

79/1447

पावती

Original/Duplicate

Tuesday, February 02, 2021

नोंदणी क्र.: 39M

4:34 PM

Regn.: 39M

पावती क्र.: 1792 दिनांक: 02/02/2021

गावाचे नाव: सातिवली

दस्तऐवजाचा अनुक्रमांक: वसइ1-1447-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे सॉलिनो इंटरनेशनल प्रायव्हेट लिमिटेड तर्फे डायरेक्टर कनिष्क बुधिया -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1760.00

पृष्ठांची संख्या: 88

एकूण:

रु. 31760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:53 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 7951500/-

मोबदला रु. 8000000/-

भरलेले मुद्रांक शुल्क : रु. 320000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0202202111969 दिनांक: 02/02/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011002608202021E दिनांक: 02/02/2021

बँकेचे नाव व पत्ता:

Kamlesh
T.

15/02/2021
Sub Registrar Vasai 1
सह. दुय्यम निबंधक, वसई-१
दफा - २



04/02/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 1447/2021

नोंदणी :

Regn.63m

गावाचे नाव : सातिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7951500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: विभाग क्र.4, गाव मोजे सातिवली,ता-वसई जि-पालघर येथील सर्वे क्र.23,हिस्सा नं.2,सर्वे क्र.24,हिस्सा नं.1,2,3,या जमिनीवर बांधलेली इमारत स्कोर इंडस्ट्रीयल पार्क,मधील युनिट नं.202,दुसरा मजला,विलिंडंग नं.1,सात्विक,ज्याचे क्षेत्र 1297 चौ.फुट बिल्टअप व सोबत 2000 चौ फुट कारपेट पार्क टेरस ही मिळकत((Survey Number : 23, H.NO.2, S.NO.24, H.NO.1,2,3 ;))
(5) क्षेत्रफळ	1) 1297 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे नंदा इन्फ्रास्ट्रक्चर तर्फे भागीदार देवजी दयात नंदा - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्वे नं.23/24, ब्लॉक नं: गाला नं.1ए, विलिंडंग नं.3., रोड नं: तुंगारेखर फाटा, सातिवली, वसई ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAHFN6311Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे सॉलिनो इंटरनेशनल प्रायव्हेट लिमिटेड तर्फे डायरेक्टर कनिष्क बुधिया - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सिल्वर ओक, ब्लॉक नं: 303/304, रोड नं: रहेजा विलिअस, अकूली रोड, महिंद्रा गेट नं. जबळ, लोखंडवाला, कांदिवली ईस्ट, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ABACS2221H
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	04/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	1447/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	320000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

पु.स.ह. दुय्यम निबंधक, वसई-१
वर्ग - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SOLINO INTERNATIONAL PRIVATE LIMITED	eChallan	69103332021020212510	MH011002608202021E	320000.00	SD	0005130763202021	02/02/2021
2		DHC		0202202111969	1760	RF	0202202111969D	02/02/2021
3	MS SOLINO INTERNATIONAL PRIVATE LIMITED	eChallan		MH011002608202021E	30000	RF	0005130763202021	02/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

पुस्तक	१४०६	१	८८
१	२०२१		

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्याकाल अहवाल सन २०१९

दस्ताचा प्रकार : कमरादनामा अनुच्छेद क्रमांक : _____
सादर कर्त्याचे नाव : मै. सी. लीला इन्फ्लेक्शनल प्रा. लि. तर्फे डायरेक्टर, कनिष्क बुधिया
तालुका : करंदी गावाचे नाव : सातीवली
नगर भूमापन क्रमांक / सर्व्हे न / अंतिम भूखंड क्रमांक : खो. क्र. २३/२, २५/१, २, ३,
मूल्य दरविभाग (झोन) : _____ उपविभाग _____
मिळकतीचा प्रकार : खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / प्रती चौ मी _____
दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ १२५७ चौ मी / फुट क्वारेटर / विल्टअप बाजारभाव : _____
कार पार्किंग _____ गच्ची २००० चौ फुट पोटा २५५ पोटमाळा : _____
सदनिका क्रमांक : _____ मजला : दुसरी अणाला उदवाहन सुविधा आहे/नाही
बांधकाम वर्ष : _____ घसारा : _____
बांधकाम प्रकार : आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे : _____
बाजार मूल्य नकल्यातील मार्गदर्शक सूचना क्रमांक : _____ ज्या अन्वये दिलेली घट व वाढ
लिव्ह ऍण्ड लायसन्सचा दस्त : १) प्रतीमाहे भाडे : _____
निवासी / अनिवासी : २) अनामत रक्कम / आगावू भाडे : _____
कालावधी : _____
निर्धारित केलेली बाजारमूल्य : ७९५५००/- बाजारभाव : _____
दस्तामध्ये दर्शविलेला मोबदला : ३०,००,०००/- देय मुद्रांक शुल्क : ३,४०,०००/-
भरलेले मुद्रांक शुल्क : ३,४०,०००/- देयक नोंदणी फी : ३०,०००/-

लिपिक

पु. सिंह दुय्यम निबंधक

प्रतीज्ञा / घोषणा पत्र
मै. सी. लीला इन्फ्लेक्शनल प्रा. लि. तर्फे डायरेक्टर,
मौ / आम्ही १) श्री / श्रीमती : कनिष्क बुधिया
२) श्री / श्रीमती : _____

सत्य प्रतीजेवर कथन करतो की दस्त ऐवजाची विषय वस्तू असलेली मिळकत हि या पूर्वी खरेदी देणा-
याने कोठेही विक्री गहाण दान लीज मुख्यातार पोटगी व इतर अन्य प्रकारे कोठेही जड जोखमामध्ये
गुंतवलेली नाही याची नोंदणी कायदा १९०८ मधील असणा या शोध (search) तरतुदीनुसार खात्री करून
घेतालेली आहे. तसेच मंदर मिळकत ही खरेदी घेणार यांच्याच मालकीची आहे याबाबत सुद्धा अभिलेख
पाहून खात्री करून घेतलेली आहे या मिळकती बाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी
माझी / आमची राहिल याची मी / आम्ही हमी देतो.

खरेदी घेणार

१) Kanishk

२) _____



वसई-१			
पुस्तक	दस्त अ.		
	१०००	२	५५
१	२०२१		

घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी नादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुवार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे / कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम न्यायक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणवाचत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/वनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नवे म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही घोषणापत्र / शपथपत्र लिहून देत आहोत. सविज्ञात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/वुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर कोणत्याही प्रकारचा गुन्हा कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र लिहून जोडत आहोत.

