



Friday, September 21, 2012

1:19 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 2104

दिनांक 21/09/2012

गावाचे नाव उल्हासनगर कॅम्प क्र.1

दस्तऐवजाचा अक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: श्रीमती. रेखा मोतीराम मठलानी

नोंदणी फी :-

20000.00

नक्शाल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)) :-

620.00

उजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

20620.00

एकूण रु.

आपणास हा दस्त अंदाजे 1:19PM ह्या वेळेस मिळेल

महदुय्यम नियंत्रक द्यांक २,  
उल्हासनगर १  
उल्हासनगर क्र. ९

बाजार मुल्य: 1985000 रु.

मोबदला: 2000000रु.

भरलेले मुद्रांक शुल्क: 120000 रु.

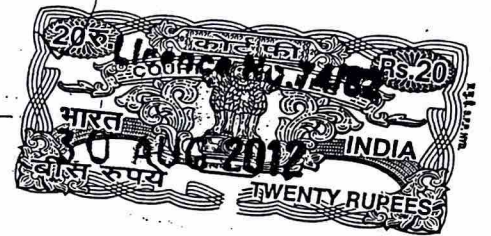
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: देना बँक शाखा उल्हासनगर;

डीडी/घनाकर्ष क्रमांक: 236580; रक्कम: 20000 रु.; दिनांक: 20/09/2012

गावाचे नाव : उल्हासनगर कॅम्प क्र.1

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00  
बा.भा. रु. 1,985,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1976/-/-/- वर्णन: विभाग ई 1/5, ब्लॉक नं.ए-27 चे रुम नं.158 व 159 यावर बांधलेली इमारत रॉयल गॅलेक्सी मधील पहिल्या मजल्यावरील सदनिका क्र. 101, क्षेत्र- 724 चौ.फुट बांधीव उल्हासनगर-1.  
(1)67.28 चौ.मी.
- (3) क्षेत्रफळ
- (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) कोहिनर असोशिएट्स लॉफे प्रोपा श्री. सोनु अनिल होतचंदानी. - -; घर/फ्लॉट नं: सहावा मजला, गल्ली/रस्ता: -; इमारतीचे नाव: ड्युक्स हाऊस; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन 421003; पॅन नम्बर: ACIPH0920N
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रीमती.रेखा मोतीराम मटलानी - -; घर/फ्लॉट नं: 12/13; गल्ली/रस्ता: -; इमारतीचे नाव: धरमदास सोसा. इमारत नं: -; पेट/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421001; पॅन नम्बर: AHIPM5479N.  
(2) श्री. विनय मोतीराम मटलानी - -; घर/फ्लॉट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ATSPM2297A.
- (7) दिनांक करून दिल्याचा 21/09/2012
- (8) नोंदणीचा 21/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2104 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 20000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 20000.00
- (12) शेरा



*[Signature]*  
सहदुय्यम निबंधक वर्ग - २,  
उल्हासनगर क्र. ९



D-5/STP(V)/C.R.1671/01/07/705-709/2007

50799

1) BANK UNIT NO.

2) TYPE OF DOCUMENT

: AGREEMENT FOR SALE

fo

3) DESCRIPTION OF PROPERTY

: Flat No. 101, on 1st floor,  
in ROYAL GALAXY,  
Constructed on the plot of Room  
nos.158 & 159 of Block No. A-27,  
Ulhasnagar-1, Dist. Thane.

