

वसई-३
वसई क्र. 3258 / 2023
६ / 32

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at MUMBAI on this 13^m day of FEBRUARY, 2023

BETWEEN

Mr. MADAN HANUMANDAS BAIRAGI S/o. **HANUMANDAS BAIRAGI** aged – 47 years residing at Post – Manegaon, Taluka – Sinnar, Dist – Nashik – 422103 hereinafter called "**The TRANSFEROR**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of **ONE PART.**

AND

Ms. VAIJAYANTI BHALCHANDRA KADAM D/o. **BHALCHANDRA J KADAM** aged–52 years AND **Mr. GANPAT BHALCHANDRA KADAM** S/o. **BHALCHANDRA J KADAM** aged–50 years residing at C/4, Shree Ameya CHSL, Apna Nagar, Behind Nagarpalika Office, Vill – Nilemore, Nallasopara (West), Dist – Palghar – 401203 hereinafter referred as "**The TRANSFEREES**" which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, attorneys and assigns of the **OTHER PART.**

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[Signature]

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दस्तावेज क्र. 3297/2023
6/32

WHEREAS :

THE TRANSFEROR is the absolute owner and in possession and enjoyment of the more fully described in the schedule hereunder and hereafter called the "**SCHEDULE PROPERTY**".

WHEREAS the property more fully described in the schedule hereunder is the self acquired property of the TRANSFEROR who purchase the same from (1) MR. GAJANAN ANANT PATIL (2) MR. VARDICHAND SUKHLAL SESODIA both are adult, hereinafter called the OWNER for Constituted Attorney & Developer for sign by M/S. SAI DEVELOPERS, having their office at 7, SAI DHAM, Ground Floor, Virar Road, Tulinj, Nalasopara (E), for Partner (1) SHRI SHRIRAM RAMSUMIRAN YADAV, (2) SHRI PREMJI J. JOSHI (3) SHRI DATTATRAY HARISHCHANDRA AWALE in and by AGREEMENT FOR SALE dated 4TH Feb., 2005 and registered as Doct No. 820/2005 Page No 1 to 32, registered on and filed on the file of the Sub-Registrar, VASAI-3,

THE TRANSFEROR is the absolute owner of the property and he has been enjoying the same with absolute right and he has clear and marketable title to the Schedule Property

THE TRANSFEROR has decided to sell the property more fully described in the Schedule hereunder and the TRANSFEREES has offered to purchase the same..

THE TRANSFEROR offered to sell and transfer the schedule property to the TRANSFEREES for a sale consideration of **Rs. 28,00,000/- (Rupees TWENTY EIGHT LAKH only)** and the TRANSFEREES herein has agreed to purchase the same for the aforesaid consideration on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Sale consideration of the Schedule Property is fixed at **Rs. 28,00,000/- (Rupees TWENTY EIGHT LAKH only)**.

The TRANSFEREES has paid a sum of **Rs. 3,00,000/- (Rupees Three Lakh only)** cheque / NOTE through Bank of Baroda, Jogeshwari (East) Branch, Mumbai as advance, the receipt of which sum the TRANSFEROR hereby acknowledges.

The balance payment of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** will be paid by the TRANSFEREES to the TRANSFEROR at the time of execution of the absolute Agreement for Sale and thus completing the Sale transaction.

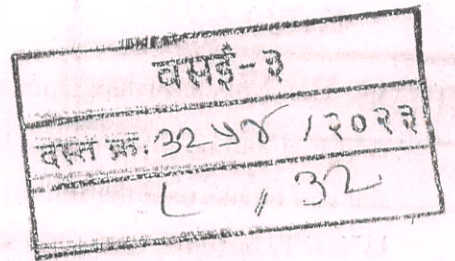
The parties herein covenant to complete the Sale Transaction and to execute the Absolute Agreement for Sale by the end of February, 2023.

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WHEREAS

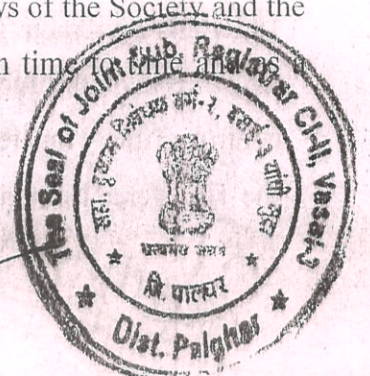


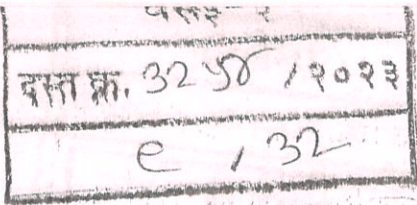
1. The Transferor is a member of SHREE MAULI Co-operative Housing Society Ltd., registered under No. TNA/(VSA)/HSG/(TC)/17177/2005-2006 of 2006 under the Maharashtra Co-operative Societies Act, 1960 and as such member is occupying as owner the Flat No. A/104 on 1ST Floor in the building known as Maauli Apartment standing on Survey No. 287, Hissa No. 3 & 11, Village-Nilemore belonging to the said Society.
2. The carpet area of the said Flat is about 292.95 sq. feet. Or 27.23 sq.mt. (Built up Area- 418.5 sq. feet or 38.89 sq.mt.)
3. The Transferor has agreed to transfer his right to occupy the said Flat and all his right, title and interest therein as well as to transfer his shares in the said Society to the Transferee on the following terms and conditions agreed to between the parties hereto.
4. The Transferor shall obtain the consent of the Managing Committee of the said society to the transfer of the Flat and of the five shares held by the Transferor in the said Society to the Transferee, before completion of the transfer.
5. The Transferor has disclosed and given inspection of the documents in his possession relating to the said Flat and he will not raise any objection on the title.
6. On obtaining such consent of the said Society the Transferor shall deliver vacant possession of the said Flat to the Transferee against payment of the said balance amount of **Rs. 25,00,000/- (Rupees Twenty Five Lakh only)** by the Transferee to the Transferor and shall also execute transfer form of the said five shares bearing Nos. 36 to 40 (both nos inclusive) held in the society and represented by Share Certificate No. 08 (eight) dated 31ST March, 2008 as and by way of completion of the sale transaction.
7. The Flat will be delivered to the transferee in the condition as it is and the Transferor will not be liable to make any additions or alterations therein.
8. On the delivery of vacant possession of the said Flat the Transferee will be the absolute owner thereof with all rights of occupation thereto as member of the said society and thereafter the Transferor will have no right, title or interest therein.
9. All the society's dues including Municipal taxes, etc. upto the date of delivery of possession will be paid by the Transferor and thereafter the Transferee will be liable to pay the same.
10. The Transferee will hold the said Flat on and subject to the bye-laws of the Society and the resolutions passed by the Society and the Managing Committee from time to time and as a member of the Society.

