिन :

दिन नंबर : AHIPN97

वसाहत : मे अवध डेव्हलपर्स चे प्रोप्रा. शुभदा शाशांक

डुव्हेकर -ADHPJ5127B

प्लॉट/घर/फ्लॉट नं. :

पत्ती/रस्ता :

पक्षारतीचे नाव : अवध बंगला

पक्षारत नं. :

प्लॉट/वसाहत : प्लॉट न. 15, शिवमंदीरजवळ

लिहून घेणार

वय 36

सही

M. S. Nagdeve



लिहून देणार

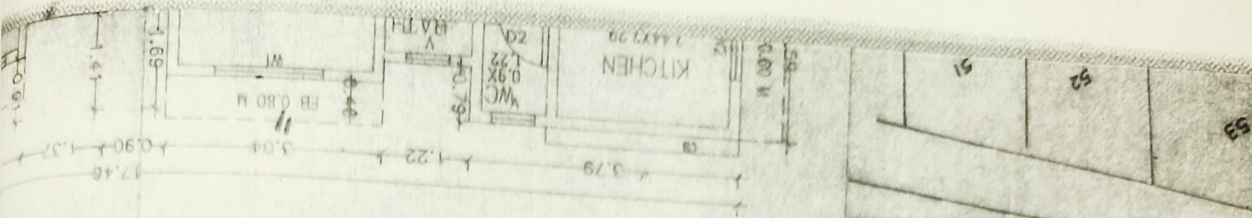
वय 52

सही 19/03-55 Jhuu Kar

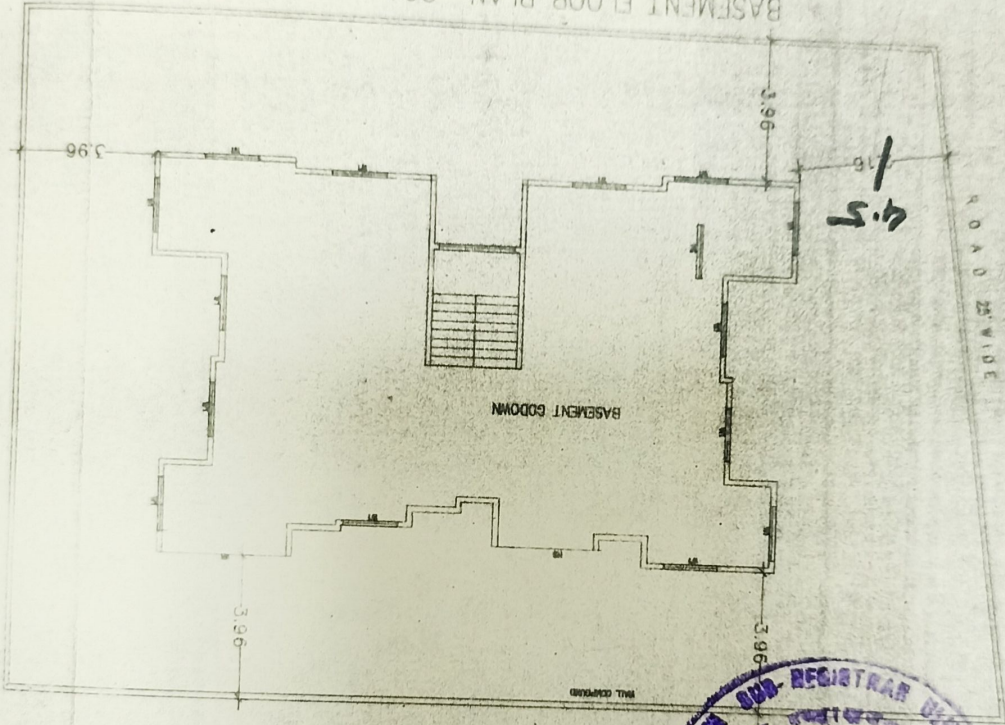


M. S. Nagdeve
सह दुय्यम निबंधक वर्ग-3
उल्हासनगर क्र.3

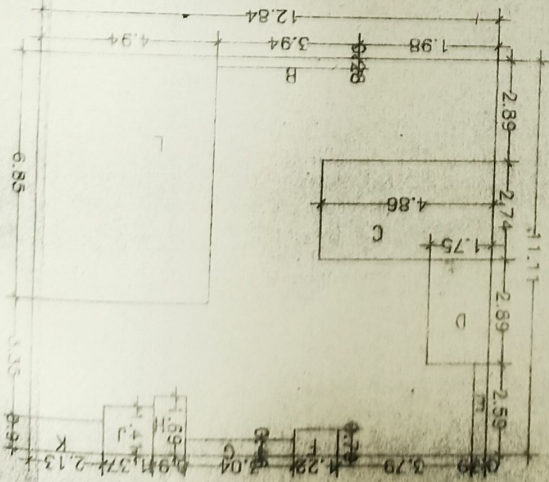




BASEMENT FLOOR PLAN SCALE :- 1:100



AREA DIAGRAM SCALE :- 1:200
3RD FLOOR



SITE PLAN SCALE : 1:500



Handwritten notes in blue ink within a rectangular box:
 32/35
 12/10/2004
 R. K. S.

STAMP OF APPROVAL

प्रधिकारण नगराचे संयुजी

रंगाने दुरुस्ती वास्तुविज्ञानप्रमाणे व बांधकाम प्रारंभ
 पत्र क्र. अमन/नरवि/बांग/२०३०४/१९२३३२ $\frac{902}{63}$
 मध्ये घळुन दिलेल्या मदी प्रमाणे.

नगर रचनाकार
 अंबरनाथ नगरपरिषद
 अंबरनाथ

सह-
 मुख्याधिकारी तथा नियोजन अधिकारी,
 अंबरनाथ नगरपरिषद, अंबरनाथ

सत्य प्रत

[Signature]
 157719

मुख्याधिकारी तथा नियोजन प्राधिकारी
 अंबरनाथ नगरपरिषद, अंबरनाथ

6 STRUCTURE TO BE DEMOLISHED SHOWN IN RED
 7 ALL WALLS OF 0.15m THICK UNLESS MENTIONED
 CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED ON THE DIMENSIONS OF SIDES OF PLOT IS AS STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THAT STATED IN DOCUMENTS OF OWNERSHIP.

DESCRIPTION OF PROPERTY:
 PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 54,
 SHIV GANGA NAGAR, AMBERNATH (E).

OWNERS NAME : SHRI. SUNIL GYANI.
 SIGNATURE OF OWNER: *[Signature]*

४६५३
 १२४७१०
 ३३/३६

THORAT & MATHEW ASSO
 ARCHITECTS
 PLOT NO-50, SHIV MANDIR, KHER SECTION,
 AMBERNATH (E)

DATE: 01/04/2002 DRG.NO.: 010903 SCALE: 1:100 JOB NO.: M-23A

SIGNATURE OF ARCHITECT :

[Signature]
 THORAT & MATHEW ASSOCIATES
 ARCHITECTURAL & CIVIL ENGINEERING CONSULTANTS
 Plot No. 550, Kher Section
 AMBERNATH (East)

CERTIFIED TRUE COPY

NOTARY
 S. V. TARTE
 ADVOCATE & NOTARY
 Tarte Plaza, Plot No. 121, Gandhi Nagar,
 Dombivli (East) Ph: 2820491

अंबरनाथ नगरपरिषद, अंबरनाथ

सुधारित परवानगी



जावक क्रमांक / अं.न.प./न.वि./क्रा.प./0203/9282
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ
दिनांक: १४ १२ २००५

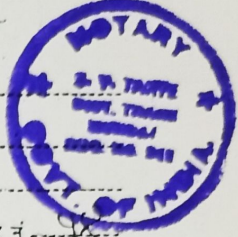
११७०३
०३

श्री / श्रीमती

शुनिल के शर्मा

व्यवसाय :- थोरान अँड गॅथ्यू डीरॉ

वास्तुशिल्पकार :- अंबरनाथ



विषय : स.नं. १०० पैकी

हि.नं.

सि.स.नं.

प्लॉट नं.

मोजे शिवलिंगाजी शर्मा

येथे बांधकाम करण्याच्या मंजूरी बाबत.

CERTIFIED TRUE COPY

संदर्भ : आपला दि. १९-८-२००२ चा

श्री. थोरान अँड गॅथ्यू डीरॉ

S. V. TARTE

ADVOCATE & NOTARY

Tarte Plaza, Plot No. 121, Gandhi Nagar, Dombivli (East) Ph : 2820491

Shop No. 14, Ashoka Market,

Near Tahsil, Ulhasnagar - 4

पुखंड क्रमांक

23 AUG 2005

वास्तुशिल्पकार यांचे मार्फत सादर केलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं. १०० पैकी

हि.नं.

सि.स.नं.

मोजे शिवलिंगाजी शर्मा

मध्ये ५२५-३४

चौ. मी. पूखंडाच्या विकास करावयास महाराष्ट्र

नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. १९-८-२००२ चा

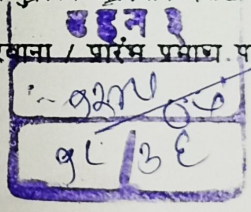
अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळघर /

स्ट्रीट, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला राहणेसाठी दुकाने / ऑफिस / दवखाना,

हॉस्पिटल / शाळेसाठी / गॅरेज वाढे भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना / परिम प्रमाण पत्र

देण्यात येत आहे.

- : अटी : -



१ ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण

मुदत संपणे आधी करणे आवश्यक राहिल. अर्जाकरिताचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेध मुदतीत

बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या

नियमाचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.

