



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१०

क. ल. न. - ५	
दस्त क्र. ८३७७	२०१४
१	२४

- दस्ताचा प्रकार - फरारनामा अनुसूची क्रमांक २५ व
- सादरकर्त्याचे नांव - शुशिल सिद्धीनाथ अवस्थी कर्णी
- तालुका - कल्याण
- गावाचे नाव - चौके
- नगरभूमापन क्रमांक/सर्व्हे क्र /अंतिम पुखंड क्रमांक
- मूल्य दरविभाग (झोन) - २/३७ - जुना स. न १९७ कि १ नाकिन स. न. ८८  
उपविभाग कि. न. १.
- मिळकतीचा प्रकार - खुला जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी. दर :- ४८९००/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ३.००४ - कार्पेट/विल्ड अप चौ. मी. /फूट
- कारपार्किंग :- गच्ची :- पांढपाळा :-
- मजला क्रमांक :- चौथा उदवाहन सुविधा आहे/नाही
- बांधकाम वर्ष :- पंसात :-
- बांधकामाचा प्रकार :- आर.आर.सी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमुल्येदार तक्क्यातील मार्गदर्शक सुचना क्र. - ज्यान्वये दिलेली घट / वाढ
- लिड अँड लापसन्सचा दस्त :- १. प्रतिपाह पाडे रक्कम :-  
निवासी / अनिवासी २. अनामत रक्कम / आगावू पाडे :-  
३. काळावधी :-
- निर्धारित केलेले बाजारमूल्य :- २२,७२,५००/-
- दस्तांमध्ये दर्शविलेली मोबदला :- २५,००,०००/-

दस्त्याचे मुद्रांक शुल्क :- १,५०,०००/- भरलेले मुद्रांक शुल्क :- १,५०,०००/-  
दस्त्याचे नोंदणी फी :- २५,०००/-

सहायक

सह दुय्यम निबंधक



महाराष्ट्र शासन  
 GOVERNMENT OF MAHARASHTRA  
 ई-सुरक्षित बैंक व कोषागार पावती  
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14048985845215

Bank/Branch: IBKL - 6910724/Dombivali Ramnagar Stationery No: 14048985845215  
 Fmt Tran id : 48966916 Print DtTime : 23-Sep-2014@17:34:21  
 Fmt DtTime : 23-Sep-2014@13:08:06 GRAS GRN : MH002986643201415S  
 ChallanIdNo: 69103332014092350389 Office Name : IGR542-KLN5\_KALYAN 5 JO  
 District : 1201-THANE

StDuty Schm: 0030046401-75/STAMP DUTY  
 StDuty Amt : R 1,50,000/- (Rs One, Five Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 25,000/- (Rs Two Five, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment Consideration: R 25,00,000/-  
 Prop Mvblty: Immovable  
 Prop Descr : FLAT NO C 13 4TH,FLR DEEP TUSHAR,CHS LTD,,THAKURLI EAST,THANE,,Maha  
 rashtra,421201

Duty Payer: PAN-AKDPA6715B,SUSHIL S AWASTHE  
 Other Party: PAN-BGLPK9137Q,JAY KUMAR S KOTIAN

Bank official1 Name & Signature

*VARSHA KOTIAN*

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

*J. S. Kotion*

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दस्त क्र. 366	2018
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# AGREEMENT FOR SALE

क. ल. न. - ५	
दस्ता क्र. ६३७७	२०१४
३	२४

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 25 day of sep, 2014

B E T W E E N

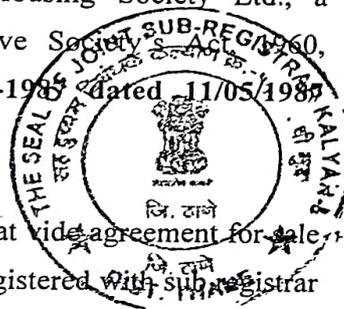
MR. JAY KUMAR S. KOTIAN aged \_\_\_\_\_ years, residing at Flat No. C/13, Fourth Floor, Deep - Tushar Co-operative Housing Society Ltd., Station Road, Thakurli (East), Taluka Kalyan, Dist. Thane hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the FIRST PART.

A N D

MR. SUSHIL SIDDHINATH AWASTHI aged 39 years, residing at Room No. Kishor Mhatre Building, Neera Nagar, Thakurli (East) hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS DEEP-TUSHAR Co-operative Housing Society Ltd., a society registered under the Maharashtra Co-operative Societies Act, 1960, bearing Regn. No. TNA/KLN/HSG/(TC)/1507/1986-1987 dated 11/05/1987 (hereinafter referred to as The Said Society)

WHEREAS The Transferors have purchased a flat vide agreement for sale dt. 26/12/2008 from Mrs. Lata A. Gangashetty and registered with sub-registrar Kalyan on 26/12/2008 under document No. 06931-2008.



