

12

17

RUBY ESTATE AGENCY

Tel. : Off : 95250 - 2343629 / 95250 - 5683457

309, 31420 37
22.5321 22.5321
22.5321 22.5321
22.5321 22.5321

OWNER'S NAME : MR. YOGESH J. LAKHANI

BUILDING : GOKUL AANGAN - 06

REVENUE VILLAGE : DEWANMAN

SURVEY NO. : 39 + 59 / 1 + 67 + 191 + 192

FLAT/SHOP : B-301

AREA SQ. FT. : 350 Built up.

REAL VALUE : 1,40,000 | -

MARKET VALUE : 1,57,500 | -

Shop No. 6, Vinayaka Apt., Krishna Township, Off. Ambadi Road, Diwanman,
Vasai Road (W), Dist. Thane - 401 202.



Monday, April 07, 2008

4:42:07 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3627

दिनांक 07/04/2008

गावाचे नाव दिवाणमान

दस्तऐवजाचा अनुक्रमांक

वसई 1 - 03627 - 2008

दस्ता ऐवजाचा प्रकार

घोषणा पत्र

सादर करणाराचे नाव: योगेश जीवनलाल लखानी - -

नोंदणी फी

:-

1580.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

:-

560.00

एकूण रु.

2140.00

आपणास हा दस्त अंदाजे 4:56PM ह्या वेळेस मिळेल

दुय्यम निबंधक

वसई 1

बाजार मुल्य: 157500 रु.

मोबदला: 140000रु.

भरलेले मुद्रांक शुल्क: 100 रु.

दुय्यम निबंधक वसई-1
वसई-2

योगेश जीवनलाल लखानी

लिपिक
दि. ति. का. वसई - 1

25-100/-

FRANKING DEPOSIT SLIP

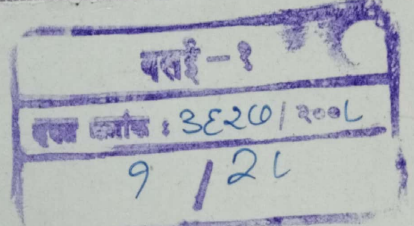
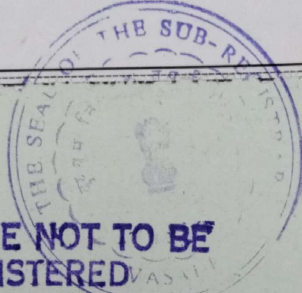
ICICI Bank		Customer Copy
Deposit Brk: <i>Vasai</i>	Date: <i>29/3/08</i>	
Pay to : ICICI Bank Ltd. A/C Stamp Duty		
Franking Value	Rs.	<i>100/-</i>
Service Charges	Rs.	<i>10/-</i>
Total	Rs.	<i>110/-</i>
Name of Stamp duty paying party : <i>Yogesh J. Lakhani</i>		

Received with Thanks
The Sum of Rs. *100/-*
Towards Payment of Stamp Duty

DD / Cheque No. _____
Drawn on Bank _____

Trans ID _____
Franking St. No. _____
Officer _____

(For Bank's Use only)



ANNEXURE NOT TO BE REGISTERED

DECLARATION:

I, **Mr. Yogesh Jivanlal Lakhani**, Adult, residing at **B-301, Gokul Aangan, Building No. 06, Diwanman, Vasai Road (W), Taluka Vasai, District Thane**, do hereby declare on solemn affirmation as under:

For ICICI Bank Ltd.
S.P. Patil
Authorised Signatory

1) I say that by and under an Agreement for sale dated 19th day of March, 1995, I had agreed to purchase Flat No. B-301, on the Terrace floor, Flat admeasuring 350 sq. feet Built-up, or thereabouts, in Building No. 06, of Gokul Aangan constructed on land bearing Survey No. 39+59/1+67+191+192; of Village Diwanman, Vasai Road (West), Taluka Vasai, District Thane, in the area of registration sub District of Vasai-I and District Thane, at or for valid consideration from **M/s. Suryodaya Builders**, a Prop. concern, therein referred to as the Builder, hereinafter referred to as the said flat, for sake of brevity.

ICICI Bank Ltd., Vimal Shopping Centre, Main Road, Near Post Office, Vasai Road (W) 401202
D-51/STP(V)/C. R. 1011/20/2005/752 to 755

भारत 59724
133000
SPECIAL REGISTER
MAR 29 2008
R. 00001001-P85375
12:33
INDIA STAMP DUTY MAHARASHTRA

Yogesh J. Lakhani

..2..