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11. The Transferor has represented to the Transferee that (i) he is the absolute owner of the said Flat and no other person has any interest therein, (ii) there is no encumbrance on the said flat and he has paid the full price thereof to the Developers who had agreed to sell the said Flat to the Transferee, and from whom he has purchased the said flat, (iii) that he has been in exclusive and peaceful possession and occupation of the said Flat since it was purchased by him, (iv) that the Developer or contractor who constructed the building has no claim against the said flat or the Transferor of whatsoever nature, (v) that when the Transferor purchased the said Flat he was satisfied that the title to the said flat was clear and marketable and is even now clear and marketable, (vi) that on taking possession of the said flat the Transferee will be entitled to occupy the same without any claim or interruption from the Transferor or anybody claiming under him, (vii) that he has paid all dues of the Society upto date and he will indemnify and keep indemnified the Transferee against any claim made for any period prior to the completion of sale in respect of the said Flat.

12. The Transferor is aware that relying on the said representations the Transferee has agreed to purchase the said Flat.

13. On the completion of the transfer as aforesaid the Transferor will hand over to the Transferee (i) the Certificate of Shares together with the share transfer form, (ii) the agreement for purchase of Flat between the Developer and the Transferor and all the other documents relating to the Flat if any in Original, in the possession of the Transferor.

14. The transferor is not bound to execute any deed of conveyance in favour of the transferee as it is not required. However if the transferee requires any other documents to complete his title the transferor will do so but at the costs of the transferee.

15. If any premium or fee is required to be paid to the said society for its consent to the transfer of the said Flat, and if any stamp duty is required to be paid on the form of the share transfer, the same will be borne and paid by the Transferor and Transferee in equal shares.

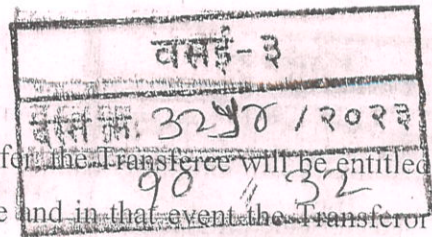
16. Each party hereto shall bear and pay his legal Advisor's cost of and incidental to this Agreement.

17. If the provisions of Chapter XXC of the Income-tax Act or any provisions in substitution thereof or any addition thereto are applicable to this transaction, this agreement will be deemed subject to the approval of the Income-tax authorities concerned and will be deemed to be effective only if and when such approval is granted.

18. If this agreement fails due to the refusal of the Society to give its consent to the transferor the refusal of the Income-tax Authority to give its approval or for any reason beyond the control of the Transferor or the Transferee, the Transferor shall refund the earnest money to the Transferee forthwith without any interest.

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19. If the Transferor commits default in completing the transfer, the Transferee will be entitled to cancel this agreement by giving fifteen days' prior notice and in that event the Transferor will be liable to refund the amount of earnest money.

The TRANSFEROR confirms with the TRANSFEREES that he has not entered into any Agreement for sale, mortgage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.

The TRANSFEROR hereby assures the TRANSFEREES and he has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.

The TRANSFEROR agrees to put the TRANSFEREES in absolute and vacant possession of the schedule property after executing the Agreement for Sale and registering the same in the jurisdictional Sub-Registrar's office.

The TRANSFEROR covenants with the TRANSFEREES that he shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.

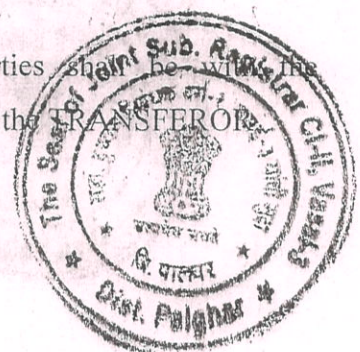
The TRANSFEROR has specifically agreed and covenants with the TRANSFEREES that he shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the TRANSFEREES or their nominee.

IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges shall be borne by the TRANSFEREES only.

The TRANSFEREES shall have the right to nominate or assign their right under this agreement to any person / persons of their choice and the TRANSFEROR shall execute the Agreement for Sale as per terms and conditions of this Agreement in favour of the TRANSFEREES or their nominee or assignee.

It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.

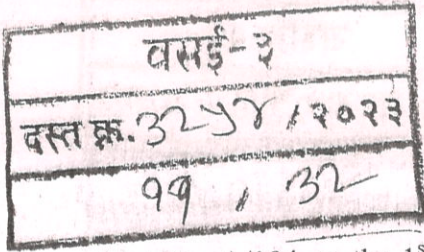
The original of the "AGREEMENT" signed by both the parties shall be with the TRANSFEREES and copy of the same similarly signed shall be with the TRANSFEROR.



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SCHEDULE OF THE PROPERTY

Flat No. A/104 on the 1st Floor, admeasuring 418.5 sq.ft. or 38.89 sq. mt. (built-up area) in Wing-A, in Building No. 1, in the Building known as "MAAULI APARTMENT" constructed on FSI of building No. 1, total admeasuring 656 sq. meters (Built-up Area), out of the land bearing Survey No. 287, Hissa No. 3 & 11, admeasuring H.R.O. 780, assessed to Rs. 72 paise, lying, being and situated at Village – Nilemore, Taluka–Vasai, District–Palghar (Thane), within the area of Sub Registrar at Vasai-3 (Nallasopara).