4) PARTY VALUE

: Rs. 20,00,000/-

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दस्तावेज क्र 2908/2092	
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5) SELLER NAME

: KOHINOOR ASSOCIATES,  
THROUGH ITS PROP.  
Mr. Sonu A. Hotchandani

6) PURCHASERS NAME

: 1. Smt. Rekha Motiram Matlani  
2. Mr. Vinay M. Matlani

7) NAME OF STAMP DUTY PAYING PARTY

: Smt. Rekha Motiram Matlani

8) STAMP DUTY AMOUNT

: Rs. 120,000/-

9) SEAL AND SIGNATURE OF BANK AUTHORITY

For The New Jersey City, N.J. Ltd  
[Signature]



UMAT STAMPS FRANKING CHECKED  
VERIFIED WITH BANK AND  
I FOUND CORRECT

[Signature]  
JOINT SUB-REGISTRAR  
CLASS-2, UNR-1

[Signature] Rekha





77/78  
ادي نوجيون ڪوآپريٽو بينڪ لميٽيڊ (Customer's Copy)

The Nav Jeevan Co-op. Bank Ltd.

Bhawani Saw Mills Compound, Furniture Bazar, Ulhasnagar - 421 003.  
email: navjeevanbank@gmail.com Tel: 2707291, 2707391, (Franking Dept: 7350814984)

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2908/2092

Date: 20-9-12	Sr. No: 7528
Franking Value	Rs. 120000
Service Charges Rs. 10/- per document	Rs. 10
Total Amount	Rs. 120010
Rupees (in words) One Lac Twenty Thousand	
Ten Only	
No. of Documents	one
Name of stamp duty paying party: Smt Rekha. m. matlani	
PAN No.	
Name of Counter Party	Mr. S. A. Motchandani
Purpose of Transaction	Agreement for Sale
Cheque / DD No.	
Drawn on Bank	
Branch	
<small>I/We hereby apply for the stamping on the above documents and accept the information provided by me in this application form is true &amp; correct. I/We accept that The Nav Jeevan Co-op. Bank Ltd. is entitled at its option to accept or reject this application without assigning reasons whatsoever. I/We have confirmed the amount to be franked and I am solely &amp; fully responsible for the stamp duty. I/We will not hold the Bank responsible if the value of stamp franked is found out to be incorrect. I/We agree to submit the original franked stamp and its impression is distorted incorrectly franked. I/We agree to pay a penalty charge of Rs. 10/- per impression to the Bank over &amp; above this amount.</small>	
Name of Purchaser	
Address	
Tel. No.	Signature
(For Bank's Use Only)	
Franking Sr. No	
Cashier / Officer	Authorised Signatory



Ulhasnagar No. - 1  
 Division - E  
 Type of Construction R.C.C.  
 Rate  
 Actual Value - 20 Lakhs.  
 Market Value  
 Stamp Duty - 120000/-  
 Pages

**AGREEMENT FOR SALE**

This Agreement of Sale is made and entered into at Ulhasnagar, Dist. Thane, on this 21 day of September, 2012

*[Signatures]*  
Rekha



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दस्तावेज क्र. 2908/2092	
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**BETWEEN:**

**KOHINOOR ASSOCIATES, THROUGH ITS PROPRIETOR Mr. Sonu Anil**

**Hotchandani, Hindu, Adult aged about 22 years, Occupation : Bussiness,**  
Residing at, Dukes House, 6<sup>th</sup> floor, Plot No. 622, Jai Mata Di Nagar, Ulhasnagar-3, Dist. Thane (M.S.).

HEREINAFTER CALLED AS THE FIRST PARTY VENDOR / BUILDER.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, successors and assigns )  
OF THE PARTY OF FIRST PART.

**AND**

(1) Smt. Rekha Motiram Matlani, Hindu, adult, aged about 54 years, and (2) Mr. Vinay Motiram Matlani, Hindu, adult, aged about 25 years, Both of them residing at Dharamdas Co.op. Hsg. Society, Flat Nos. 12 and 13, 3<sup>rd</sup> floor, Vegetable Market, Goal Maidan, Ulhasnagar-421001, Dist. Thane.

HEREINAFTER CALED AS THE SECOND PARTY VENDEES/ PURCHASERS.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, successors and assings)  
OF THE PARTY OF SECOND PART.