२ नकारात हिशोबा रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

मे.जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे आगोदर बिनशर्ती परवानगी घेण्याची जबाबदारी तुमच्यावर

राहिल व बिनशर्तीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस आगोदर नगरपरिषदेकडे

पाठविणे आवश्यक राहिल.

बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.

ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरीक्त जमिनीच्या बांधकाम अगर विकास करण्यास हक्क देत

नाही.

बांधकाम या सोबतच्या मंजूर केलेल्या नकारा प्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल.जोत्यापर्यंत

बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकारा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर

करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.

पूखंडाचे हद्दीत मावती मोकळा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.

बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची

बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.

SCHEDULE I

Details regarding applicants vacant land possessed by them in which the exemption is granted under section 21(1) of the Urban Land (Ceiling & Regulation) Act, 1976.

Name and address of the persons holding excess vacant land. .. Dr. Kishore Chand & Smt. Tek Chand Arora
3rd floor, Manekaji Wadia, Bldg., 127, M.C. Road, Fort, Bombay-1.

Status of persons ... Owners

Date of application. .. 20-9-1990

Name of urban agglomeration in which the land, for which the exemption is granted is situated. .. Ulhasnagar

a) Dist. Taluka, Village .. Thane, Ulhasnagar, Ambernath

b) Details of the land covered by the scheme .. S.No. Area in sq.mtrs.
38pt
70pt 36838
78

Area under D.P. Road in sq.mtrs. .. Nil

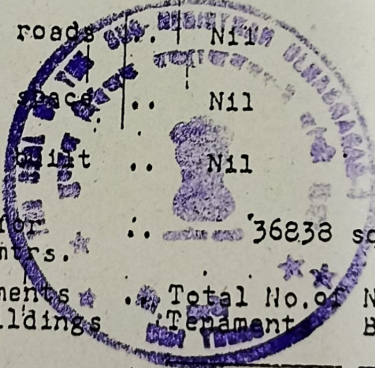
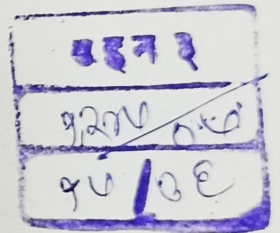
i) Area under internal roads in sq.mtrs. .. Nil

ii) Area under 10% open space in sq.mtrs. .. Nil

iv) Area under existing plot up in sq.mtrs. .. Nil

c) Net area available for construction in sq.mtrs. .. 36838 sq.mtrs.

(a) Total number of tenements proposed in No. of buildings	Total No. of Tenement	No. of Bldg. under 10% allotment.	No. of flats under 10% allotment.
(b) Number of tenements not exceeding 40 sq.mtrs. of plinth area.	930	68	93
(c) Number of tenements not exceeding 80 sq.mtrs. of plinth.	509	39	51
(d) Number of shops	421	29	42
Total area under the shops	Nil		
Approved plan	Nil		



TRUE COPY

S. V. TARTE

ADVOCATE & NOTARY

Plot No. 121, Gandhi Nagar,

Thane (East) Ph: 2820491

No. 14, Ashoka Market,

Tahsil, Ulhasnagar - 5.

23 AUG 2005

Collector & Competent Authority No.3
Ulhasnagar Urban Agglomeration, Thane.

P.T.O.

15) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of/or adjacent to the terrace Flat in the said building if any, shall be belongs exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Gowdon purchaser/ the said terrace shall not be enclosed by the flat purchaser till the permission is obtained in writing from the concerned local authority and the first party and / or society.

16) This agreement shall always be subject to the Provisions of the Maharashtra Ownership Act, 1963 and the rules made thereunder/said acts and rules made thereunder.

a. THE FIRST SCHEDULE ABOVE REFFERED TO -

The piece and parcel of freehold non-agricultural land property situated at survey no. 70 plot no. 54, admeasuring 525.34 sq.mtrs. Equivalent to 628.33 Sq. yards situated at village Ambernath with the limits of Ambernath Municipal Council, and Sub-Registration District Ulhasnagar and Registration District Thane/ out of which AVADH DEVELOPERS in which flat Gowdon is as under: -

Village	S. No.	Plot no.	Gowdon	Floor	Area
Ambernath	70	54	1	Ground	552Sq. Feets.

Basement

BOUNDARIES

On or Towards East: Sunrise Apartment.
West: Plot No. 53.
South: Road.
North: Plot No. 52

IN WITNESS WHEREOF the parties hereto have sty their respective hands and seals the day and the year first hereinabove.

SIGNED, SEALED & DELIVERED by the
Within named PROMOTER / FIRST PARTY
Mrs. Shubhada S. Juvekar.

Proprietor Have: AVADH DEVELOPERS
In the presence

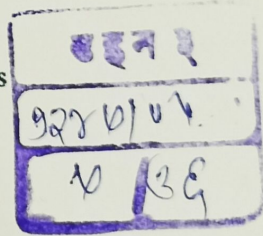
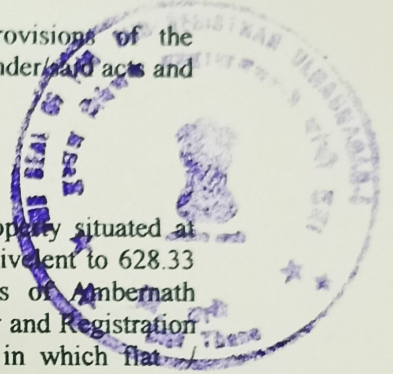
Mrs. S. S. Juvekar
Mrs. Shubhada S. Juvekar.
(Proprietor)

SIGNED, SEALED AND DELIVERED by the
Within named Flat Purchaser.

Mr. HARESH SANMUKHDAS NAGDEV
In the presence of

Sd / H. S. Nagdev

Purchase



AND WHEREAS while sanctioning the said plans concerned local authority and / or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the First party while developing the said land, the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building's shall be granted by the concern local authority.

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

AND WHEREAS the flat purchaser applied to the first party for allotment to the Gowdon purchaser, Gowdon No.1, in Apartment admeasuring Built-up area 628 Sq. feats., And the first party agrees to sell the said Gowdon to the Gowdon purchaser situated In above said property more particularly described in the schedule first hereunder.

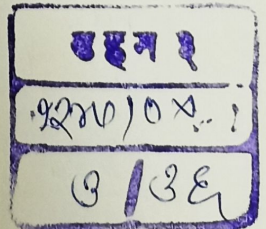
AND WHEREAS prior to making application as aforesaid, as require by the provisions of Maharashtra Co-operative Society Act. 1960 (Maharashtra Act No. XXIV of 1960) and the Urban ceiling and Regulation) Act, 1976 the Gowdon purchaser has made a declaration to the effect firstly, that neither the Gowdon purchaser nor the member of the family (family as defined under the Urban land (C & R), Act of 1976) of Flat/room purchaser own a tenements, house or building within limits of Ambernath Muncipal Council, Ambernath.

AND WHEREAS relying upon the said application, declaration and agreement, the first party agreed to sell to the Gowdon purchaser a Gowdon at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these present the Gowdon purchaser has paid to the first party a sum of Rs. 5,000/- (Rupees- Five thousand only.) Only being earnest money of the sale price of Gowdon agreed to be sold by the first party to Gowdon purchaser/second party as advance payment of deposit (the payment and the receipt whereof the first party both hereby admit and acknowledge) which shall in no event exceed five/ten/fifteen/twenty percent of the sale price of the flat agreed to be sold to the Gowdon purchaser, and the flat purchaser has agreed to pay to the first party balance of the sale price in the manner hereinafter appearing.

AND WHEREAS under section 4 of the said act the first party is required to execute a written agreement for of said Gowdon to the Gowdon purchaser, being in fact presents and also to register said Agreement under Registration Act.

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



M.S. Wadgaonkar

Mrs. S. S. Juvekar

AND WHEREAS Development Agreement & by power of attorney duly executed on 27th December 2002 bearing Registration No. 258, dated 27th Dec. 2002, between Mr. Krishana Gupta and Shubhada Juvekar in the capacity of owner/First party and M/s. Avadh Developers through Mr. Shashank Ramkrishana Juvekar & / OR Mrs. Shubhada Shashank Juvekar, both adult residing at Avadh Bunglow, Shiv Mandir Ambernath, by this Power of Attorney and Development Agreement all power regarding Plot No. 54, are given/hand over to the second party Mr. & Mrs. Juvekar, in the First Schedule hereunder written (hereinafter referred to as "the said land" and to construct the Building in accordance with the terms and conditions contained in the Development Agreement / Power of attorney.

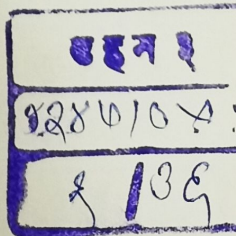
AND WHEREAS the First party has entered it to a standard Agreement with an Architect registered as per the Agreement: prescribed by the council of Architects, where as the first party has appointed a structural Engineer M/S. Thorat Methew & Associates Ambernath for the preparation of the structural design and drawing of the building and the First party accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building / Buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the First Party alone has the sole and exclusive right to sell the Gowdon in the said Building to be constructed by the first party on the said land to enter into Agreement/s with the purchaser/s of the Gowdon and to receive the sale price in respect thereof.