ADVANCE PAYMENT RECEIPT

Received with thanks a sum of **Rs. 3,00,000/- (Rupees Three Lakh only)** in the following mode : –

Cheque / NEFT	Date	Drawn On	Amount (Rs.)
CH. NO. 000023	08.01.2023	Bank of Baroda	51,000/-
BARBT23038995288	07.02.2023	Bank of Baroda	1,00,000/-
BARBX23040023099	09.02.2023	Bank of Baroda	1,00,000/-
BARBX23041726514	10.02.2023	Bank of Baroda	49,000/-
		TOTAL	3,00,000/-

From Vaijayanti Bhalchandra Kadam Daughter of Shri Bhalchandra J Kadam Resident of C/4, Shree Ameya CHSL, Apna Nagar, Behind Nagarpalika Office, Vill – Nilemore, Nallasopara (West), Dist – Palghar – 401203 on account of Earnest Money/Advance against the Sale of my Flat No. A/104 on the 1st Floor, admeasuring 418.5 sq.ft. or 38.89 sq. mt. (built-up area) in Wing-A, in Building No. 1, in the Building known as "MAAULI APARTMENT" constructed on FSI of building No. 1, total admeasuring 656 sq. meters (Built-up Area), out of the land bearing Survey No. 287, Hissa No. 3 & 11, admeasuring H.R.O. 780, assessed to Rs. 72 paise, lying, being and situated at Village – Nilemore, Taluka–Vasai, District–Palghar (Thane), within the area of Sub Registrar at Vasai-3 (Nallasopara) AGREEMENT FOR SALE dated 4TH Feb., 2005.




(MADAN HANUMANDAS BAIRAGI)
SELLER / OWNER OF FLAT

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पुस्त क्र. 3258/2023
18-32

IN WITNESS WHEREOF the TRANSFEROR and the TRANSFEREES have signed this AGREEMENT FOR SALE on the day month and year herein above mentioned in the presence of the witnesses :

Signed and Delivered by the)
withinnamed "TRANSFEROR")



MADAN HANUMANDAS BAIRAGI

in the presence of

1. Name : Ganesh Ekhar)
Address : Shiv Shakti APT 04
Nilemore Nalasarpara (W)

Bairagi M

2. Name : Kishori Kadam
Address : C-004 ^{Shree} Ameya CTS Ltd
Nilemore Nalasarpara (W)

K.B.Kadam

Signed and Delivered by the)
withinnamed "TRANSFERRES")



1. **VAIJAYANTI BHALCHANDRA KADAM**)

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2. **GANPAT BHALCHANDRA KADAM**)

in the presence of

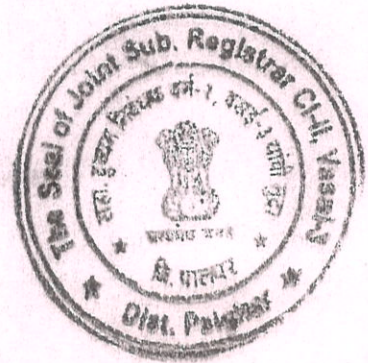
1. Name : Ganesh Ekhar)
Address : SHIVSHAKTI APT 04
Nilemore Nalasarpara (W)

Ekhar



2. Name : Kishori Kadam
Address : C-004, Shree Ameya.CTS Ltd
Nilemore Nalasarpara (W)

K.B.Kadam



वसई-३

दस्त क्र. 3298/2023

तहसील : वसई 93 / 32

जुना सर्वे नं. : गाव नमुना सात (अधिकार अभिलेख पत्रक)
गोंय : निळेभारे (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम 1951 - चांतीस नियम 3, 4, 5 आणि 7)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पद्धती	भोगपदादापणे नाव			खाते क्रमांक	कृष्याचे नाव
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शेताचे स्थानिक नोंद / जुना स.नं.			गजानन भूमन लक्ष्मण वडी नोंद सुखलक्ष्मण शिखोदे				
लागवडी योग्य क्षेत्र			हेक्टर	आर	प्रति	इतर अधिकार	
चौरस मीटर						732	
पंकुण पोटखराब (लागवडी योग्य नसलेले)			0-59		2	498 9050	
युगा (अ)			0-00		2		
युगा (ब)							
पंकुण			0-00		9		
आकारणी जुद्धी विंवा विशेष आकारणी			रुपये	पैसे			
			0		4		

वसई-३
दस्त क्र. 20/2009
20/32

गाव नमुना वारा (पिकांची नोंदवद्दी)
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम 1951 चांतीस नियम 21)
पिकांखालील क्षेत्राचा तपसोस

वर्ग	हंगाम	मिश्र पिकांखालील क्षेत्र				निर्भेद पिकांखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नाव	रोता
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्थल	क्षेत्र			

(आस्सल परहेकुम नयकेल)

दिनांक 23 / 8 / 2005

वसई, तगा निळेभारे
व. वसा, जि. दादर

Bansajim

[Signature]

[Signature]



जुना सर्वे नं. : _____, गाव नमुना सात (अधिकार अभिलेख पत्रक)
 गांव : निठोरे (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) तहसील : वसई
 नियम १९७१ - यांतील नियम ३, ५, ६ आणि ७)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पद्धती	भोगवटादाराचे नांव				छाते क्रमांक
२२०	३		७०	६७४	९		
शेताचे स्थानिक नांव / जुना स.नं.			मजानन अनंत फारुख				फळाचे नांव
लागवडी योग्य क्षेत्र			वकील इ. सुखराव सिरोडिय				
हेक्टर			२२२०				
आर							
प्रति							
चौरस मीटर							
०-०६-९							
एकूण							
पोटखराय (लागवडी योग्य नसलेला)							
राम (अ)			०-००-२				
वर्ग (ब)							
एकूण			०-००-२				
रूपये							
पैसे							
आकारणी जुडी किंवा विशेष आकारणी			०-५६				

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 वस्त क्र. २०/२००५
 २६/३२

वसई-३
 वस्त क्र. ३२५४/२०२३
 ९४, ३२

सीमा आणि भूमापन चिन्ह :

गाव नमुना द्वारा (पिकांची नोंदवडी)
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यांतील नियम २९)
 पिकांखालील धरणाचा तपशील

वर्ष	हंगाम	मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नाव	रंग	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
२००७/२००८																

(आसयल बरहकृण नकल) दिनांक ०३/०४/२००३

वडाठी सत्रा निळेमोरी
 B. स्वर्ण, जि. वसई.

