



CHALLAN
MTR Form Number-6



GRN MH 000 655609 202425M		BARCODE		Date 15/04/2024-15:53:54		Form ID	
Department Inspector General Of Registration				Type of Payment Search Fee			
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA				Payer Details			
Location THANE				TAX ID / TAN (If Any)			
Year 2024-2025 One Time				PAN No.(If Applicable)			
Account Head Details				Full Name		LDM Legal	
SEARCH FEE		Amount In Rs.		Flat/Block No.			
		750.00		Premises/Building			
				Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Flat No 302 Wing A Bldg NO 2 Charms Residency S NO 284 Village Kolshet fr 30 yr			
Total		750.00		Amount In Words		Seven Hundred Fifty Rupees Only	
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date			

Department ID :

Mobile No. : 9892669691

----- Cut Here ----- Bank Copy ----- Cut Here -----

GRN	MH000655609202425M	Challan Date	15/04/2024	Challan Amount	750.00
Party Name	LDM Legal				
Amount In Words	Seven Hundred Fifty Rupees Only				
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN		Ref. No.
Cheque/DD No.		Bank Date		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date			

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

Certificate No. 041

Member's Register No. 041

No. of Shares 05

SHARE CERTIFICATE

CHARMS RESIDENCY

Co-operative Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. Regd. No. TRA/TRA/HSG/TC-17890 of 2006.

Date 01.12.2006

This is to certify that Shri/Smt. M/s. Artao Singh Balder Singh Padam
Mrs. Jasvender Kaur Artao Singh Padam

the Registered Holder of 05 (Five) fully paid up share of Rs. **FIFTY** each
numbered from 201 to 205 both inclusive, in

CHARMS RESIDENCY

Co-operative Housing Society Ltd.,

Thane subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Thane

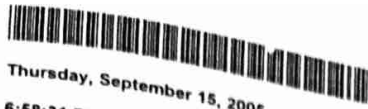
1st day of Feb 2008

Authorized M.C. Member

Secretary

Chairman

(P.T.O.)



Thursday, September 15, 2006
6:58:31 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

गावाचे नाव कोलशेत

पावती क्र. : 6906

दस्तऐवजाचा अनुक्रमांक

दिनांक 15/09/2005

दस्ता ऐवजाचा प्रकार

टनन5 - 06498 - 2005
चुक दुरुस्ती पत्र

सादर करणाराचे नाव: अवतार सिंग बलदेव सिंग पदम

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	100.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:-	300.00
एकूण	रु.	400.00

आपणास हा दस्त अंदाजे 7:13PM ह्या वेळेस मिळेल

दुय्यम निबंधक ठाणे क्रं.
दुय्यम निबंधक
सह दु.नि.ठाणे 5

बाजार मुल्य: 0 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

मोबदला: 1 रु.

Avatar Singh
दस्त दिव

M/S. CHARMS DEVELOPERS, a partnership firm having address at 001, Ambika Bhuvan, Shivaji Nagar, Naupada, Thane 400 602, hereinafter referred to as "THE DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or the partner for the time being constituting the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor) of the **FIRST PART**.

AND

1) MR. AVTAR SINGH BALDAVE SINGH PADAM,

Age 39 years, **1) MRS. JASVENDER KAUR AVTAR**

SINGH PADAM, Age 37 years, both residing at : Room No.

289, Block No. 146, Poy Chawl, Vashi Colony, Mumbai - 400

082, hereinafter referred to as "THE PURCHASERS" (Which

expression shall unless it be repugnant to the context or meaning

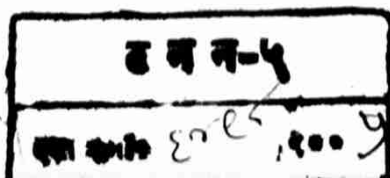
thereof mean be deemed to mean and include their heirs, executors,

administrators and permitted persons of the **OTHER PART**.

WHEREAS the "THE DEVELOPERS" and the purchasers have

executed an Agreement for sale between them on 29th June 2005, and

registered the said Agreement for sale dated 29th June 2005 towards



Avtar Singh
समाहृत कर



महाराष्ट्र MAHARASHTRA

बिहीन रिक्तता : नेशनल सेरोकल

F 379330

प्रधानी नॉर, कांय नॉ, कोर्टनाका, ठाणे

मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे

सं. सं. 22 985 किशन ह 1001
नाम Mr. Aitar Singh B. Padan
रत्ने..... pat.....

14 SEP 2005

संयुक्त
श्री. आनु न. निकर

22 AUG 2005

Aitar singh निरंत

DEED OF RECTIFICATION



THIS INDENTURE OF DEED OF RECTIFICATION made and entered into at Thane, on this 14th day of September 2005.

BETWEEN

(Handwritten signature)

ड न न-५
रत्ना सं. 22 985 1001
2195

Aitar singh

निरंत

no. 302 only and hence wanted to make rectification only in the Flat No. 302 of said Agreement for sale dated 29th June 2005.

AND WHEREAS this rectification is made to make correction in said agreement for sale dated 29th June 2005 for flat No. 302 instead of flat No. 303 and all others terms and conditions are same as per agreement for sale dated 29th June 2005 and both the parties are hereby declare flat No. 302 is correct flat Number and Flat No. 303 is not correct Flat Number.

SCHEDULE REFERRED TO ABOVE FLAT

Correct Flat No. 302, measuring 622 Sq. ft. Carpet area, on the Third floor of the Building known as CHARMS RESIDENCY, Situated at - Kolshet, Thane, and within the limits of the Thane Municipal Corporation Taluka and Registration Sub-District of Thane and District and Registration District of Thane bearing Survey No. 284, hissa No. 4, of Village Kolshet.