AND WHEREAS the party of the First part the said Vendor is the sole and absolute, legal and exclusive owner of the property known as Flat No. 101, on 1st floor (without internal work) of the building named as ROYAL GALAXY, to be construct on the plot of Room nos. 158 & 159 of Block no. A-27, Ulhasnagar-1, Dist. Thane (M.S.) area adm.724 sq. fts. (Built up area) (including flower bed area). Herein after shall be known as Property.

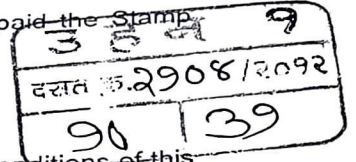
AND WHEREAS that the Vendor had purchased the plot property known as Room No. 158 of Block no. A-27, Ulhasnagar-1, Dist. Thane (M.S.) area adm. 131 sq.yds. from M/s K.K Infrastructure & Developers through its prop.



*[Handwritten signatures]*

Rekha

18) That the said property is having roof of R.C.C. Slab and the Vendees have not taken any depreciation in the cost of stamp duty and has paid the Stamp Duty accordingly.



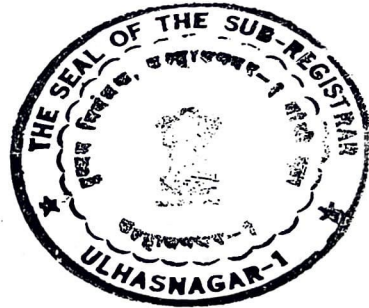
19) That the Parties herein are fully satisfied with the terms and conditions of this Agreement of Sale, as described hereinabove and they have full knowledge about it and have signed this Agreement of Sale in their conscious status of mind.

### SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF CONSTRUCTION and/or Flat No. 101, on 1st floor (without internal work), in the building named as ROYAL GALAXY, to be constructed on the plot of Room nos. 158 & 159 of Block No. A-27, Ulhasnagar-1, Dist. Thane (M.S.) area adm.724 sq. fts. (Built up area) (including flower bed area). And it is situated at Ulhasnagar, bearing City Survey No. 1976, Taluka and Sub-Dist Registration Ulhasnagar and Dist. Registration Thane (M.S.) and it is within the limits of the U.M.C. and it is on non-agricultural land and is bounded as under:-

#### BOUNDARIES:-

EAST : Room No. 160, of Block No. A-27  
WEST: Room No. 157, of Block No. A-27,  
NORTH: Open Passage  
SOUTH: Open Passage



IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET AND

SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT OF SALE

Rekha

ON THIS DAY , MONTH AND YEAR HEREIN ABOVE WRITTEN FIRST.



SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED..VENDOR/BUILDER.  
Kohinoor Associates, through its Prop.  
Mr. Sonu Anil Hotchandani.  
IN THE PRESENCE OF WITNESSES.

*[Handwritten signature]*

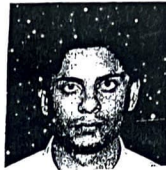


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SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASERS  
IN THE PRESENCE OF WITNESSES.



1. Smt. Rekha Motiram Matlani  
2. Mr. Vinay Motiram Matlani  
IN THE PRESENCE OF WITNESSES.



*Rekha*  
*[Handwritten signature]*



RECEIPT

RECEIVED Rs. 20,00,000/- (Rs. Twenty lacs only ) as mentioned above,  
being the full and final sale consideration, towards the sale of my above said  
property from the said Vendees.