AND WHEREAS the Gowdon purchaser demanded from the first party and the first party has given inspection to the Gowdon purchaser of all the document's of the title relating to the said land, the said order, the power of attorney and the plans, designs. And specifications prepared by the first party's Architect document as are specified under the Maharashtra (Ownership Gowdon Regulation of the promotion of construction, sale, agreement and Transfer) Act. 1963 (hereinafter Referred to as "the said Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the First party copies of property card or extract of village forms VI, or VII and VIII or any other relevant revenue record showing the nature of the title of the party to the said land on which the Gowdon are constructed or to be constructed and copies. the plans and specification of the Gowdon agreed to be purchase by the Gowdon/purchaser approved by the concerned local authority have been annexed here to and marked A, B, C and D respectively.

AND WHEREAS the First party has got approved from the concern local authority the plans, the specification, elevation section and details of the said building as per the construction / commencement Certificated No from of AMBERNATH MUNICIPAL COUNCIL, AMBERNATH.





Customer Copy Sr No 1182
Deposit Br Date 3-4-2007

9220104

Pay to Acct. No. 11877800010010-idbi bank A/c Stamp duty	
Type of Document	Agreement for Sale
Type of Stamp	Special Adhesive
Ranking Value	Rs 21,000
Service Charges	Rs 10
Total	Rs 21,010

Name and address of stamp duty paying party
Mr Haresh Nagdev
116 Akash Colony
Behind Mata Mandir
Section 36
Ulhasnagar - 5

Cheque / DD No. 25247
Drawn on Bank
Signature of Purchaser
H. S. Juvekar

DC No _____ Date _____
Franking Sr. No. _____
Authorized by (Sign. Name & Emp. No.) _____

Please sign the declaration printed behind

9220104
9/23

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD
Authorised Signatory
M. S. Juvekar

AGREEMENT FOR SALE

THIS INDENTURE OF AGREEMENT FOR SALE is made and entered in to at Ulhasnagar, Dist - Thane. Dated 4th April 2007.

M/s. Avadh Developers through Mr. Shashank Ramkrishana Juvekar & /or Mrs. Shubhada Shashank Juvekar, both Adult, Residing at Avadh, Shiv Mandir Road, Near Sandhya Chhaya Apt. Ambernath (E), hereinafter called the First Party / Seller.

A N D

Mr. Haresh sanmukhdas nagdev, Age 38 years. Occupation : Service, a residing, At 1/6 - Akash Colony, Behind Mata Mandir, Section 36, Ulhasnagar - 421 005. Dist Thane, Hereinafter called the second party/ purchaser.



M. S. Juvekar

Mrs. S. S. Juvekar

Industrial Development Bank of India Ltd. Shop No. 1-4, Jai Nilkanth, Balasahab Joshi Marg, Off. Phadke Road, Dombivli-421 201.
D-5/STP(V)/C.R.1007/07/05/2067-70

35247
103873
Rs 00410001-P85508
15:07
APR 03 2007
INDIA STAMP DUTY MAHARASHTRA

दस्त गोषवारा भाग-2

अनुक्रमांक नंबर ७४३२
 सन २००७ चे नोई
 चे १० तारखेस ३ व ४
 चे दरम्यान उल्हासनगर-३ चे
 दुय्यम निबंधक यांचे कचेरीत
 आणून दिला

खालीलप्रमाणे फी घेतली
 नोंदणी फी - ८९३० = ००
 छायाचित्रण फी -- ८६० = ००
 (४३) पाने फी
 शेरे फी
 रुजवात फी
 फायलिंग फी
 टपाल फी
 एकूण फी

M. S. Wajid


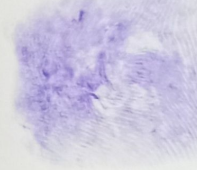

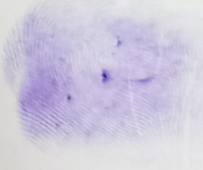
उद्यम ३
 ४३३२००
 ४३ / ४३

सह दुय्यम निबंधक वर्ग-२, उ. नगर-३
 उल्हासनगर क्र. ३

सह दुय्यम निबंधक वर्ग-२, उल्हासनगर-३
 सह दुय्यम निबंधक वर्ग-२
 उल्हासनगर क्र. ३



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

अ.क्र.	पक्षकाराचे नांव व पत्ता	पक्षकारांची सही	छायाचित्र	अंगठयाचा ठसा
१	दिपक परमजीदे महारा कुंभ ३६ श. चोखामुल उल्हासनगर	<i>[Signature]</i>		
२	हार्शी जगन्नाथ चोखामुल. ३० श. चोखामुल	<i>[Signature]</i>		

प्रमाणित करण्यात येते की, या
 दस्तऐवज मध्ये एकूण ४३ पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर क्र. ३

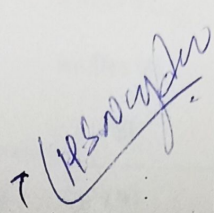

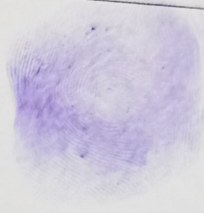
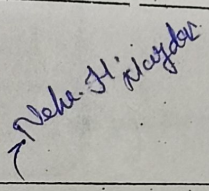

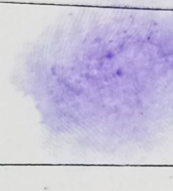
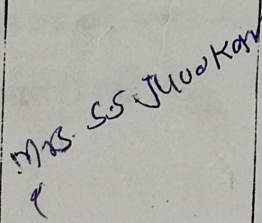

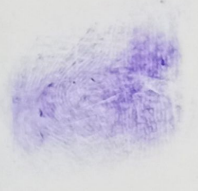
पुस्तक क्रमांक १
 ४४३२ चे
 दिनांक ३०/११/२००७

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर क्र. ३

दस्त गोषवारा भाग-1

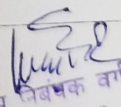
क्रमांक :- 832

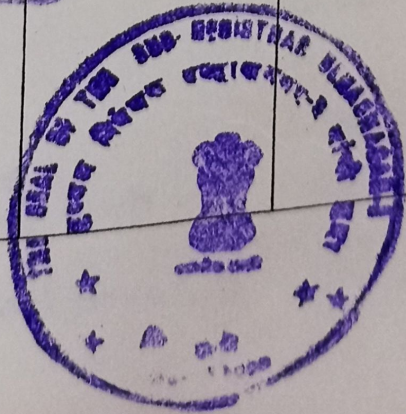
प्रकार :- कसनाम

पक्षकाराचे नांव व पत्ता	पक्षकारांची सही	छायाचित्र	अंगठयाचा ठसा
हरीश सनमुखदास नागदेव, 32			
नेहा हरिश नागदेव 34, दादोबा मदन 903, डाकपोळा अवधपार, अंबरनाथ			
मिसेस अकथ जेंव - पस, तके शुभदा दाडाळ जुवेकर 92 रा. अकथ घाका अंबरनाथ			

उहम ३
४३३ म००
४२/४३

दि 23/9/06


सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. ३



मालमतेच्या रजिस्टार कार्यातील उतारा



सिटी सव्हे : अंबरनाथ.

तालुका - अंबरनाथ.

जिल्हा - ठाणे

सिटी सव्हे नंबर ७४६२	फक्त चौरस मिटर ७०५५६-२	सत्ता प्रकार शेती.	सरकारला भरलेल्या साऱ्याचा अथवा खंडाचा तपशील व तो कच्चा बदलावयाचा
-------------------------	---------------------------	-----------------------	---

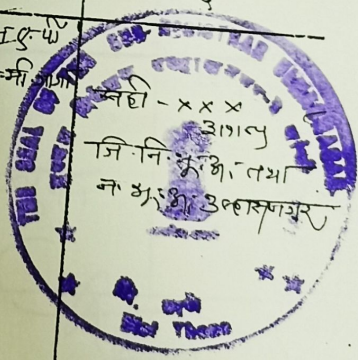
बहिवाटीचे हक्क :-

सन १९७१ मध्ये धारण करणाऱ्याचे नांव :- शेतीकडे
हक्क कसा प्राप्त झाला जोपर्यंत तपास लागला तोपर्यंत)

पट्टेदार	
इतर बोजे	
इतर शेरे	

तारीख	व्यवहार	वॉल्युमस नंबर (धा) पट्टेदार असणारा (इ)	नवीन धारण करणारा (प) अथवा इतर बोजा	साक्षीदाराची सही
१	२	३	४	५

११/०८/०२	मा. जिल्हाधिकारी, ठाणे यांचे वकील का. नं. १२६६/२०११/८२-३००२-१४ क्षेत्र ४९८ धा-मी. जा. विनयेतीकडे व	१०१६/२००२	२९-००	जि. नि. कु. शे. तमा नं. ४९८/३००२/२०११
----------	--	-----------	-------	--



CERTIFIED TRUE COPY
S. V. TARTE
ADVOCATE & NOTARY
Plot No. 121 Gandhi Nagar,
Dombivli (East) Ph: 2820491
Shop No 14, Ashoka Market,
New Tahsil, Ulhasnagar - 5.

४६५३
४०/४३

23 AUG 2005

(H.S. Naxkar)

Mrs. S.S. Juveker

25. All out of pocket charges and expenses, incidental to this agreement including the stamps and registration charges on the conveyance, shall be borne by the developer alone. However each party shall bear his own professional costs of their legal advisor.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land known as plot No. 54, Survey No. 38, (part), 70, & 78, Shiv Ganga Nagar, Ambernath, Tal. Ulhasnagar Dist. Thane, area adm. about 628.33 sq.yds., Tal. And Sub-Dist. Registration, Ulhasnagar District Registration Thane, Agricultural land within the limit of Ambernath Municipal Council.

