



दस्त गोषवारा भाग - 2

वसई 2

दस्त क्रमांक (1892/2012)

23/23

दस्त क्र. [वसई2-1892-2012] चा गोषवारा
बाजार मूल्य :1043000 मोबदला 1400000 भरलेले मुद्रांक शुल्क : 66600

पावती क्र.:1903 दिनांक:24/02/2012
पावतीचे वर्णन
नांव: सर्फराज अब्दुल रज्जाक अन्सारी - -

दस्त हजर केल्याचा दिनांक :24/02/2012 12:14 PM
निष्पादनाचा दिनांक : 24/02/2012
दस्त हजर करणा-याची सही :

सरफराज

14000 : नोंदणी फी
460 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

14460: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/02/2012 12:14 PM
शिकका क्र. 2 ची वेळ : (फ्री) 24/02/2012 12:18 PM
शिकका क्र. 3 ची वेळ : (कबुली) 24/02/2012 12:19 PM
शिकका क्र. 4 ची वेळ : (ओळख) 24/02/2012 12:19 PM

दस्त नोंद केल्याचा दिनांक : 24/02/2012 12:20 PM

दु. निबंधकाची सही वसई 2

ओळख :

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

1) प्रतिधा श्रीखंडे - - , घर/फ्लॅट नं: 101

गल्ली/रस्ता: -

ईमारतीचे नाव: बालाजी सेंटर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विरार पु

तालुका: वसई

पिन: -

2) राहुल साव - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

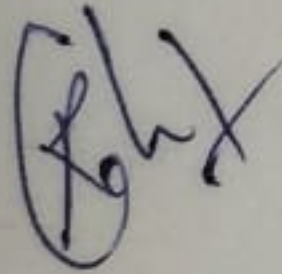
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दु. निबंधकाची सही
वसई 2

स्वागत करण्वात वत को
स्वागत एकुवा...23...पाने आदेश

दस्ता निबंधक, वर्ग-2
वसई-2



दस्त क्रमांक एक व.....

962 क्रमांकावर नोंदले

दस्ता निबंधक, वर्ग-2
वसई-2

- EXISTING WORK TO BE HATCHED BLACK FOR LAND DEVELOPMENT/SUB-DIVISION/LAY-OUT
- SUITABLE COLOURING/NOTATIONS SHALL BE USED DULY INDEXED.
- PROPOSED WORK RED FILLED IN
- EXISTING STREET GREEN
- PERMISSIBLE BUILDING THICK DOTTED BLACK
- OPEN SPACES AND COLOUR
- WORK PROPOSED TO BE DEMOLISHED YELLOW HATCHED
- PROPOSED WORK RED FILLED IN

- 8 DRAINAGE AND SEWERAGE WORK RED DOTTED
- 9 WATER SUPPLY WORK BLUE DOTTED THIN
- 10 DEVIATIONS RED HATCHED
- 11 RECREATION GROUND GREEN WASH
- 12 ROADS AND SET BACKS BURNT SIENNA
- 13 RESERVATION APPROPRIATE COLOUR CODE

PROFORMA
CONTENTS OF SHEET

नॉट - २
१८२/२०१२
२०१२

PLOT AREA OR LOCATION PLAN, FLOOR PLAN, LAYOUT PLAN, AREA CALCULATION, AREA STATEMENT, ELEVATION, CONSTRUCTION AREA STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Approved and extended by
Subject to the Conditions mentioned in B-1
No. letter No. CIDCO/VVSR/CC/ BP-1731/E/2060
29/03/07
[Signature]
ASSOCIATE PRAKTYAK (VVSR)
CIDCO
AMBKA COMPLEX
SECOND FLOOR
DIST. *[Signature]*

BP-1731/E/2060

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



[Signature]

SIGNATURE OF LICENSED SURVEYOR/ENGINEER/STRUCTURAL ENGINEER

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND NO. 5 AND 15, LAND AREA 42,408 SQ. FT. OF VILAGE KORR TALUK VASAR DIST. THANE

NAME OF OWNER

SMT CHAYA ANANT SAWANT

[Signature]

MR YOGESH ANANT SAWANT

[Signature]

MR CHANDRASEN ANANT SAWANT

[Signature]

MR RAVINDRA SHANKAR SAWANT

[Signature]

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
------	---------	----------	-------	----------	------------

SIGNATURE (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER

NAME OF ARCHITECT

R.V. SHIRKE
3/8, TILAK ESTATE
1ST FLOOR, VASAR (W.)