ठ न न-५
दस्ता क्रमांक. ६४६५, २००५
५१७५

Antar Singh
[Signature]

IN WITNESS WHEREOF the parties of the first part and the party of the Second part have signed this Deed of Rectification on this _____ day of September 2005 at Thane.

SIGNED SEALED AND DELIVERED
by the withinnamed THE DEVELOPERS
M/S. CHARMS DEVELOPERS

through its Partner

MR. DHIRAJ GOVIND PATEL

In the presence of

- 1) Pash
- 2) Haluse

} 

SIGNED SEALED AND DELIVERED
by the withinnamed THE PURCHASERS

1) **MR. AVTAR SINGH PADAM**
SINGH PADAM

2) **MRS. JASVEN**
KAUR AVTAR SINGH PADAM

In the presence of

- 1) Pash
- 2) Haluse



} Avtar Singh
ਮਗਦੀਰਾ ਕੌਰ

ਦ ਨ ਨ-੫
ਦੀ ਨਾ ਕਮੀ ੬੦੬, ੨੦੦੫
੬/੭੫

15/09/2005
7:01:50 pm

दुय्यम निबंधकः
सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5







दस्त क्र 6498/2005

56194

दस्त क्रमांक : 6498/2005

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1 नाव: अवतार सिंग बलदेव सिंग पदम पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: मुलुंड कॉलनी शहर/गाव: मुंबई तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 39 सही Antar Singh		
2 नाव: जसविंदर कौर अवतार सिंग पदम पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: वरीलप्रमाणे शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 37 सही ਜਸਵਿੰਦਰ ਕੌਰ		
3 नाव: मे चार्म्स डेव्हलपर्स चे भागीदार धीरज गोविंद पटेल तर्फे ज मु गीता - पेटकर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: सुदर्शन सो ईमारत नं: - पेट/वसाहत: कल्याण शहर/गाव:- ताल	लिहून देणार वय 28 सही Dhiraaj		





दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (6498/2005)

१५/१५

दस्त क्र. [टनन5-6498-2005] चा गोषवारा
बाजार मुल्य :0 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:6906 दिनांक:15/09/2005
पावतीचे वर्णन
नांव: अवतार सिंग बलदेव सिंग पदम

दस्त हजर केल्याचा दिनांक :15/09/2005 06:53 PM
निष्पादनाचा दिनांक : 15/09/2005
दस्त हजर करणा-याची सही :

Autar Singh

100 :नोंदणी फी
300 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

400: एकूण

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 15/09/2005 06:53 PM
शिकका क्र. 2 ची वेळ : (फी) 15/09/2005 07:01 PM
शिकका क्र. 3 ची वेळ : (कबुली) 15/09/2005 07:01 PM
शिकका क्र. 4 ची वेळ : (ओळख) 15/09/2005 07:01 PM

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

दस्त नोंद केल्याचा दिनांक : 15/09/2005 07:01 PM

ओळख :

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

1) राकेश - गिजे ,घर/फ्लॅट नं: - *Rsh*

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: वेलकम झेरॉक्स

शहर/गाव:ठाणे

तालुका: -

पिन: -

2) पांडुरंग - दुसंगे ,घर/फ्लॅट नं: - *P. B-*

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: वरीलप्रमाणे

शहर/गाव:-

तालुका: -

पिन: -

प्रमाणित करणेत येते की दस्तामध्ये
एकूण...१५...पाने आहेत.

दुस्यम निबंधक ठाणे क्रं. ५

दु. निबंधकाची सही
सह दु.नि.ठाणे 5

पुस्तक क्रमांक... १५
.....*Excel*..... क्रमांकाचा नोंदला



PROFORMA - B

are approved Subject to conditions
 Prescribed in Permit No. VP 2003/19.9
 TMC/T.D.-D.P./TPS/8944 Dated: 19.9.08

BLDG. NO. - A2

R. B. Wani

[Signature]

CONTENT OF SHEET

Deputy Engineer
(T.D.)

Executive Engineer
(T.D.)

STILT FLOOR PLAN, TYPICAL FL. PLAN, AREA CALCULATIONS
 BALC. AREA CALCULATIONS SUMMARY
 Thane Municipal Corporation of
 The City of Thane.

STAMP OF APPROVAL OF PLANS

सावधान

मंजूर नकाशा अनुसार बांधकाम न करणे तसेच
 विकास नियंत्रण नियमावलीनुसार आयोज्यक रेषा
 परवानग्या न घेता बांधकाम करणे, महाराष्ट्र
 प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
 अनुसार दखलपत्र गुन्हा आहे. रवानाई जप्तित
 जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

SUMMARY	
STILT FLOOR	----
FIRST FLOOR	191.31 SQ.MT
SECOND FLOOR	191.31 SQ.MT
THIRD FLOOR	191.31 SQ.MT
FOURTH FLOOR	137.86 SQ.MT
TOTAL BUILT UP AREA	711.79 SQ.MT



DOOR & WINDOW SCHEDULE		
NO	SIZE	REMARK
D	3'-3" X 7'-0"	T.W. FRAMED MAIN DOOR
D1	3'-0" X 7'-0"	T.W. PANEL DOOR
D2	2'-6" X 6'-6"	T.W. PANEL DOOR
W	6'-0" X 4'-0"	ALU GLAZED WINDOW
W1	5'-0" X 4'-0"	ALU GLAZED WINDOW
W2	4'-0" X 4'-0"	ALU GLAZED WINDOW
V	2'-0" X 3'-0"	T.W. GLAZED LOUVERED

टनन-५
 १९०२
 ६४७९

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
 ON 10/08/02... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT
 STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO
 WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

OWNERSHIP.