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Block



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दस्त क्र. 3248/2023
94 = 32

CIDCO

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

CIDCO/VVSR/CC/BP-3160/W/ 2029

Date 09/01/2004

To,
 Shri Gajanan Anant Patil &
 Shri Vardichand Shukhalal Sisodiya,
 Ashirwad, Nilemore,
 Nallasopara(W), Tal. Vasai,
 Dist. Thane.

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दस्त क्र. 20/2004
94 = 32

Sub: Commencement Certificate for the proposed Residential Building on land bearing S.No. 287, H.No.3 & 11, Village Nilemore, Tal. Vasai, Dist. Thane.

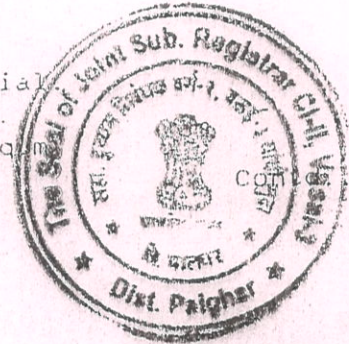
- Ref: 1) NOC for N.A. premission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3160/W/3751, dated 18/11/2002.
 2) N.A. Order No.REV/D-1/I-9/NAP/SR-105/2002, dated 6/02/2003 from the Collector, Thane.
 3) I.I.L.R. M.R. No.983/97.dt.29/11/1997 of measurement.
 4) Assurance letter Nallasopara Municipal Council vide letter dated 8/01/2002 for potable water supply.
 5) NOC for construction work from Nallasopara Municipal Council vide letter dt. 8/01/2002.
 6) EE(BP-VV)'s Report dated 6/05/2002.
 7) Your Architect's letter dated 7/01/2004.

Sir/Madam,

Development Permission is hereby granted for the Residential Building under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Shri Gajanan Anant Patil & Shri Vardichand Shukhalal Sisodiya.

This drawing shall be read with the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3160/W/2029, dated 09/01/2004. The detail of the building are given below.

- | | | |
|-------------------------|---|---|
| 1) Location | : | S.No. 287, H.No.3 & 11, Village Nilemore. |
| 2) Building No. | : | 1 (ONE). |
| 3) No. of floors | : | G + 2. |
| 4) Use | : | Residential |
| 5) No. of Tenements | : | 24 Flats. |
| 6) Built-up Area(Prop.) | : | 656.28 sqm |



D. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 2420 / 2202 2579 • Fax : 00-91-22-2202 2609
 D. OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8100

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 9E, 32

CIDCO

TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No.

Date

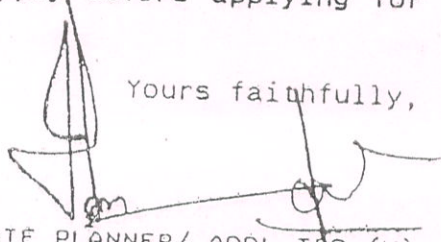
... 2 ...

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs. 16,500/- (Rupees Sixteen thousand five hundred only) deposited vide challan No.7749, dated 7/01/2004 with CIDCO as inrest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You are required to submit firm commitment from Nallasopara Municipal Council for potable water supply before applying for plinth completion certificate.

Encl: a/a.

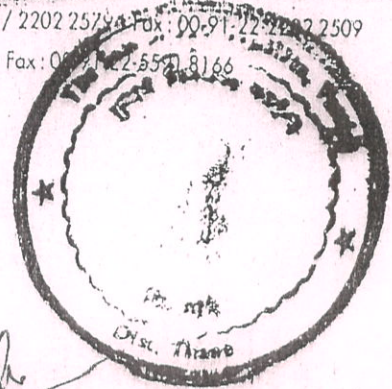
Yours faithfully,


ASSOCIATE PLANNER/ ADDL.TPO (W)

वसई-३
 दस्त क्र. 20/2004
 9E/32



REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 2420 / 2202 2574 • Fax : 00-91-22-2202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166



Bahrayim

Black

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Bombay - 400 021.
PHONES : 202 2481 / 202 2420 / 202 2579
FAX : 00-91-22-202 2509
TELEX : 011-83218 CIDC IN | GRAM : CITWIN

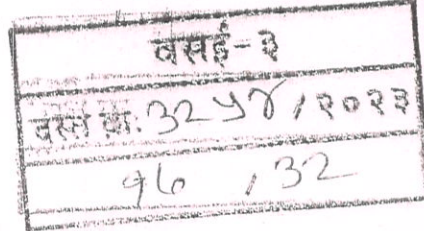
HEAD OFFICE :
CIDCO Bhavan, CBD - Belapur,
New Bombay - 400 614.
PHONES : 757 1241 - 12-44 / 757 0912
757 2631 / 757 1069
FAX- : 00-91-22-757 1066

Ref.No. CIDCO/VVSR/CC/BP-3160/W/2030

Date : 09- 2-2005

To,

Shri Gajanan Anant Patil &
Shri. Vardichand Shukhalal Sisodiya
Ashirwad, Nilemore,
Nallasopara (W), Tal.: Vasai,
Dist.: Thane.



Subject: Grant of Occupancy Certificate for the Residential Building Land bearing S. No.287, H.No. 3 & 11 of Village Nilemore, Tal: Vasai, Dist: Thane.

Reference:

- 1) NOC for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/ BP-3160/W/3751 DT. 18.11.2002.
- 2) N.A. Order No. REV/D-1/1-9/NAP/SR-105/2002 dt. 06/02/2003 from the Collector, Thane.
- 3) TILR M.B. 983/97 dt. 29/11/1997 OF measurement.
- 4) Assurance letter from Nallasopara Municipal Council vide letter dt. 08/01/2002 for portable water supply.
- 5) N.O.C for construction wor from Nallasopara Municipal Council vide letter dated 08/01/2002
- 6) EE(BP-VV)'s Report dated 06/05/2002
- 7) Your Architect's letter dated 07/01/2004

Sir/Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Commercial & Residential Land bearing S. No.287, H.No. 3 & 11 , Plot area 775.69 sq.mt. (Resi. 28 Flats) of Village Nilemore, Tal: Vasai, Dist: Thane alongwith as built drawings.

You are requested to submit revised DILR map showing the roads, R.G. Amenity, D.P. Road, reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.

