



सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
भारत सरकार

नोंदविण्याचा क्रमांक / Enrollment No 2017/00054/01754

To,
मारुती भिवराम माने
Maruti Bhivram Mane
S/O Bhivram Mane
B 202 SANSKAR DEEP CO OP SOC
ANAND NAGAR DEENDAYALA ROAD
DOMBIVALI WEST
Dombivli West
Thane
Maharashtra 421202
9820457710

14/01/2012

Rs. 20 lacs
mortgage loan

Ref: 11 / 23B / 21686 / 21945 / P



UE083671063IN



आपला आधार क्रमांक / Your Aadhaar No. :

2742 5611 4769

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मारुती भिवराम माने
Maruti Bhivram Mane
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

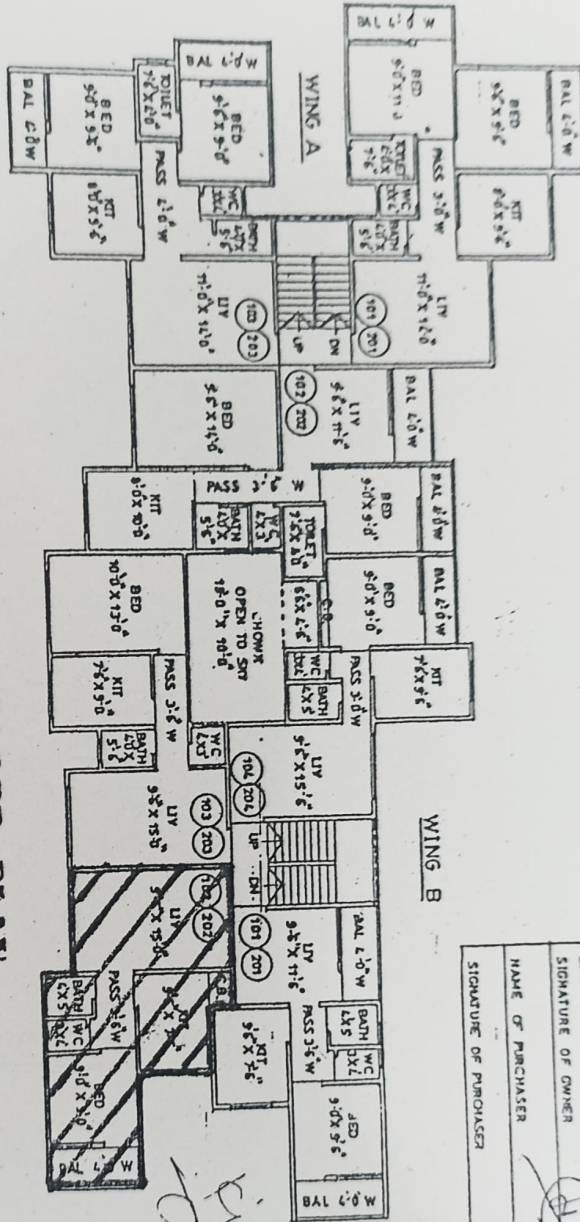


2742 5611 4769

आधार — सामान्य माणसाचा अधिकार

SANSKAR DEEP
TYPICAL FIRST & SECOND FLOOR PLAN

36.38/03



FIRST AND SECOND FLOOR PLAN

BUILDER & DEVELOPERS	DESCRIPTION		FLAT AREA STATEMENT		ARCHITECT
BHAGWATI DEVELOPER	PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO. 11, H.NO. 3A(NEW), 286/3A (OLD) AT VILLAGE - THAKURLI, TALUKA-KALYAN, DIST - THANE.		FLAT NO.	AREA IN SQ. FTS.	URBAN PLANNER
					1-4 FIRST FLOOR, MAHAVIR SHOPPING CENTRE, AGRA ROAD, KALYAN (W).
					421 301.