वसई-१
वसई क्रमांक 3E20 / 200
2 / 26

2) I say that in the year 1995, I had failed to register the said Agreement for sale dated 19/03/1995, due to certain unavoidable circumstances, beyond my control. I say that thereafter I had submitted the said agreement dated 19/03/1995, before collector of stamps, Thane, and therein I had paid stamp duty and penalty on 26/03/2008, vide EVN No. 178/2008, I say that now I felt necessary to get registered the said Agreement for sale, dated 19/03/1995, and accordingly I am submitting the same before sub registrar of assurance, Vasai-I.

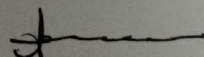
3). I say that I hereby undertake to indemnify and keep indemnified the registration authority from the loss sustained to them due to ex-party registration of Agreement for sale dated 19/03/1995.

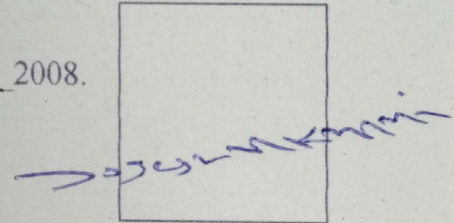
I say that the content of this Declaration are true and correct to the best of my knowledge and belief.

Solemnly affirmed at Vasai.

On this 7th day of APRIL 2008.

IDENTIFIED BY ME


(R. D. Kewat)
(Advocate)



Mpr/-



नमूना - ३
 क्र. ३१२०१/२००८
 ८/२८

No. REV/D-1/T-IX/HAF/111/31
 Office of the Collector, Thane.

Dt. 30 December, 1985

- Read : 1) Application dated 23/02/1985 from Shri K.T. Gawankar & others, Architect of Shri K.T. Gawankar & others for grant of amended building permission.
 2) This office order No. REV/D-1/HAF-VII/LND/31-43 dated 17/5/85.
 3) Letter No. विभागाध्यक्ष/सहसंचालक/विभागाध्यक्ष/सहसंचालक, dated 26/12/1985.

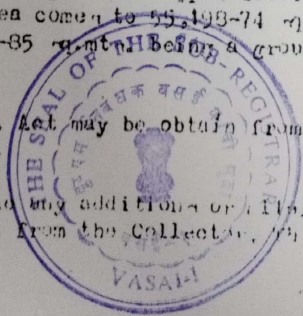
ORDER

The Collector of Thane is hereby pleased to approve revised layout plan and building plans and grant permission to construct buildings for residential and commercial use in respect of land comprised in S. No. 39, 59/1, 67, 191 and 192, area admeasuring 84,115-90 M² of village Diwanman Taluka Vasai to Shri K.T. Gawankar and others of village Diwanman, Taluka Vasai subject to following conditions:

1. An area admeasuring 182.25 M² in 'B' type building shall be used for commercial i.e. shopping purpose.
2. That, this permission is to build plinth area of 19,399.58 M² and remaining area of 69,716-22 M² shall be kept vacant and open to any as specified in the enclosed building plans. The details of permitted plinth area is as under:

Type of building	Number of buildings	Plinth area of each building	Total plinth area of each type of building
'A' type	20	287-34 M ²	5746-90 M ²
'B' type	15	287-34 M ²	4310-10 M ²
'C' type	6	158-24 M ²	949-44 M ²
'D' type	3	244-87 M ²	734-61 M ²
'E' type	11	605-33 M ²	6659-63 M ²
Total	55		19,399-58 M²

3. That in no case more than ground plus two upper floors are permitted. Thus the total builtup area comes to 55,199-74 sq.mts against the permissible builtup area of 63086-85 sq.mts as per group Housing Scheme.
4. That permission u/a 52 of V.P. Act may be obtained from the local authority prior to start construction.
5. That the grantee shall not make any addition or alteration to the approved plan without getting approval from the Collector, Thane.




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वसई-१
 वसई क्रमांक : ३६२०/२००८
 ६/२८

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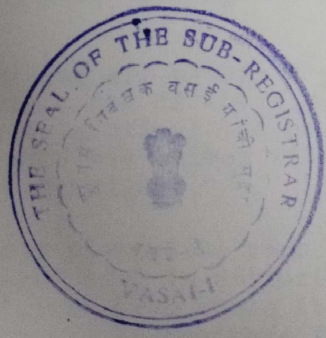
6. That necessary intimation regarding commencement of N.A. use should be given to the Tah-dildar within one month from the date of commencement of work.
7. That the built up area shall not exceed than the area allowed for construction.
8. That the construction shall be according to the building rules and regulation.
9. That the grantee shall pay N.A.A-att. at the revised rate at the rate of 00.02 paisa per Sq.meter for residential purpose and at the rate of 00-04 paisa in respect of area used for commercial purpose which is guranted upto the period ending 31/7/1991.
10. Building plan approved under this office order dated 17/5/1994 referred to above stand cancelled.
11. That this order is liable for cancellation for violation any of the above conditions.