Yours faithfully,

EXECUTIVE ENGINEER (BP & VV)

C.C. TO:

- 1) Shri. S.R. Kashid, Architect for Shree Consultants, Nallasopara
- 2) Shri Gajanan Anant Patil & Shri. Vardichand Shukhalal Sisodiya Ashirwad, Nilemore, Nallasopara (W), Tal.: Vasai, Dist. : Thane
- 3) The Collector, Office of the Collector, Thane.
- 4) The Thasildar, Vasai, Dist: Thane,
- 5) The Chief Officer, Nallasopara Municipal Council, Nallasopara
- 6) CUC(VV) - For information Please.



REGD.OFFICE: 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 021, Phone : 5650 0900 - Fax:00-91-22-202 2509
HEAD OFFICE: CIDCO Bhavan,CBD- Belapur, Navi Mumbai 400 614 Phone 5591 8100 - Fax: 00-91-22-5592 8166

Paragim

Blade

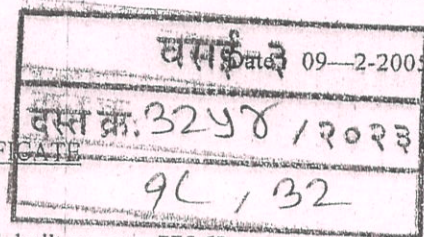
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Bombay - 400 021.
PHONES : 202 2481 / 202 2420 / 202 2579
FAX : 00-91-22-202 2509
TELEX : 011-83218 CIDC IN I GRAM : CITWIN

HEAD OFFICE :
CIDCO Bhavan, CBD - Belapur,
New Bombay - 400 614.
PHONES : 757 1241 - 42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066

Ref.No. CIDCO/VVSR/CC/BP-3160/W/2030

OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential (G+3) with built up area 775.69 sq. mtrs. & land bearing S. No. 287, H.No. 3 & 11 of Village Nilemore, Tal. Vasai, Dist. Thane, completed under the supervision of Architect, has been inspected on 22.11.2004 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VVSR/CC/BP-3160/W/677 dtd. 9/01/2004 issued by the CIDCO and permitted to be occupied subject in to the following conditions.

1. No. physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructure facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement. Shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving title through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal Sweepers, to store/dump solid waste in 2 compartments of 0.67 cum. & 1.33 cum. Capacity for every 50 tenements of part thereof for non-bio do gradable & biodegradable waste respectively.

REGD.OFFICE: 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 021, Phone: 5650 0900 - Fax:00-91-33-2202 2509
HEAD OFFICE: CIDCO Bhavan,CBD- Belapur, Navi Mumbai 400 614 Phone 5591 8100 - Fax: 00-91-22-5592 8166



Paragim

Wash

CIDCO

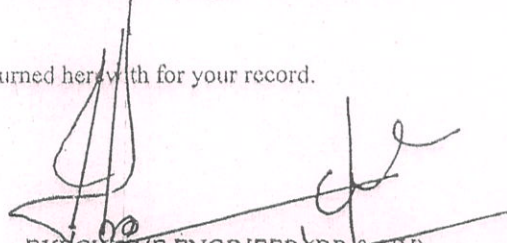
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Bombay - 400 021.
PHONES : 202 2481 / 202 2420 / 202 2579
FAX : 00-91-22-202 2509
TELEX : 011-83218 CIDC IN IGRAM : CITWIN
Ref.No. CIDCO/VVSR/CC/BP-3160/W/2030

HEAD OFFICE :
CIDCO Bhavan, CBD - Belapur,
New Bombay - 400 614.
PHONES : 757 1241 - 42-44 / 757 0912
757 2631 / 757 1069
FAX : 00-91-22-757 1066
Date : 09-2-2005

- 5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructures facilities during reasonable hours of the day and with prior notice.
- 6. This certificate of occupancy is issued only in respect of 28 tenements i.e. 28 Flats of residential building only.
- 7. Also you shall submit a cloth mounted copy of the as built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.


EXECUTIVE ENGINEER (BP & VV)

वसई-३
दस्ता क्र. 3247 / 2023
१६ / ३२

REGD. OFFICE: 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 021. Phone : 56508900 Fax: 00-91-33-2202 2509
 HEAD OFFICE: CIDCO Bhavan, CBD- Belapur, Navi Mumbai-400 614. Phone: 5591 8100 Fax: 00-91-22-5592 8166



Paragim Black

वसई-३
 दस्त क्र. 3298/2023
 29/32

वसई-३
 दस्त क्र. 220/2004
 29/32

FOR STRUCTURE BEING CONSTRUCTED IN SEISMIC ZONE
 KNOWLEDGE AND UNDERSTANDING IT ALSO CERTIFIED
 INCLUDING SAFETY FROM NATURAL HAZARD AND THE
 QUALIFIED STRUCTURAL ENGINEER AT LIST BE CIVIL
 SIGNATURE OF

IS CORRECT TO THE
 AT THE STRUCTURE
 PREPARED BY
 EQUIVALENT
 ARCHITECT

Approved as amended
 Subject to the Conditions mentioned in the
 Stamp No. of
 Dated
 ASSOCIATE PLANNER (VSN)
 CIDCO LIMITED
 AMBICA COMMERCIAL COMPLEX,
 SECOND FLOOR, VASAI (EAST),
 DIST. THANE.

STAMP DATE OF APPROVAL
 09/05/24

THIS PLAN SHALL NOT BE
 CONSIDERED AS A PROOF
 OF OWNERSHIP, FOR ANY
 DISPUTES IN ANY COURT
 LAW.

CERTIFICATE AREA
 CERTIFICATE THAT I HAVE SURVEYED THAT THE PLOT UNDER REFERENCE IN
 THE DIMENSION OF SIDES ETC THE PLOT STATED ON THE PLAN AREA AS SHOWN
 ON SITE AND AREA SO WORKED OUT SOME AND TALLIES WITH THE
 STATED IN THE DOCUMENT OF OWNERSHIP DOCUMENTS

DESCRIPTION OF PROPERTY
 PROPOSED RES CUM SHOPLINE BUILDING AT PLOT BEARING S.NO. 287 K NO. 1
 AT VILL WILEMORE, VASAI DIST THANE

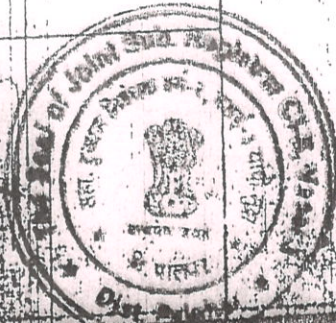
NAME OF OWNER
 Mr. G.A. PATIL & V.S. SIBDIYA

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

DATE B P NO 3160 DRG NO

SCALE
 AS SHOWN



Patil G.A.