NAME OF OWNER
SIGNATURE OF OWNER
NAME OF PURCHASER
SIGNATURE OF PURCHASER

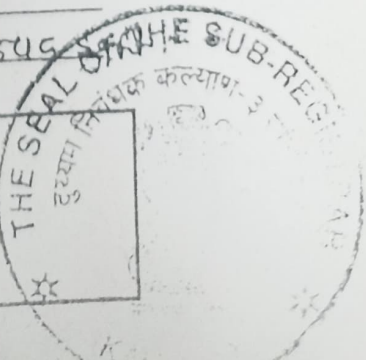
Maruti Bhivaram Mane

PURCHASER SHRI/SMT.

FLAT NO. 202 ON FLOOR Second AREA 508

TITEL
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 11, H. NO. 3-A (NEW), 286/3A (OLD) AT MOUJE - THAKURLI TAL. - KALYAN, DIST - THANE

BUILDERS
BHAGWATI DEVELOPER
ASHWINI NIWAS, M. P. ROAD
DOMBIVLI (WEST),
DIST. THANE, PIN - 421 201



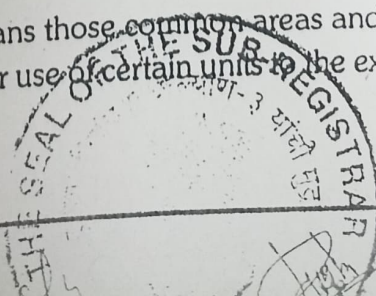
THE SECOND SCHEDULE ABOVE REFERRED TO
(DEFINATION OF COMMON AREAS & FACILITIES)

28-38/02

yuv

"Common Areas and facilities", unless otherwise provided in the Declaration or lawful amendments thereto, means :

1. The land on which the building is located.
2. The foundation, columns, girdles, beams, supports, main walls, roofs, halls corridors, lobbies, stairs, stairways, fire-escapes, lift, lift machine room, chowks, common toilets, service ducts, entertainment hall and entrances and exits of the building:
3. The basements cellars, yards, gardens and storage spaces :
4. The premises for the lodging of janitrs or persons employed for the-management of the property.
5. Installation of central services, such as power, light, cold water.
6. The tanks, motors, septic tank, soak pits, in general all apparatus and installation existing for common use;
7. Such community and other facilities as may be provided for in the Declaration; and
8. All other parts of the property necessary or convinient to its existence. maintanance and safety, or normally in common use;
9. "Limited common areas and facilities" means those common areas and facilities designed in the Declaration as reserved for use of certain units to the exclusion of the other units.



ANNEXURE "E"
GENERAL AMENITIES TO BE PROVIDED

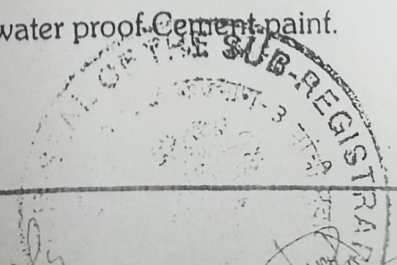
1. The building will be of R. C. C. framed structure with ground and three upper floors with underground water storage tank with electric pump with one R. C. C. over head water storage tank.
2. All doors will be wooden with Flush door oil painted, window will be provided with oxidised steel hinges and Aluminium fitting.
3. Main door will be flush door and oil painted with outside aldrop of steel metal with chain arrangement, form inside and peep hole.
4. White mosaic tiles flooring in Main room and Grey mosaic tiles in other rooms.
5. Bathrooms will be provided with polish tandoor flooring and dado of 3"-0" in white glazed tiles, one water connection from overhead water storage with shower also be provided.
6. One wash basin of 18x12 size in white color will be provided.
7. All W. Cs will have white glazed tiles flooring and a dado of "-6" high with cock . flushing arrangement.
8. Cooking platform in kitchen with black cuddappa stone on top white glazed tiles dado of 1-6" high and one water connection from overhead water tank.
9. The lighting arrangements in the flats will be as follows:

Living Room :	One light point One fan point One Bell point One plug point	Bed Room :	One light point One fan Point One plug Point
---------------	--	------------	--

Kitchen :	One light point One plug point	Bath room :	One light point One Domestic point
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W.C. :	One light point	Passage :	One light point
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10. Building will be pointed from outside with water proof. Cement paint.
11. Compound wall with gate.