२ Nand
लि. देणार

Kamlesh
लि. देणार

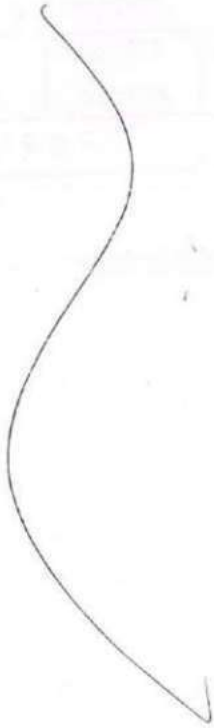
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		02 February 2021, 04:24:07 PM	
Valuation ID	202102026651	वसई	
मूल्यांकनाचे वर्ष	2020		
जिल्हा	पालघर		
मूल्य विभाग	तालुका : वसई		
उप मूल्य विभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी		
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
6130	35500	40800	47300
			औद्योगिक
			40800
			मोजमापनाचे एकक
			चौ. मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	120.53 चौ. मीटर	मिळकतीचा वापर-	औद्योगिक गाळा
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	नाही	मजला -	0
			मिळकतीचा प्रकार-
			मूल्यदर/बांधकामाचा दर-
			बांधीव
			Rs. 40800/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ		
	= (40800 * (100 / 100)) * 100/100		
	= Rs. 40800/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 40800 * 120.53		
	= Rs. 4917624/-		
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	185.87 चौ. मीटर		
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 185.87 * (40800 * 40/100)		
	= Rs. 3033398.4/-		
Applicable Rules	= 3, 14		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळाघराचे मूल्य - मेढेनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य/खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदित बाहेर तळाचे मूल्य + खुल्या जमिनीवरील बाहेर तळाचे मूल्य + इग्नरी भोक्तीच्या खुल्या जागेचे मूल्य + बंदित बाल्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 4917624 + 0 + 0 + 0 + 0 + 3033398.4 + 0 + 0 + 0		
	= Rs. 7951022.4/-		

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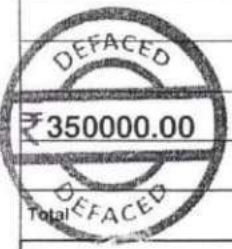
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१	२०२१		





CHALLAN
MTR Form Number-6

GRN	MH011002608202021E	BARCODE	[Barcode]		Date	02/02/2021-10:48:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	ABACS2221H					
Office Name	VS11_VASAI NO 1 SUB REGISTRAR	Full Name	MS SOLINO INTERNATIONAL PRIVATE LIMITED					
Location	PALGHAR	Flat/Block No.	UNIT NO.202, SECOND FLOOR, SAATVIK					
Year	2020-2021 One Time	Premises/Building	SQUARE INDUSTRIAL PARK, BUILDING NO.1					
Account Head Details	Amount in Rs.	Road/Street	SATIVALI					
0030046401 Stamp Duty	320000.00	Area/Locality	TOWN/CITY/DISTRICT					
0030063301 Registration Fee	300000.00	PIN	4 0 1 2 0 8					
		Remarks (If Any)	PAN2=AAHFN6311Q~SecondPartyName=MS NANDA INFRASTRUCTURES-					
		Amount In	Three Lakh Fifty Thousand Rupees Only					
		Words						
Total	3,50,000.00							



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021020212510	2658881660
Cheque/DD No.		Bank Date	RBI Date	02/02/2021-10:49:05	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID: 9320191964
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in Registrar office.
 याचें देणे केवळ मुख्य निवासे कार्यालयात नोंदणी करायच्या दस्तऐवजी लागू आहे. नोंदणी कार्यालयात याचें देणे केवळ हीच दफतरी आहे.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-79-1447	0005130763202021	02/02/2021-16:34:11	30000.00
2	(IS)-79-1447	0005130763202021	02/02/2021-16:34:11	320000.00
Total Defacement Amount				3,50,000.00

वसई-१			
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CHALLAN
MTR Form Number-6



GRN	MH011002608202021E	BARCODE			Date	02/02/2021-10:48:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	VSI1_VASAI NO 1 SUB REGISTRAR			PAN No.(If Applicable)	ABACS2221H			
Location	PALGHAR			Full Name	MS SOLINO INTERNATIONAL PRIVATE LIMITED			
Year	2020-2021 One Time			Flat/Block No.	UNIT NO.202, SECOND FLOOR, SAATVIK			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		320000.00		Road/Street	SQUARE INDUSTRIAL PARK, BUILDING NO.1			
0030063301 Registration Fee		30000.00		Area/Locality	SATIVALI			
				Town/City/District				
				PIN	4 0 1 2 0 8			
				Remarks (If Any)	PAN2=AAHFN6311Q-SecondPartyName=MS NANDA INFRASTRUCTURES-			
				Amount In	Three Lakh Fifty Thousand Rupees Only			
Total	3,50,000.00		Words					
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332021020212510	2658881660	
Cheque/DD No.				Bank Date	RBI Date	02/02/2021-10:49:05	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No., Date	Not Verified with Scroll			

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320191964
 सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.



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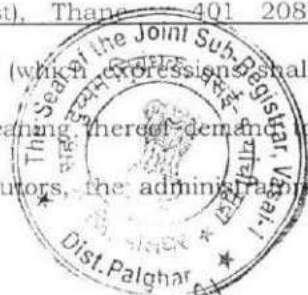
INDEX

Village	SATIVALI
Taluka	VASAI
Survey No.	S. No. 23 H. No. 2 & S. No. 24 H. No. 1 & 2 & 3
Unit No.	202, SECOND FLOOR, SAATVIK
Area of Unit	1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA
Agreement Value	Rs. 80,00,000/-
Stamp Duty	Rs. 3,20,000/-
Vendor Name	M/s. NANDA INFRASTRUCTURES
Purchaser Name	M/s. SOLINO INTERNATIONAL PRIVATE LIMITED Through its Director Mr. KANISHK BUDHIA
Vendor Pan No.	AAHFN6311Q
Purchasers Pan No.	ABACS2221H
Registration office	Vasai - I
Building Name	SQUARE INDUSTRIAL PARK BUILDNG NO. 1 "SAATVIK"

AGREEMENT FOR SALE

This Articles of Agreement made and entered at Vasai this 02nd day of FEBRUARY the year 2021 BETWEEN M/s. NANDA INFRASTRUCTURES, Address at : Gala No.1A, Bldg - 3, S. No. 23/24, Tungarashwar Phata, Sativali, Vasai (East), Thane - 401 208. hereinafter referred to as "**THE BUILDERS**" (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **ONE PART**.

(Signature)



(Signature)

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१	२०२१		

AND

M/s. SOLINO INTERNATIONAL PRIVATE LIMITED Through its Director Mr. KANISHK BUDHIA, having address at: -303/304, Silver Oak, Raheja Willows, Akurli Road, Near Mahindra Gate No.4, Lokhandwala, Kandivali (E) - 400101. hereinafter referred as **"THE PURCHASER"** (which expressions shall unless it be repugnant to the context or meaning thereof demand to mean and include his respective heirs, executors, the administrators and assigns) of the **OTHER PART.**

WHEREAS

a) 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, was the original owner of the Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 & 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of which 0-98-8 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Vasai Sub - Registrar (hereinafter call the "SAID PROPERTY" and more particularly described in the first Schedule hereunder written.

b) And Whereas 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, belongs to scheduled tribe (S.T.) (Adivasi Community) has agreed to sell the "SAID PROPERTY" to 1) Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, and

the said property was subject to provision of u/s 36 & R. Code 1966 as well as u/s 43 of the E.I. & A.L. Act therefore Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, had obtained the necessary Permission from the Government Authority viz Order No. Adivasi - 2707 / Pra