[Signature]

COPY



24/02/2012
7:19:55 pm
दुय्यम निबंधक:
वसई 2





दस्त गोषवारा भाग-1

वसई2
दस्त क्र 1892/2012
22/23

दस्त क्रमांक : 1892/2012

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

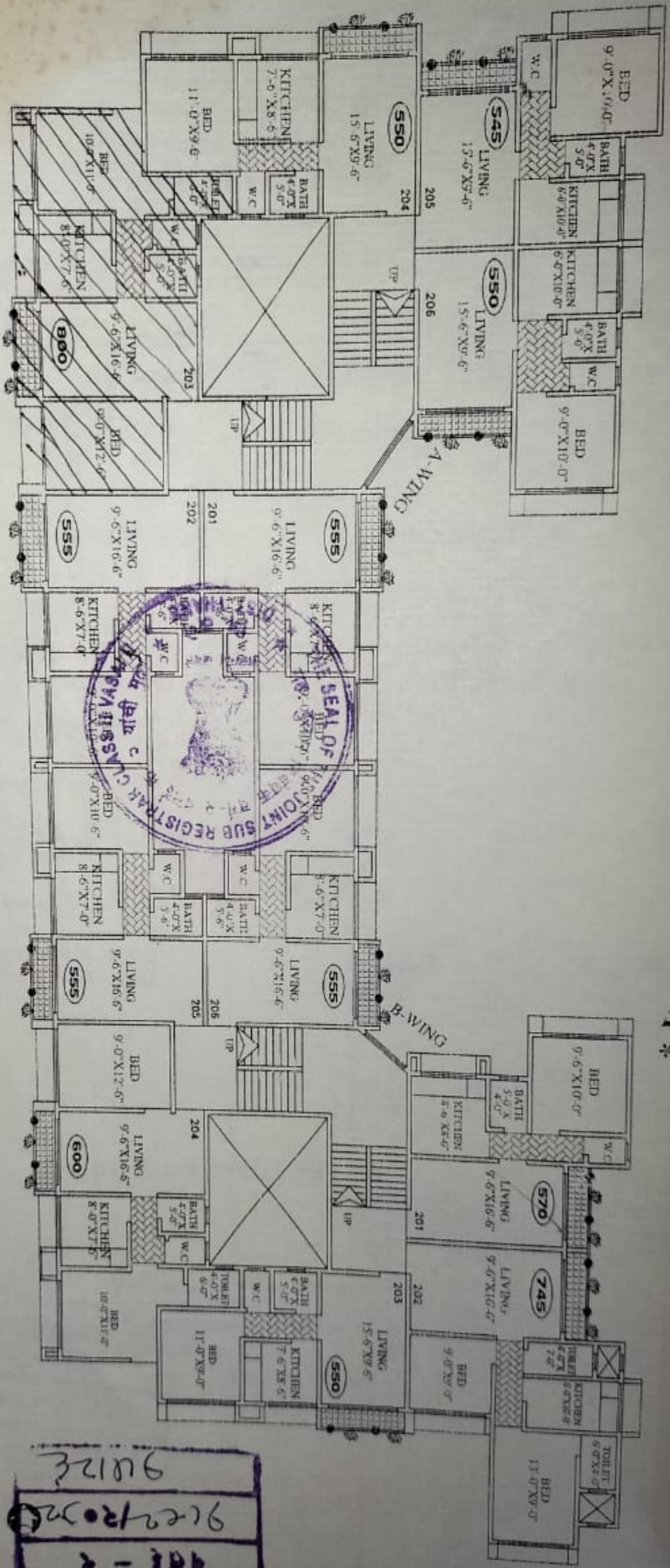
पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
<p>1 नाव: सफ़ेराज अब्दुल रज्जाक अन्सारी - पत्ता: घर/फ्लॉट नं: डी/2/401 गल्ली/रस्ता: - ईमारतीचे नाव: शिव शक्ती विद्या नगरी ईमारत नं: - पेट/वसाहत: - शहर/गाव: मिरारोड पु तालुका: - पिन: - पॅन नम्बर: A</p>	<p>लिहून घेणार वय 28 सही 2124251</p>	 
<p>2 नाव: ज्योती पुरुषोत्तम भेडा - पत्ता: घर/फ्लॉट नं: 301 गल्ली/रस्ता: - ईमारतीचे नाव: साईकृपा सोसा ईमारत नं: - पेट/वसाहत: - शहर/गाव: कांदीवली प तालुका: मुंबई पिन: - पॅन नम्बर: AAGPB8511M</p>	<p>लिहून देणार वय 55 सही J.P.Bheda</p>	 