Black



गावाचे नाव : निळेमोरे



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 355,965.00
बा.भा. रु. 357,788.00

दुय्यम निबंधक

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 287/-/-/- वर्णन: विभागाचे नाव - मौजे (गांव) निळेमोरे क्रमांक (नालासोपारा नगरपालिका), उपविभागाचे नाव - 12/117 - अधिकृत बिनशेती झालेल्या जमिनी 9.3. सदर मिळकत सर्व्हे नंबर - 287 मध्ये आहे. सदतिका क्र - अ/104, पहिला माळा, बि नं - 1, माऊली अपार्टमेंट.

- (3) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 38.89 चौ.मी. आहे.

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे. साई डेव्ह तर्फे भागिदार श्री दत्तात्रय हरीशचंद्र आवले - ; घर/फ्लॉट नं: 7; गल्ली/रस्ता: विरार रोड; इमारतीचे नाव: साईधाम; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: नालासोपारा प. तालुका: वसई; पिन: ; पॅन नंबर:

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) श्री मदन हनुमानदास बेरागी - ; घर/फ्लॉट नं: ; गल्ली/रस्ता: ; इमारतीचे नाव: ; इमारत नं: ; पेट/वसाहत: ; शहर/गाव: मानेगाव, सोन्नर, नाशिक; तालुका: ; पिन: ; पॅन नंबर:

- (7) दिनांक करून दिल्याचा

04/02/2005

- (8) नोंदणीचा

04/02/2005

- (9) अनुक्रमांक, खंड व पृष्ठ

820 /2005

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 8070.00

- (11) बाजारभावाप्रमाणे नोंदणी

रु 3580.00

- (12) शेरा

खरी प्रत

नक्कल केली
वाचली
रुजवात घेतली



सदरह नक्कल श्री विवेची मिनिस्त्रि
...
यां ... २३३१०६
अन्वये ह्यांना दिल्या आहे.

दुय्यम निबंधक, वसई-३.

दुय्यम निबंधक, वसई-३.

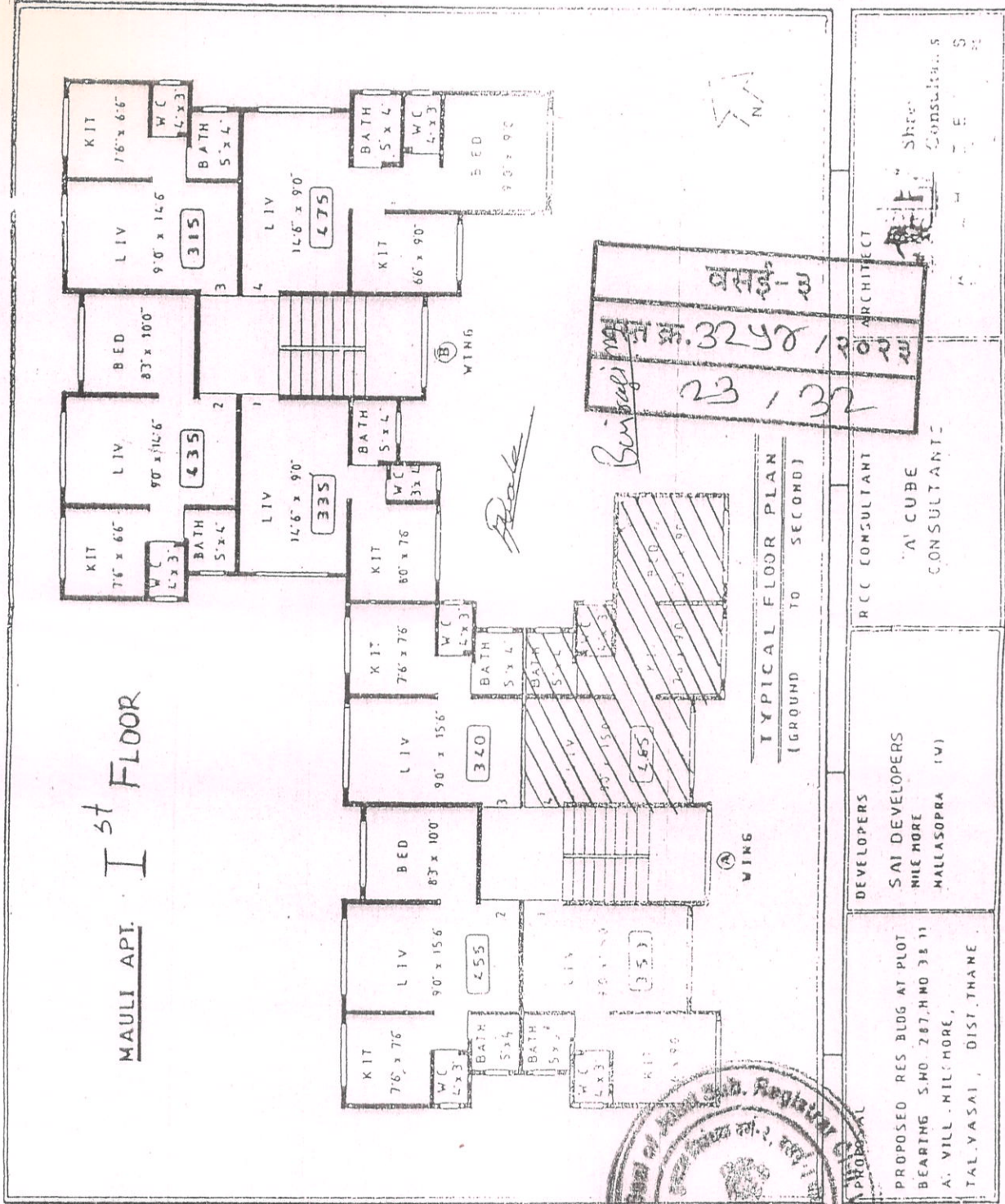


Bairayam

Bairayam

Bairayam

वसई-३
 दस्त क्र. २०/२००५
 २५/३२



वसई-३
 दस्त क्र. ३२५४/२०२५
 २३/३२

ARCHITECT
 SHREE CONSULTANTS
 RCC CONSULTANT
 'A' CUBE CONSULTANTS
 DEVELOPERS
 SAI DEVELOPERS
 MILE MORE
 MALLASOPRA (V)
 PROPOSED RES. BLDG AT PLOT
 BEARING S. 80.7 HMO 38 11
 A. VILL. MILCHORE,
 TAL. YASAI, DIST. THANE



