



स्तक्रमांक व वर्ष: 4957/2007

Friday, May 18, 2007

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## सूची क्र. दोन INDEX NO. II

गावाचे नाव : बोरज

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 375,000.00  
वा.भा. रू. 116,125.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: 97 वर्णन: गांव मौजे बोरज येथील गट नं 97 बिनशेती प्लॉट नं 15 पैकी क्षेत्र 232.25 चौ मी (2500 चौ फुट) (करारानामा दस्त क्र. 8527/2006)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) महेश तुकाराम रामुगडे तर्फे कु.मु. गोपीनाथ कृष्णा कांबळे +- -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मळवली; तालुका: कामशेत; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सतिश के. जेन; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुंबई; तालुका: -; पिन: 4; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 15/05/2007
- (8) नोंदणीचा 18/05/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 4957 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 100.00
- (12) शेरा

पडगाव मावळ



दुय्यम निबंधक, मावळ



दुय्यम निबंधक, मावळ

भारतीय नैर न्यायिक  
 सौ रुपये  
 रु. 100  
 Rs. 100  
 ONE  
 HUNDRED RUPEES  
 भारत INDIA  
 INDIA NON JUDICIAL



MAHARASHTRA

AH 540844

विक्री नंबर 893 तारीख 99/18/07  
 किंमत 4.00 L.  
 नाव : ...  
 पत्ता : ...  
 हस्ते : ...  
 अ.स.



*[Signature]*  
 उप-कमिश्नर अधिकारी  
 मावलक-वडगांव

11 MAY 2007

श्री एस. श्री. पवार, स्टॅम्प व्हेंडॉर  
 ला. नं. ... ता. मावल, जि.पुणे.

*[Signature]* अ. वडगांव - मवल

म. व. ल.		
246	9	29
2000		
SALE DEED		



THIS DEED OF SALE made at Pune District 15<sup>th</sup> day of May 2007.  
 BETWEEN Mr. MAHESH TUKARAM RAMUGADE, aged 49 years, Occupation agriculture & Medical Practise, and the proprietor of M/s. PRANJAL PARK, residing at 31, Maooli, SBI Staff Vaibhav Co-op. Hsg. Soc. Ltd., Daulat Nagar Raod No. 1 Borivali (East), Mumbai - 400 066. Through his constituted attorney. MR. GOPINATH KRISHNA KAMBLE age 39 yrs, of Malawali, Taluka Maval, District Pune, Hereinafter referred to as the ' VENDOR ' ( Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators & assigns )  
 OF THE FIRST PART





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1. **Mr. SATISH K. JAIN** Age - 32 Yrs., Occupation -Business, Inhabitant of India, residing at 170/172, Kika Street, Gulalwadi, Room no. 18-A, 2<sup>nd</sup> Floor, Mumbai - 400 004. Hereinafter called as the "PURCHASER"(which terms and expression shall unless it be repugnant to the context and meaning thereof shall mean and include their heirs, agents, executors, assigns etc.) the party of the **SECOND PART :-**

**Mr. MAHESH TUKARAM RAMUGADE** were well seized of and sufficiently entitled to all that piece and parcel of land or ground lying and being situated at Village- Boraj, Tal.- Mawal, Dist. Pune, bearing Gut No. **Boraj-97** totally admeasuring **6617 Sq. Mtrs.** AND WHEREAS by Registered Deed of sale, has sold, conveyed and transferred the said land unto the Vendor herein, therein called as the Purchaser, the said sale deed is duly registered at the office of Sub Registrar Mawal , Dist. Pune.

AND WHEREAS by virtue of the said sale deed the Vendor become the absolute owner of the said land.

AND WHEREAS the Vendor has sub divided the said land into plots and the said layout of the plots is sanctioned by Town Planning authorities vide its letter No. **Layout/NABP/Boraj/Tal-Mawal/G.No. 97/SSP/2487,dt.29/10/2005.**

AND WHEREAS the Vendor has obtained Non Agricultural use permission for the said land and the same is sanctioned by the Collector, Pune vide its N.A. Order No.**PMA/NA/SR/125/2005 Pune. Dt. 05/04/2006,**

AND WHEREAS the Vendor has formed a Co-operative Housing Society for the maintenance of the said plots in the said society, the said society is duly registered with Registrar of Co-operative Societies vide its Registration No. **PNA/MWL/HSG/(T.O.)/713/95-**

96/1995 Dt.27/10/95 the said society is formed under the name and style as **RAMUGADE SAHANIWAS NO. 2 SAHAKARI GRIHARCHANA SANSTHA MARYADIT**, Village - Patan, Dist. Pune.