2024
निबंधक वसई-2
वर्ग-2

*** SHREE JIVDANI KRUPA ***
COMPLEX

BLDG NO.3



Handwritten notes in a box: **9122** and **9122/2022**

ONE BUILDERS
E V E L O P E R S

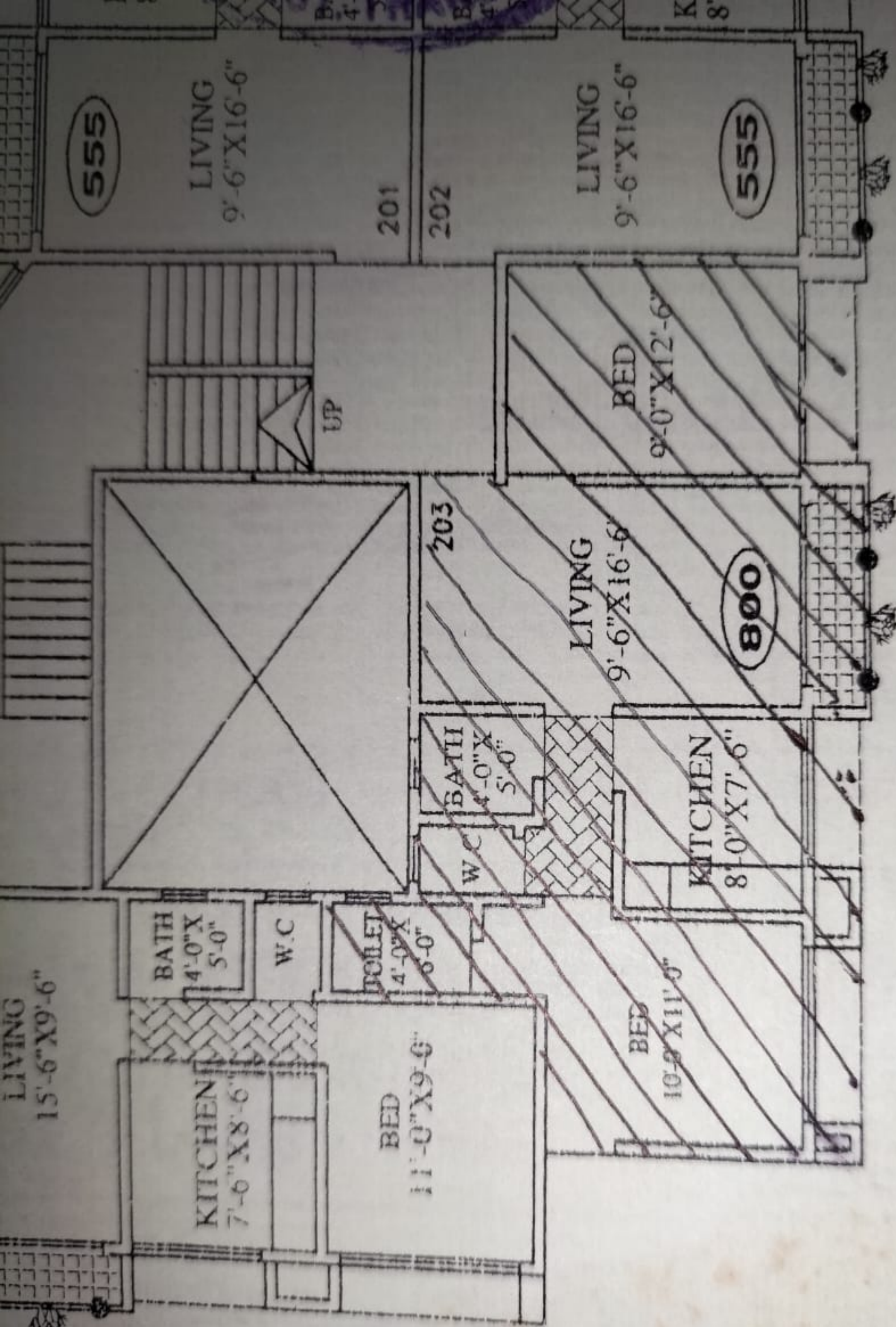
113, KAPADIA HOUSE
NEXT TO PLATFORM NO.1
VIRAR(W), TAL. VASAI, DIST. THANE
PHONE NO. 9869272427, 9820325015