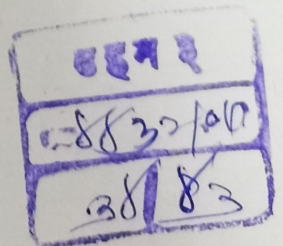
शुद्धी

contd. 11/.

Mrs. S.S. Juvekar.

Neha. H. Nagder

H.S. Juvekar



SMT. SHUBHADA SHASHANK JUVEKAR, Hindu, Adult,
Aged about _____ years, Occupation: _____ a

resident of " AWADH BANGLA ", Plot No-15, Ambernath,
Tal. Ambernath, Dist. Thane, hereinafter referred and
called as the 'DEVELOPOT', (which expression shall
unless it be repugnant to the context or meaning
thereof include her heirs, executors, administrators,
and assigns)... PARTY OF THE SECOND PART.

WHEREAS , the Owner is an absolute owner and is
well seized and possessed of an otherwise well &
sufficiently entitled to all that piece or parcel of
land, being plot No. 54, Area adm. 628.33 Sq.yds.,
situated at Ambernath in the area known as Shiv
Ganga in Ulhasnagar, Taluka, District Thane, bearing
Survey No. 38, [CTS 74(2)] , (hereinafter referred to
as the said property) and more particularly describe
in the Schedule hereunder written.

..... Mrs S.S. Juvekar

Mrs. S. S. Juvekar

AND WHEREAS the Owner expressed the desire to get
the said property developed.

AND WHEREAS the Developer approached the Owner to
allow him to develop the said property by constructing
building/buildings thereon at his costs & expenses and
also offered to pay to the owner, a consideration in the
sum of Rs. 6,62,000/- calculated at the rate of Rs.
1100/- per Sq.Yds.

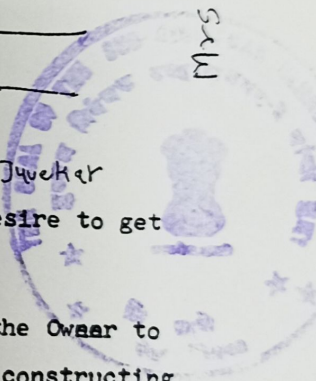
Mrs. S.S. Juvekar
... 3/-

धनु २३ १९८१

Neha. H. Nagdev

H.S. Nagdev

८८७९
८८३२१०८१
२४/८३





Sub Treasury Officer
Ulhasnagar

Sl. No. 6300 Date 27 DEC 2002
Issued to Shubhada S. Juvekar
Stamp Paper of Rs. 100/-

23 DEC 2002

V. K. Atmaramani
STAMP VENDOR, ULHASNAGAR,
Y. K. ATMARAMANI
Embossed under section 39,
of Bombay Stamp Act/1952.



DEVELOPMENT AGREEMENT

Collector of Stamps, Maharashtra

This Articles of this Development Agreement
made and entered into at Ulhasnagar on this 27th
day of December, 2002 . B E T W E E N.

SHRI. KRISHNA BHAGWAN GUPTA, Hindu, Adult,
Aged about 38 years, Occupation: Business, a
resident of Flat No. 308, 3rd floor, Ulhasnagar-5,
Dist. Thane, hereinafter referred and called as the
"VENDOR", (which expression shall unless it be
reppgnant to the context or meaning thereof include
his heirs, executors, administrators and assigns)...
PARTY OF THE FIRST PART.

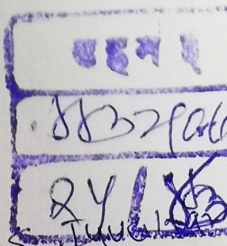
A N D

contd. 2/-

Handwritten signature/initials

Handwritten signature: H.S. Nagdev

Handwritten signature: Mrs. S.S. Juvekar



Handwritten signature: H.S. Nagdev

SCHEDULE I

Details regarding applicants vacant land possessed by them in which the exemption is granted under section 21(1) of the Urban (Ceiling & Regulation) Act, 1976.

Name and address of the persons holding excess vacant land. .. Dr. Kishore Chand & Smt. Tek Chand Arora, 3rd floor, Manekaji Wadia Bldg., 127, M.G. Road, Fort, Bombay-1.

Status of persons ... Owners

Date of application. ... 20-9-1990

Name of urban agglomeration in which the land for which the exemption is granted is situated. ... Ulhasnagar

a) Dist. Taluka, Village .. Thane, Ulhasnagar, Ambernath

b) Details of the land covered by the scheme .. S.No. Area in Sq.mtrs.

38pt	36838
70pt	
78	

Area under D.P. Road in sq.mtrs. .. Nil

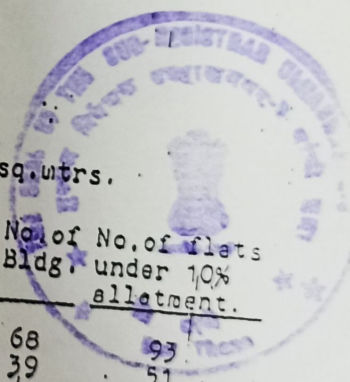
(i) Area under internal roads in sq.mtrs. ... Nil

(ii) Area under 10% open space in sq.mtrs. ... Nil

(iv) Area under existing built up in sq.mtrs. ... Nil

c) Net area available for construction in sq.mtrs. .. 36838 sq.mtrs.

(a) Total number of tenements proposed in No. of buildings	Total No. of Tenements	No. of flats under 10% allotment.	
		Bldg.	No. of flats
(b) Number of tenements not exceeding 40 sq.mtrs. of plinth area. .. 950	68	93	
Number of tenements not exceeding 80 sq.mtrs. of plinth. .. 509	39	51	
(c) Number of shops .. 421	29	42	
(d) Total area under the shops .. Nil	Nil		
(e) Total area under the shops as per approved plan .. Nil	Nil		



CERTIFIED TRUE COPY

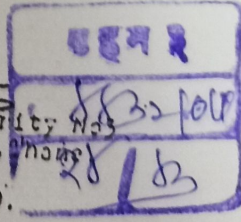
S. W. TARTE
ADVOCATE & NOTARY PUBLIC
Plaza, Plot. No. 121, Gandhi Market,
Dombivli (East) Ph: 2820491
Shop No. 14, Ashoka Market,
Near Tahsil, Ulhasnagar - 5.

23 AUG 2005

(Signature)

Mrs. S. S. Juvekar

(Signature)



Collector & Competent Authority
Ulhasnagar Urban Agglomeration, Thane District, Maharashtra
P.T.O.

Case No. ULC/ULN/27(1)SR-71
Office of the Dy. Collector &
Competent Authority, Ulhasnagar
Urban Agglomeration, Collector
Office Bldg. 4th floor, at Thane
dt. 17-1-1991.

- Read: 1) Collector of Thane's order ULC/UA/F/02-11 dt. 13-3-79.
 2) Declaration filed by Dr. Kishore Chand & Shri Tek Chand Arora under section 21(1) of the Urban Land (Ceiling and Regulation) Act, 1976.
 3) The judgement delivered by the Bombay High Court in writ Petition No. 5122 of 1988 on 29-6-89.

DECLARATION UNDER SECTION 21(1) OF THE URBAN LAND (CEILING AND REGULATION) ACT, 1976

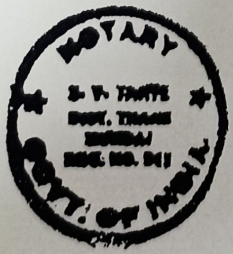
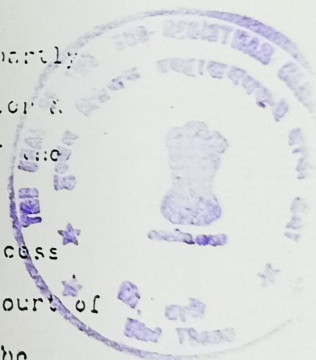
Whereas Dr. Kishore Chand & Tek Chand Arora hold vacant land as owners at Ambernath Ulhasnagar Urban Agglomeration Dist. Thane, in excess of the ceiling limit and they applied for exemption under section 21(1) of the Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS the said owners as their application was rejected by the Collector & Competent Authority, Thane No. 3 Ulhasnagar Urban Agglomeration, Thane, vide its letter No. ULC/ULN/VII/WS/21(1)SR-76 dt. 2-3-1984.

AND WHEREAS THE said owners went in appeal against this order before the Additional Commissioner, Konkan Division Bombay.

AND WHEREAS the Additional Commissioner partly allowed their appeal and sent the case to the Collector & Competent Authority No. 3 Thane, to hear the owners of the land and decide the case afresh.

AND WHEREAS the owners (holders of the excess land) went in appeal against this order in the High Court of Bombay & the Hon'ble High Court was pleased to give the order on 29-6-1989 that out of the total area of 52625 sq. mtrs. in possession of land holders an area of 15787 sq. mtrs. being 30% of the total vacant land should be given to the



CERTIFIED TRUE COPY

S. V. TARTE
ADVOCATE & NOTARY
Tarte Plaza, Plot. No. 121, Gandhi Nagar,
Dombivli (East) Ph: 2820491
Shop No. 14, Ashoka Market,
Near Tahsil, Ulhasnagar - 5.