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- K - 148 / L - 9, Revenue & Forest Division, on date 02/04/2008 and Order No. Masha/Office-4/T-9/Tenancy/CR - 207/08, Konkan Division, on dated 12/05/2008 and Order No. Masha/Office-4/T-9/Kulvahivat/SR - 208, Collector Office of Thane, on dated 13/01/2009 and had executed conveyance deed of the said property dated 07/03/2009 vide registration no. 2078/2009. And accordingly 1) Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, herein have become absolute owner of the "SAID PROPERTY".

c) And Whereas Mr. Ankush Pralhad Kotmire has Purchased "SAID PROPERTY" from 1) Mr. Sudhakar Dwarkanath Kadam, & 2) Mr. Ganesh Sudhakar Kadam, vide conveyance deed Regn No. 2079-2009 dated 15/06/2009 and since from the date of Conveyance Mr. Ankush Pralhad Kotmire is in use, occupation, enjoyment and possession of the said Lands being absolute owner of the "SAID PROPERTY".

d) And Whereas the Builder herein has purchased the said property from 1) Mr. Ankush Pralhad Kotmire, vide Conveyance Deed Registration No. 06716/2010 dated 30/04/2010 and accordingly has become owner of the "SAID PROPERTY".

e) 1) Smt. Laxmibai Shantaram Hinga, 2) Smt. Bisturi Keshav Pandhara, legal heirs of the Late Mr. Manglya Nago Mokakshi, was the original owner of the Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 & 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-98-8 (H. R.) of Village - Sativali, Taluka - Vasai, within the limits of Vasai Taluka, District - Palghar (hereinafter call the "SAID PROPERTY" and more particularly described in the first Schedule hereinafter



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वसई-३		
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१	२०२१	१०८८

And whereas as per the record of VASAI VIRAR CITY MUNICIPAL CORPORATION (VVMC) the "SAID property is in under Industrial Zone. Hereunder called "The Planning Authority". Therefore the said planning Authority has given Commencement Certificate to the Said Builder vide Order No. VVMC/TP/CC/VP-0401/1776/2011-12 dated 09/11/2011.

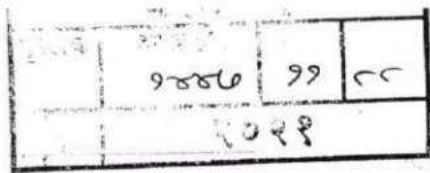
g) And whereas the said Planning Authority has Sanctioned/ Permitted to the said Builder to Built 5 Industrial Buildings i.e. Bldg. No. 1 (Plot A) (G+1 Upper Floor) area admeasuring 2206.95 sq. Mts., Bldg no. 2 (Plot A) (G+1 Upper Floor) area admeasuring 2184.46 Sq. Mts., Bldg. No. 1 (Plot B) (G+1 Upper Floor) area admeasuring 2371.96 sq. Mts., Bldg no. 2 (Plot B) (G+1 Upper Floor) area admeasuring 1800.26 Sq. Mts., Bldg. No. 1 (Plot C) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 10990.27 Sq Mts. to the said Builder vide its order No. VVMC/TP/CC/VP - 0401/1776/2011-12 dated 09/11/2011 & on 13/09/2014 the planning authority has sanctioned revised development permission for 5 Industrial Buildings i.e. Bldg. No. 1 (old sanctioned name (Plot A - Bldg 1) (G+2 Upper Floor) area admeasuring 2446.66 sq. Mts., Bldg no. 2 (old sanctioned name (Plot A - Bldg 2) (G+2 Upper Floor) area admeasuring 2424.17 Sq. Mts., Bldg. No. 3 (old sanctioned name (Plot B - Bldg 1) (G+2 Upper Floor) area admeasuring 2629.04 sq. Mts., Bldg no. 4 (old sanctioned name (Plot B - Bldg 2) (G+2 Upper Floor) area admeasuring 2013.38 Sq. Mts., Bldg. No. 5 (old sanctioned name (Plot C - Bldg 1) (G+2 Upper Floors) area admeasuring 2067.16 sq. Mts., altogether F.S.I. 11580.41 Sq Mts. to the said Builder vide its order No. VVMC/TP/CC/VP-0401/0162/2014-15.



And whereas in pursuance to the Conveyance Deed dated 30/04/2010 vide Registration. No. 06716/2010 the Last owner

(Signature)

(Signature)



therein handed over and put the Builders herein vacant and peaceful possession of the said property and the Builders on the said property and the Builders herein has absolute right to Construct the said Buildings on the "SAID PROPERTY" as per sanctioned plan and to sale the Industrial Units on ownership basis and of enter the agreement for sale and to receive consideration from the prospective purchaser/s and appropriate the same as the builders herein deems fir and proper.

- i) In the premises of aforesaid the Builders are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Property.
- j) The Builder herein has appointed Sanjay S. Narang EN-CON as their Architects and Structural Engineers for the purpose of preparation of plans, supervision of the construction of the Buildings and looking after Structural designs and building plans as per approved by the planning Authority.
- k) The purchaser/s has taken inspection of the documents and plans herein before recited and has acquainted and condition and convenient there in contained and also other documents such as Layout Scheme referred to herein and plans, designs and the specifications of the said Buildings proposed to be constructed and /or under construction.
- l) The Builder has supplied to the purchaser/s such other documents in rule of the Maharashtra Ownerships Flat Rules 1963 (hereinafter called "The Said Rules") as required by the Purchaser. The Builders are entering into separate agreement Similar to this Agreement with such modification or verifications as may be necessary with various persons* in respect of Buyer industrial units.



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**NOW THIS PRESENT WITNESS AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:**

- 1) The Builders hereby agree to sell to the Purchasers and the Purchasers hereby agree to purchase from the Builders Industrial Unit bearing No. **202** on the **Second Floor**, admeasuring **1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA** (which shall hereinafter be called the said Industrial Unit in the said building) in the building known as, **Building No.1 as "SAATVIK"** in and as per plans and specifications seen and approved by them and as per schedule III written hereunder. It is also agreed that the Builders may make such variations and modification therein as may be lawfully required to be done by Government, VVCMC, Gram Panchayat and Nagar Parishad of any other local authority after informing the Purchasers about the same. Such variations and modifications shall, however, not cause any prejudice to the Purchasers interest under this agreement.
- 2) The Purchasers hereby agree and the sellers herby agree to sell the said Industrial unit in the said building for the total consideration of **Rs. 80,00,000/- (Rupees Eighty Lakh Only)**. The purchase price is inclusive of the proportionate price of common areas and facilities of the said building. The said purchasers have paid to the builders a sum of **Rs. 80,00,000/- (Rupees Eighty Lakh Only)**. as and by way of Full and Final payment (the receipt whereof the Builders do hereby accept and acknowledge).
- 3) The Builders agree to hand over the possession of the said Industrial Units to the Purchasers on or before 15th 10th 2019, subject however, to any act of god such as earthquake, flood or any other natural calamity, act of terror, war or any other

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cause beyond the control of the builders and subject to the payments of all the amounts due and payable by the purchasers under this agreement.

4) The Purchasers shall on or before delivery of possession of the said premises keep deposited with the builders the following further amounts:-

i) Rs. _____/- Legal charges.

ii) Rs. _____/- Share money, Entrance fee of the society.

iii) Rs. _____/- Charges for Formation & Registration of the Society.

iv) Rs. _____/- Deposit to Pay MSEB for Electric Meter (Rs. 5000/HP)

v) Rs. _____/- Advance towards Maintenance Charges (Six Months Advance) against Property Taxes, Electricity, Water & Maintenance Charges.