AND WHEREAS the Purchaser has agreed to purchase from the Vendor and the Vendor has agreed to sell to the Purchaser a portion of land admeasuring 2500 Sq.Ft. equivalent to 232.25 Sq.Mts., out of Plot No. 15 Amenity Space (Part-South-West) admesuring to 2500 sq.ft. i.e. eqvialant to 232.25 sq.mtr. named and referred herein after as Plot No. 15 Amenity Space (Part-South-West) out of sanctioned layout No. Layout/NABP/Boraj/Tal-Mawal/G.No. 97/SSP/2487,dt.29/10/2005. of Gut No. 97, Village - Boraj, Taluka - Mawal, Dist. Pune, at and for the lumpsum price of Rs.3,75,000/=(Rupees Four Lakhs Ninety Five Thousand Seven Hundred only)

AND WHEREAS the Purchaser have paid the total consideration of the said Plot No. 15 Amenity Space (Part-South-West) to the Vendor and called upon the Vendor and confirming party to execute proper conveyance of the said sub plot in favour of Purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS, That in pursuance of the said proposal of sale and in consideration of Rs.3,75,000/=(Rupees Three Lakhs Seventy Five Thousand only)

paid by the Purchaser to the Vendor before the execution of these presents, being the full consideration money (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge unto the Purchaser absolutely and forever) the Vendor DOTH hereby SELL, TRANSFER, ASSIGN AND RELEASE unto the Purchaser absolutely and forever all that portion of land admeasuring 232.25 Sq.mtr. i.e. 2500 Sq.Ft. out of Plot No. 15 Amenity Space (Part-South-West)



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**THE SCHEDULE OF THE PROPERTY**

All the piece and parcel of land or ground admeasuring 232.25 Sq.mts. i.e. 2500 Sq.ft. being Plot No. 15 Amenity Space (Part-South-West) out of sanctioned layout of Gut No. - 97 lying and situated at Village - Boraj, Tal - Mawal, Dist. Pune and the said plot is bounded as follows, i.e. to say on or towards -

- EAST - BY Amenity Space (part Middle)
- WEST - BY Internal Layout Road
- NORTH - BY Plot No. 12
- SOUTH - BY 40 M wide Road

**Appendix 1**

- 1] A Copy of a sanctioned layout.
- 2] A Copy of Society Registration Certificate
- 3] A Copy of Title Certificate

**SIGNED SEALED & DELIVERED )**

by within named vendor & Proprietor )

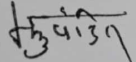
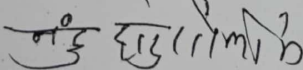
M/S PRANJAL PARK )

Mr. MAHESH T. RAMUGADE )

through their constituted)

Attorney Mr. GOPINATH KRISHNA )

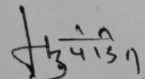
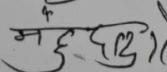
KAMBLE in the presence of.....)

- 1. 
- 2. 

**SIGNED SEALED & DELIVERED )**  
by withinamed PURCHASER )

Mr. SATISH K. JAIN )

in the presence of .....)

- 1. 
- 2. 



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दुय्यम निबंधकः

मावळ

दस्त गोषवारा भाग-1

मवल

दस्त क्र 4957/2007

20/29

4957/2007

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

जिल्हा कार्यालय, जेजुरी  
घर/फ्लॅट नं. -  
गल्ली/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं. -  
पेट/वसाहत -  
शहर/गाव: मुंबई  
तालुका -  
पिन - 4

लिहून घेणार

वय 32

सही

1/8/2



नाम: महेश तुकाराम रामुगडे तर्फे कु.मु. गोपीनाथ कृष्णा  
कोबळे - + -  
पत्ता: घर/फ्लॅट नं. -  
गल्ली/रस्ता -  
ईमारतीचे नाव -  
ईमारत नं. -  
पेट/वसाहत -  
शहर/गाव: मळवली  
तालुका: कामशेत  
पिन -

लिहून देणार

वय 39

सही

G. L. Mambale