..... 20'-0" INTERNAL ROAD.....
SECOND FLOOR PLAN

PROPOSED RESIDENTIAL COMPLEX
ON PLOT BEARING S NO 115 HNO. 37.41.42.43.44-B
AT VILLAGE - KOPRI, CHANDANSAR VIRAR (E)

A R C H I T E C T S
sanat mehta & associate
Chief Engineer and Architectural Project Consultant
207 PARK VIEW,
STATION ROAD,
NALLASOPARA (W),
DIST. - THANE
EMAIL: sanat_mehta@rediffmail.com
PHONE No. 9820325015, TEL. FAX No. 9820325048
11335189 5100





E V E L O P E R S

S

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/POC/BP-1731/E/238

Date: 03/2010
9/02/2010
93123

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building No. 3, Wing A & B (Gr. + 4/pt) with Built Up Area 2163.40 sq.m. on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Taluka Vasai, Dist. Thane, completed under the supervision of M/s Sanat Mehta & Associates, Architect/Licensed Surveyor (License/ Registration No. M/287/LS) and has been inspected on 06/01/2010 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. Commencement Certificate No CIDCO/VVSR/ CC/BP-1731/E/2060 dated 29/03/2007 and Amended plan approved vide letter No CIDCO/VVSR/AM/BP-1731/E/1946 dated 11/08/2008 issued by the CIDCO and permitted to be occupied subject 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 municipal water supply treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural 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 titles through or under them.



MS

Contd 2

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8166

TRUE COPY

Shinde

S. K. KHATRI
B.A. (Hons), LL.B.
ADVOCATE HIGH COURT
1, Ambika Apts; Opp Vartak Hall,
Washi Road, VIRAR (W) 401 303

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref No. CIDCO/VVSR/POC/BP-1731/E/239

Date १२/०३/२०१०

१८२४२०१२

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2

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 or part thereof for non-bio degradable & bio-degreed-able waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 56 Flats contained in one no. of Residential Building No.3, Wing A & B(Gr.+ 4/pt) only.
7. Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith.

Handwritten signature
9/3/10
EXECUTIVE ENGINEER (BP & VV)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/POC/BP-1731/E/238

Date: 22/03/2010

To
Smt. Chhaya A. Sawant & others
2, Suryakiran, Dahanukar Wadi
Kandivali (W)
MUMBAI : 400 067.

सत - २
१६२/२०१२
१२२३

Sub: Grant of Part Occupancy Certificate for Residential Building No. 3, Wing A & B (Gr. + 4/pt) on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Tal. Vasai, Dist.Thane.