*[Handwritten signature]*

*Rev. M. Matlani*  
*hereds CHS Soc 1/1/11/13*  
*Flour Vegetable market*  
*Res No 421001*  
*U.C. Saita*

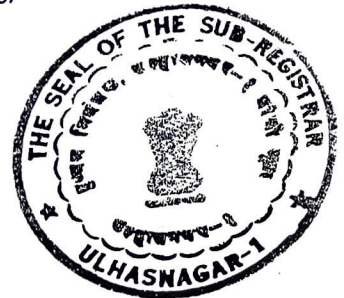
*[Handwritten signature]*

I SAY RECEIVED

Rs.20,00,000/-

*HARESH - C. SAHITA*  
*AT NO 101, GIRISH TOWER, GOAL MARDAN.*  
*Kohinoor Associates, through its Prop. VNR-1*

Mr. Sonu Anil Hotchandani,  
VENDOR/BUILDER

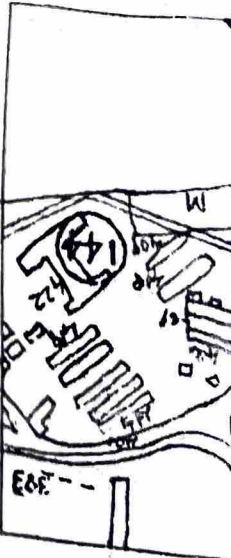


*[Handwritten mark]*





EXCESS BAL. AREA	12	FBI CO. SUMED	BALCONY AREA STATEMENT	A	PERMISSIBLE BAL. AREA	B	PROPOSED BAL. AREA	C	EXCESS BAL. AREA	TENEMENT STATEMENT	AREA OF PLOT	TENEMENT PERMISSIBLE	TENEMENT PROPOSED	TENEMENT EXISTING	CONTENTS OF SHEET	GR. DETAIL	SEPT. 1, 2, 3, 4, 5. FLOOR PLAN, SECTION, ELEVATION, STAIRCASE DETAILS, AREA CALCULATION, E.P. PLAN, LOCATION, RS AND WINDOWS	CERTIFICATE OF AREA	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY IAE THE DIMENSIONS AND MEASURED ON PLAN TALLIES WITH AREAS STATED IN APP. LAYOUT	PRI. METRY AND PROPOSAL	PRI. PROPOSED BLDG. ON PLOT EARING	BOOK NO-A-27 ROOM NO-18, 159, SHEET NO - 75	ULT. SNAGAR-1	1/3 KOHINOR ASSOCIATES	SONU HOTCHANDANI	OWNER SIGN	ARCHITECT	AV. S. D. K. SHARMA ARCHITECT (CIVIL) ENGINEER UNIC. NO. 10000 IN NO. 10000	8 m H. A.
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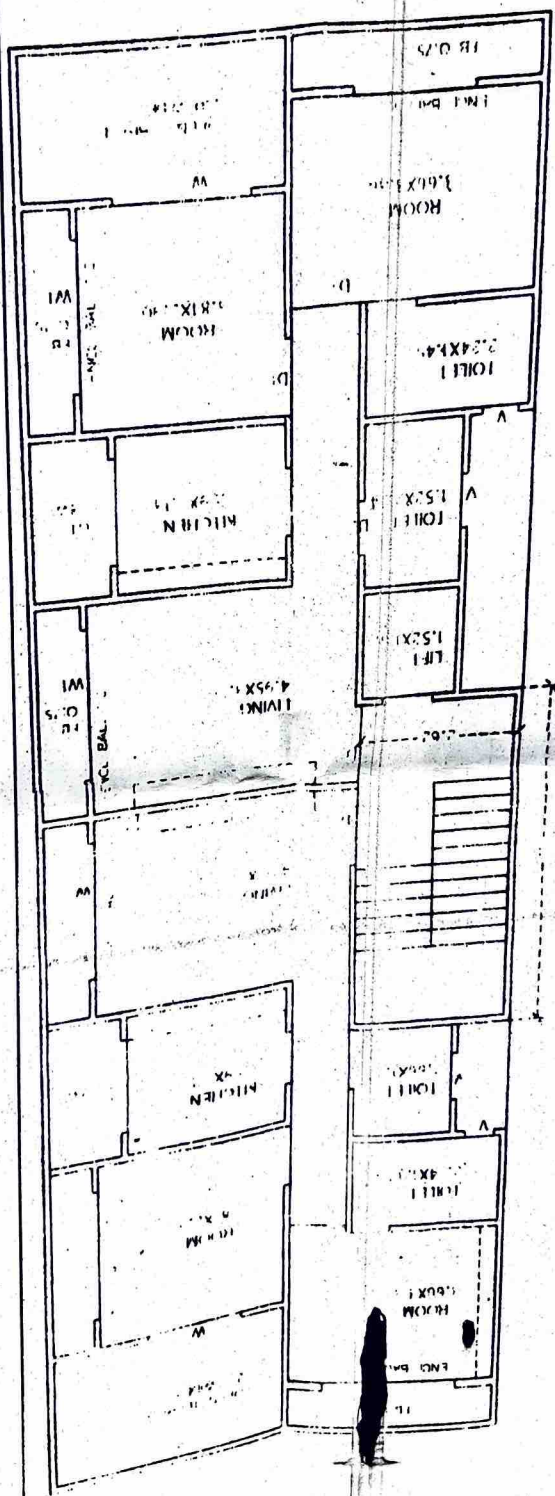
N PLAN