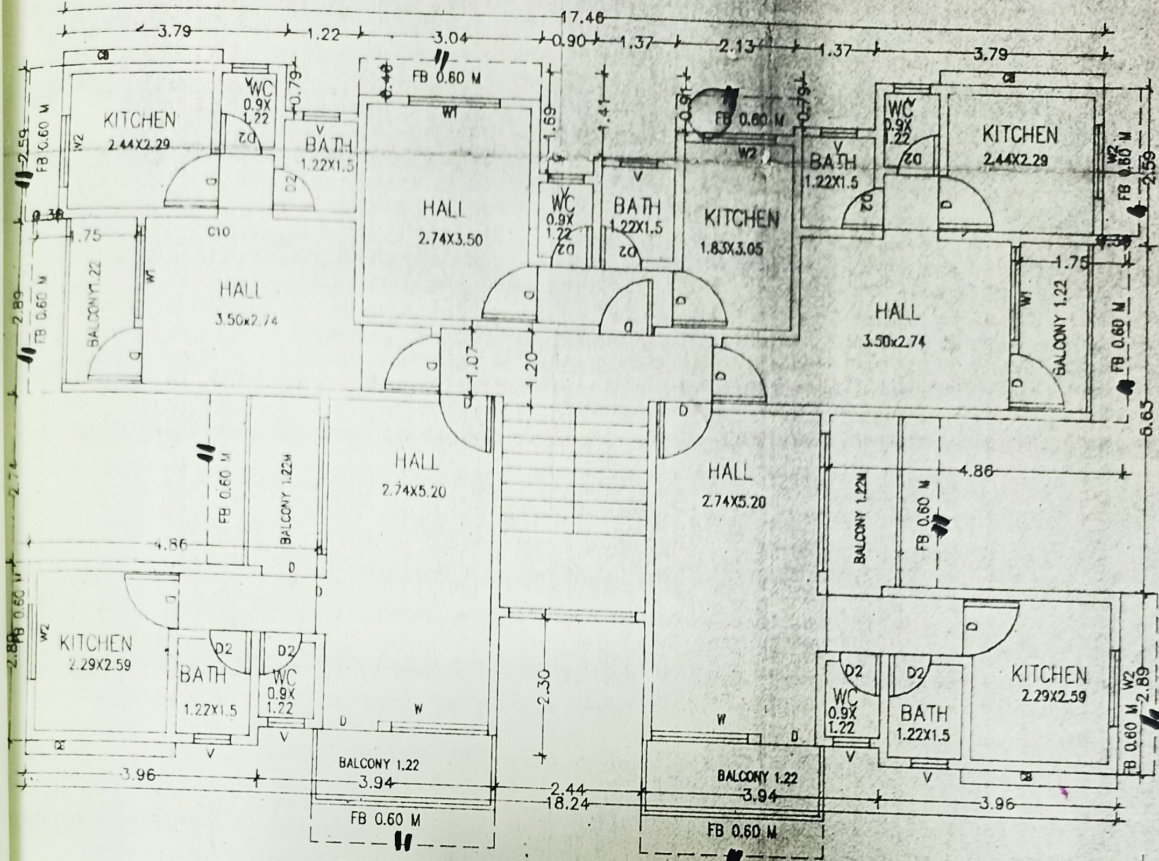
8832/06
92/83

23 AUG 2005

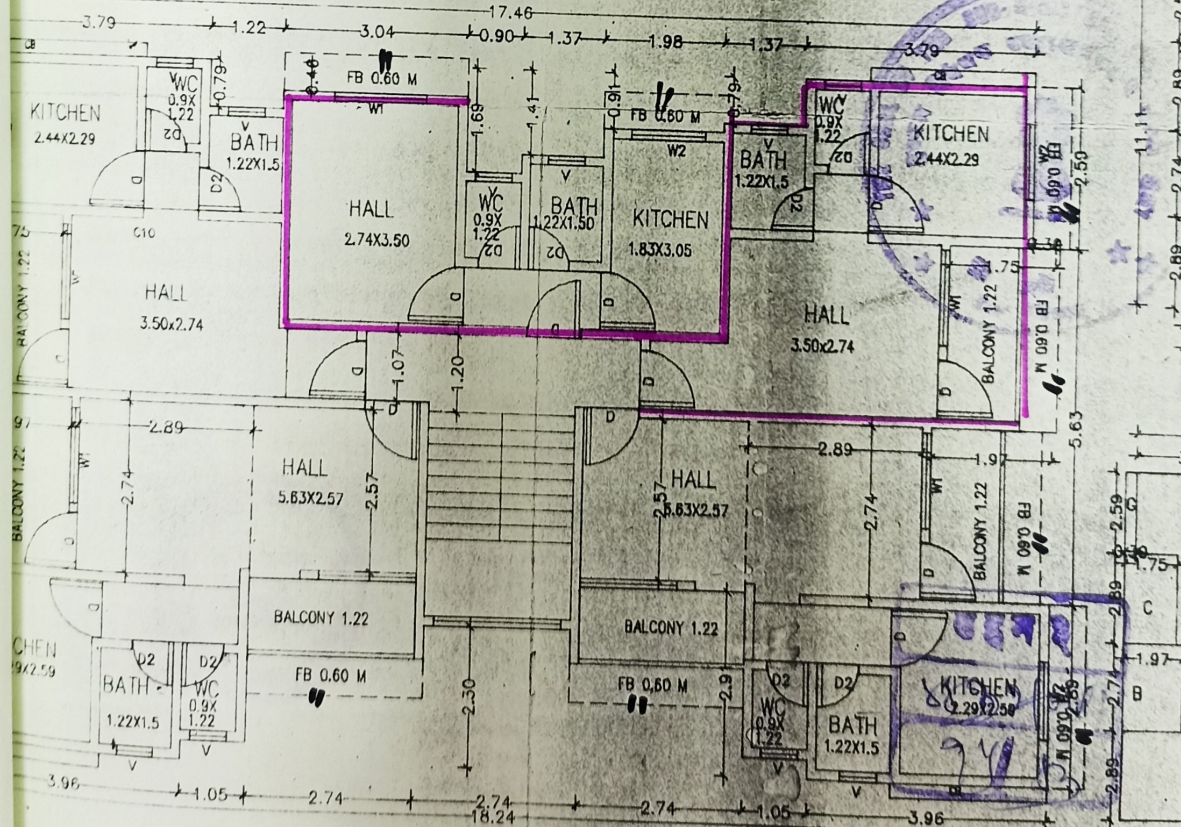
H. Nayden

Mrs. Nayden

Mrs. S. S. Juvekar



2ND FLOOR PLAN SCALE :- 1:100



1ST FLOOR PLAN SCAL :- 1:100

Deba Jit Nayak

M.S. Nayak

MRS. S.S. JUVKAR

STAMP OF APPROVAL

बांधकाम नकाशे संकरी

रि. १०१/... रंगाने दुरुस्ती दाखविल्याप्रमाणे व बांधकाम प्रारंभ ११०२
 पत्र क्र. अन्व/नरचि/बाण/२०३०४१९२६२/८३
 दि. १४/१२/२००३ मध्ये घेऊन दिलेल्या सटी प्रमाणे.

(Signature)

नगर रचनाकार
 अंबरनाथ नगरपरिषद्
 अंबरनाथ

(Signature)

मुख्याधिकारी तथा नियोजन अधिकारी,
 अंबरनाथ न.प.रा.सं. अंबरनाथ

सत्य प्रत

(Signature)
 157714

मुख्याधिकारी तथा नियोजन प्राधिकारी
 अंबरनाथ नगरपरिषद्, अंबरनाथ

6 STRUCTURE TO BE DEMOLISHED SHOWN IN RED
 7 ALL WALLS OF 0.15m THICK UNLESS MENTIONED
 CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED ON ... THE DIMENSIONS OF
 SIDES OF PLOT IS AS STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO
 WORKED OUT TALLIES WITH THAT STATED IN DOCUMENTS OF OWNERSHIP.

DESCRIPTION OF PROPERTY:
 PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 54,
 SHIV GANGA NAGAR, AMBERNATH (E).

OWNERS NAME: SHRI. SUNIL GYANI.
 SIGNATURE OF OWNER: *(Signature)*



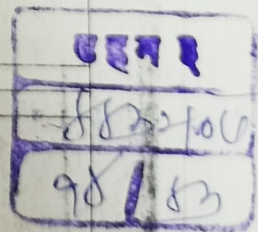
ARCHITECTS:
THORAT & MATHIEW ASSO
 PLOT NO-50, SHIV MANDIR, KHER SECTION,
 AMBERNATH (E)

DATE	DRG. NO.	SCALE	JOB NO.
01/04/2002	010903	1:100	M-23A

SIGNATURE OF ARCHITECT :

(Signature)

THORAT & MATHIEW ASSOCIATES
 ARCHITECTURAL & SURVEYING
 CONSULTANTS
 Plot No. 550, Kher Section
 AMBERNATH (East)



(Handwritten signature)

(Handwritten signature)

Mrs. S.S. Juvekar

- २६ वृत्तमुखरसार पत्र धारक / पाडेकर / गाळेधाळे / भुळ भालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वांथी जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.
- ३७ रटोल्डची कमाल ठंची २.४ मी असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
- ३८ धिपयाधिन जागेवरील बांधकाम करताना आय एस १३१२० - १९९३ मुकंपरोधक आर सी सी डीझाईननुसार घटकांचे नियोजन आर्स्ताप्राप्त नोंदणीकृत स्टक्चरल इजिनिअर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार / विकाराकर्ता यांचेवर बांधकामात राहिल.
- ३९ महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलाम १५१ (३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमीन वापर या बाबताचे अधिकारांस आधीन राहून ही परवानगी देण्यात येत आहे.