SCHEDULE OF THE PROPERTY ABOVE REFERRED TO.

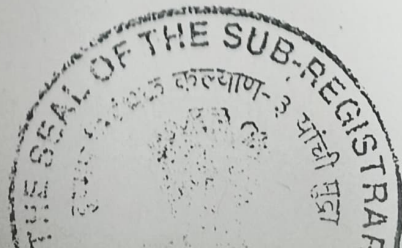
1) All that piece of land bearing Survey No.11, Hissa No. 3 A admeasuring 1180 Sq. mtrs at Mauje Thakurli, Taluka Kalyan, Dist.thane and within the registration Dist. Thane and sub Registration Dist. Kalyan and bounded as Follows. :-

On or towards East :- Road

On or towards West :- S. No. 280 Hissa No. 1

On or towards South :- S. No. 280, Hissa No. 3.

On or towards North :- S. No. 280, Hissa No. 4.



27-38/03

RECEIPT

I, KHEMANT J. NANDU PROPRIETOR OF M/S. BHAGWATI DEVELOPER do hereby admit and acknowledge to have received the sum of Rs. 10,000/=

(Rupees Ten thousand only)

from SHRI/SMT Maruti Bhivaram Mane.

by cash/ cheque No. dt. 13/2/03 drawn on bank. branch.

I say Received Rs. 10,000/=

For M/s BHAGWATI DEVELOPER

KJ Nandhu (PROPRIETOR)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY.

the within named "PROMOTER / DEVELOPER"

M/s. M/s BHAGWATI DEVELOPER Proprietary Firm

by the hand of KHEMANT J. NANDU.

in the presence of

(Deepak J. Nandhu)

KJ Nandhu

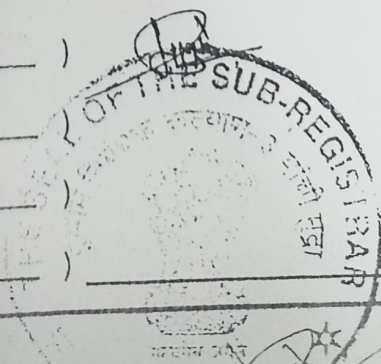
SIGNED, SEALED AND DELIVERED BY

the within named "FLAT PURCHASER"

SHRI./SMT. Maruti B. Mane.

in the presence of

(Bharat K. Chheda)



4
वसु धन्तु 406
4-38/03

Management and Transfer) Act, 1963 (hereinafter referred to as "The said Act") and the rules made thereunder :

AND WHEREAS the copies of Certificate of Title issued by Advocate Mr. S. V. Tarte of the DEVELOPERS and copy of 7/12 extract of village showing the nature of the title of the DEVELOPERS to the said land on which the flats / tenements / shops / Terrace / garden flats / Stilt / Garages are constructed and the copies of the plans and specification of the Flat / Shop / Garage / Office agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and marked Annexure "A" "B" and "C" respectively.

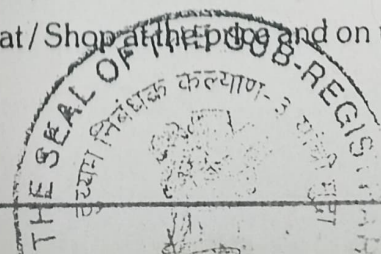
AND WHEREAS the Kalyan Dombivli Municipal Corporation have already approved the plan vide their letter No. KDMC / TDP / BP / DOMB / 16-6 dated 09 / 04 / 2002.