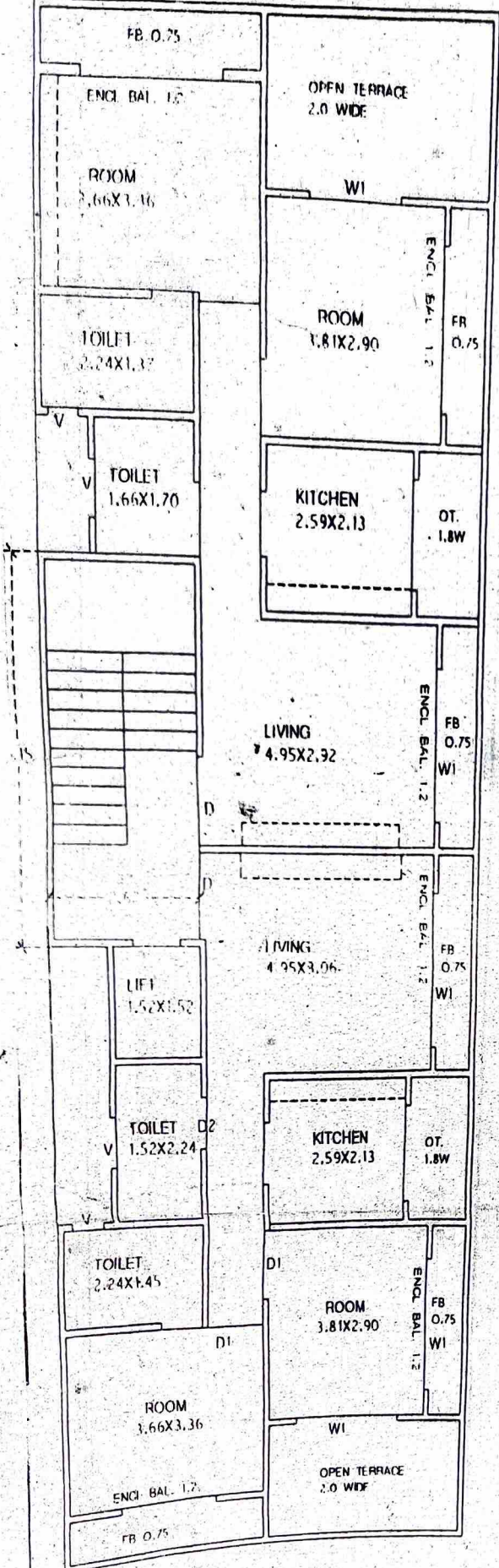
NK



FIRST, SECOND AND THIRD FLOOR PLAN







FIRST, SECOND AND THIRD FLOOR PLAN







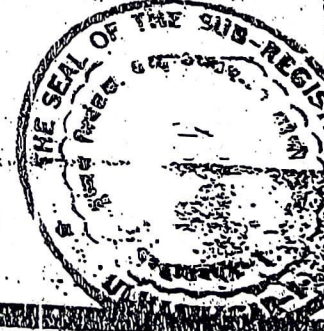
THIS INDENTURE made this 25th day of April 1964 between the President of India by and through his Secretary to Government, Ministry of Revenue, Government of India, and the Vendor, who is the Purchaser of the land...