Bairajim
Blade



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/16793/15509

To,
 वैजयंती भालचंद्र कदम
 Vaijayanti Bhalchandra Kadam
 Flat No.C/4, Shree Ameya Co.Op.Hsg.Soc.Ltd
 Nagarpalika Road
 Behind Nagarpalika Office Apna Nagar, Nilmore
 Nallasopara West
 Thane
 Maharashtra 401203
 9594184392

29/11/2011

Ref: 320 / 01C / 582900 / 583241 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

7098 8825 7182

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

वैजयंती भालचंद्र कदम
 Vaijayanti Bhalchandra Kadam

जन्म वर्ष / Year of Birth : 1970

स्त्री / Female

Colour Xerox

7098 8825 7182



आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

वैजयंती भालचंद्र कदम
 VAIJAYANTI BHALCHANDRA KADAM

भालचंद्रा जासिंगराव कदम
 BHALCHANDRA JAISINGRAO KADAM

23/10/1970

Permanent Account Number
 AMPPK7033C

V. Kadam
 Signature

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25/03/2011

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

ACDPH0632E

नाम / Name
 MADAN HANUMANDAS BAIRAGI

पिता का नाम / Father's Name
 HANUMANDAS LAXMANDAS BAIRAGI

जन्म की तिथि / Date of Birth
 01/07/1976

05012019

Madan Bairagi
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

AMKPK0264E

नाम / Name
 GANPAT BHALCHANDRA KADAM

पिता का नाम / Father's Name
 BHALCHANDRA JAISINGRAO KADAM

जन्म की तिथि / Date of Birth
 02/01/1973

09042019

GANPAT KADAM
 Signature

Colour Xerox

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

KISHORI BHALCHANDRA KADAM

BHALCHANDRA JAISINGRAO KADAM

03/06/1976

Permanent Account Number
 BFTPK6477A

K.B. Kadam
 Signature

26/03/2011

वसई-३
 दस्त क्र. 3248/2023
 22/32



भारत सरकार
Government of India

मदन हनुमानदास बैरागी
Madan Hanumandas Bairagi
जन्म तिथि/DOB: 01/07/1976
पुरुष/ MALE

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VID : 9103 6142 0979 4083

मेरा आधार, मेरी पहचान

Issue Date: 15/12/2011

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Unique Identification Authority of India

पता:
हनुमानदास बैरागी, मु पोस्ट मनेगाव, मनेगाव, नाशिक,
महाराष्ट्र - 422103

Address:
C/O: Hanumandas Bairagi, mu post
manegaon, Manegaon, Nashik,
Maharashtra - 422103

2814 6749 2215
VID : 9103 6142 0979 4083

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

गणेश नथूजी एकनार
Ganesh Natthuji Eknar
जन्म तारीख / DOB: 13/08/1985
पुरुष / MALE
Mobile No.: 8446793303

2872 8144 2307
VID : 9190 2055 7986 2828

माझे आधार, माझी ओळख

Download Date: 23/12/2021

Issue Date: 27/03/2012

वसई-३
दस्ता क्र. 3250 / 2023
30 / 32

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
गणेश नथूजी एकनार, रूम नं-102, मंगल, वसई
वसई, तालुका वसई, जिल्हा मराठवाडा, महाराष्ट्र

Address:
Ganesh Natthuji Eknar Room No 102 Mangal Apartment
Mangal, Vasai, Taluka Vasai, District Marathwada, Maharashtra - 431203

2872 8144 2307
VID : 9190 2055 7986 2828

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

गणपत भालचंद्र कदम
Ganpat Bhalchandra Kadam
जन्म तारीख/DOB: 02/01/1973
पुरुष/ MALE
Mobile No: 7021589409

6045 8231 6952
VID : 9183 8095 2363 3376

माझे आधार, माझी ओळख

Download Date: 23/12/2021

Issue Date: 27/03/2012

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O भालचंद्र कदम, भगत मेत्री चawl नं 09, रूम नं 08
मेघवाडी, हनुमान मंदिर जवळ, जोगेश्वरी पूर्व, मुंबई,
महाराष्ट्र - 400060

Address :
S/O Bhalchandra Kadam, Bhagat Mestry Chawl No
01 ,Room No 04 ,Meghwadi, Near Hanuman Mandir,
Jogeshwari (East), Mumbai,
Maharashtra - 400060

6045 8231 6952
VID : 9183 8095 2363 3376

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

किशोरी भालचंद्र कदम
Kishori Bhalchandra Kadam
जन्म तारीख/DOB: 03/06/1976
महिला/ FEMALE
Mobile No: 9579349227

2589 6054 3643
VID : 9177 0213 0607 3654

माझे आधार, माझी ओळख

Download Date: 11/12/2021

Issue Date: 27/11/2011

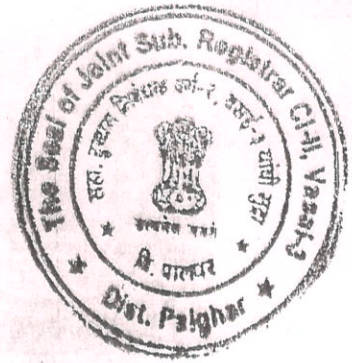
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
फ्लॉट नं सी/४, श्री अमेय को.ऑ.हजसिंग सोसायटी
लिमिटेड, नगरपालिका रोड, नगरपालिका ऑफिस मागे,
अपना नगर, निलमोरे, नालासोपारा पश्चिम, ठाने,
महाराष्ट्र - 401203

Address :
Flat No.C/4, Shree Ameya Co.Op.Hsg.Soc.Ltd,
Nagarpalika Road, Behind Nagarpalika Office, Apna
Nagar, Nilemore, Nallasopara West, Thane,
Maharashtra - 401203

2589 6054 3643
VID : 9177 0213 0607 3654

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001



350/3254

सोमवार, 13 फेब्रुवारी 2023 2:28 म.नं.