O.C. Signed by
 Collector of Thane



[Signature]
 For Collector of Thane

To
 Shri K.T. Gawankar & others of
 Diwanman, Taluka Vasai with approved plan.



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रतार-४
रतार क्रमांक : 3820/2006
१० / २६

No. REV/DASHI/MAP/VII/TUD/SR-18
Office of the Collector, Thane.
Dated :- 17/5/1985.

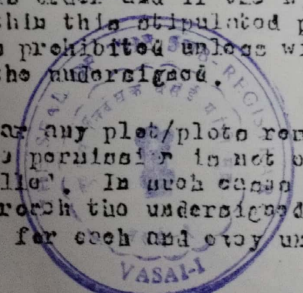
- R.E.A.D :
- 1) Application dated 25/1/1985 from Shri. K.T. Gawankar and others of Divanman, Taluka Vasai, District Thane.
 - 2) Correspondance ending with letter No. MAP/Layout/ Divanman/Vasai/1254 dated 6/4/1985 from Shri A.D.P. Thane.
 - 3) Letter No. MAP/SR-203 dated 11/3/1985. [रतार]
Tahsildar VRAV.

O.R.D.E.R :

In exercise of the powers vested in him under rule 4 (1) read with para 16 of part II of schedule III of Maharashtra Land Revenue Code, (Conversion of Use of Land and H.A.A.) Rules, 1969, the Collector of Thane is pleased to approve the accompanying layout for Residential purpose only for the land amounting 80,676.31 Sqr. Mtrs. in respect of S. No. 39, 59/1, 67, 191 and 192 Village Divanman, Taluka Vasai owned by Shri. K.T. Gawankar and others of Divanman, Taluka Vasai.

The layout is approved subject to the provisions of Maharashtra Land Revenue Code, and Rules made thereunder and also subject to the provisions of Bombay Tenancy and Agricultural Land Act, 1948 and Rules made thereunder with following conditions:-

1. The layout permission and the sale/purchase/permissions will be subject to provision of the Maharashtra Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, 1966 Urban Land Ceiling and Regulation Act, 1975 and Bombay Tenancy and Agricultural Land Act, 1948 and rules framed thereunder.
2. All the plots open spaces, internal roads etc. in the layout shall be demarcated on site through the District Inspector of Land Records, Thane and the area of Sub-Plots shall also be ascertained from the District Inspector of Land Records, Thane. The width of the road and the area of open space shall strictly be adhere to.
3. The layout roads shall be allowed to be used by adjustment holder for the purpose of access if required.
4. No plot shall be disposed off unless the roads in the layout actually constructed on site and handed over to the concerned local authority along with open spaces as shown for the public purpose.
5. All the plots shall be disposed off within a period of one year from the date of this order and if the H.A. use of the land is not commenced within this stipulated period any further resale of open plots prohibited unless with specific prior permission from the undersigned.
- 5-A. If at the end of one year any plot/plots remained unsold which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of the permission may approach the undersigned for extension of the sale permission for each and every unsold plot.



पत्र-१
क्रमांक : 3820/200
११ / २८

5-B In case the above said conditions is not adhered to and resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provisions of Bombay Tenancy and Agricultural Land Act, 1948. Consequently the vendor shall be liable to the penalty of the cost of the plot as well as purchaser shall be liable to the penalty of least of the plot to Government.

5-C In case the Urban holdings of the purchaser exceed the limit prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the purchaser shall file necessary return in form 6 of the Act with the Competent Authority under that act. If the purchaser fails to do so he will be liable for penal action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.

6. The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.

6-A The grantee/purchaser of a plot will put the plot to N.A. use within one year from the date of purchase after obtaining requisite Building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

6-B No plot shall further be sub-divided or amalgamated without obtaining the prior permission of the Collector, Thane.

7. No building shall be constructed on the plots unless approved of building plans is obtained from the appropriate i.e. both the Revenue Authority and the Local Authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the Rules issued by the local authority.

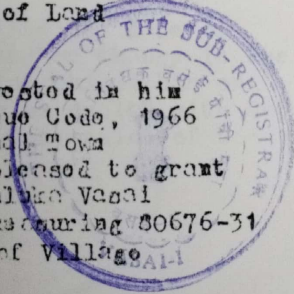
8. No structure shall be allowed to be constructed on lands shown as open space in the layout. The open space shall be properly developed and maintained by the holder till it is handed over to the appropriate authority for maintenance wherever required to do so.

9. All the plots in the layout shall be used for Residential use only.

10. The occupant shall make at his own cost the arrangement for water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area.