Total Rs. _____/-

5) The Builders shall utilize the sum of Rs. _____/- (as shown in clause 5 hereinabove) paid by the Purchasers to the Builders for meeting all legal costs, charges and expenses including reasonable professional fees of the Advocates of the Builders in connection with formation and registration of the Society, preparing its rules, regulations and bye laws and Deed of Conveyance, as the case may be. The accounts duly audited of all such expenditure

incurred as stated in clause (5) hereinabove shall be furnished to the Proposed society within 30 days of its registration and formation.

6) The Purchasers hereby agree that in case of any default in making this payment within the stipulated time the Purchasers shall be

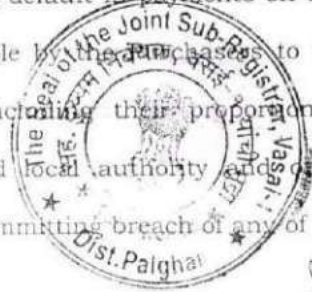


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entitled to terminate this agreement by a 15 days' notice in writing and that they shall pay to the builders @ 24% p.a. on all the amount from due date till the date of payment. Likewise the Builders shall pay to the purchasers an amounts equivalent to interest @ _____ % p.a. on the amounts paid by the purchasers to the builders in case there is delay in giving possession of the premises purchased by the purchasers on termination of this agreement at instances of the purchasers subject to the provisions of clause No.4 hereinabove.

- 7) The tenure of the said land is free hold.
- 8) The purchases shall at the time of registration of conveyance in respect of the said industrial unit pay a sum towards the stamp duty and registration charges payable to the Government at the rates as applicable at the time of registration.
- 9) The purchasers shall take possession of the Industrial units within 7 (seven) days of the Builders giving written notice to the Purchasers intimating that the said Unit is ready for use and occupation.
- 10) It is expressly agreed by the purchasers that right if the purchasers under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builders shall be entitled or to construct the structure including additional floors as permitted by authority and also to develop the same. All such purchasers who may purchase the units at any time shall become members of the proposed Society.
- 11) On the Purchasers committing default in payments on due date of any amount due and payable by the Purchasers to the Builders under this Agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and on the purchasers committing breach of any of the



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वर्क Page		
पुस्तक	दस्तावेज	
	१४४७	१६८८
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terms and conditions herein contained, the builders shall be entitled at their own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination hereinbefore contained shall not be exercised by Builders unless and until the Builders shall give to the Purchasers 15 (fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specifying the breach or breaches of terms and conditions in respect of which such termination is intended in order to enable the Purchasers to rectify such breach or breaches within the stipulated time.

- 12) The purchasers along with other purchasers of Industrial Units in the building shall join in forming and registering the Society, to be known as **Building No. 1 as "SAATVIK"**. The Purchasers shall at the time of execution of this agreement sign and execute the application for registration and membership of the proposed Society and other all papers and documents necessary for the formation and registration of the society and for becoming its member, including bye-laws of the proposed society and duly fill in, sign the same so as to enable the Builders to get the said society registered within the time limit prescribed by provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964, No objection shall be taken by the Purchasers if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other competent Authority.



Commencing a week after notice in writing is given by the Builders and purchasers, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of Industrial Units) of the outgoings in respect of the said

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96	96	96
96	96	96

land building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repair and salaries of staff, and all other expenses necessary and incidental to the management and maintenance of the said land / building. Till the Society is formed and the said building transferred to it, the Purchasers shall pay to the Builders such proportionate share of outgoings as may be incurred. The purchasers shall pay to the Builders provisional monthly contributions of Rs. _____/- per month towards the outgoings. The Purchasers agrees to pay Rs. _____/- being their share of outgoings for six months at the time of possession subject to final accounts such proportionate share of outgoings for six months shall be paid in advance and Purchasers shall not withhold the same for any reason whatsoever.

14) The Purchasers for themselves with intention to bring all persons into whatsoever hands the Industrial unit may come, do hereby covenant with Builders as follows:-

- a) To maintain the Industrial units at their own cost in good tenable repairs and condition from the date of possession of the Industrial units and shall not do or suffer to be done anything in or the building in which the industrial units are situated, staircase or any passage which may be against the rules, regulation or bye-laws of the concerned local or any other authority change / alter or matter or to the building in which the Industrial units are situated and the industrial Units itself of any part thereof.
- b) Not to store in the Industrial Units any goods which are hazardous, combustible or of dangerous nature or are heavy so



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पुस्तक	दस्तावेज	१८८
१	२०२१	

as to damage the construction or structure, of the building in which the Industrial Units are situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or any other structure of the building in which the Industrial units are situated or to the Industrial units. In case of negligence or default on the part of the Purchasers they shall be liable to the consequences of such breach.

c) To carry, at their own cost, all internal repairs to the Industrial Units and maintain the Industrial Units in the good condition, state and order in which it was delivered by the Builders to the Purchasers and shall not do or cause to be done anything in or to the building in which the Industrial Units is situated in violation of the rules and regulations of the concerned local authority or other public authority and bye-laws of the proposed society. And in the event of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Industrial Units or any part thereof, nor at any time make or cause to be made any addition or alteration or permanent nature, nor any alteration in the elevation and outside colour scheme of the building in which the Industrial units are situated and shall



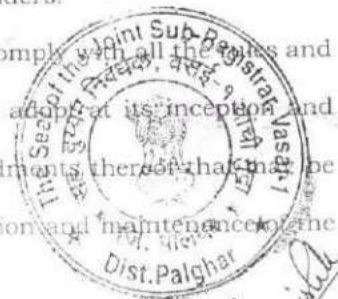
keep the portion, sewers, drains, pipes in the Industrial units appurtenance thereto in good tenable repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building in which the Industrial

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units are situate and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC, parapet wall or make other charges in the Industrial Units without the prior written permission of the Builders and/or the Society.

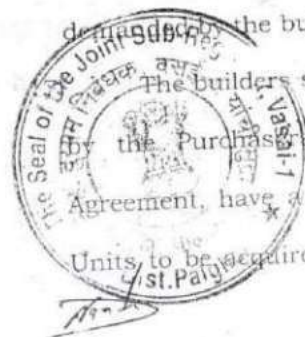
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance or the said land and the building in which the Industrial Units is situated or any part thereof or whereby any increased insurance premium shall become payable in respect of the buildings.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said land and the building in which the Industrial Units are situated.
- g) Pay to the Builders wherever demanded by the Builders their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Industrial Units is situated.
- h) The Purchasers shall not let, sublet, transfer, assign or part with the Purchaser's interest in or benefit of this agreement or part with the possession of the Industrial Units until all the dues payable by the Purchasers to the Builders under this agreement are fully paid up only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchasers have intimated in writing to the Builders.
- i) The purchasers shall observe and comply with all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the



Page		Page	
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१	२०२१		

said building and the Industrial Units therein and for the said Industrial Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions lay down by the Society regarding the occupation and use of the Industrial Units in the building and shall pay and contribute regularly the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- j) Till a deed of conveyance of building in which Industrial Units are situated is executed the Purchaser's shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.
- 15) The Builders without effecting or prejudicing the rights or interest of the said purchase of the Industrial Units Under this agreement shall be at liberty to sell assign, and/or otherwise deal with their interest in the foresaid land and building and any part thereof.
- 16) If hereinafter any charges are levies by or payment required to be made any Government authorities or local body either on the building or otherwise the Purchasers on being called upon by the builder will pay to the Builders their share thereof at or before or after taking possession of the same Unit as may be required or determined by the builders.