*Sushil*

*J. S. Kotian*



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AND WHEREAS The Transferor is agreed to sell & transfer & The Transferee is agreed to purchase & acquire the said Flat together with all rights, title, interest, benefits, sinking fund amounts & said shares on the following terms & conditions & relying upon the following representations made by The Transferor.

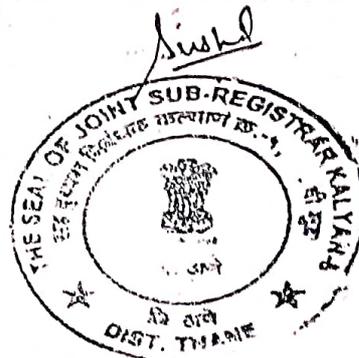
NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO THAT:-

1. The Transferor is agreed to sell & transfer and The Transferee is agreed to purchase and acquire the said Flat No. C/13, admeasuring 500 Sq.ft. (equivalent to 46.46 sq.mtrs.) Built up area on Fourth floor in DEEP - TUSHAR Co-operative Housing Society Ltd., situate at Station Road, Thakurli (East) Taluka Kalyan, Dist. Thane together with all rights, title, interest, benefits, sinking fund amounts and Share nos. 26 to 30 (both inclusive) bearing Share Certificate No. 6 for the lumpsum Consideration of Rs.25,00,000/- ( Rupees Twenty Five Lacs Only) to be paid to The Transferors by the Transferees in the following manner.

Rs. 5,00,000 /-	Paid before execution of this agreement.
Rs.20,00,000/-	Payable on sanction of Bank loan i.e. within 45 days from execution of this agreement.
<u>Rs.25,00,000/-</u>	Total

In case if the transferee fails to pay the sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) within 45 days from execution of this agreement, the agreement will be treated as cancelled ( i.e. Null & Void ) and the sum paid by the transferee to the transferor of Rs. 5,00,000/- will be refunded by the transferor .

S. S. Bhatnagar



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On receiving entire amount of consideration i.e. realization of cheques and payment under Clause No.1 above, The Transferor shall handover vacant, physical & lawful possession of the said Flat to the Transferee. Thereafter, The Transferee shall become exclusive owner of right, title, interest, benefits etc., which The Transferor is in the said Flat and shall keep, hold, possess the same, enjoy & appropriate its profits, benefits, income and emoluments without any hindrances, denial & interruption of The Transferors shall have no rights, title or interest of any kind whatsoever in or to the said Flat or part thereof.

3. THE TRANSFERORS assures, declare THAT:

a. There is no suit, litigation, civil or criminal or other proceeding pending against him personally affecting the said Flat.

b. He is no attachment or prohibitory order against the said Flat. Thus the said Flat is free from encumbrances and is not subject to any matter to any matter to any segment or attachment either or before judgment and he has not received any notice either from Govt., Semi-Govt. or other competent authorities regarding acquisition, requisition or attachment in respect of the said Flat.

c. He is not entered into any agreement except this one either in the form of sale, mortgage, lease, exchange, assignment or in other way whatsoever & has not created tenancy, licensee, or other rights of the like nature in the said Flat & has not done with or disposed off the same in any manner whatsoever AND there is no outstanding loan from any financial institution or from any other body against the said Flat or part thereof.

d. He is in exclusive occupation and possession of the said Flat and every part thereof and except him no other person is in occupation and possession of the same.

e. He is not done any act, deed, matter or thing whereby they was prevented from entering into this indenture on the terms and conditions stated herein.

J. S. Kotam

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दस्त क्र. १७७	२०१४
७	२४

4. The Transferor undertakes to transfer the said Flat in the name of the Transferees in the records of the said society. However, the transfer charges payable to the Society, shall be paid by The Transferees.

5. The Transferor shall pay all outgoing, maintenance, electricity bill and taxes pertaining to the said Flat till the date of possession and thereafter the same shall be paid by The Transferees.

6. The Transferor undertake to sign declarations, forms, affidavits, MSEB transfer forms in respect of said Flat in favour of The Transferees.

7. The Transferor declares that they shall handover all original documents in respect of the said Flat and save and except aforesaid papers, documents of title in respect thereof they does not possess any other papers, documents, nor has deposited or pledged the same with anyone and as such they undertakes to indemnified The Transferees.

