

पावती क्र.

मुद्रा क्र ४३४५०/नवीन १९८३
Regn. 39 m.

दस्तावेजाचा क्रमांक ५००५/९९

क्रमांक ५१७ ता. १९ ९९

दस्तावेजाचा प्रकार- कराराचे र. रु ७३९,२००/-

सादर करणाराचे नाव- बा. रु १०,५८,४००/-

घातिल्ल्याचे वी मिळाली:-

- नोंदणी वी
- नक्कल वी (फोसिओ)
- पृष्ठांकनाची नक्कल वी
- टपालघर्ष
- नकला किंवा सापने (कलम १४ ते १७)
- सोप किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोसिओ)
- इतर वी (मागील पत्तावरील) बाब क्र.

श्री. प्रविण एम्. जैन

| र. | र. |
|-------|----|
| १०५९० | २० |
| २९० | ०० |
| ९६ | ०० |
| १०६७६ | |

५१७

१३-१०८९६

एकूट १०६७६

दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत राबळे पाठवली जाईल.

या कार्यालयीन वेळ्यात येईल.

दुय्यम निबंधक

दस्तावेजा खाती नाम दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत राबळे निदेशक

डाबळे हवांच-१४

हवाली करावा.

सादरकर्ता

+

Rs. 43450/-
 OFFICE OF THE
 JOINT DISTRICT REGISTRAR
 THANE, MAHARASHTRA
 MAH/CCRA/DIST/003



STAMP DUTY

महाराष्ट्र
 SPECIAL ADHESIVE

Rs. 0043450

-4.8.99

281986

00040

MAHARASHTRA

1104959716

Amount paid NO. (P)

Rs. 43450/-

SBI Thane
 (Rs. Four thousand three hundred and four
 hundreded. Fifty only)

4-8-99

PROPER OFFICER
 COLLECTOR OF STAMPS
 THANE

टन-१
 ५००५/१-५६
 १९९९

AGREEMENT FOR SALE

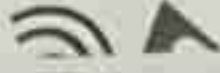
THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 5th day of August in the Christian Year One Thousand Nine Hundred and Ninety Nine (1999)

BETWEEN

Jain Praveen

2.3.6101

KTA 757867



EKA 35

544
8955

| | | |
|---|-------------------|---------------------------|
| 07/01/2022 | सूची क्र.2 | दुयम विभाग : S.R. Thane 9 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | फाईल क्रमांक : 691/2017 |
| | | नोंदणी : |
| | | Regn:63m |

गावाचे (Village Name) : Thane

| | |
|--|--|
| (1) विलेखाचा प्रकार (Title) | 6-Notice of intimation regarding mortgage by way of deposit of Title Deed |
| (2) कर्जाची रक्कम (Loan amount) | Rs.13000000/- |
| (3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description) | 1) Corporation: ठाणे म.न.पा. Other details: Building Name:DEVI DARSHAN, 1ST FLOOR, B WING, Flat No:106, Road:, Block Sector:BHAVANI CHOWK, TEMBHI NAKA, Landmark:THANE WEST (C.T.S. Number: 67, 68 AND 69 ;) |
| (4) क्षेत्रफळ (Area) | 1) Build Area :672.00 / Open Area :0 Square Feet |
| (5) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor) | 1) Name: PRAVIN MITHALAL JAIN Age: 49, Address: Building Name:GOKUL BUILDING, Flat No:407, Block Sector:IRON MARKET, Road:80-A BARODA STREET, City:MUMBAI, State:MAHARASHTRA, District:MUMBAI, Pin:400009 ,PAN: AAAPJ8715D |
| (6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee) | Bank Name: UNION BANK OF INDIA Address: BHAT BAZAR (BHB) |
| (7) गहाण / कर्जाचा दिनांक (Date of Mortgage) | 31/03/2017 |
| (8) नोटीस फाईल केल्याचा दिनांक (Date of filing) | 28/04/2017 |
| (9) फायलींग नंबर (Filing No.) | 691/2017 |
| (10) मुद्रांक शुल्क (Stamp Duty) | Rs.26200/- |
| (11) फायलींग शुल्क (Filing Amount) | Rs.1300/- |
| (12) Date of submission | 28/04/2017 |
| (13) शेर (Remark) | - |

| |
|-----------|
| દસ્તાવેજ |
| 4004/3-56 |
| ૩૧૧૨ |

- 3 -

SHRI PRAVEEN M. JAIN, Adult, having address at -
Own House, Eduljee Road, Tembhi Naka, Thane - 400 601,
hereinafter referred to as the "PURCHASER" (which
expression shall unless it be repugnant to the context
or meaning thereof mean and be deemed to include his
heirs, executors, administrators and assigns) of the
OTHER PART.