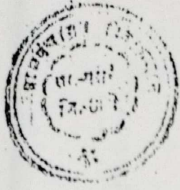
11. That no building permission proposal in any of the sub-plot will be considered unless an authentic measurement plan certified by the District Inspector of Land Records, Thane is produced.

Further in exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966 and under section 10 of The Maharashtra Regional Town Planning Act, 1966 the Collector of Thane is pleased to grant Shri. K.T. Gawankar and others of Dahanu, Taluka Vasal non-agricultural permission to use an area admeasuring 80676-31 Htrs. out of S. No. 39, 59/1, 67, 191 and 192 of Village



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(मुंबई ग्रामपंचायत विधान १९५८ कलम ५२ जोड कलम (१) अन्वये, भारतीय ग्रामपंचायत
करणस, दुकान करणेस, फेरफार करणेस किंवा वाढविण्यास परवानगी - १



दिवानमान ग्रामपंचायत

ता. वसई, जि. दादर.

3820/200L
74/20
ना. नं. ११२
२२८३
तारीख ११/१०/२०१३

श्री. अश्वी महापात्रे इन्व्हेटर (कुलावलीकुंजी ओप. कॉम्प्लेक्स)

राज्यात दिवाणमान गावठाण वसई जि. दादर.

गोमी -

कळविण्यात येते की,
फेर दुकानाची वाढविणे

आपला घर/दुकान वाढणे वदलचा, दुकानाची किंवा वाढविण्याचा नां. ११२/२०१३ चा अर्थ
ना. ६१६१०२ रोजी मिळाला. त्याप्रमाणे आपणांस कळविण्यात येते की, पंचायत ठराव नं. ३८५७ ना. १६१६१०२
च्या ठरावाप्रमाणे घर/दुकान वाढण्यास, दुकानाची किंवा वाढविण्यास (वेळीच्या वेळाने) परवानगी
प्राप्त राहून १९५८ चा ग्रामपंचायतचा कायदा कलम ५२ व ५३ मधील तरतुदीस अंतीम राहून, इच्छित खातील अटीवर मंजुरी
हस्यति येई आहे.)

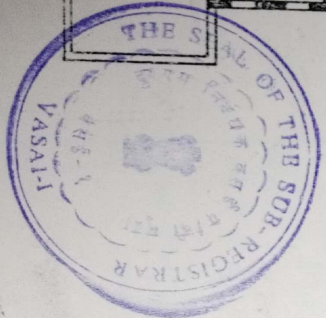
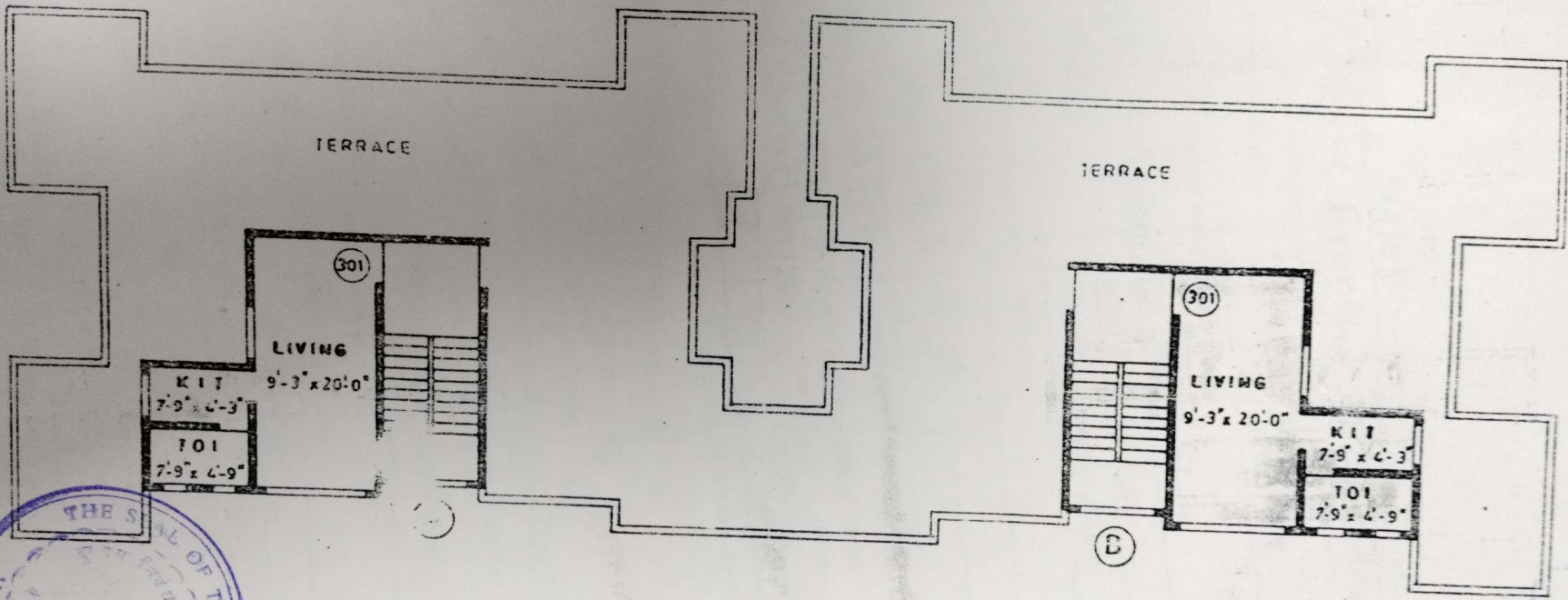
-- अटी --