(Signature)

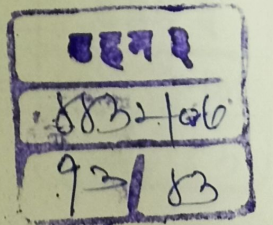
नगर रचनाकार
अंबरनाथ नगरपरिषद
अंबरनाथ

(Signature)

मुख्याधिकारी तथा नियोजन प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

प्रत:-

- १ मा धरिषद नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, कल्याण.
- २ मा जिल्हाधिकारी, ठाणे.
- ३ ----- सहकारी गृह निर्माण संस्था.
- ४ नगर धूमापन अधिकारी, अंबरनाथ.



(Signature)

(Signature)

Mrs. S. S. Juvekar

- १ इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्टक्चरल सेप्टी) जबाबदारी सर्वस्वी आपल्या वास्तुशिल्पकाराक देण्यात येईल.
- १० स्थापत्य विभागात दाखला घ्यावे व बांधकाम पुर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे त्याचा नकारा वास्तुशिल्पकार वास्तुशिल्पकार व स्थापत्य विभागात दाखला घ्यावे.
- ११ नमुन्यातील दाखल्यासह (५ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावे.
- १२ बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घ्यावी याची आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरू करावे.
- १३ नकारात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
- १४ नवीन इमारतीस मंजूर नकारा प्रमाणे सेप्टिक टँक पाहीजे व संडास पविष्य काळात जवळच्या मलनिस्सरण नलिकेत स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल सेप्टिक टँक कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.
- १५ सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंती प्रमाणे सोडणे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
- १६ बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रकम (व डंड झाल्यास त्या रकमेसहीत) भरावी लागेल.
- १७ बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहीजे.
- १८ बांधकामाच्या संपोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अरोक २) गुलमोहर ३) निलगिरी पेकी स्कूप दहा झाडे लावून त्यांची जोपासना केली पाहीजे तसेच सध्या अस्तित्वात असलेली झाडे परवानगी घेणे बांधकाराक आहे.
- १९ नकारात दाखविल्याप्रमाणे बांधकामाचा जवळ राहणे / वाणिज्य / शैक्षणिक औद्योगिकसाठी उपयोग करावा.
- २० नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधीत होते असल्यास त्याची मर्यादा जबाबदारी आपलेवर राहिल.
- २१ जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधीत खात्याकडून हरकत दाखला घेतला पाहीजे.
- २२ जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी हरकत दाखला घेतला पाहीजे.
- २३ बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यते प्रमाणे केले जाईल तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
- २४ जागेत जून भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल बांधकाम मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
- २५ सादर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
- २६ सादर प्रकरणी चूकीची अपूर्ण माहिती दिली असल्यास सादर बांधकाम परवानगी रद्द करणेत येईल.
- २७ सादर जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.
- २८ बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
- २९ सादर जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना असेल तर तो या व्जारे रद्द झाला असे समजावे.
- ३० गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारा बांधावित.
- ३१ बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी बोअरवेलचे काम करावे लागेल.
- ३२ मुख्यडोसामधील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- ३३ मंजूर झाल्यावर बांधकाम करणे तसेच विकास नियंत्रक नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम / वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आले त्यासाठी जप्तित जास्त ३ वर्षे कैद व रु ५०००/- दंड होऊ शकतो.
- ३४ इमारतीच्या मोकळ्या आकारात कचरा कुंडीची व्यवस्था करावी.
- ३५ मंजूर नकाराबाबत जागेवर प्रारंभ प्रमाणे पत्राचा कमांक / दिनांक आर्. इतर माहिती लिहून फलक लावावा.

अंबरनाथ नगरपरिषद, अंबरनाथ

सुधारित परवानगी



जावक क्रमांक / अं.न.प्र./नरवि/वां.प/02-03/92&2
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ
दिनांक: १४/१२/२००३

११७३
३

श्री / श्रीमती

शुनित के श्यामिनी

द्वारा :- शोराज अँड गेंथू अडो.

वास्तुशिल्पकार - अंबरनाथ.

विषय : स.नं.

७० पैकी

हि.नं.

सि.स.नं.

प्लॉट नं.

५४

मोजे शिवरांगगा-गार येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. १९-८-२००२ चा

श्री.

शोराज अँड गेंथू अडो.

वास्तुशिल्पकार यांचे मार्फत सादर केलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं.

७० पैकी

हि.नं.

सि.स.नं.

प्लॉट क्रमांक

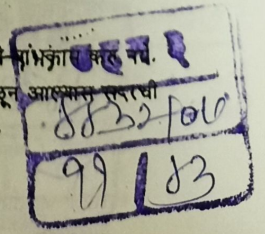
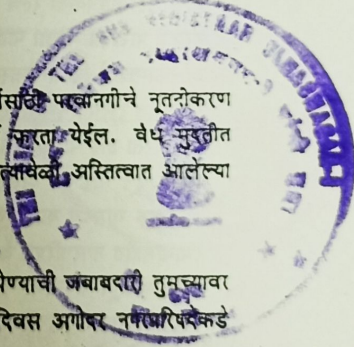
५४

मोजे शिवरांगगा-गार मध्ये ५२५.३४ चौ.मी. प्लॉटच्या विकास करवायास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. १९-८-२००२ चा

अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळघर / झरीस्ट, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथ्या मजला राहणेसाठी डुकरने / ऑफिस / दफ्तार, हॉस्पिटल / शाळेसाठी / गॅरेज वाढे भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

- : अटी : -

- १ ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
- २ नकाशात दिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३ मे.जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- ४ बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ५ ही परवानगी आपल्या मालकीच्या फवजालील जमिनी ध्यतिरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ६ बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईलजोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
- ७ प्लॉटच्या हद्दीत भोवती मोकळा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- ८ बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास त्यावरही बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.



Naka. J. Nagdev

M. S. N. N. N.

Mrs. S. S. Javékar

क्र./युएलसी/युएलएन/टे-५/८१५५८८
 उप जिल्हाधिकारी व सक्षम प्राधिकारी,
 उल्हासनगर नागरी संकुलन, ठाणे,
 जिल्हाधिकारी यांचे कार्यालय, ४था मजला,
 दिनांक :- २३/७/२००७

प्रति,

दुय्यम निबंधक,
 अंबरनाथ-१

विषय :- नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम
 १९७६च्या कलम २१ नुसार मंजूर योजनेतील सदनिकांची
 नोंदणी सुरु करणेबाबत.

जमीनधारक- श्री. टेकचंद दुनिचंद अरोग व इतर,
 मौजे-अंबरनाथ, ता. अंबरनाथ,
 स.क्र.७० पैकी, सिटीएस नं.७४६२, प्लॉट नं.५४

- संदर्भ :-
- १) या कार्यालयाचे पत्र क्र. युएलसी/युएलएन/टे-५/क-२१/
 दि.१७-१-२००६
 - २) या कार्यालयाचे पत्र क्र.युएलसी/युएलएन/टे-५/
 एस.आर- ७८/,दि. ३०/९/२००६
 - ३) या कार्यालयाचे पत्र क्र.युएलसी/युएलएन/कलम-२१/
 एस.आर- ७८/,दि. ३०/९/२००६

उपरोक्त विषयी या कार्यालयाने नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम
 १९७६च्या कलम २१ नुसार जमीनधारकांच्या मौजे-अंबरनाथ, ता.अंबरनाथ येथील
 स.क्र.३८पैकी, ७०पैकी, ७८ च्या ३६८३८.०० चौ.मी. क्षेत्रावर आदेश क्र. युएलसी/युएलएन/
 कलम-२१/एस.आर-७८/दि.१७-१-१९९१ रोजी दुर्बल घटक घरबांधणी योजना मंजूर केलेली
 आहे. सदर योजनेमधून शासनास ९३ सदनिका उपलब्ध होणार आहेत.

विकासांनी मौजे-अंबरनाथ, ता.अंबरनाथ येथील स.क्र. स.क्र.७० पैकी, सिटीएस
 नं.७४६२, प्लॉट नं.५४ या जागेवर विकासक श्रीमती. शुभदा एस. जुवेकर यांनी अंबरनाथ नगर
 परिषद, अंबरनाथ यांचेकडून आदेश क्र. अनप/नरवि/बांप/०२-०३/१२२/१२७२/८३,
 दि.१४/२/२००३ रोजी बांधकाम नकाशा मंजूर करून घेतला आहे. तसेच प्रस्तुत जमिनीवर प्रत्यक्ष
 बांधकामास सुरुवात करून योजनेतील शासन नामनिर्देशित व्यक्तींसाठी राखीव असलेल्या ९३
 सदनिकांपैकी ०१ सदनिका (बांधकाम झालेल्या इमारतींच्या प्रमाणात) शासनास उपलब्ध करून
 दिलेली असून त्याबाबत दि. २०/७/२००७ रोजी प्रतिज्ञापत्र या कार्यालयात सादर केलेले आहे.
 या कार्यालयाने दि. ३०-९-२००६ रोजी प्रस्तुत योजनेतील सदनिकांचे खुल्या बाजारातील
 विक्रीचे व शासन नामनिर्देशित व्यक्तींसाठी राखीव असलेल्या सदनिकांचे दर निश्चित केलेले
 आहेत. खुल्या बाजारातील सदनिकांच्या विक्रीचे दर ६००/- रु. प्रती चौ.फूट आहे. तरी
 मौजे-अंबरनाथ, ता.अंबरनाथ येथील स.क्र.७० पैकी, सिटीएस नं.७४६२, प्लॉट नं.५४ या
 जागेवर श्रीमती. शुभदा एस. जुवेकर विकसित करित असलेल्या जागेवरील अवध अपार्टमेंट,
 सदनिका क्र. १०५ ही सदनिका वगळून उर्वरीत सदनिकांची खरेदी- विक्री व्यवहार नोंदवण्यास
 या कार्यालयाची हरकत नाही.