दस्त गोषवारा भाग-1

वसई 3 39/32

दस्त क्रमांक: 3254/2023

दस्त क्रमांक: वसई 3 /3254/2023

बाजार मूल्य: रु. 21,63,000/-

मोबदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,96,000/-

दु. ति. सह. दु. ति. वसई 3 यांचे कार्यालयात

पावती:3457

पावती दिनांक: 13/02/2023

अ. क्र. 3254 वर दि.13-02-2023

सादरकरणाराचे नाव: वैजयंती भालचंद्र कदम D/o. भालचंद्र जे. कदम - -

रोजी 2:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 640.00

पृथांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकुण: 28640.00

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 13 / 02 / 2023 02 : 24 : 50 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 02 / 2023 02 : 25 : 49 PM ची वेळ: (फी)

Sub Registrar Vasai 3

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ३

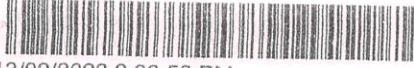
दस्तऐवजा सोबत जोडलेले कागदपत्रे, कुलमुखत्यारपत्रा
मधिल व्यक्ती इत्यादी बनावट आडवून आल्यास
याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लि. देणार

लि. घेणार

Beisagim





13/02/2023 2 33:58 PM

दस्त गोषवारा भाग-2

वसई 32/32

दस्त क्रमांक:3254/2023

दस्त क्रमांक :वसई3/3254/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वैजयंती भालचंद्र कदम D/o. भालचंद्र जे. कदम -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. ए/104, पहिला मजला, श्री माऊली को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे निळेमोरे, नालासोपारा (पश्चिम), तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AMPPK7033C	लिहून घेणार वय :-52 स्वाक्षरी:- <i>Stubs</i>		
2	नाव:गणपत भालचंद्र कदम S/o. भालचंद्र जे. कदम -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. ए/104, पहिला मजला, श्री माऊली को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे निळेमोरे, नालासोपारा (पश्चिम), तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पॅन नंबर:AMKPK0264E	लिहून घेणार वय :-50 स्वाक्षरी:- <i>Stubs</i>		
3	नाव:मदन हनुमानदास बैरागी S/o. हनुमानदास बैरागी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोस्ट - मनेगाव, तालुका सिन्नर, जिल्हा नाशिक, महाराष्ट्र, पास:ईक. पॅन नंबर:ACDPH0632E	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Bairagi</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:13 / 02 / 2023 02 : 27 : 34 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार वैजयंती भालचंद्र कदम D/o. भालचंद्र जे. कदम --	13/02/2023 02:29:33 PM	वैजयंती भालचंद्र कदम F XXXX XXXX 7182
2	लिहून घेणार गणपत भालचंद्र कदम S/o. भालचंद्र जे. कदम --	13/02/2023 02:30:53 PM	गणपत भालचंद्र कदम M XXXX XXXX 6952
3	लिहून घेणार मदन हनुमानदास बैरागी S/o. हनुमानदास बैरागी --	13/02/2023 02:27:59 PM	मदन हनुमानदास बैरागी M XXXX XXXX 2215

शिक्का क्र.4 ची वेळ:13 / 02 / 2023 02 : 30 : 54 PM

शिक्का क्र.5 ची वेळ:13 / 02 / 2023 02 : 31 : 19 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai 3

सह. दुय्यम निर्बंधक वर्ग-२

Payment Details क्र. ३

प्रमाणित करण्यात येते की
सदर दस्तावेज एवज...३२...पाने आहेत
पुस्तक क्र. १ चे अनुक्रमांक...३२...५०...
वर दिनांक...१३/०२/२०२३...रोजी नोंदला

सह. दुय्यम निर्बंधक वर्ग-२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	वसई क्र. ३ Deface Number	Deface Date
1	VAIJAYANTI BHALCHANDRA KADAM	eChallan	69103332023020714099	MH01472884020223M	196000.00	SD	0007559979202223	13/02/2023
2		DHC		1302202308050	640	RF	1302202308050D	13/02/2023
3	VAIJAYANTI BHALCHANDRA KADAM	eChallan		MH01472884020223M	28000	RF	0007559979202223	13/02/2023

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



13/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 3254/2023

नोंदणी :

Regn:63m

गावाचे नाव : निळेमोरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2163000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: सदनिका क्र. ए/104, पहिला मजला, श्री माऊली को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे निळेमोरे, नालासोपारा(पश्चिम), तालुका वसई, जिल्हा पालघर ((Survey Number : 287, Hissa No. 2 & 11 ;))
(5) क्षेत्रफळ	1) 38.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मदन हनुमानदास बैरागी S/o. हनुमानदास बैरागी - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: पोस्ट - मनेगाव, तालुका सिन्नर, जिल्हा नाशिक, महाराष्ट्र, पाम्:ईक्र. पिन कोड:-422103 पॅन नं:-ACDPH0632E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वैजयंती भालचंद्र कदम D/o. भालचंद्र जे. कदम - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: सदनिका क्र. ए/104, पहिला मजला, श्री माऊली को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे निळेमोरे, नालासोपारा (पश्चिम), तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AMPPK7033C 2): नाव:-गणपत भालचंद्र कदम S/o. भालचंद्र जे. कदम - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: सदनिका क्र. ए/104, पहिला मजला, श्री माऊली को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, गावमौजे निळेमोरे, नालासोपारा (पश्चिम), तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AMKPK0264E
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3254/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	196000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक वर्ग-२

वसई क. इ.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAIJAYANTI BHALCHANDRA KADAM	eChallan	69103332023020714099	MH014728840202223M	196000.00	SD	0007559979202223	13/02/2023
2		DHC		1302202308050	640	RF	1302202308050D	13/02/2023
3	VAIJAYANTI BHALCHANDRA KADAM	eChallan		MH014728840202223M	28000	RF	0007559979202223	13/02/2023

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