WHEREAS the Vendor is seized and possessed of the land hereinafter more particularly described in Schedule I, hereinafter referred to as the said land, hereditament or premises...

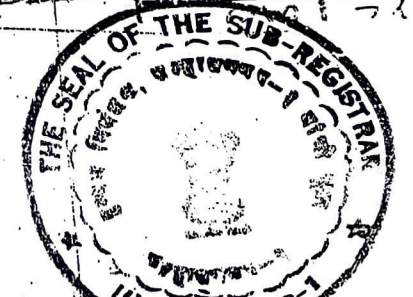
AND WHEREAS the Vendor has agreed to sell the said land, hereditament or premises to the Purchaser for the price of Rs. 2127/-... AND WHEREAS the Vendor has agreed to sell the said land, hereditament or premises to the Purchaser for the price of Rs. 2127/-...

The property the compensation of which has been ascertained against the value of Rs. 400.00... The property the compensation of which has been ascertained against the value of Rs. 400.00...

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दसत नं. 955/1964  
20/7/64



उ ह न 8  
दसत नं. 830/1964



23 33

2308/1962  
27 39

2301-9  
23

20/7/64



# AVINASH B.KUMAVAT

Milan nagar, Section - 24,  
Ulhasnagar - 3

Ref. no.

Date :- 4/7/12

## Completion certificate

This to certify that the construction work of building

Work is completed is upto 100%

Which belongs to Kohinoor Associates

The building name is Royal Galaxy

Building situated at block no. A-27, Room No. - 158 , 159,

Sheet No - 75, Ulhasnagar - 1.

**AVINASH B. KUMAVAT**  
B.E (CIVIL)  
**ARCHITECT & CIVIL ENGINEER**  
UMC Licence No 29  
Milan Nagar. Sec-24. UNR-3.

# KOHINOOR ASSOCIATES

BLK NO. A- 27 ROOM NO. 158 & 159 NEAR POST OFFICE ULHASNAGAR-421001.

TO,

DATE:05/10/2012

SMT.REKHA. M .MATLANI  
MR.VINAY. M .MATLANI  
DHARMDAS CO.OP HOUSING SOCIETY,  
FLAT NO. 12, 13 3<sup>RD</sup> FLOOR, VEGETABLE  
MARKET, GOALMADIAN,  
ULHASNAGAR- 421001.

## POSSESSION LETTER

We hereby declare and hand over the vacant possession of property known as flat no.101 1<sup>st</sup> floor in newly constructed building known as **ROYAL GALAXY** constructed on blk no. A- 27 room no. 158 & 159 near post office Ulhasnagar- 421001.

We also declare and ensure that the above said property is free from all dues and recumbrances i.e the property has no pending dues to be paid and has no objections.

Thanking you,

KOHINOOR ASSOCIATES

  
proprietor

# KOHINOOR ASSOCIATES

BLK NO. A- 27 ROOM NO. 158 & 159 NEAR POST OFFICE ULHASNAGAR-421001.

DATE: 01/10/2012

## PARKING ALLOTMENT LETTER

We have allotted the parking space of one single car on right side Of front side gate to flat no. 101,1<sup>st</sup> floor in building known as **ROYAL GALAXY** registered in name of SMT REKHA .M. MATLANI and MR. VINAY .M. MATLANI.

Thanking you,

KOHINOOR ASSOCIATES

  
proprietor