Rangwe

उपजिल्हाधिकारी व सक्षम प्राधिकारी,
 उल्हासनगर नागरी संकुलन, ठाणे

४४३२/०६
१०/१३

Nela S. Jaydev

(S. S. Juvkar)

Mrs. S. S. Juvkar

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AEKPMC098J

नाम /NAME

DEEPAK PARMANAND MATTA

पिता का नाम /FATHER'S NAME

PARMANAND MATTA

जन्म तिथि /DATE OF BIRTH

30-10-1971

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ACMPV8459J

नाम /NAME

HASSO JAMNADAS VANIDANI

पिता का नाम /FATHER'S NAME

JAMNADAS KHANCHAND VANIDANI

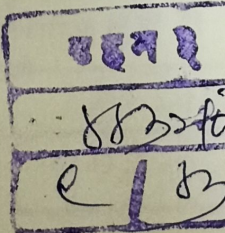
जन्म तिथि /DATE OF BIRTH

02-10-1971

हस्ताक्षर /SIGNATURE

RRS

आयकर आयुक्त (कंप्यूटर क्षेत्र)
Commissioner of Income-tax (Computer Operations)



Village	S. No.	Plot no.	Flat No.	Floor	Area Sq. Feets
Ambernath	70	54	103 & 104	First	800 Sq.

Boundaries

On or Towards East: Sunrise Apartment.
West: Plot No. 53.
South: Road.
North: Plot No. 52.

IN WITNESS WHEREOF the parties hereto have sty their respective hands and seals the day and the year first hereinabove.

SIGNED, SEALED & DELIVERED by the
Within named PROMOTER / FIRST PARTY
Juvekar.

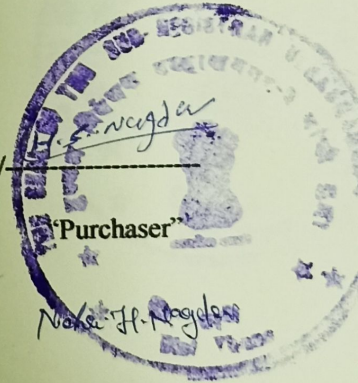
For Mrs. Shubhada S.
Mrs. S.S. Juvekar
Proprietor

SIGNED, SEALED AND DELIVERED by the
Within named Flat Purchaser.

1) Mr. - Haresh Sanmukhdas Nagdev
In the presence of

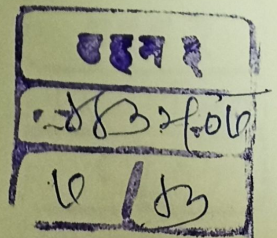
2) Neha. Haresh. Nagdev.

Sd/



Neha. H. Nagdev

Mrs. Neha Haresh Nagdev



- ii) Rs. 5,000/- for share money, application, entrance fees of the society.
- iii) Rs 8,000/- for formation and registration of society.
- iv) Rs 5,000/- for proportionate share of taxes and other charges

9) The first party shall utilize the said Rs (Clause no. 8 as above) paid by the flat purchaser to the first party for meeting all legal costs, charges and expenses including professional costs of the Advocate of the said society, preparing its rules, regulations and bye-laws and the cost of Advocate of the first party in connection with the formation of the said society. Preparing its rules and regulations and byelaws and the cost of preparing and engrossing this agreement of conveyance.

11) At the time of registration the flat purchaser shall pay to the first party the flat purchaser's share of stamp duty and registration charges payable if any, by the said society on the conveyance or any document or instrument of transfer in respect of the said land, the building/flat to be executed in favor of society.

12) The flat purchaser /s himself /themselves with intention to bring all persons into whomsoever need the flat may come doth hereby maintain the flat, a flat purchasers own costs in good tenantable repairs and conditions from the date of possession of the flat taken and shall not suffered to be done anything in or to the building in which the flat is situated, staircases or any passages which may be against the rules, regulations, or by e-laws or concerns local or any other authority or change / after or make additions in or to the building in which flat is situated and the flat itself and any part thereof.

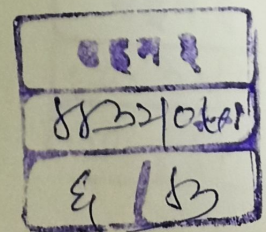
13) All notices to be served on the flat purchaser as contemplated by this agreement shall be deemed to be duly served if send to the flat purchaser/ by registered post. A.D. and / or Certificate of Posting at his/her address specified below the name of the purchaser.

14) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of/or adjacent to the terrace flat in the said building if any, shall be belongs exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser/ the said terrace shall not be enclosed by the flat purchaser till the permission is obtained in writing from the concerned local authority and the first party and / or society.

15) This agreement shall always be subject to the Provisions of the Maharashtra Ownership Act, 1963 and the rules made thereunder/said acts and rules made thereunder.

a. THE FIRST SCHEDULE ABOVE REFFERED TO -

The piece and parcel of freehold non-agricultural land property situated at survey no. 70 plot no. 54, admeasuring 525.28 sq.mtrs. Equivelent to 628 sq. yards situated at village Ambernath with the limits of Ambernath Municipal Council, and Sub-Registration District Ulhasnagar and Registration District Thane/ out of which AVADH DEVELOPERS in which flat is as under: -



Nela. Jt. Naydev.

(Mrs. S. S. Juvekar)

Mrs. S. S. Juvekar

required by the concerned local authority/ The Govt.: to be made in them or any of them.

Provided that the first party shall have to obtain prior consent in writing by the flat purchaser in respect of such variations or modification, which may adversely affect the flat of the purchaser.

2) The flat hereby agrees to pay to the first party total purchaser price Rs. 7,90,000/- (Rupees – Seven lacks Ninty thousand only)

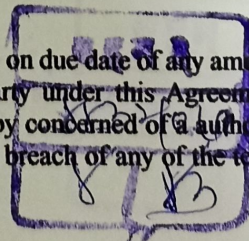
- | | |
|--|---|
| a) Rs. 10,000/- | Already paid before the execution of this Agreement
(NON – REFUNDABLE) |
| b) Rs. 20,000/- | Completion of plinth work/ |
| c) Rs. 20,000/- | Completion of II slabs/ & I |
| d) Rs. 20,000 /- | Completion of III & IV slabs/ |
| e) Rs. 20,000/- | Completion of Brick work plaster. |
| f) Rs. 7,00,000/- | Remaining at the time of occupation |
| Total Rs. 7,90,000/- (Rupees- Seven lacks Ninty thousand only) | |

3) The promoter hereby agrees to observe/perform and comply with all the terms, conditions stipulations and restrictions, if any which may have been imposed by the concerned local authority at the time of sanctioning the did plans or thereafter and shall before handling over possession of the flat to the flat purchaser, obtain from the concerned local authority occupation and/or completion certificate in respect of flat.

4) The first party hereby declares that the floor spaced index available in respect of the said land is Meters. Only and that no part of the said floor space index has been utilized by the first party elsewhere for any purpose whatsoever. Incase the said floor space index has been utilized by the first party elsewhere, then the first party shall furnish to the flat purchaser all the details particulars in respect of such utilization of said land the first party has utilized any floor space indicated of any other land or property by way of floating floor space index then the particulars of such floor space index shall be disclosed by the first party to the flat purchaser. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will be available to the first party till the registration of the Society the residual F.A.R. (F.S.I.) shall be advice to the society.

5) Incase the first party is acting as an agent of the vendor/original owner of the said land, then the first party hereby agrees that he shall, before handing over possession of the flat to the flat purchaser and in any event before execution of a conveyance of the said land in favor of flats/shops/garages in the building to be constructed on the said land (hereinafter referred to as “the society”) make full and true disclosure of nature of his title to the said land as well as encumbrances if any, including any right, title interest or claim of any party in or over the said land and shall, as far as practicable, ensure that the said land so as to enable him to convey to the said society such absolute, such absolute, clear and marketable title on the execution of a conveyance of the said land in favor of the said society by the first party.

6) On the flat purchaser committing default in payment on due date of any amount due and payable by the flat purchaser to the first party under this Agreement. (Including his/her proportionate share of taxes levied by concerned of a authority and other outgoings) and on the flat purchaser coming breach of any of the terms



(Mrs. Neelam)

Mrs. S.S. Juvekar

Neelam H. Juvekar

Said land on which the flats are Constructed or to be constructed and copies the plans and specification of the flat agreed to be purchase by the Flat/purchaser approved by the concerned local authority have been annexed here to and marked 'A', 'B', 'C' and 'D' respectively.

AND WHEAREAS the First party has got approved from the concerned local authority the plans, the specification, elevation's construction/commencement Certificated No from of AMBERNATH MUNICIPAL COUNCIL, AMBERNATH.

AND WHEAREAS the second party has no objection to construct the flat on 3rd floor on open Terrace area shown in present plan. And second party shall not take any legal action or complaint for the same.

And Whereas while sanctioning the said plans concerned local authority and / or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the First party while developing the said land, the said building and upon due observance and performance of which only the completion and occupation certificate in respect of the said building's shall be granted by the concern local authority.