DOOR & WINDOW SCHEDULE		
NO	SIZE	REMARK
D	3'-3" X 7'-0"	T. W. FRAMED MAIN DOOR
D1	3'-0" X 7'-0"	T.W. PANEL DOOR
D2	2'-6" X 6'-6"	T.W. PANEL DOOR
W	6'-0" X 4'-0"	ALU GLAZED WINDOW
W1	5'-0" X 4'-0"	ALU GLAZED WINDOW
W2	4'-0" X 4'-0"	ALU GLAZED WINDOW
V	2'-0" X 3'-0"	T.W. GLAZED LOUVRRED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/08/02 AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

OWNERSHIP.

SIGNATURE OF LICENSEE ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO. 284, H NO. 4
AT VILLAGE - PANCHPAKHADI, TAL. & DISTRICT - THANE.



NAME OF OWNER

J. K. Kulkarni

ARCHITECTS NAME AND ADDRESS

[Handwritten signature]

ärchetype consultants
INDIA PVT. LTD
architect & interior designers
a/101, 102, shree sarika apts, above shiv saagar restaurant,
panchpakhadi, thane - 400 602.

टनन-४
एच डी नं (१९०२) / १९०५
६५/६५

Annexure 'F'
THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. 'अ' १: स्टील + सात मजले
इमारत क्र. 'अ' २: स्टील + तीन मजले + चौथा (पार्ट) मजला

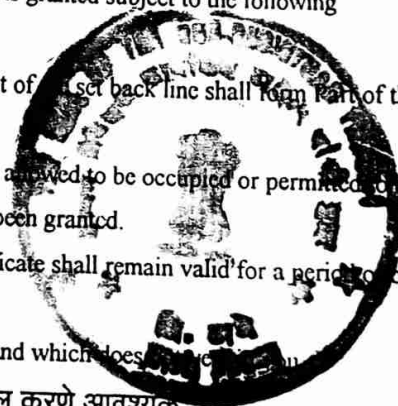
V.P. No. २००३/६६ TMC/TDD ३९५५ Date १२/१०/०४

To,
Shri / Smt. मे. आर्कीटाईप कन्सलटंट्स (इं.) प्रा. लि. (वा. वि.) (Architect)
Shri / Smt. श्री इरुच बरजोरजी व इतर (मालक) (Owner)
Sir, मे. साई एंटरप्रायझेस (कुलमुखत्यारपत्रधारक)

With reference to your application No. १३६९५ dated १९/७/०४ For development Permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिन प्रमाणे in village कोलशेत Sector No. _____ Ward No. _____ situated at Road/ Street _____ C.T.S. No./ H.No. / T. No. स.नं. २८४, डि. नं.४

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not.
- ५) काम सुरु करणेपूर्वी सुधारीत यु.एल.सी. आदेश दाखल करणे आवश्यक.
- ६) काम सुरु करणेपूर्वी चालू सालातील टी.आय.एल.आर. कडील मोजणी नकाशा दाखल करणे आवश्यक.
- ७) काम सुरु करणेपूर्वी मोकळ्या जागेचा कर भरणा करणे आवश्यक.
- ८) काम सुरु करणेपूर्वी ॲक्सेस रोड पक्क्या स्वरूपात तयार करणे आवश्यक.
- ९) काम सुरु करणेपूर्वी स्टॉर्म वॉटर डेन बाबत नाहरकत दाखला नकाशासह सादर करणे आवश्यक.
- १०) जोता व वापर परवानापूर्वी आर.सी.सी. तज्ञांचे स्टेबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ११) वापर परवानापूर्वी वृक्ष, पाणी, मल निःस्सारण व एम.टी.एन.एल. विभागाकडील नाहरकत दाखले सादर करणे आवश्यक.
- १२) वापर परवानापूर्वी यु.एल.सी.विभागाकडील शासनास हस्तांतरीत करावयाचे सदनिका हस्तांतरीत केलेबाबतचा नाहरकत दाखला सादर करणे आवश्यक.



ट न न - ५
१९००
५१

Office No.

Office Stamp

- १३) एन. अ. परवानगी क्र. महसुल/क.-१/टे.१/एनएपी/एसआर-८/०४ दि.२५/५/०४ मधील अटी आपणांवर बंधनकारक राहतील.
- १४) भूखंडाचे मालकीबाबत काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ते / मालक यांची राहिल, महापालिका त्यास जबाबदार राहणार नाही.

WARNING : PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



[Handwritten Signature]
 19/12/2007
 कार्यकारी अभियंता
 शहर विकास विभाग
 ठाणे महानगरपालिका, ठाणे

ज्ञानधान

“मंजूर नकाशापुरीत बांधकाम न करणे तसेच विकास नियंत्रण मियमवलीनुसार आलेखक ज्या परवानग्या न घेता बांधकाम बांधू नये, महामंडळ प्रादेशिक व नगर रज्ज्या अधिनियमाचे कलम ५३ अनुसार प्रत्येक बांधकाम बांधणे बांधकाम करीत नसताना दंडी क्र. ५०००/- देणे शक्यते.”