- १) ग्रामपंचायत परवानगी पंचायतीने दिले नंतर प.न. प. अथवा नतेसंबंधी काही प्रश्न उद्भवल्यास ती माळकास सोडवता येणारे.
- २) ग्रामपंचायत परवानगी दिल्यापासून एक वर्षाचे आत वाढविण्यास मुदतमान करावी. इच्छित, मुदत न केल्यास फेर परवानगी
प्राप्ती लागेल.
- ३) ग्रामपंचायत मंजूर झाल्यास आगाऊत वाढविण्यास परवानगी देण्यात येईल.
- ४) भारतीयच्या ग्रामपंचायतीवर वाढविण्याच्या व्यवस्थेसाठी गटार वाढविण्याची करावयाची आहे.
- ५) ग्रामपंचायतीने घेऊन दिलेल्या सुचनांचे पालन करावे लागेल.
- ६) अर्जासमवेत १० फूट पेढी रोजवामुळे १२० फूट व टाऊन प्लॅनिंग प्रमाणे ६० फूट अथवा ८० फूट लांबी सोडून वाढविण्यास परवानगी देणारे.
- ७) वाढविण्यास मुदतमान करण्यापूर्वी अंतिम रस्त्यांचे काम प्रगतीत करावयाचे आहे, नंतरच इमारत वाढविण्यास मुदतमान करावी.
- ८) वाढविण्यास पूर्ण शाखाधर सर्व हद्दना पूर्ण झाले नाहीत आपल्या ऑफिसच्या दालनाची कांयदावाकडे सादर करावयाचा आहे. न
सा कायदावाकडे निसर्गासाठी उपयुक्त करण्यात येणारी परवानगी घेऊनच इमारतीचा वाढविण्याचा आहे.
- ९) पंचायतीने घेऊन घेतलेल्या सर्व हद्दना पूर्ण झाले नाहीत आपल्या ऑफिसच्या दालनाची कांयदावाकडे सादर करावयाचा आहे.
- १०) काम पूर्ण झालेवर खर्चासह नांद पंचायतीकडे दाखवावी आहे.

परील अटीचे पालन वाढविण्यास परवानगी देणे नाही तर पंचायत पूर्व मुदताने देता वाढविण्यास परवानगी देणे
न घेताही ती वाढविण्यास परवानगी नाही.



दिवाणमान ग्रामपंचायत कुलावलीकुंजी ओप. कॉम्प्लेक्स
११/१०/२०१३
श्री. अश्वी महापात्रे इन्व्हेटर
वाढविण्याची परवानगी देण्यात येते आहे.