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

AND WHEREAS the flat purchaser applied to the first party for allotment to the Flat purchaser, flat No.103 & 104 on 1st Floor floor in Avadh Apartment admeasuring Built-up 800 Sq. feets., And the first agrees to sell the said flat to the flat purchaser situated In above said property more particularly described in the schedule first hereunder.

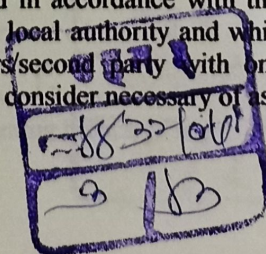
AND WHEREAS prior to making application as aforesaid, as require by the provisions of Maharashtra Co-operative Society Act. 1960 (Maharashtra Act No. XXIV of 1960) and the Urban ceiling and Regulation) Act, 1976 the Flat purchaser has made a declaration to the effect firstly, that neither the flat purchaser nor the member of the family (family as defined under the Urban land (C & R), Act of 1976) of Flat/room purchaser own a tenements, house or building within limits of Ambernath Municipal Council, Ambernath.

AND WHEREAS prior to the execution of these present the flat purchaser has paid to the first party a sum of Rs. 10,000/- (Rupees- Ten thousand Only) being earnest money of the sale price of flat agreed to be sold by the first party to flat purchaser/second party as advance payment of deposit (the payment and the receipt whereof the first party both hereby admit and acknowledge) which shall in no event exceed five/ten/fifteen/twenty percent of the sale price of the flat agreed to be sold to the flat purchaser, and the flat purchaser has agreed to pay to the first party balance of the sale price in the manner hereinafter appearing.

AND WHEREAS under section 4 of the said act the first party is required to execute a written agreement for of said flat to the flat purchaser, being in fact presents and also to register said Agreement under Registration Act.

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

1) First party shall construct the said apartment/building consisting of ground and two/three/four upper floors on the said land in accordance with the plans, designs specification approved by the concerned local authority and which have been seen and approved by the flat purchasers/second party with only such variations and modification (as the promoter may consider necessary or as may be



H. S. Nayak

Mrs. S. S. Jewellar

Melagannagden

M/s. Avadh Developers through Mr. Shashank Ramkrishana Juvekar & /or Mrs. Shubhada Shashank Juvekar, both Adult, Residing at Avadh, Shiv Mandir Road, Near Sandhya Chhaya Apt. Ambernath (E), hereinafter called the First Party / Seller.

A N D

Mr. Haresh Sanmukhdas Nagdev, aged about 38 years, Occupation: Business, and Mrs. Neha Haresh Nagdev. Occupation Service, Aged about 35 years, a residing at Flat No. 103 and 104, Avadh Apartment, plot No. 54, Shiv Ganga Nagar, Ambernath Dist. Thane, Hereinafter called the second party/ purchaser.

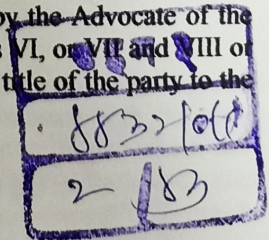
WHEREAS Development Agreement & by power of attorney duly executed on 27th December 2002 bearing Registration No. 258, dated 27th Dec. 2002, between Mr. Krishana Gupta and Shubhada Juvekar in the capacity of owner/First party and M/s. Avadh Developers through Mr. Shashank Ramkrishana Juvekar & / OR Mrs. Shubhada Shashank Juvekar, both adult residing at Avadh Bunglow, Shiv Mandir Ambernath, by this Power of Attorney and Development Agreement all power regarding Plot No. 54, are given/hand over to the second party Mr. & Mrs. Juvekar, in the First Schedule hereunder written (hereinafter referred to as "the said land" and to construct the Building in accordance with the terms and conditions contained in the Development Agreement / Power of attorney.

AND WHEREAS the First party has entered it to a standard Agreement with an Architect registered as per the Agreement: prescribed by the council of Architects, where as the first party has appointed a structural Engineer M/S. Thorat Methew & Associates Ambernath for the preparation of the structural design and drawing of the building and the First party accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building / Buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the First Party alone has the sole and exclusive right to sell the flats in the said Building to be constructed by the first party on the said land to enter into Agreement/s with the purchaser/s of the flat/s and to receive the sale price in respect thereof.

AND WHEREAS the flat purchaser demanded from the first party and the first party has given inspection to the Flat purchaser of all the document's of the title relating to the said land, the said order, the power of attorney and the plans, designs. And specifications prepared by the first party's Architect document as are specified under the Maharashtra (Ownership flats Regulation of the promotion of construction, sale, agreement and Transfer) Act. 1963 (hereinafter Referred to as "the said Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the First party copies of property card or extract of village forms VI, or VII and VIII or any other relevant revenue record showing the nature of the title of the party to the



(H.S. Nagdev)

Mrs. S.S. Juvekar

Date : 30-11-2007	Sr. No: 2210
Franking Value	Rs. 36500
Service Charges Rs. 10/- per document	Rs. 10
Total Amount	Rs. 36510
Rupees (in words) <i>ThirtySix thousand five hundred ten only</i>	
No. of Documents:	1
Name of stamp duty paying party:	
<i>Hareesh Sanmukhdas Magdav</i>	
Name of Counter Party	<i>Shubhacl S. Juvkar</i>
Purpose of Transaction	<i>Sale deed</i>
Cheque / DD No.	
Drawn on Bank	
Branch	
<p>Declaration I/We hereby apply for the stamping of the above documents & declare that the information provided by me in this application form is true & correct I/We accept that The Nav Jeevan Co-op Bank Ltd is entitled at its discretion to accept or reject this application without assigning any reason whatsoever I/We have confirmed the amount to be franked & am solely & fully responsible for the stamp value I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect I/We agree to submit the original franked document if the impression is distorted incorrectly franked I/We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp</p>	
<p><i>H.S. Magdav</i> Signature of Purchaser (For Bank's Use Only)</p>	
Frinking Sr. No.	<i>6565</i>
Cashier / Officer	<i>[Signature]</i> Authorized Signatory

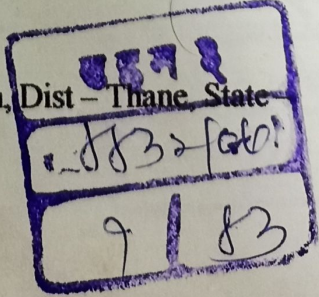


- 1) Village - **Ambernath**
- 2) C.T.S. - **7462**
- 3) Rate - **12000/- per Sq. meter**
- 4) Actual Value - **Rs. 7,90,000/-**
- 5) Market Value - **Rs. 8,93,000**
- 6) Stamp duty -
- 7) pages -

Sale deed of Immovable property
For Rs. 7,90,000/-

THIS INDENTURE OF SALE is made at Ambernath, Dist - Thane, State Maharashtra day of November 2007.

BETWEEN



H.S. Magdav

Mrs. S.S. Juvkar

For The Nav Jeevan Co-op. Bank Ltd.
Authorised Signatory

THE NAVJEEVAN CO-OP BANK LTD
 BHAWANI SAW MILLS COMPOUND
 1ST FLOOR, NEAR NEW ERA HIGH SCHOOL
 ULHASNAGAR - 421 003
 D-5/STPM/C.R.1071/01/107705-709/2007

INDIA
STAMP DUTY MAHARASHTRA
06565
166762
SPECIAL ADDRESSIVE
NOV 30 2007
R. 0036500/- PB6506
14:29

(Customer's Copy)



The Nav Jeevan Co-op. Bank Ltd.

H. O: Bhawani Saw Mills Compound, Ulhasnagar - 421 003.

Visit us at : www.navjeevanbank.com

An ISO 9001 : 2000 Certified Bank

Tel. No.: 2560396, 2566435

Date : 30-11-2007	Sr. No: 2210
Franking Value	Rs. 36500
Service Charges Rs. 10/- per document	Rs. 10
Total Amount	Rs. 36510
Rupees (in words) <u>Thirty Six thousand</u>	
<u>five hundred ten only</u>	
No. of Documents:	1
Name of stamp duty paying party:	
<u>Hareesh Sammakhdas Magdav</u>	
Name of Counter Party	<u>Shubhadu S. Juvareen</u>
Purpose of Transaction	<u>Sale deed</u>
Cheque / DD No.	
Drawn on Bank	
Branch	
<p>Declaration I/We hereby apply for the stamping of the above documents & declare that the information provided by me in this application form is true & correct. I/We accept that The Nav Jeevan Co-op. Bank Ltd. is entitled at its discretion to accept or reject this application without assigning any reason whatsoever. I/We have confirmed the amount to be franked & am solely & fully responsible for the stamp value. I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/We agree to submit the original franked document if the impression is distorted incorrectly franked. I/We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp.</p>	
<p>Signature of Purchaser <u>Hareesh Magdav</u></p>	
(For Bank's Use Only)	
Franking Sr. No.	<u>6565</u>
	<u>[Signature]</u> Authorised Signatory

४४३३

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ४०/११/१७ सन २०

दस्तऐवजाचा प्रकार-

करास गाम ६ ५,२०,०००

सादर करणाराचे नाव-

बाबा २२३०००

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

२२३०००

नक्कल फी (फोलिओ)

नागरे

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

४३

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

"

"

"

"

"

"

"

"

एकूण ..

१०९०००

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

Mudh

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावाह दुय्यम निबंधक धर्मा-

हवाली करावा.

उल्हासनगर क्र.३

सादरकर्ता