- Ref
- 1) Commencement Certificate No.CIDCO/VVSR/CC/BP-1731/E/2060 dated 29/03/2007
 - 2) Amended plan approved vide letter No.CIDCO/VVSR/AM/BP-1731/E/1946 dated 11/08/2008
 - 3) N A Order No REV/D-1/T-9/NAP/SR-117/2004 dated 10/12/2004 from the Collector, Thane
 - 4) Receipt from Virar Municipal Council vide Receipt No.22301 dated 16/07/2009 for potable water supply
 - 5) Development completion certificate dtd. 04/12/2009 from the Licensed Surveyor
 - 6) Structural stability certificate from your Structural Engineer vide letter dated 28/07/2009
 - 7) Plumbing certificate dated 27/07/2009
 - 8) Your Licensed Surveyor's letter dated 04/12/2009.

Sir/ Madam

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No. 3 Wing A & B (Gr + 4/pt) on land bearing S.No.115, H.No.41, 42, 43 & 44B of Village Kopri, Taluka Vasai, Dist. Thane, along with as built drawings.

You are required to submit revised DILR map showing the roads & B amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/ 2 extracts showing these components before approaching for provisional o.c.c. or o.c.c. of last building.

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of the next Building as per the format finalised by CIDCO

Yours faithfully,

Mehta
19/3/10

EXECUTIVE ENGINEER (BP & W)

Encl a a

c c to

M/s. Sanat Mehta & Associates
207 Park View Station Road
Nallasopara (W) Taluka Vasai
DIST. THANE

Mehta
9/3/10

REGD. OFFICE : 'Nirmal', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 6650 0900 • Fax : 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone : 6791 8100 • Fax : 00-91-22-6791 8166

TRUE COPY

Mehta

S. K. KHATRI

B. A. (Hons), LL. B.
ADVOCATE HIGH COURT
Ambika Apts; Opp Vartak Hall,
Vasai (W) 401 203

बतहे - २
१८०२/२०१२
८२३

RECEIPT

RECEIVED of & from the Transferee a sum of Rs.7,00,000/- (Rupees Seven Lakhs only) as & by way of CHEQUE as a Part Payment of consideration herein above mentioned.

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>AMOUNT</u>	<u>DRAWN ON</u>
20/02/12	014897	3,50,000/-	
24/02/12	014898	3,50,000/-	

WITNESSES:-

1)

2)

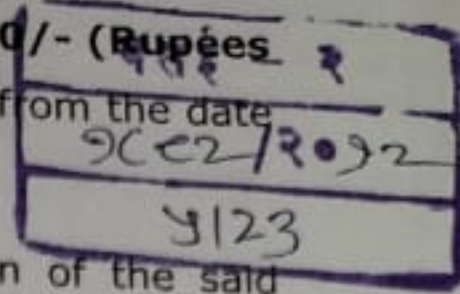


I SAY I HAVE RECEIVED

J.P. Bheda

(MRS. JYOTI PURSHOTTAM BHEDA)
Transferor

(b) It has been mutually agreed upon by & between the parties hereto that the Transferee/s shall pay to the Transferor/s the balance amount of **Rs. 7,00,000/- (Rupees Seven Lakhs Only)** be payable within 45 days from the date of registration of this agreement.



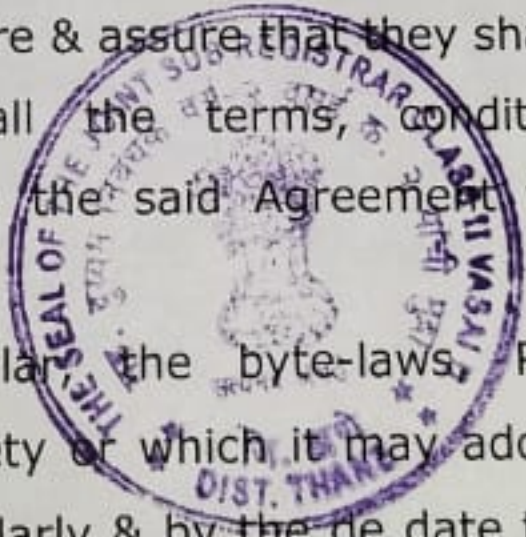
(c) The transferor will hand over the possession of the said FLAT premises to the Transferee after received balance amount.