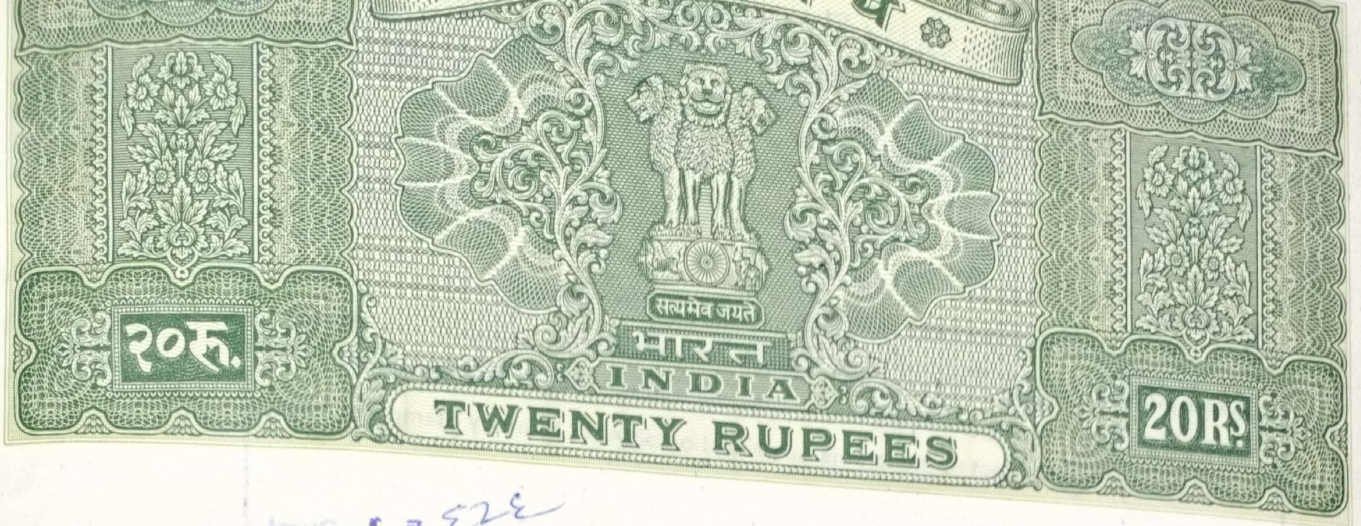


THIRD FLOOR PLAN
BUILDING NO 1 TO 2

GOKUL AANGAN

G/B-301
agasan

92/20
3820/200



क्र. नं. ६२६

नाक. 13 JAN 1995

Impounded under Section 33 of Bombay Stamp Act 1958

SURYODAY BUILDERS

श्री/श्रीमती
हस्ते
वांच रस्त्या
मुद्रांक विकला

104, Arihant Apts;
Near Navghar Grampanchayat Office,
VASAI (W), Dist. Thane-401 202

Collector of Stamps, Thane (Rural)

मुद्रांक विक्रेता
मनिषा जाधव

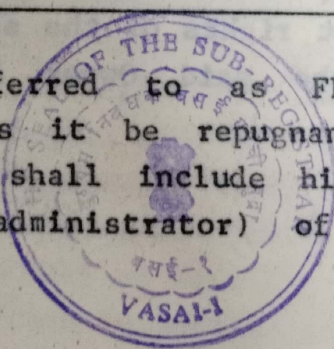
3820 / 200L
9C / 2C

AGREEMENT FOR SALE

THIS AGREEMENT made at Vasai this 19th day of March, 1995 BETWEEN M/s. SURYODAY BUILDERS, a proprietor concern having its office at 104, Arihant Apts., Vasai Road (W), Dist. Thane 401 202 hereinafter referred to as BUILDER (which expression unless it be repugnant to the context or meaning thereof shall its partner or partners for the time being, their legal heirs, assigns, executors and administrators) of the One Part :

SHRI/SMT. YOGESHU JOVANMAL LAKHANZ

hereinafter referred to as FLAT PURCHASER (which expression unless it be repugnant to the context or meaning thereof shall include his/her heirs, assigns, executors and administrator) of the other part :-



P.T.O.

ST. B. 9602 To 2103-2006

OFFICE OF THE COLLECTOR OF STAMPS Date: 22/2/08

No. Evn: 178/08

Received from: Shri. Yogesh T. Lavhani, residing at Vasai, Thane

Insufficient Stamp Duty Rs. 2390/-

No. 936, Dated 28/3/08, paid at State Bank of India, Thane

Branch chargeable under Article ... of Schedule I of Bombay Stamp Act 1958

Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper Stamp Duty of Rs. 2390/- (Rupees Two thousand three hundred and ninety only) and penalty of Rs. 4940/- (Rupees Four thousand nine hundred and forty only) under Article ... of Schedule I have been paid in respect of this instrument

This certificate is subject to the provision of section 52(A) of Bombay Stamp Act, 1958

Place: Thane Collector of Stamps Thane Rural

Date: 28/3/08

M. No. 1,59,500/-

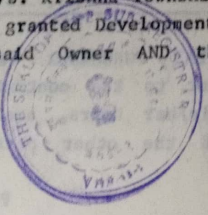
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WHEREAS THE BUILDER is entitled to 10950 sq.ft.F.S.I. for Building No. 6 type out of Survey No.39+59/1+67+191+192, of Village Diwanman, Taluka Vasai, Dist. Thane, within the limits of Vasai Sub-Registration District, with the limits of Panchayat Samiti & Zilla Parishad Thane (more particularly described in the schedule written hereunder and hereinafter referred to as SAID PROPERTY for brevity's sake) AND WHEREAS the said property is owned by Shri Kashinath T. Gavankar and others hereinafter referred to as ORIGINAL OWNER for brevity's sake) AND WHEREAS by an agreement for development executed by and between the said Shri Kashinath T. Gavankar, and others as ORIGINAL OWNER and M/s. Krishna Township Corporation as owner, the said Owner granted Development rights of the said Building to the said Owner AND the said Owner has paid full