टनन-५
 दस्त क्रमांक ४९०२/२००५

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

1732

PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. १ - तळ + सहा मजले

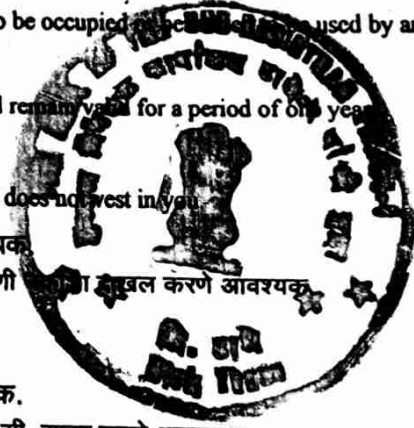
इमारत क्र. २ - तळ + तिन मजले

V.P. No. २००३/६६ TMC/TDD ३८८०८ Date ३१/१२/०४To, Shri / Smt. मे. आर्कटाईप कन्सलटंट्स (वा. वि.) (Architect)Shri / Smt. श्री हरुच बरजोरजी व इतर (मालक) (Owner)Sir, मे. साई एंटरप्रायझेस (कुलमुखत्यारपत्र धारक)

With reference to your application No. २७२ dated १७/३/०३ For development Permission / grant of ~~commencement certificate~~ under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल प्रमाणे village कोलशेत, ठाणे Sector No. ५ Ward No. - situated at Road/ Street --- C.T.S. No./S. No. स.नं. २८४, हि.नं. ४

the development permission / the ~~commencement certificate~~ is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied ~~by any person until occupancy permission has been granted.~~
- 3) The development Permission / ~~Commencement certificate~~ shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) काम सुरु करणेपूर्वी सुधारीत यु.एल.सी. आदेश दाखल करणे आवश्यक.
- ६) काम सुरु करणेपूर्वी चालू सालातील टी.आय.एल.आर. कडील मोजणी ~~आवश्यक~~ दाखल करणे आवश्यक.
- ७) सी.सी. पूर्वी एन.ए. परवानगी दाखल करणे आवश्यक.
- ८) काम सुरु करणे पूर्वी मोकळ्या जागेचा कर भरणा करणे आवश्यक.
- ९) काम सुरु करणेपूर्वी अॅक्सेस पक्क्या स्वरूपाचा तयार करणे आवश्यक.
- १०) काम सुरु करणेपूर्वी स्टॉर्म वॉटर ड्रेन बाबत ड्रेनेज विभागाची एन.ओ.सी. सादर करणे आवश्यक.
- ११) मूखंडाच्या मालकीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ते व मालक यांची राहिल.
- १२) सी.सी. पूर्वी शासनास धावयाच्या सदनिकांबाबतचे यु.एल.सी. विभागकडील नाहरकत प्रमाणपत्र सादर करणे आवश्यक.



WARNING: PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

पहात नकारात्मक बांधकाम न करणे तसेच विकास विभागा निदेशावर नियमावलीनुसार आवश्यक त्या बांधकाम न घेता बांधकाम बाबत करणे, महाराष्ट्र नगरपालिका अधिनियमाचे कलम ५२ व ५३ अन्वये बांधकाम सुरु करणे बाबतची आवश्यकता



सहाय्यक संचालक नगर रचना
Municipal Corporation
the city of Thane.

Office No.

Office Stamp

Date

टनन-

६९०७

क्रमांक युएलसी/टीअे/एटीपी/कलम-२०/
एसआर १२१९
अपर जिल्हाधिकारी व सक्षम प्राधिकारी
नागरी संकुलन, ठाणे यांचे कार्यालय, ठाणे
दिनांक : १५/३/२००४

प्रति,
श्री. एरोच बरजोरजी पटेल व इतर
द्वारा श्री. जगदीश खेतवाणी(कुलमुखत्यारी)
६, अशोक अपार्टमेंट,
एम जी रोड, नौपाडा, ठाणे (पश्चिम)

विषय:-

ना.ज.क.धा. अधिनियम १९७६,
कलम २० खालील योजना
जमीन धारक श्री. एरोच बरजोरजी पटेल व इतर
मौजे कोलशेत ता.जि.ठाणे
स.क्र. २८४/४,
योजनेखालील क्षेत्र २१२.९० चौ.मी.
आपले पत्र दिनांक १५/३/२००४

संदर्भ :-

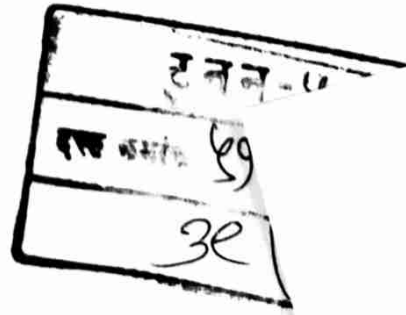
महोदय,

उपरोक्त विषया संदर्भात आपणांस कळविणेत येते की खालील शर्ती व शर्तीच्या
अधीन राहून योजनेतील क्षेत्राकरीता मंजूर बाधकारी त्काए
V.P.No.2003/66/TMC/TDDP//3879/दि. ३/१/२००४ मधील इमारत क १ व
मधील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

१. मूळ योजना आदेश क्र. युएलसी/टिए/डब्ल्यु एस एच एस २०/२००२ आर १२१९
दिनांक १५/७/२००२ मधील इतर अटी व शर्ती पूर्वी प्रमाणेच योजनाधारक /
विकासकर्ते यांवर बंधनकारक राहतील.
२. मा. सर्वोच्च न्यायालयाने दिनांक ३१/१/१९९० रोजी कलम २० खालील योजनाबांबत
दिलेल्या निर्णयाचे काटेकोरपणे पालन करणेत यावे.
३. योजनेतील खुल्या बजारातील सदनिका रु.६२७/- प्रति चौ.फुट या दराने विकाव्यात
व त्यासाठी ठेवलेले रजिस्टर विहित नमुन्यात भरून या कार्यालयास पडताळणीसाठी
दर महिन्याच्या ५ तारखेच्या आंत सादर करावे.



अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे





महाराष्ट्र MAHARASHTRA

बिक्रीची ठिकाण : ...
 प्रचानी ...
 अनुप्र.मां 18491 ...
 नांव Mr. John Mathew ...
 एस्ते Rakesh ...

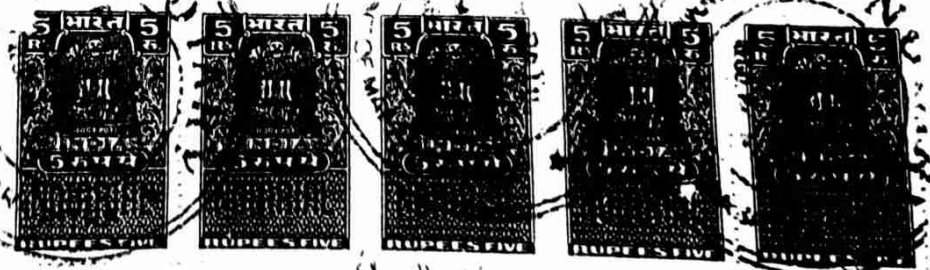
C 722510

21 JUN 2005

**POWER OF ATTORNEYS FOR ADMITTING EXECUTION
 BEFORE SUB-REGISTRAR OF ASSURANCE
 DOCUMENTS ALREADY EXECUTED**

TO ALL TO WHOM THESE PRESENTS SHALL COME
 1) MR. JOHN MATHEW, Age ... years, 2) MR. DHIRAJ
 GOVIND PATEL, Age ... years, Indian Inhabitant and
 partners of M/S CHANDRA DEVELOPERS having its office at :
 001, Ambika Bhuvan, B - Chakra Naurda, Thane (West) - 400 601

DO HEREBY SEND GREETINGS:-



टनन-५
 एका क्रमांक ६२६,२००५
 ०१५

टनन-५
 एका क्रमांक १००२,२००५
 ६०१७५

WHEREAS We are a Partners in **M/S CHARMS DEVELOPERS** and at present constructing Buildings of **CHARMS RESIDENCY** situated at- Village Kolshet, Taluka & Dist. Thane, on land more particularly described in the Schedule hereunder written.

AND WHEREAS under the Maharashtra Ownership Flat Act, 1963, We are required to execute from time to time Apartment or Agreements for sale on ownership Basis on such Flat, Row Houses, Shops, Offices, Garages, etc. or any other units in respect of said Buildings and it is necessary to lodge Agreement or Agreements for registration and admission of such Agreement or Agreements before the Sub-Registration Office of Assurances at Thane.

AND WHEREAS We are unable to personally the office of Sub-Registration Office, Thane, for admitting, execution of the Agreement/Agreements, or any other related Documents under the Maharashtra Ownership Flat Act, 1963, in respect of the Flats, Row Houses, Shops, Offices, Garages, Car Parking, etc. and or any other units of the said Buildings of **"CHARMS RESIDENCY"**.

AND WHEREAS therefore We desirous to appoint jointly and/or severely **1) MS. BHANU NISAR**, Age 46 years, Residing at :

[Handwritten signature]

[Handwritten signature]

टनन-५
दस्तावेज क्रमांक १९०२/१२९०

Siddhachal Phase II Co. Op. Hsg. Soc. Ltd. 8/101 Samedgiri, 2nd
Pokharan Road, Thane (West), 2) **MRS. LEE LAVANTI A.
CHHADWA**, Age 51 years, Residing at : 10, Bhairav Co.
Op.Hsg.Soc. Ltd, Ram Nagar, Tata Power line, Dombivali (East),
Dist. Thane, 3) **MS. GEETA N. PETKAR**, Age 28 years, Residing at
- Sudarshan Soc., 6/3, Katemanivali, Vithalwadi, Kalyan (East) 421
306, as our true and lawful Attorneys to admit execution of the said
Agreement or Agreements.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that We,
1) **MR. JOHN MATHEW**, 2) **MR. DHIRAJ GOVIND PATEL**,
partners of **M/S CHARMS DEVELOPERS** do hereby nominate,
constitute and appoint jointly and/or severally 1) **MS. BHANU
NISAR**, Age 46 years, Residing at : Siddhachal Phase II Co. Op. Hsg.
Soc. Ltd. 8/101 Samedgiri, 2nd Pokharan Road, Thane (West),
2) **MRS. LEE LAVANTI CHHADWA**, Age 51 years, Residing at :
10, Bhairav Co. Op.Hsg. Ltd, Ram Nagar, Tata Power line,
Dombivali (East) Dist. Thane, 3) **MS. GEETA N. PETKAR**, Age 28
years, Residing at - Sudarshan Soc., 6/3, Katemanivali, Vithalwadi,
Kalyan (East) 421 306, to be our true and lawful Attorneys for the
purpose expressed hereunder that is to say:-