WHEREAS one Smt. Kamalabai Ramchandra Gadre
and another (i.e. Confirming Party herein) are the
Owners, seized and possessed of and/or otherwise well
and sufficiently entitled to the immovable property
being Non-Agricultural Land admeasuring 1065.2 Sq.
Mtrs., bearing Tika No.13, C.T.S. No.67, 68 and 69,
situate at Bhavani Chowk, Tembi Naka, Thane, Taluka and
District Thane and more particularly described in the
First Schedule written hereunder (for short the "SAID
PROPERTY");

AND WHEREAS the Competent Authority appointed
under the Urban Land (Ceiling & Regulations) Act, 1976,
(for short "SAID ULC AUTHORITY") by its order dated
22nd July, 1996, has declared that holding of the said
Owners being less than the limit prescribed for Thane
Urban Agglomeration, the provisions of ULC Act are not
applicable to the said property.

Jain Praveen

૩.૩.૧૯૯૬

217-9
4004/2-46
933e

- 2 -

M/s. DATAR ASSOCIATES, a Partnership Firm,
having its Office at Pathak Wada, Bhavani Chowk (Tembhi
Naka), Thane (West) - 400 601, hereinafter referred to
as the "PROMOTERS" (which expression shall unless it be
repugnant to the context or meaning thereof, mean and
be deemed to include the partners or partner for the
time being constituting the said Firm M/S. DATAR
ASSOCIATES, their or his survivors or survivor and the
heirs, executors, administrators and assigns of the
last surviving partner) of the ONE PART

A N D

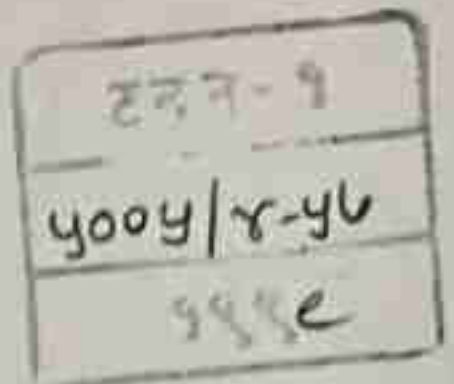
- (1) SHRI KAMALABAI RAMCHANDRA GADRE, Age 76 Years,
- (2) SHRI SADANAND RAMCHANDRA GADRE, Age 64 Years,
- (3) SHRI DATTATRAYA RAMCHANDRA GADRE, Age 51 Years,
- (4) SHRI SURESH RAMCHANDRA GADRE, Age 49 Years,
- (5) SMT. SUNITA ANIL KARMAKAR, Age 47 Years,

All Indian Inhabitants, No. 1 to 4 residing at 1st
floor, Gadre Wadi, Bhawani Chowk, (Tembhi Naka), Thane
(West) - 400 601, and No.5, residing at 11, Aradhana,
Raghoba Shankar Chowk, Chendani Koliwada, Thane,
through their Constituted Attorney SHRI ARUN DATAR,
hereinafter referred to as the "CONFIRMING PARTY"
(which expression shall unless it be repugnant to the
context or meaning thereof mean and be deemed to
include their respective heirs, executors,
administrators and assigns) of the SECOND PART

A N D

Jain Prakashan - 3.3.50





AND WHEREAS by and under Agreement for Development dated 6th December, 1995, executed by and between the said Owners of the One Part and Promoters herein of the Other Part, the said Owners have granted the Development Rights in the said property to and in favour of the Promoters herein or their nominees or assigns for the price or consideration and upon the terms and conditions contained therein and further have executed in favour of said Promoters separate Irrevocable Power of Attorney authorising the Promoters, inter alia, to develop the said property and to sell the flats and premises therein to the prospective buyers; and in part performance thereof, have placed the said Promoters in physical possession of the said property;

AND WHEREAS the Promoters are thus legally entitled to develop the said property and as such have evolved a Scheme for carrying out the development of the said property by demolishing the existing structures thereon and instead by developing thereon the Housing Complex to be known as "DEVI-DARSHAN", (hereinafter referred to as "SAID HOUSING COMPLEX");

AND WHEREAS the Promoters have submitted to the Thane Municipal Corporation the plans and specifications for construction of multi-storied building on the said property and the said Corporation

Jain Praveen

2. 2. 1996

| |
|------------|
| टनन-१ |
| ५००५/४५-५६ |
| १९९९ |

SIGNED AND DELIVERED By the)
withinnamed the "CONFIRMING PARTY")
1) SMT. KAMALABAI RAMCHANDRA GADRE,)
2) SHRI SADANAND RAMCHANDRA GADRE,)
3) SHRI DATTATRAY RAMCHANDRA GADRE,)
4) SHRI SURESH RAMCHANDRA GADRE,)
5) SMT. SUNITA ANIL KARMARKAR,)
Through their Constituted Attorney)
SHRI ARUN DATAR)
in the presence of)

३.३.६१७८

1. श्रीमं लाल जसराजजी

2. 

SIGNED AND DELIVERED By the)
withinnamed the "PURCHASER")
SHRI PRAVEEN M. JAIN,)
in the presence of)

Jain Praveen

1. श्रीमं लाल जसराजजी

2. 