Contd...3/-



Yogesh T. Lavhani

20/20

consideration to the original owner AND WHEREAS by an Agreement dated 24/06/1986 executed by and between M/S. Krishna Township corporation as owner and herein as Developer the said Krishna Township corporation granted the Development rights of the said building to Developer and Developer has paid full consideration to M/S. Krishna Township corporation and in pursuance of the said transaction the said executed a development Agreement in favour of Builder herein. AND WHEREAS the promoter/builder has right to develop the said F.S.I. AND THE promoter has paid full consideration to owner and has right to develop the said F.S.I. as per sanctioned plans and permission AND WHEREAS the collector Thane Vide order No. REV/D1/9NAP/SR/866/1129 dated 30/12/1985 has sanctioned N.A. (Residential) permission and Building permission for the said property AND WHEREAS the said permission is legal, Valid and subsisting AND WHEREAS the promoter is entitled to develop the said property as per terms and conditions of N.A. permission and building permission AND WHEREAS THE promoter has proposed to construct on the said land a building consisting of ground + 2 upper floors consisting of Residential flats/shop (hereinafter referred to as SAID PROPERTY for brevity's sake) AND WHEREAS the promoter has appointed M/S. J.P.MENTA & ASSOCIATES a firm registered as Architect/Structural Designer/Council of Architect for the purpose of preparation of plans, Supervision of construction of building and looking after structural design and drawing of the building/buildings AND WHEREAS the promoter has sole and exclusive right to develop the said land and to sell the residential flats/shops in the said building to be constructed by the promoter on the said land and to enter into agreements with purchaser's of flats, to receive sale price in respect thereof AND WHEREAS on demand of flat purchaser the promoter has given inspection to the purchaser of all documents of title of the said land, the N.A. permission, Building permission.

Contd..4/-

वर्ग-१
प्लान नंबर: ३५२०/०८
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..4..

plans, specifications and agreement AND WHEREAS the flat purchaser has been and verified the documents and in satisfied about the same AND WHEREAS copies of certificate of title. issued by Shri A.A.PATIL, Advocate of promoter, copies of property card 7/12 extract and copies of plans, specifications of flat agreed to be purchased by flat purchaser have annexed hereto and marked as schedule C,D,E. respectively AND WHEREAS necessary plans, specifications, elevations, sections and details of the said building are approved by local authority certain terms and conditions AND WHEREAS the promoter has commenced the construction of building as per sanctioned plans AND WHEREAS the flat purchaser wants to purchaser residential flats on ownership basis and flat purchaser applied to the promoter for allotment to the flat purchaser, flat No. B/301 on Terrace in the building No. 6 project known as "GOKUL AANGAN" AND WHEREAS, promoter has agreed to sale and purchaser has agreed to purchase residential flat No. B/301 on Terrace of the said Building.

Being absolutely seized and possessed and the owner of otherwise well and sufficiently entitled to the said flat, the Builder is ready and willing to sell to the purchaser and the purchaser is ready willing to purchase from the Builder the said flat in the said Building for a total price of Rs. 140,000/- (Rupees One lakh forty thousand only) upon the terms and conditions herein contained ;

NOW THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES THAT :

THE SEAL OF THE SUB-DIVISIONAL OFFICER
TALUKA VASAI

(i) The builder has sold to the purchaser and the purchaser has purchased from the builder flat No. B/301 admeasuring 350 sq.ft. builtup area on the terrace of Building No. 6 in the project known as "GOKUL AANGAN" constructed on N.A. plot for Building No. 6 of type out of suvey No. 39 + 59/1 + 67 + 191 + 192, lying and being and situate at Village Diwanman,

Contd..5/-

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वर्ग-१
प्लान नंबर: ३५२०/००८
२२ / २८

Taluka Vasai, Dist. Thane, Registration Sub District, Vasai District and Regiatriation District Thane, for a total price of Rs. _____ (Rupees _____ only)

(ii) the Purchaser has paid to the Builder a sum of Rs. 1,40,000/- (Rupees One lakh forty thousand only) being the amount of full consideration moneys aforesais and the Builder doth hereby admit and acknowlrge receipt of the said amount and subject as before stated, for ever acquit, release and discharge the purchaser of and from the same and every part thereof. Now there is nothing due and payable by the purchaser to the Builder towards the consideration aforesaid.

(iii) The Builder has put the purchaser in peaceful vacant possession of the said flat on the day of execution hereof and the purchaser doth hereby admit to have taken such possession from the Builder.

(iv) The builder has simultaneously, with the delivery of possession as aforesaid, transferred and assigned all his rights, title, interest and claim whatsoever in the said flat and every part thereof upto and to use and benefit of the purchaser.