8. The Transferee undertakes to pay stamp duty, legal fees, registration charges and other incidental charges and expenses regarding registration of this agreement.

9. This Agreement is subject to the provisions of The Maharashtra Ownership Flat (Regulations of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and The Maharashtra Ownership Flat (Regulations of Promotion of Construction, sale, Management and Transfer) Rules, 1964.

10. The possession of the Flat will be handed over to the Transferees after full and final payment.

#### FIRST SCHEDULE OF PROPERTY

All that piece and parcel of Old Survey No. 157, Hissa No. 1, New survey No. 88, Hissa No. 1, Revenue Village Chole, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan, Dist. Thane.

J. S. Kotam

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दस्त क्र. ३७७	२०१४
८	२४

**SECOND SCHEDULE OF PROPERTY**

A Flat No. C/13, admeasuring 500 Sq.ft. (equivalent to 46.46 sq.mtrs.) Built up area on Fourth floor in DEEP - TUSHAR Co-operative Housing Society Ltd., situate at Station Road, Thakurli (East) Taluka Kalyan, Dist. Thane consisting of Ground + 4 floor without lift..

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED HIS RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the withinnamed "TRANSFEROR"

MR. JAY KUMAR S. KOTIAN

in the presence of Jay

Jitendra Singh Gokhat



) J.S. Seal



SIGNED, SEALED AND DELIVERED

By the withinnamed "TRANSFEEEE"

MR. SUSHIL SIDHDHINATH AWASTHI

in the presence of C.P. Tiwari

Chandraprakash Tiwari

) Seal



क. ल. न. - ७	
दस्त क्र. ३७७	२०१४
८	२४

**RECEIPT**

Received an amount of Rs. 5,00,000/- (Rupees Five Lacs Only) from Transferees MR. SUSHIL SIDHDHINATH AWASTHI by following cheques details hereinabove being consideration in part payment for the said Flat No. C/13, admeasuring 500 Sq.ft. (equivalent to 46.46 sq.mtrs.) Built up area on Fourth floor in DEEP - TUSHAR Co-operative Housing Society Ltd., situate at Station Road, Thakurli (East) Taluka Kalyan, Dist. Thane

Cheque Nos.	Date	Bank/Branch	Amount
076681	09/09/2014	DNS Bank Ltd.,	Rs. 1,00,000/-
076690	11/09/2014	DNS Bank Ltd.,	Rs. 50,000/-
076691	11/09/2014	DNS Bank Ltd.,	Rs. 50,000/-
076693	11/09/2014	DNS Bank Ltd.,	Rs. 50,000/-
076694	11/09/2014	DNS Bank Ltd.,	Rs. 50,000/-
076695	11/09/2014	DNS Bank Ltd.,	Rs. 50,000/-
000879	22/09/2014	Bank Of Maharashtra	Rs. 50,000/-
000880	23/09/2014	Bank Of Maharashtra	Rs. 50,000/-
000881	23/09/2014	Bank Of Maharashtra	Rs. 50,000/-

Total Rs. 5,00,000/-

I Say Received Rs.5,00,000/-

J.S. Seal

MR. JAY KUMAR S. KOTIAN

(TRANSFEROR)

Witness :-

1. Jay

2. C.P. Tiwari



क. ल. न. - ५	
दस्त क्र. ९३८७	२०१४
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|| SHREE ||  
**DEEP-TUSHAR CO-OP. HOUSING SOCIETY LTD.**  
Reg. No. TNA / KLN / HSG / TC / 1507 / 86-87 Dtd. 11-5-87

ATION ROAD,  
KURLI (EAST),  
ANE DIST. 421 201.

Date \_\_\_\_\_

No. \_\_\_\_\_

क. ल. न. - ५	
दस्त क्र. ९३८७	२०१४
११	२४

Date: 8<sup>th</sup> September, 2014.

To whom so ever it may Concern

This is to certify that Mr. Jayakumar S.Kotian residing / Owner of Flat No. 13, in C Wing is Member of our society also we would like to inform that as per our society's record we have been receiving his maintenance charges (Water Bill, Land Tax, etc) regularly on time till date. Therefore we the committee has absolutely no objection if they intend to sell his flat to Mr.Sushil Siddinath Awasthi.

Kindly take a note of it. This is for your information and necessary action.

Thanking you.

Yours Faithfully.

For DEEP TUSHAR C.M.S. LTD.  
Chairman Secretary Treasurer



क. ल. न. - ३  
 दस्ता क्र. ५८३७ २००८  
 १८ तासुका कल्याण

गांव: १५०१९  
 गा. नं. क्र. ५४१२

भूगणित क्षेत्रांक	भूमा. क. सा उपविभाग	भू. धारणा प्रकार
८८	१	

भोगवहाराचे नाव  
 (०२)

घाते क्र.