The builders shall in respect of any amount liable to be paid by the Purchasers under the terms and conditions of this Agreement, have a first lien and charges on the said Industrial Units, to be acquired by the purchasers till all the amounts due

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and payable by the purchasers under this agreement are paid to the builders and shall have no interest and or right of whatsoever nature and the purchases shall not let, sublet, sell, transfer, assign, convey, mortgage, charge or in any way encumber or deal with or dispose of or part with the possession of the said Industrial Units or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever their rights, benefits of this Agreement or any part thereof until they obtained consent in writing of the builders or the Co. op Society which may be formed as the case may be provided such consent shall not be refused by the Builders/Society without any Valid and justified reason.

- 18) The Purchasers shall not be entitled to claim partition of their share in the said land and/or the said building and the said building and the same shall always remain undivided and indivisible.
- 19) The Purchasers hereby convent with the Builders to pay all the amount to be paid by the Purchasers and reserved under the Agreement and jeep the Builders indemnified against the said Covent and conditions except so far as the same ought to be observed and performed by the Builders.
- 20) The Purchasers along with the other purchasers of Industrial Units in the building shall join in forming and registering the society to be known as **"SAATVIK Co-operative Society Ltd."** or other name as approved by registering authority and for this purpose also from time to time sign and execute any documents necessary for the formation and registration of the society.

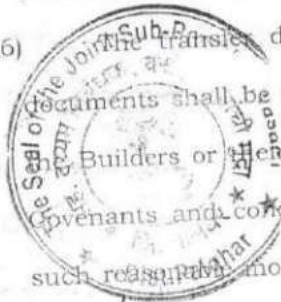
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The said Complex shall be always as "SQUARE INDUSTRIAL PARK" and the said Building shall be always as "SAATVIK" and these names shall not be changed at any reason whatsoever.

- 22) The Builders shall cause the original owner to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builders along with other building on the said land to the Society.
- 23) In the event of the Society being formed and registered before sale and disposal of all the Industrial Units or before utilization of the full F.S.I. in the said BUILDING by the Builders, as aforesaid, the powers and authority of the society shall be subject to builders' right to utilize the full F.S.I. if any.
- 24) The Builders shall have rights to make additional structure in the said Building as may be permitted by Government and other competent authorities. Such additional structures will be the sole property of the Builders and the Builders shall be entitled to dispose-off such additional units constructed by them in any way they choose. The purchasers of the other Units shall however, be liable to become members of the proposed Society.
- 25) The Purchasers have no claim save and except in respect of the particular Industrial Units have hereby agreed to be acquired, open spaces, wall garden, parking place, still, lobbies, staircase, and terrace etc. will remain the property of the proposed Society. Terrace will belong to the terrace Units Purchasers.
- 26) The transfer deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitor of Builders or their predecessors in title and shall contain the covenants and conditions incorporated in this agreement with such reasonable modifications, alteration therein as the Builders



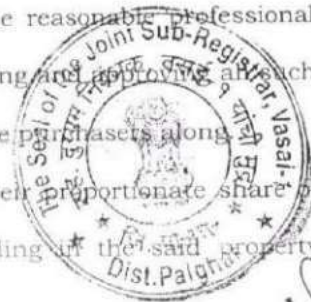
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or their predecessor in title deems fit and proper without adversely affecting the rights and interests of the Purchasers and the proposed Society under this Agreement.

- 27) Until the transfer as aforesaid, the Purchasers shall hold the said unit subject to the same obligations and conditions and provisions contained in the Agreement.
- 28) The Purchasers hereby agree that in the event of the amount by way of betterment charges or development tax or any other tax or payment a similar nature paid by the Builders the same shall be reimbursed by the purchaser to the Builders in proportion of the areas of the Industrial Units.
- 29) Until such time the transfer is executed as aforesaid the purchasers agrees to abide by all the reasonable rules and regulations framed or to be framed be the Builders at any time and from to time and at all times generally to do all and every reasonable act that the Builders may call upon the purchasers to do in the interest of said property and the holders Industrial Units.
- 30) The Purchasers shall sign all papers and documents and do all other things that builders may think necessary and reasonable for carrying out the purpose of this Agreement from time to time.
- 31) The Costs, charges and expenses in connection with the stamp duty on conveyance, assignment to transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the Builders as well as the reasonable professional costs payable by the Builders in preparing and approving all such documents shall be done and paid by the purchasers along with their proportionate share of the same.
- 32) The Purchasers shall also pay their proportionate share of insurance premium to keep the building of the said property



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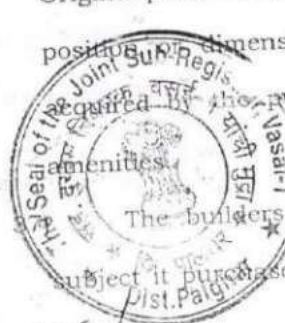
insured against loss or damages by the fire and other foreseeable risks and to get any capital redemption policy in sum equivalent to total price of all Industrial Units in the said building on a company to be approved by the Builders in rebuilding or repairing the said building for keeping the said building in good conditions.

33) The Purchasers shall not at any time do or cause to be done or permitted to do any nuisance or annoyance in or upon the premises or anything which shall cause annoyance, inconvenience, hindrance or disturbance to the Holders of other Industrial Units and/or the property in the neighborhood.

34) The Builders shall get all the documents pertaining to registration of the Society by the purchasers' simultaneously with executing of this Agreement.

35) If the Builders are not able to give possession of the said Industrial Units owing to any unavoidable circumstance beyond the control of the Builders, the purchasers shall not be entitled to claim any damages and/or compensation of the nature whatsoever but shall be entitled to terminate this agreement and to receive back the money paid by them with 9% Interest p.a. from the date of payment till the date of the refund. This provision is without prejudice to the rights of the respective parties.

36) The Purchasers agree that they shall not hold the Builders liable for the additions or improvements that they may be made in the additions or improvements that they may be made in the Original plans which improvements shall not materially affect the position or dimensions of the Industrial units agreed to be



required by the purchase and their other rights to common amenities. The builders hereby covenant with the purchasers that subject it purchasers paying all monies and the due under this

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agreement and carrying out their obligations and covenants under this agreement, the purchasers shall peacefully hold and enjoy the said Industrial Units without any interruption by the Builder or any person lawfully claiming by through under or in trust for them.

38) In case security Deposit demanded by Government, Local body or Electricity Supplying Company or other authorities concerned before or after giving the water connection and/or electric connection to the proposed Building the same shall be paid by the purchasers on proportion basis to be worked out by the Builders. Further in case the Authorities require meters to be fixed for individual Units or otherwise in this respect the charges for the same and for such connection shall be paid by the Purchasers alone. The Purchasers shall pay their share of the Security Deposit, water bill, electric charges and meters within week of the demand being made by the Builders.