(v) The Builder has delivered to the purchaser all the deeds and documents relating to the said flat.

(vi) The builder hereby declare that he has paid the Municipal taxes, water and electricity charges, maintenance charge and all other outgoing in resoect of the said flat for the period ending on the day previous to the execution of this Agreement and he, the Builder do indemnify and agree and undertake to keep indemnified and harmless the purchaser against such payments.

(vii) The Purchaser hereby admit to have taken over possession of the said flat from the Builder and in good and tenantable repairs and conditions.

THE SEAL OF THE SUB-DIVISIONAL OFFICER
TALUKA VASAI

Contd..6/-

3 (viii) 23

All the outgoing in respect of the said flat henceforth shall be borne and paid exclusively by the purchaser.

(ix) The purchaser both hereby agree to Co-öprate with the Builders and occupants of other tenements in the said Building in forming a Co-operative Housing Society which shall be formed as early as possible; to become a member thereof and to observe and perform the Byelaws, Rules, and regulations of such society.

(x) The Builder has specifically informed the purchaser that the Builder has agreed to convey and transfer the said property in favour of the Co-operative Housing Society upon its formation. However, all expenses such as stamp duty, Registration fee, Advocate's fee and all other expenses for and/or incidental to the execution and registration of the document of conveyance and all other writings in puruance thereof shall be borne and paid by the Co-operative Housing Society alone.

(xi) The purchaser both hereby agree to observe and perform all the terms and conditions and covenants contained in the original Agreement dated 19th March 1995 made and entered into by and between the Builder and purchaser.

Address :

B-505 RAS CRYSTAL ROYAL COMPLEX, EKSHAR RD, BARHAJI NAKA, TRIDHAM, BORIVALI (W) BOMBAY-400 091.



Yogesh

Contd..7/-

राशि-1 3820/1001

IN WITNESS WHEREOF the parties her to have set and subscribed their respective hereunto the day and the year hereinabove mentioned.

SIGNED AND DELIVERED by the withinnamed Builder ;

M/S. SURYODAY BUILDERS through their partner

Mr. Uday H. SHAH

- 1.
2.

SIGNED AND DELIVERED by the withinnamed Purchaser ;

Mr. YOGESH JIVANLAL LAKHANI

in the presence of ;

- 1.
2.

Uday H. Shah

Yogesh Lakhani



RECEIPT

RECEIVED the day and the year first above written of and from the withinnamed purchase a sum of (Rupees One lakh forty Thousand only)

Rs. 1,40,000/-

WITNESSES :

- 1.
2.

24

07/04/2008

दुय्यम निबंधकः

4:42:48 pm

वसई 1

दस्त गोषवारा भाग-1



वसई1

दस्त क्र 3627/2008

20/20

दस्त क्रमांक : 3627/2008

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: योगेश जीवनलाल लखानी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: दिवाणमान तालुका: वसई पिन: - पॅन नम्बर: -	लिहून घेणार वय 44 सही		
2	नाव: - - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही





वसई

दस्त क्रमांक (3627/2008)

22/20

दस्त क्र. [वसई-3627-2008] चा गोषवारा
बाजार मुल्य :157500 मोबदला 140000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:3627 दिनांक:07/04/2008

पावतीचे वर्णन

नांव: योगेश जीवनलाल लखानी - -

दस्त हजर केल्याचा दिनांक :07/04/2008 04:38 PM
निष्पादनाचा दिनांक : 01/04/2008
दस्त हजर करणा-याची सही :

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दस्ताचा प्रकार :64 घोषणा पत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 07/04/2008 04:38 PM
शिवका क्र. 2 ची वेळ : (फी) 07/04/2008 04:42 PM
शिवका क्र. 3 ची वेळ : (कबुली) 07/04/2008 04:42 PM
शिवका क्र. 4 ची वेळ : (ओळख) 07/04/2008 04:42 PM

1580 :नोंदणी फी
560 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

2140: एकूण

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दु. निबंधकाची सही, वसई 1

दस्त नोंद केल्याचा दिनांक : 07/04/2008 04:43 PM

ओळख :

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

1) अनिल राजभर - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: नवघर

तालुका: वसई

पिन: -

2) शशिकांत राऊत- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:नवघर

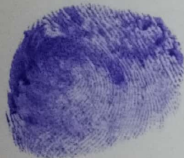
तालुका: वसई

पिन: -

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दु. निबंधकाची सही
वसई 1

प्रमाणित करण्यांत आले की
दस्तावजचे वस्तू अस्तित्वात आहेत
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दस्तावज निबंधक वसई-1

दस्त क्रमांक 9
3627
दस्तावज नोंदला
दस्तावज निबंधक, वसई-1.
पावती क्र. 10 ... दि. 8 ... वर्ष 08