क. ल. न. - ५  
 दस्ता क्र. ५८६० २०१४  
 २४

शेतीचे स्थानिक नाव

सागवडी घोम्य क्षेत्र	एकर गुठे चौरस वार	हेक्टर आर प्रती घी. मिटर
		०.०१०
एकूण		०.०१०

पो. ख. सागवडी घोम्य नसलेली वर्ग (अ) वर्ग (ब) एकूण

अथवा विशेष आकारणी एकूण

मुळाचे नाव  
 इतर अधिकार (१०००) (२६)

गां. नं. क्र. १२ (पिकाची नोंद घरी)

वर्ग	हंगाम	पिकाखालील क्षेत्र									क्षेत्र व विकास निरूपयोगी अशा जमिनीचा तपधाल		पणी पुरवठ्याचे साधन	शेरा
		मिश्र पिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळ पिकाचे क्षेत्र			तरफ	क्षेत्र		
		मिश्र पिकांचे संकेतांक	जलसिंचन	जलसिंचन	पिकाचे नांव	जलसिंचन	जलसिंचन	पिकाचे नांव	जलसिंचन	जलसिंचन				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		

आस्सल बरहुकुम खरी नवकल रजु असे

तारीख १६/०२/२००८

सहायक सहाय्यक  
 सा. कल्याण जि. ठाणे.



Signature







क. ल. न. - ५  
 दस्त क्र. ९३७ २०१४  
 १९ २४

क. ल. न. - ३  
 दस्त क्र. ९९३९ २००८  
 ४ २४

That the necessary Stamp Duty of Rs. 3500/- and penalty of Rs.500/- total Rs.4000/- has been paid by the Transferee in State Bank of India, Thane Branch on Thane under Challan No. 21 & 42 and Agreement certified by collector of Stamps Thane U/S.41 of the Bombay Stamp Act 1958 under their reference No. EVN/A 4397/08 which is confirmed herein is annexed herein.

The Transferee hereby once again declares and confirm the execution of the said agreement for sale of the said flat by deed of Declaration on his own (as the Transferor is not available) and the Transferee further declares that the declaration given by him is true and correct and the Transferor will never have any objection for the same.

**THE SCHEDULE OF PROPERTY**

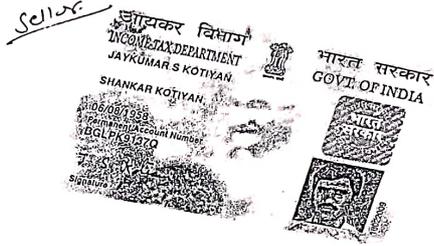
A flat bearing No. C/13, on Fourth floor, admeasuring 500 sq.ft. built-up area (46.46 sq.mtrs) in the building known as "DEEP - TUSHAR" Co-operative Housing Society Ltd., situated at Station Road, Thakurli (East), Taluka Kalyan, Dist. Thane, bearing Old Survey No. 157, Hissa No.1, New Survey No. 88, Hissa No.1, of Mouje Chole, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, and within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

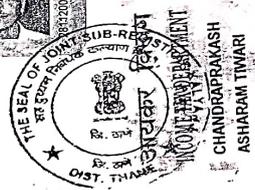
SIGNED, SEALED AND DELIVERED )  
 By the withinnamed "THE TRANSFEREE" )  
 MR. JAYA KUMAR S. KOTIAN )  
 in the presence of )  
 1) श्री. अ. न. गो. शिंदे )



Manoj Joshi



क. ल. न. - ५  
 दस्त क्र. ९३७ २०१४  
 २० २४



CHANDRAPRAKASH  
 ASHARAM TINARI

10/06/1975  
 Payment Account Number  
 AIRP72816L

क. ल. न. - ५  
 वस्तु क्र. २७ २०१४  
 २७ २४

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र दस्तावेज न  
 णीस वाखल र  
 णीदार व सी  
 दिदीरीर बायीसा  
 च सदर हस्तां  
 मदा / नियम / र  
 हुन घेणार सई

Summary  
 607/6387  
 मूलांक  
 दल मूलांक  
 बाजार मूलांक  
 मूल्येचे मूलांक  
 इ. नि. मू.  
 मू. १०३४  
 शेती ३.११  
 Joint Sr  
 दस्तावेज  
 मूलांक व  
 उप-मू.  
 शिक्का क्र.  
 शिक्का क्र.