4) THE TRANSFEROR/S HEREBY DECLARES THAT:

- (a) The said FLAT is free from all encumbrance & liabilities including Income tax & Sales-tax Charges, claims & demands, of any nature, whatsoever.
- (b) The have mortgage, transferred, assigned or in any other way encumbrance or alienated their right, title & interest in the said FLAT premises on or before the date of execution of this Agreement.
- (c) They shall pay & discharge the rates & taxes, Society, Charges, Maintenance, Water & Electricity Charges, if any, for the period of _____ Day of _____ Christian year 2012. upto & inclusive of the date of this Agreement.
- (d) They will provide/availed all the documents in connection with the said flat as required by bank/financial institution.

5) The Transferee/s hereby declare & assure that they shall:-

- (a) Observe & perform all the terms, conditions & obligations contained in the said Agreement for sale with the Transferor/s.
- (b) Abide by all & singular the bye-laws, Rules & Regulations of the Society or which it may adopt from time to time & pay regularly & by the de date the dues payable including the periodical Rates & Taxes, Water Charges & all other out goings, if any, in force from time to the, in respect of the said FLAT premises & shall not withhold the same for any reason whatsoever.



J.P. Bheda 3 24/2/12

बसई - २
१६२४/२०१२
७१२३

SCHEDULE OF THE PROPERTY

Flat No. **203**, on the **Second** Floor, Wing 'A' admeasuring Super Built up area **800** Sq.ft or Built-up area **680** Sq.ft. i.e. **63.20** Sq.Mtrs. in the Building known as "**SHREE JIVDANI KRUPA COMPLEX**" Building No. **3**, and Society known as "**MAHESH MEGHA CO-OPERATIVE HOUSING SOCIETY LIMITED**" Constructed on N.A. Land bearing Survey No. 115, Hissa No.37, Hissa No. 41,Hissa No. 42, Hissa No. 43, and Hissa No. 44B, lying being and situate at Village **KOPARI**, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai- II (Virar).

WITNESSES WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THERE RESPECTIVE HANDS & SEALS TO THESE PRESENTS THE DAY & YEAR FIRST -HEREINABOVE WRITTEN.


SIGNED,SEALED & DELIVERED)

By the withinnamed "**TRANSFEROR**")

MRS. JYOTI PURSHOTTAM BHEDA)

In the presence of.....) **J.P. Bheda**

1) 

2) 

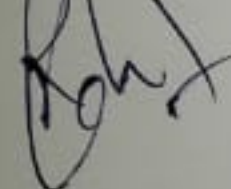



SIGNED,SEALED & DELIVERED)

By the withinnamed "**TRANSFEEEE**")

MR. SARFARAZ ABDUL RAZAK ANSARI)

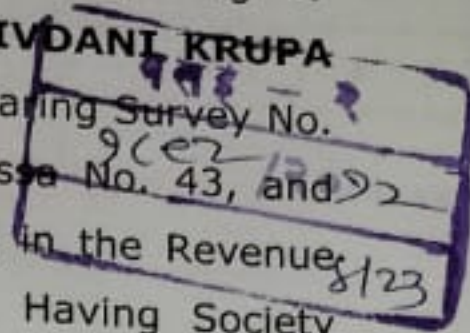
In the presence of.....) **२६२५२६५**

1) 

2) 



WHEREAS the Transferor/s is/are absolute owners & in exclusive possession of & otherwise well & in sufficiently entitled to the FLAT premises bearing No. **203**, on **Second Floor, Wing 'A'** thereabouts in the Building known as "**SHREE JIVDANI KRUPA COMPLEX**" Building No. **3**, constructed on land bearing Survey No. 115, Hissa No.37, Hissa No. 41, Hissa No. 42, Hissa No. 43, and Hissa No. 44B, thereabouts situate, lying & being in the Revenue Village **KOPARI**, Taluka Vasai, District Thane. Having Society Registration No. TNA/(VSI)/(HSG)/(TC)/22758-2010-2011, Dated 28/03/2011.



AND WHEREAS the transferor had Purchased the said flat from "**M/s. A-ONE BUILDERS**" Vide and registered agreement dated **11/12/2008**, Document No. **11775-2008**.