39) Any Delay, indulgence on the part of the parties to this Agreement in enforcing their respective rights under this agreement shall not be considered as waiver of such right or breach of any of the terms and conditions of these presents nor shall the same in any way prejudice to the right of the respective parties.

40) IT IS HEREBY AGREED that in case any additional F.S.I. is sanctioned for the said property before conveyance of the land in favor of the proposed Society, the Builders alone have right to utilize the said additional F.S.I. as per their choice & purchasers shall have no right to raise any objection and shall not raise any objection in future of whatsoever nature.

41) This Agreement shall always be subject to the provision contained in the Maharashtra Ownership

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Maharashtra Ownership Rules 1964 framed there under or any other provision of law applicable from time to time.

- 42) The Purchasers agree and undertake to lodge this agreement for registration of Assurance Vasai and to admit execution thereof and give intimation thereof in writing with serial number and date to the Builder to admit the Execution thereof, and to take all necessary steps for getting the same registered in accordance with the provisions of law at their own costs and expenses. The builders will admit execution but shall not liable to bear and /or pay such fees, costs and or expenses or any part thereof.
- 43) The Builders shall not be responsible for any repairs within the Industrial Units from the date of possessions of the said Industrial Units.
- 44) It is also agreed that the purchases along with other owners of the industrial Units shall pay the water charges as decided by the Builders and shall continue the water supply through water tankers till regular water connection is given to the said building.
- 45) All notice to be served on the parties as stipulated under this agreement shall be deemed to have served if sent to the other party by Registered post A/D and also under certificate of posting at their address mentioned in this agreement.
- 46) The Consideration amount mentioned herein above is purely on lump sum basis. No dispute whatever shall be raised at any time relating the said sale price and the aggregate area mentioned herein shall be used for determining the proportionate distribution amongst the various premises holders of any taxes, maintenance charges, expenses levied or to be levied / incurred or be incurred over the whole building and land as one only.



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47) The Lump sum cost of purchases of these industrial units as agreed to be purchased by the Purchaser does not include sales tax, any other Government Tax, levies and same if determined to be payable on this transaction at any later stage by concerned authorities the same shall become payable on this transaction or at any later date by concerned authorities the same shall become payable by the Purchasers along with other Purchasers on demand at any time. Similarly any additional statutory levies imposed by Government which may affect this deal shall also be fully recovered by the builders from the Purchasers.

48) If the purchasers shall neglect, omit or fail for any reason whatsoever to pay to the builders any amount due and payable by the purchasers under the terms and conditions of this agreement including those referred to herein above, whether before or after this Agreement, whether before or after occupation of the said Industrial Units within stipulated time therein provided or if the purchasers in any other way fail and neglect to perform and /or observe any of the stipulation on their part to the performed or to be observed herein contained the Builders shall be entitled to rescind this agreement and on such revocation by the Builders, the purchasers shall be liable for any loss sustained by the Builders due to such default on the part of the Purchasers. It is further expressly agreed that right to the parties to this Agreement shall be without prejudice to their other legal rights, claims and claims whatsoever against each other.

49) It is agreed that in case of conflict between the terms and conditions set out in this agreement and the provisions of Maharashtra ownership Flats Act and the Rules framed there under, the provisions of the said Act and the Rules shall prevail.

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THE SCHEDULE I ABOVE REFERRED TO:

ALL THAT the piece and parcel of Land bearing 1) Survey No. 24, Hissa No.1, Area admeasuring (H. R.) 0-20-2, plus Potkharaba 0-14-2, Total (H. R.) 0-34-4, Assessment (R.P) 3-65 &. 2) Survey No.24, Hissa No.2, Area Admeasuring (H. R.) 0-72-3, Assessment (R. P) 7-60, Total 1-06-7 (H. R.) Out of Which 0-98-8 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE II ABOVE REFERRED TO:

ALL THAT the piece and parcel of Land bearing Survey No. 23, Hissa No.2, Area admeasuring (H. R.) 1-54-0, plus Potkharaba 0-10-0, Total (H. R.) 1-64-0, Assessment (R.P) 2-44, Out of which 0-80-0 (H. R) of Village - Sativali, Taluka - Vasai, within the limits of Sub - Registrar Vasai.

THE SCHEDULE III ABOVE REFERRED TO:

ALL THAT Unit No. 202, Area Admeasuring **1297 SQ. FT. (BUILT UP) + 2000 SQ.FT POCKET TERRACE CARPET AREA** on Second Floor, in the **Building No.-1**, building known as **"SAATVIK"** situated at **"SQUARE INDUSTRIAL PARK"** Village - Sativali, Taluka & Panchayat Samiti - Vasai, Dist. & Zillah Parishad - Thane, within the area of Sub Registrar Vasai. The copy of the sanctioned plan of the said Buildings is annexed herewith and also the said Unit is demarcated in the said sanctioned plan by **RED** Colour.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR
RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HERE IN
ABOVE FIRST WRITTEN.

SIGNED, SEALED & DELIVERED



Within named of "THE BUILDERS"

M/s. NANDA INFRASTRUCTURES

Through it's Partner

Mr. DEVJI DEYAT NANDA

In the presence of

1. Kiran. C. misty 
2. Kanaiya Nanda 

Nanda



SIGNED, SEALED & DELIVERED



Within named "THE PURCHASER"

M/s. SOLINO INTERNATIONAL PRIVATE LIMITED

Through it's Director

Mr. KANISHK BUDHIA

In the presence of

1. Kiran. C. misty 
2. Kanaiya Nanda 

Kanishk





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RECEIPT


RECEIVED on or before the execution hereof, from within named Purchaser/s a sum of **Rs.80,00,000/- (Rupees Eighty Lakh Only)** By being the amount of full & final payment paid by the Purchaser to the builder, Detail is Given Below:

Sr.No.	Date	Cheque No.	Bank Name	Amount
1.	18/01/2021	-	ICICI Bank	50,00,000/-
2.	25/01/2021	-	ICICI Bank	30,00,000/-
TOTAL				Rs. 80,00,000/-

WITNESSES: -

- 1) 
- 2) 