John Mathew

Dhiraj Govind Patel

ट न न-५
१९०२/२००५
६९/७५

ट न न-५
३

REGISTRAR

३३

1) TO PRESENT and lodge in the office of the Sub-Registrar/Joint District Registrar of Assurances at Thane Mumbai, and to admit execution of the Agreement or Agreements including Cancellation Deed, Confirmation Deed, Rectification Deed, Sale Deed, Release Deed, Deed of Exchange, Car parking Agreement, etc., or any other related documents executed or to be executed by us hereafter in favour of prospective purchaser/s of Flat, Row Houses, Shops, Offices, Garages, Car Parking etc. or other units of the said Building "CHARMS RESIDENCY", situated at Village Kolshet, Taluka & Dist. Thane ^{to the Sub-Registrar} particularly described in the schedule attached here in this power of Attorney, and to do all acts and things necessary for effectively registering the said Agreement or Agreements and /or any other related documents and also to pay Stamp duty of the said Agreement/Agreements and /or any other documents Thane/Mumbai ^{at the Sub Registrar office and stamp Duty Office.}

2) And we do hereby of ourselves, our executors, administrators and assigns agree to rectify and confirm all and whatsoever our said Attorneys shall do or purpose to do or cause to be done by virtue of these presents

[Handwritten signature]

[Handwritten signature]

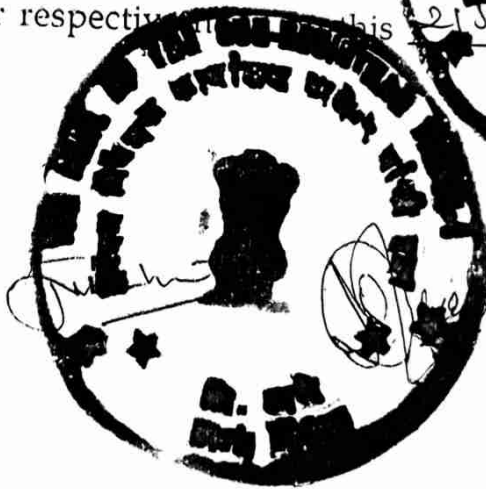
Sub Registrar office and stamp Duty Office.
 १०/१५

दनन-५
 १९९२/१९९३
 ००१६९

FIRST SCHEDULE ABOVE REFERRED TO
OF "CHARMS RESIDENCY"

All Building of "CHARMS RESIDENCY" constructed by
"M/S. CHARMS DEVELOPERS", constructed on all that piece or
parcel of land bearing Survey No. 284 Hissa No. 4 of Village
Kolshet, Dist. Thane, Taluka Thane, in the Registration Sub-
Registration Sub-District Thane, and within the Jurisdiction of Thane
Municipal Corporation, Thane.

IN WITNESS WHEREOF We, hereto have hereunto set and
subscribed our respective signatures on this 21st day of June 2006 at
Thane.



ट न न-५
एवा कनाक ६४६,२००५
११/१५

ट न न-५
एवा कनाक ११०२/२००५
१०/११/०५

SIGNED AND DELIVERED by the
with named 'EXECUTANTS'

1) MR. JOHN MATHEW

John Mathew

2) MR. DHIRAJ GOVIND PATEL

Dhiraj Patel

partners of
M/S CHARMS DEVELOPERS

In the presence of

1) *Dush*

2) *Justice*

WE ACCEPTED THIS POWER OF ATTORNEY

Bhanu Nisar

1) MS. BHANU NISAR,

L. Chhadha

2) MRS. LEENA ANTI CHHADHA

3) MS. GEETA N. PETKAR

Geeta N. Petkar

Before me

P. H. PATIL B.A.L.B.
Advocate & Notary
Mukherji Building
Lakshmi Mahalle,
Laxmi Nagar, Maharashtra

Parties Present and Signed

टनन-५	Notary Register	24772	टनन-५
490 2/200	Dist.	1 JUN 2005	

Phone: 9137544920, 8779690541

LDML/TSR/COSMOS/0008/2024-25

Dates: 15/04/2024

To,
The Cosmos Co-operative Bank Ltd.
Ghodbander Road Branch

Sub: - Search and Title report for property being, Flat No. 302 on the 03rd Floor, Wing "A", Adm. area 622 Sq. ft. Carpet Area, Building No. 2 In the Building known as "CHARMS RESIDENCY" Constructed on Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District -Thane.

- 1) Name of the Branch: Ghodbander Road Branch
- 2) Name of the Borrower: MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM

(Mention its constitution when Borrower is company /partnership/ LLP) and also mention the details of its directors/partners/designated Partners)

- 3) Documents Seen:

I have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution/ Date of Document	Original/Attested Copy/Photocopy/Duplicate and Particulars of the document
1	Agreement for Sale Executed between M/s. Charms Developers AND MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM	29/06/2005	Photocopy
2	Registration Receipt No. 5424/2005	30/06/2005	Photocopy
3	INDEX II	30/06/2005	Photocopy
4	Deed of Rectification Executed between M/s. Charms Developers AND MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM	15/09/2005	Photocopy



5	Registration Receipt No. 6906/2005	15/09/2005	Photocopy
6	INDEX II	15/09/2005	Photocopy
7	Power of Attorney executed between Mr. John Mathew & Govind Patel Partners of M/s. Charms Developers in favour of Ms. Bhanu Nisar, Mrs. Leelavanti A. Chhadwa & Ms. Geeta N. Petkar	21/06/2005	Photocopy
8	Commencement Certificate issued by Thane Municipal Corporation	19/10/2004 03/01/2004	Photocopy
9	ULC Order by Deputy Collector & Competent Authority, Thane Urban Agglomeration	04/05/2000 21/02/2004 15/03/2004 15/07/2002	Photocopy
10	NA order issued by Collector office by Thane	25/05/2004	Photocopy
11	Share Certificate No. 41	01/02/2008	Photocopy
12	Title Certificate issued by Local Advocate	04/01/2005	Photocopy
13	Typing Floor Plan	-----	Photocopy

4) DESCRIPTION OF PROPERTY/PROPERTIES/NATURE OF TITLE:

1.	Name of the owner/ Mortgagor	MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM
2.	Extent of area	Adm. area 622 Sq. ft. Carpet Area
3.	Survey No/ Gat No./CST No.	Survey No. 284, Hissa No. 4
4.	Is property leasehold/freehold/Govt. grant etc.	Freehold
5.	Nature of property	Flat
6.	Location	Village - Kolshet, Taluka & District -Thane
7.	Boundaries on or towards for the Plot/flat	As mentioned in Agreement



8. Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	As mentioned in Agreement
--	---------------------------

5) Trace of Title/History of passing of title. Details of antecedent title deeds.