AND WHEREAS the Transferor/s has/have agreed to assign their right, title & interest under the said agreement for sale with the builders in respect of the said FLAT premises & the Transferee/s has/have agreed to acquired the said FLAT premises on OWNERSHIP BASIS on the terms & conditions hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

- 1) The Transferor/s is/are the sole, exclusive & absolute Owners of the FLAT premises bearing No. **203**, on **Second Floor, Wing 'A'** having Super Built up area **800** Sq.ft or Built-up area **680** Sq.ft. i.e. **63.20** Sq.Mtrs thereabouts in the building known as "**SHREE JIVDANI KRUPA COMPLEX**" Building No. **3**.
- 2) The Transferor/s is/are agreed to sell & transfer the said FLAT on Ownership Basis to the Transferee/s is/are agreed to purchase & transfer the said FLAT on Ownership Basis from the Transferor/s for the sum of **Rs. 14,00,000/- (Rupees Fourteen Lakhs only)** in **Full and Final Settlement** of their claim to the said Agreement.
- 3) (a) The Transferee/s has/have paid the sum of **Rs. 7,00,000/- (Rupees Seven Lakhs Only)** to the Transferor as & by way of **Part Payment** of the said FLAT hereinabove mentioned (the payment & receipt whereof the Transferor/s do/doth hereby admit & acknowledge of & from the Transferee/s).



J.P. Bheda ² 2124254

वसई - २
 १८०२/२०१२
 ३१२३

(1) Unique No. of Franking 10418
 (2) Document Details Agreement
 (3) Property Details A/203
 Shree Shivdori Kowalya
 (4) Agreement Value 14,00,000/-
 (5) Name of Seller Jyoti Bheda
 (6) Name of Buyer Sarfaraz Ansari
 (7) Name of Person
 Paying Stamp Duty 11/-
 (8) Amount of Stamp Duty 66600/-
 (9) Signature of Authorised Person
 & Bank's Seal.



For BOI Shareholding Ltd.
 (Sandeep Rathod)
 Authorised Signatory

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at VIRAR on this 24 day of Feb in the Christian year 2012

BETWEEN

MRS. JYOTI PURSHOTTAM BHEDA, age about _____ years, adult, Indian Inhabitant residing at 301, Sai Krupa CHS. Ltd., M.G. Road, Cross Road No. 3, Kandivali(W), Mumbai - 400 067, hereinafter called & referred to as **"THE TRANSFEROR"** (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean & include his/her/their heirs, executors, administrators & assigns) of the **ONE PART**



AND

MR. SARFARAZ ABDUL RAZAK ANSARI, age about _____ years, adult, Indian Inhabitant residing at D2/401, Shiv Shakti Vidya Nagri Hatkesh, Mira Road(East)-401 107, hereinafter called & referred to as **"THE TRANSFEREE"** (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean & include his/her/their heirs, executors, administrators & assigns) of the **OTHER PART**.

J.P. Bheda 1 21/2/2012

(SANDEEP RATHOD)
 Authorised Signatory

For BOI SHAREHOLDING LTD.

BOI Shareholding Ltd.
 Shop No. 1 & 4 Rampharukha CHS.
 Shopping Building Opp. M.A. High School,
 S.V. Road, Andheri(West),
 Mumbai - 400 053
 Dist. Thane, P.O. 20/200311094-96

INDIA
 10418
 185083
 66600/-P85211
 17:32
 SPECIAL ADHESIVE
 FEB 22 2012
 MAHARASHTRA



Friday, February 24, 2012

12:18:28 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1903

दिनांक 24/02/2012

गावाचे नाव चंदनसार

दस्तऐवजाचा अनुक्रमांक

वसई 2 - 01892 - 2012

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: सर्फराज अब्दुल रज्जाक अन्सारी - -

नोंदणी फी

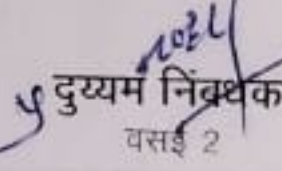
:- 14000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)

:- 460.00

एकूण रु. 14460.00

आपणास हा दस्त अंदाजे 12:33PM ह्या वेळेस मिळेल


दुय्यम निबंधक
वसई 2

बाजार मुल्य: 1043000 रु. मोबदला: 1400000 रु.