WE SAY RECEIVED,


M/s. NANDA INFRASTRUCTURES
Through its Partner
Mr. DEVJI DEYAT NANDA



98006 39 55
2028

गाव नमुना सात

अहवाल दिनांक : 08/12/2017

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- सातवली

तालुका :- यसई

जिल्हा :- पालघर

रोटच्या फेरफाटी दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 23/2

गट क्रमांक व उपविभाग	मुघारणा पद्धती	भोगवटदारचे नाव	क्षेत्र	आकार	आणे	पे	चौ.ख.	फे.फा	खाली क्रमांक
23/2	भोगवटदार वर्ग -1								
क्षेत्र एकूण	हे.आर.चौ.मी	विशेष दस्तावेज चेंदवणकर							
आवायत	1.54.00	विलास गंगाधर चेंदवणकर							(1298) 382, 383
बागायत	-	सदीप गंगाधर चेंदवणकर							(1298) कुळाचे नाव
सती	-	अनंद गंगाधर चेंदवणकर							(1298) इतर अधिकार
वज्रस	-	अनघा विजय सानत							(1298) अकृषिक वापर - ऑटोगीक (गावठाणा
इतर	-	करुणा गजरात बोकर							(1298) बाहेरील)
एकूण क्षेत्र	1.54.00	संध्या प्रफुल्ल कोलासो							(1298) मा.राहसोलदार सो.वगई वॉनेकडीत आदेश
पोटखान (तागवडीस अयोग्य)		किशोर पुंडलीक चेंदवणकर							(1298) क्रमांक
वर्ग (अ)	0.10.00	शरद पुंडलीक चेंदवणकर							(1298) मरुसूच/क-1/2-1/वर्गीकरण:1/काडि/एसआर-
वर्ग (ब)	-	हेमलकुमार पुंडलीक चेंदवणकर							(1298) 376/2017 दि.10/11/2017 अन्वये वर्त क्र
एकूण पो ख	0.10.00	कमलाक्षी कृमाकर नाईक							(1298) 1 ते 8 अधिन घटून क्षेत्र 1.64.00 हे.आर.चौ.मी
आकारणी	2.44	सतीश मधुकर म्हामे							(1298) या पौबी जैदोगीक प्रत्येकवर्ष विनरोती क्षेत्र
बुडी किंवा विरोध आकारणी	-	सागरिक क्षेत्र	0.74.00	2.44			0.10.00		(1298) 80.0000 जात चौ.मी. इतका क्षेत्रात विनरोती
		ने.नंदा इन्फ्रास्ट्रक्चर्स प्रागीधारी संस्था	0.80.00						नों. (1503)
		देवजी देवात मंड							(1319)
		मानवी रणु परेल							(1319)
		बेलजी बेलम डुवरीया							(1319)
									(16),(39),(42),(141),(374),(407),(411),(432),(433),(434),(870),
									(968),(1012),(1109),(1298),(1463),(1490)
									सोपा आणि भुवाच दिने

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातवली

तालुका :- यसई

जिल्हा :- पालघर

रोटच्या फेरफाटी दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 23/2

वर्ष	इंग्राम	पिकाखालील क्षेत्राचा तपशील							निर्भेड पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	क्षेत्र
		मिश्र पिकाखालील क्षेत्र				निर्भेड पिकाखालील क्षेत्र					
		मिश्र पिकांचा संकेत क्रमांक	घटक पिके व प्रायेकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	विकांचे नाव	जल सिंचित	अजल सिंचित			
2014-15	तपूर्ण वर्ष										1.5400
2015-16	तपूर्ण वर्ष										

<https://10.187.203.101/efersar2beta/Pgl.html712.aspx>



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अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातवली

तहसुला :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाटीची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 23/2

		पिकाखालील क्षेत्राचा तपशील						निर्मळपिकाखालील लश्चवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
		मिश्र भागाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र							
वर्ष	हंगाम	जल सिंचित	जल नसित	पिकांचे नाव	जल सिंचित	जल नसित	पिकांचे नाव	जल सिंचित	जल नसित	स्वरूप	क्षेत्र
2016-17	संपूर्ण वर्ष						गवत		1.5400		

तलाठी सज्ज-वालीव
ता. वसई, जि. पालघर



12/8/2017

पुराण	दस्तावेज	33	८८
१	२०२१		

692

Page 1 of 2

अहवाल दिनांक : 08/12/2017

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- सातिवली

तालुका :- वसई

जिल्हा :- पालघर

सेक्टरच्या फेरफारची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/1

गट क्रमांक व उपविभाग	सुधारणा पद्धती	भोगवटदाराचे नांव	क्षेत्र	आकार आणि पे	पो.ख.	फे.फा	छाते क्रमांक
24/1	भोगवटदार वर्ग - I						
शेतोचे स्थानिक नांव							
क्षेत्र एकक	आर.चौ.मी	मे.नंदा इन्फ्रान्स्ट्रक्चर तर्फे भागोदार देवजो	26.40	00264.00	(1503)		193, 453
मिन शेती	34.40.00	छात नंदा					कुळाचे नाव
मिन शेती	344.00	मे.समर्थ ट्रिपलर्स तर्फे भागोदार श्री धर्म	8.00	80.00	(1503)		इतर अधिकार
आकारणी		शेताम पटेल					इतर
बिदायत	-						अटी व शर्ती 1 ते 13 ला अधिन राहून
बागायत	-						(1180)
तरी	-						अकृषिक वापर - औद्योगिक (गावठाणा
वस्का	-						माहेतील)
इतर	-						या तहसीलदारा सो.वसई यांचेकडील आदेश
एकुण क्षेत्र	-						क्रमांक
पोटखत (सागवडीस अयोग्य)							महसूल/क-1/टि-1/जमीननाम: 1/कावि/एसआर-
वर्ग (अ)	-						376/2017 दि. 10/11/2017 अन्वये शर्ती क
वर्ग (ब)	-						1 ते 8 अधिन राहून औद्योगिक प्रयोजनांर्त मिनशेती
एकुण फो स	0.00.00						कर. (1503)
जुडी किंवा विशेष आकारणी		(71),(542),(798),(1177),(1180),(1183),(1223),(1231),(1276),(1471),(1503)					संवा आणि भुमापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातिवली

तालुका :- वसई

जिल्हा :- पालघर

सेक्टरच्या फेरफारची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/1

वर्ष	हंगाम	पिकांसाठी क्षेत्राचा तपशील									निर्भक्षिकासाठी लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेत		
		मिश्र पिकांसाठी क्षेत्र						निर्भक्ष पिकांसाठी क्षेत्र							
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकासाठी क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र	
2014-15	मंजूर वर्ष														

<https://10.187.203.101/eferfar2beta/PgJltml712.aspx>


12/8/2017

पत्रांक	दस्त क्र.		
१	१००७	३०५५	
	२०२१		

गाव नमुना बारा

अधिकाऱ अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव :- सातिबली

तालुका :- वसई

जिल्हा :- पालघर

रोषट्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/1

वर्ष	इंग्रज	विकाखालील क्षेत्राचा तपशील							निर्मळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शरा		
		मिळ पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र								
		पिकाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव				जल सिंचित	अजल सिंचित
2015-16	संपूर्ण वर्ष							गवत		0.2020			
2016-17	संपूर्ण वर्ष							गवत		0.2020			

३१/१२/१७
 तलाठी सज्ज-वालीव
 ता. वसई, जि. पालघर



12/8/2017

अहवाल दिनांक : 08/12/2017

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- सातवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/2

गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव			
24/2	भोगवटदार चर्चा -1				
शेतीचे स्थानिक नांव	क्षेत्र	जाकार आणे पे	पो.ख.	फ.फा	खाते क्रमांक
क्षेत्र एकक	आर.ची.मी	मे.नेंदा इन्फार्स्ट्रुक्चर्स तर्फे भागीदार देवजी देवात नंदा	72.30.00723.00	(1503)	156
बिन शेती	72.30.00				कुळाचे नाव
बिन शेती	723.00				इतर अधिकार
अन्कारणी					इतर
जिदायत	-				गटो व शर्ती 1 ते 13 ला अधिन राहून
बागायत	-				(1180)
तटी	-				अकृषिक बापर - औद्योगिक (गावठाणा
वरकम	-				बाहेरील)
इतर	-				मा.वहशीलदार सो.वसई यांचेकडील आदेश
एकूण क्षेत्र	-				क्रमांक
पोटखताव (लागवडीस असोण)					महसूल/क-1/2-1/जमीननाम:1/कावि/एसआर-376/2017 दि.10/11/2017 अन्वये शर्त क्र
वर्ग (अ)	-				1 ते 8 अधिन राहून औद्योगिक प्रयोजनार्थे बिनशेती
वर्ग (ब)	-				नोंद. (1503)
एकूण पो ख	0.00.00				
जुडी किंवा विशेष					
अन्कारणी					
		(272),(374),(380),(542),(798),(1000),(1177),(1180),(1183),(1231),(1448),(1490),(1503)			सोना आणि भुसापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									जल सिंचनाचे साधन	शेरा						
		मिश्र पिकाखालील क्षेत्र					निर्भेड पिकाखालील क्षेत्र						निर्भेडपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन					
		पिकाबाधा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र				
2014-15	श्रीशय															0.7030		