Summary (Goshwara Bhag-1)

607/6387  
 मूलांक, 26 सप्टेंबर 2014 3 17 म.ने

दल मूलांक भाग-1

दस्तावेज क्र. २०१४  
 दल मूलांक 6387/2014

दल मूलांक: कलस 6387/2014  
 बाजार मूलांक: ₹ 22,72,500/- मोबदला: ₹ 25,00,000/-  
 मूल्येचे मूलांक: ₹ 1,50,000/-

इ. नि. मू. इ. नि. कलस 5 गांचे कारोबारात  
 अ. क्र. 6387 तर दि 25-09-2014  
 शेती 3.11 म.ने. वा. हजर केला.

पावती 6943  
 पावती क्रमांक: 25/09/2014  
 मादरकऱ्यागांचे नाव: मुधीय शिडीभाय ब्रबन्दी -

नोदणी फी ₹ 25000.00  
 दल ह्यागळणी फी ₹ 480.00  
 मूलांकी मूलांक 24

मूलांक 25480.00

दल हजर करणाऱ्यानी मही.

Joint Sub Registrar Kalyan 5

Joint Sub Registrar Kalyan 5

दस्तावेज प्रकार: करारनामा  
 मूलांक शून्य: (एक) कोणत्याही महानगरपालिकाच्या हद्दीत किंवा स्थानिय प्रयत्नेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-मंड (दोन) मध्ये मनुद व केलेल्या कोणत्याही बायरी क्षेत्रात  
 शिक्का क्र. 1 25 / 09 / 2014 03 : 06 : 04 PM ची वेळ: (मादरीकरण)  
 शिक्का क्र. 2 25 / 09 / 2014 03 : 07 : 01 PM ची वेळ: (नि)

प्रतिज्ञा पत्र

र दस्तावेज नोदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार  
 नोदणीस दाखल केला आहे. दस्तावेजील संपूर्ण मजकूर, निष्पादक व्यक्ती,  
 क्षीदार व सोबत जोडलेले कागदपत्रे दस्तावेजी सारवात, देवता,  
 येदरीर बायीसाची खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत.  
 येच सदर हस्तांतरण दस्तावेजे राज्यसासन / केंद्रशासन याच्या को कोडी  
 यिदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

हुन घेणार सही

उ.स. शिडीभाय  
 लिहून देणार सही



Summary-2( दस्त गोषवारा भाग - २ )



दस्त गोषवारा भाग-2

कलन5 20128  
दस्त क्रमांक 6387/2014

दस्त क्रमांक : कलन5/6387/2014  
दस्ताना प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जय कुमार एस कोटीयन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिप तुपार को ऑप ही सोसा, ब्लॉक नं: सी 13, रोड नं: स्टेशन रोड ठाकुली पु, महाराष्ट्र, ठाणे. पिन नंबर: BGLPK9137Q	लिहून देणार वय :- 45 स्वाक्षरी:- <i>J. S. Khatia</i>		
2	नाव: सुशील सिद्धीनाथ अवस्थी - - पत्ता: -, किसन म्हात्रे विल्डिंग, रूम न 4, नीरा नगर ठाकुली पु, Dombivli, MAHARASHTRA, THANE, Non-Government. पिन नंबर: AKDPA6715B	लिहून घेणार वय :- 39 स्वाक्षरी:- <i>Sushil</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ: 25 / 09 / 2014 03 : 09 : 36 PM

ओळख:-  
घातील इगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: चंद्रप्रकाश तिवारी - - वय: 40 पत्ता: डोंबिवली पु पिन कोड: 421201	<i>C. P. Tiwari</i> स्वाक्षरी		
2	नाव: जितेंद्र सिंह गहलोत - - वय: 28 पत्ता: डोंबिवली पु पिन कोड: 421201	<i>Jitendra</i> स्वाक्षरी		

शिवका क्र.4 ची वेळ: 25 / 09 / 2014 03 : 10 : 24 PM

शिवका क्र.5 ची वेळ: 25 / 09 / 2014 03 : 10 : 36 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5



EPayment Details.

sr. Epayment Number

Defacement Number

Summary-2( दस्त गोषवारा भाग - २ )

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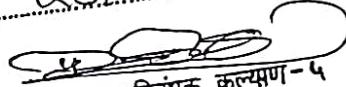
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प्रमाणित करण्यात येत की सदर दस्त  
क्र. २३८७ मध्ये २४ पाने आहेत  
पुस्तक क्रमांक १ कर नोंदला  
दिनांक २५/१२/१४

  
सह. दय्यम निबंधक कल्याण-५

क. ल. न. - ५	
दस्त क्र. २३८७	२०१४
२४	२४