भरलेले मुद्रांक शुल्क: 66600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि फेडरल बँक - विरार;

डीडी/धनाकर्ष क्रमांक: 707543; रक्कम: 14000 रु.; दिनांक: 22/02/2012

२१२५२१५

A One Builders

AGREEMENT FOR SALE



JIVDANI

Krupa Complex

BUILDING NO. 3

115, Hissa No. 37,41,42,43,44 - B, Veer Savarkar Marg,
Chandansar, Virar (E), Taluka Vasai, Dist. Thane.

Shri / Smt. / M/s Sarfraz. Ansari

Flat/Shop No. 203 on 2nd Floor in A Wing.

A One Builders

Regd. Office : 114, Kapadia House, Gaothan Road,
Nr. Railway Platform No. 1, Virar (W) - 401 303.

बल - २
१६२/२०१२
२२३

Token No: **156**

10005

Document Type : REGISTERED
Nature Of Document Agreement

BOI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP
Shop No.3/4,Ramjharukha CHS,Shopping Building
S.V. Road ,Andheri(West),Mumbai-400 058
Telephone No :022-26252980
License no. : D-5/STP(V)/C.R.1002/02/05/1094 - 98

Receipt No. : 10513 Date : 22/02/2012
Pay to : BOI SHAREHOLDING LTD.

Total No. of Documents: 1
Franking Value : Rs. 66,600.00
Service Chg @ Rs.10 per Doc: Rs. 10.00
Total : Rs. 66,610.00

Name of the stamp duty paying party :
SARFARAJ ABDUL RAZAK ANSARI

Payment Mode : A/c.Transfer

Trf: 66,610.00

Drawn on Bank : RATNAKAR BANK

(For Office Use Only)

Tran
Franking Sr. No.

(Signature)

(Franking Value x Number of Documents)

66600 X 1

BOI SHAREHOLDING LTD.
DELIVERED FRANKED DOCUMENT





दुय्यम निबंधक: वसई 2

दस्तावेजक्रमांक व वर्ष: 1892/2012

नोंदणी 63 म

Ends: February 24, 2012

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

5:28:55 PM

गावाचे नाव : चंदनसार

- | | |
|--|--|
| (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,400,000.00
वा.भा. रु. 1,043,000.00 | करारनामा |
| (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) | (1) सर्वे क्र.: 115/हि नं 37 वर्णना मीजे कोपरी (चंदनसार) - उपविभाग क्र - 1, सदनिका क्र - अ/203 , दुसरा मजला , श्री जिवदानी कृपा कॉम्प्लेक्स ,महेश मेघा को ऑ ही सो लि, बि नं-3. |
| (3) क्षेत्रफळ | (1) 63.20 चौ मी |
| (4) आकारणी किंवा जुळी देण्यात असलेले तसे | (1) |
| (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता | (1) ज्योती पुरुषोत्तम मेडा - -; घर/फ्लॅट नं: 301; गल्ली/रस्ता: -; ईमारतीचे नाव: साईकृपा सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कांदीवली प; तालुका: मुंबई; पिन: -; पॅन नम्बर: AAGPB8511M. |
| (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता | (1) सर्फराज अब्दुल रज्जाक अन्सारी - -; घर/फ्लॅट नं: डी/2/401; गल्ली/रस्ता: -; ईमारतीचे नाव: शिव शक्ती विद्या नगरी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरारोड पू; तालुका: -; पिन: -; पॅन नम्बर: ANGPA9494H. |
| (7) दिनांक | करून दिल्याचा 24/02/2012 |
| (8) | नोंदणीचा 24/02/2012 |
| (9) अनुक्रमांक, खंड व पृष्ठ | 1892 /2012 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 66600.00 |
| (11) बाजारभावाप्रमाणे नोंदणी | रु 14000.00 |
| (12) शेरा | |



खरी प्रत

सह दुय्यम निबंधक वसई 2
वसई 2 (विरार)