FLOW OF TITLE

After going through all the document for search Report made available with us, we find that the 1) Smt. Roshan Barjorji Patel, 2) Smt. Nargis Barjorji Patel, 3) Smt. Najoo Barjorji Patel & 4) Shri. Eruch Barjorji Patel (The Original Owners) are seized & Possessed Of & otherwise Sufficiently entitled to all that piece or parcel of land bearing Survey No. 284, Hissa No. 4 Adm. Area 4,500 Sq. Mtrs. Situate, lying & being at Village Kolshet, Tal. & Dist. Thane. **The said Land.**

By Agreement dated 29/04/1989 executed between Smt. Roshan Barjorji Patel & Ors. (**The Original Owners**) M/s. Kabra & Associates ("**the said Kabra**") The Original Owners agreed to entrust development rights for & in respect of the said land to the said Kabra for the consideration and upon the terms & Conditions therein contained. The said agreement dated 29/04/1989 is registered with the Sub-Registrar of assurance Thane Under Sr. No. 3730/1989.

As per the Order dated 15/12/2000 passed by the T.I.L.P., the area of the said land is rectified and the Mutation Entry No. 2058 was rectified in respect thereof. As per the said Mutation Entry, the area said land is 2110 sq. mtrs. which is ore particularly described in the Schedule hereunder written.

By Order bearing No. ULC/TA/TE-7/Kolshet/SR/ 193 + 149 + 150 + 151 dated 04/05/2000, to be read with amended order dated 21/02/2004, the Addle. Collector & Competent Authority declared the said land to be surplus land under sec. 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976.

By order bearing No. Mahsul/K-1/TE.1/NAP/SR 8/04 dated 25/08/2004, the Collector, Thane granted N. A. Permission in respect of the said land subject to the terms and conditions therein contained.

By Deed Of Confirmation Dated 17/01/2003 executed between the said Smt. Roshan Barjorji Patel & Ors. have confirm the said property bearing Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District - Thane to M/s. Sai Enterprises through its partners Jagdish Khetwani on the terms & Conditions Mentions therein. Which is duly Registered with the sub Registrar of assurance at Thane Under Sr. No. TNN-5/366/2003 Dated 17/01/2003.

By Development Agreement dated 06/12/2004 executed between the said M/s. Sai Enterprises through its partners Jagdish Khetwani & Sudama Khetwani have

5) Trace of Title/History of passing of title. Details of antecedent title documents.

FLOW OF TITLE

After going through all the document for search Report made available with us, we find that the 1) Smt. Roshan Barjorji Patel, 2) Smt. Nargis Barjorji Patel, 3) Smt. Najoo Barjorji Patel & 4) Shri. Eruch Barjorji Patel (The Original Owners) are seized & Possessed Of & otherwise Sufficiently entitled to all that piece or parcel of land bearing Survey No. 284, Hissa No. 4 Adm. Area 4,500 Sq. Mtrs. Situate, lying & being at Village Kolshet, Tal. & Dist. Thane. **The said Land.**

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As per the Order dated 15/12/2000 passed by the T.I.L.P., the area of the said land is rectified and the Mutation Entry No. 2058 was rectified in respect thereof. As per the said Mutation Entry, the area said land is 2110 sq. mtrs. which is ore particularly described in the Schedule hereunder written.

By Order bearing No. ULC/TA/TE-7/Kolshet/SR/ 193 + 149 + 150 + 151 dated 04/05/2000, to be read with amended order dated 21/02/2004, the Addl. Collector & Competent Authority declared the said land to be surplus land under sec. 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976.

By order bearing No. Mahsul/K-1/TE.1/NAP/SR 8/04 dated 25/08/2004, the Collector, Thane granted N. A. Permission in respect of the said land subject to the terms and conditions therein contained.

By Deed Of Confirmation Dated 17/01/2003 executed between the said Smt. Roshan Barjorji Patel & Ors. have confirm the said property bearing Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District - Thane to M/s. Sai Enterprises through its partners Jagdish Khetwani on the terms & Conditions Mentions therein. Which is duly Registered with the sub Registrar of assurance at Thane Under Sr. No. TNN-5/366/2003 Dated 17/01/2003.

By Development Agreement dated 06/12/2004 executed between the said M/s. Jagdish Khetwani & Sudama Khetwani have

granted the development rights in respect of the said property Survey No. 284, Hissa No. 4 Adm. Area 2110 Sq. Mtrs. lying being situated at Village - Kolshet, Taluka & District -Thane to M/s. Charms Developers Through its partners Mr. John Mathew & Dhiraj Govind Patel on the terms & Conditions Mentions therein. Which is duly Registered with the sub Registrar of assurance at Thane Under Sr. No. TNN-5/8829/2004 Dated - 09/12/2004.