<https://10.187.203.101/efcrfar2beta/PgHtm1712.aspx>



12/8/2017

वसई-१			
पुस्तक	दस्त क्र.	3E	CC
१	२०२१		

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख जागि नोंदवद्दा (तपार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम २९)

गाव :- सातवली

तालुका :- वसई

जिल्हा :- पालघर

शेवटच्या फेरफाराची दिनांक :- 07/12/2017

पट क्रमांक व उपविभाग : 24/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र		निर्मळ पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	तेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			जल सिंचित	अजल सिंचित			
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव					
2015-16	खरीप						गवत		0.7030			
2016-17	खरीप						गवत		0.7030			

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तलाठी सजाबालीव
ता. वसई, जि. पालघर



12/8/2017

अहवाल दिनांक : 08/12/2017

गाव नमुना सत

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

प्रलंबित क्रमांक : 1505

गाव :- सातियली

तालुका :- वसाई

जिल्हा :- पालघर

रोबटच्या फेरफाट्याचा दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/3

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदारचे नाव	क्षेत्र	आकार	आणे पै	पो.ख.	फ.फा	छाते क्रमांक
24/3	भोगवटदार वर्ग - 1							
भेतीचे स्थानिक नाव		क्षेत्र आकार आणे पै पो.ख. फ.फा						
क्षेत्र एकूण	आ.चौ.मी	मि.नदा इन्फास्ट्रुक्चर्स तर्फे भागोदार देवजी देवरात नंदा	9.50.00	95.00	(1503)			156, 295
बिन शेती	52.10.00							कुळाचे नाव
बिन शेती	521.00							इतर अधिकार
आकारणी मिरासत	-	मि. समर्थ रियल्टर्स तर्फे भागोदार धरप जेठोम 42.60.00	42.60.00	426.00	(1503)			अकृषिक वापर - औद्योगिक (गाबठाणा गाहेरील)
बागायत	-	पटेल						मा.तहसीलदार सो.वसाई यांचेकडील आदेश क्रमांक
तरी	-							नहसूल/क-1/ट-1/वमीनबाब:1/काबि/एसआर-376/2017 दि.10/11/2017 अन्वये शर्त क्र 1 ते 8 अधिन राहून औद्योगिक प्रयोजनार्थ विमोती नोंद. (1503)
वाकन	-							
इतर	-							
एकुण क्षेत्र	-							
पोटखतान (लगवटोस अयोग्य)	-							
वर्ग (अ)	-							
वर्ग (ब)	-							
एकुण पो ख	0.00.00							
जुद्धी क्रिया विरोध आकारणी	-							
		(305),(374),(655),(711),(1212),(1222),(1223),(1276),(1338),(1471),(1503)						
		सीमा आणि भुमापन चिन्हे						

गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- सातियली

तालुका :- वसाई

जिल्हा :- पालघर

रोबटच्या फेरफाट्याचा दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/3

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र				
		मिश्रपिकाचा सकल प्रमाणात	घटक पिका व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		

<https://10.187.203.101/cferfar2beta/Pg1.html712.aspx>



12/8/2017

वसई-१			
पुस्तक	दस्त क्र.		
	७४२७	३५५५	
११	२०२१		

गाव नमुना वारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १९)

गाव :- सावित्री

तालुका :- वसई

जिल्हा :- पालघर

दोवट्या फेरफाराची दिनांक :- 07/12/2017

गट क्रमांक व उपविभाग : 24/3

वर्ष	इगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र		निर्मळ पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	सेरा	
		मिश्र पिकाखालील क्षेत्र			पटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			क्षेत्र
		मिश्र पिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
2013-14	खरीप							गवत		0.5210				
2014-15	खरीप							गवत		0.5210				
2015-16	खरीप							गवत		0.5210				

8/12/17
 तलाठी सजावालीव
 ता. वसई, जि. पालघर



वसई-१		
दस्तावेज क्र.	१००१०	८०००
१	२०२१	

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1953 The said land was originally belongs to one Dattatray Narayan Chendvankar on 7/10/1953 he had given statement to the Revenue department to divide the said land alongwith other lands on his other two brothers namely Rajaram & Pundalik and accordingly by RTS SRI/772 dt. 7/10/1953 M.E. No. 141 had been passed by revenue department.

1954	TORN	TORN
1955	TORN	TORN
1956	TORN	TORN
1957	TORN	TORN
1958	TORN	TORN
1959	TORN	TORN

1960 On 10th Dec 1960 one Mr. Dattatray N. Chendvankar who died therefore his legal heirs brought on record vide M.E. No. 229.

1961	TORN	TORN
1962	TORN	TORN
1963	TORN	TORN
1964	TORN	TORN
1965	TORN	TORN
1967	TORN	TORN
1968	TORN	TORN



२३-९			
पुरा.क्र.	दस्ता.क्र.		
	१०४६	४९	५८
१	२०२९		

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- 1969 TORN TORN
- 1970 TORN TORN
- 1971 TORN TORN
- 1972 M.E. No. 374 had been affected in respect of Enforcement Act and Indian coins Act.
- 1973 TORN TORN
- 1974 TORN TORN
- 1975 TORN TORN
- 1976 One of the Original land owner i.e. Rajaram Naryan Chendwankar had obtained loan of Rs. 16,200/- from Gokhivare Seva Saha Soc. Ltd., therefore the borrowing bank had created charged on the said land vide M.E. No. 407.
- 1977 As per M.E. No. 411 it shows that one of the Co-owner Rajaram Naryan Chendavankar who had died on 29/11/1976 therefore vide M.E. No. 411 his legal heirs brought on records.
- 1978 TORN TORN
- 1979 M.E. No. 432 it shows that the one of the Co-owner the said land obtained loan from Gokhivare Seva Saha Soc. Ltd. and said loan repaid by the borrower therefore the charge was deleted vide M. E. No. 432 dt. 22/02/1979.



वसई-१			
पुस्तक	दस्त क्र.		
	१४५०	४२	८८
१	२०२१		

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As per M.E. No. 433 it shows that the one of the Co-owner of the said land Late Taramati Rajaram Chendvankar who died on 1/05/1978 therefore vide M.E. No. 433 her legal heirs brought on records.

One Yamuna Narayan Arolkar whose name entered on 7/12 extract but she had submitted written application to the revenue department to delete her name from the 7/12 accordingly vide M. E. No. 434 her name had been deleted from 7/12 extract.

1980	TORN	TORN
1981	TORN	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN

Sent for data Entry at Thane