By Order bearing No. ULC/TA/ATP/W.S.H.S.20/ SR.1219 dated 15/07/2002, the Competent Authority, Thane exempted the aforesaid surplus land u/s. 20/(1)(a) of the Ceiling Act subject to the terms & conditions therein contained.

The said Sai through their Architect, M/s. Archetype Consultants submitted plans in respect of the said property to the Thane Municipal Corporation which have been sanctioned order V. P. No. 2003/66/TMC/TDD 3879 dated 03/01/2004.

The Competent Authority has vide his letter bearing No. ULC/TA/ATP/Sec.20/S.R.-1219 dated 15/07/2004 granted NOC for issuance of Commencement Certificate in respect of the said Property.

The TMC issued by Sanction Of Development Permission Certificate bearing No. 2003/66/TMC/TDD/3879/2004 dated 03/01/2004 & also Amended Commencement Certificate dated 19/10/2004 bearing no. 2003/66/TMC/TDD/3155/2004 Dated 19/10/2004 to commence the construction of the building No. 'A' 2 : Stilt + 3Floor + 4(Pt) Floor only the said Property.

By Agreement for Sale dated 29/06/2005 executed between the said M/s. Charms Developers have agreed to sell the said property Flat No. 303 on the 03rd Floor, Wing "A", Adm. area 622 Sq. ft. Carpet Area, Building No. 2 In the Building known as "CHARMS RESIDENCY" Constructed on Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District -Thane to MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM on the terms & Conditions Mentions therein. Which is duly Registered with the sub Registrar of assurance at Thane Under Sr. No. TNN-5/5102/2005 Dated - 30/06/2005.

By Deed Of rectification dated 15/09/2005 executed between the said M/s. Charms Developers have Rectify the Agreement Doc. No. TNN-5/5102/2005 in respect of the said property being Flat No. 302 on the 03rd Floor, Adm. area 622 Sq. ft. Carpet Area which was wrongly mentioned as Flat No. 303 In the Building known as "CHARMS RESIDENCY" Constructed on Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District -Thane to MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM on the terms & Conditions Mentions therein. Which is duly Registered with the sub Registrar of assurance at Thane Under Sr. No. TNN-5/6498/2005 Dated - 15/09/2005.



This Rectification is made to make correction in said agreement for sale dated 29/06/2005 for flat No. 302 instead of flat No. 303 & all others terms & conditions are same as per agreement for sale dated 29/06/2005 & both the parties are hereby declare Flat No. 302 is Correct Flat No. & Flat No. 303 is Not Correct Flat No.

All Flat purchasers have formed Co-operative Hsg. Soc. Vaz. "CHARMS RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" under Maharashtra Co-operative Hsg. Soc. Act, 1960 under Registration No. TNA/(TNA)/HSG/(TC)/17898/2006 said MR. AVTAR SINGH BALDEV SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM became the member of the said society holding 05 fully paid up shares bearing distinctive Nos. 201 To 205 Share Certificate No. 41 dated 01/02/2008.

We have conducted search of 30 years (1995-2024) with the sub registrar of assurance at Thane.

6) Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the documents of title given raise to any doubts or suspicion	NO
2. Are all the original title deeds available with the mortgagor; if not, the reasons for non-availability of the same; incase the properties are mortgaged to some other entity, is the original title deed lying with such entity; does such entity have the certified true copy of any/all of the title deeds and lodgment receipt + acknowledgement letter from registrar for the same.	Original Title Deed available
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or	NO

Flat No. 303 on the 03rd Floor, Wing "A", Adm. area 622 Sq. ft. Carpet Area, Building No. 2 In the Building known as "CHARMS RESIDENCY" Constructed on Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District -Thane.
M/s. Charms Developers
To

MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM
Under Sr. No. TNN-5/5102/2005
Dated - 30/06/2005

Deed Of rectification dated 15/09/2005
Flat No. 302 on the 03rd Floor, Adm. area 622 Sq. ft. Carpet Area In the Building known as "CHARMS RESIDENCY" Constructed on Survey No. 284, Hissa No. 4 lying being situated at Village - Kolshet, Taluka & District -Thane.
M/s. Charms Developers
To

MR. AVTAR SINGH BALDAVE SINGH PADAM & MRS. JASVENDER KAUR AVTAR SINGH PADAM
Under Sr. No. TNN-5/6498/2005
Dated - 15/09/2005

2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL

Search Fees challan is enclosed herewith.



Shrivani Bhoir
Search Clerk

5102335

सूची क्र.2

दुय्यम निबंधक : ठाणे 5

16-08-2024

दस्त क्रमांक : 5102/2005

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 1016750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 990575
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - गावाचे नाव : कोलशेत (ठाणे महानगरपालिका), उपविभागाचे नाव - 10/41 - 2ड) कोलशेत गावातील वरील "अ" व "ब" व्यतिरीक्त उर्वरीत सर्वे नंबर हिरानंदानी वसाहत वगळून सदनिका क्र 303 मजला क्र 3, ए विंग, बि नं 2, चार्म्स रेसीडेन्सी
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 69.368 चौ.मी. आहे.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे चार्म्स डेव्हलपर्स चे भागीदार धीरज गोविंद पटेल तर्फे ज मु गीता ना. पेटकर वय:-28पत्ता:-पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-अवतार सिंग बलदेव सिंग पदम वय:-39पत्ता:-पिन कोड:-पॅन नं:-AUBPS8808H 3): नाव:-जसविंदर कौर अवतार सिंग पदम वय:-37पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2005
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2005
(11) अनुक्रमांक, खंड व पृष्ठ	5102/2005
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	34600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	10170
(14) शोरा	-