AND WHEREAS while sanctioning the said plans concerned local authority and / or Government has laid down certain terms, conditions and restrictions which are to be observed and performed by the PROMOTER while developing the said building and upon observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS THE DEVELOPER has accordingly commenced construction of the said building /s in accordance with the said plans.

AND WHEREAS the flat Purchaser has applied to the PROMOTOR for allotment of the FLAT / No. 202 on Second floor, in wing B admeasuring 545 sq. ft. built-up area, in building known as " SANSKAR DEEP" to be constructed by the Developers on the said Plot of land.

AND WHEREAS relying upon the said application, declaration and agreement, THE PROMOTOR agreed to sell THE PURCHASER a flat / Shop at the price and on the terms and conditions hereinafter appearing.



कलन ३

दस्ता क्रमांक ५६०

०-३९/०३

AND WHEREAS as such DEVELOPERS are entitled to do the construction work on the said plot of land as their agents to develop the said plot of land for the consideration described therein and to construct thereon building in accordance with the terms and conditions contained in the Development Agreement and power of Attorney :

AND WHEREAS as a result of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as ; the ceiling Act;) which came in to force in the State of Maharashtra on the 17th February 1976 Original Owners were not entitled to hold any vacant land in excess of the ceiling limit except as otherwise provided in the Ceiling Act and the Owners do not hold such excess vacant land as per the orders passed under the provisions of the said Act :

AND WHEREAS THE PROMOTORS has entered into a standard agreement with a Architect registered with the Council of Architects, and such agreement is as per the agreement prescribed by the Council of Architects.

AND WHEREAS THE PROMOTOR has also appointed structural Engineer for the preparation of the structural design and drawing of the building and the PROMOTOR accepts the professional supervision of the said Architect and the Structural Engineer till the completion of the building.

AND WHEREAS by virtue of the Development Agreement / power of Attorney, the DEVELOPERS have the right to sell of the flats, Terrace flats / Shops / Garage in the said building to be constructed by the DEVELOPER on the said land and to enter into agreement /s with the prospective Purchasers of the flats/Shop and to receive the sale price in the respect thereof :

AND WHEREAS THE PURCHASERS demanded from THE PROMOTORS and THE PROMOTORS has given inspection to the Purchaser of all the documents of title relating to the said construction permission and the plans, designs, and specifications prepared by THE DEVELOPERS Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale,

hereinafter for the sake of brevity and convenience called and referred to as THE PROMOTORS / DEVELOPERS(which expression shall unless the context of meaning, thereof otherwise requires and repugnant thereto and 'with all of its grammatical variations and cognate expressions shall mean and include all of the partners for the time being constituting the said firm and their respective legal heirs successors in interest assigns executors and administrators) of the one part :

AND

SHRI / ~~SMT~~ Maruti Bhivaram Mane _____

aged 33 years, occupation Service _____

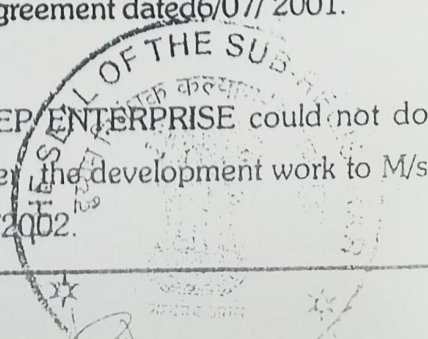
residing at G. Jaya Tukaram Mhatre Chawl,
Kopar Road Dombivli (west)
421202. _____

hereinafter for the sake of brevity and convenience called and referred to as THE PURCHASER (which expression shall unless the context of meaning thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all of his / her legal heirs legal representatives and successors in interest and executors and administrators) of the Other part :

WHEREAS MRS. MANJUBAI GOVIND BHOIR AND OTHER are the owners of land situate lying and being at village Thakurli, bearing S. No. 11 Hissa No.3A admeasuring 1180 sq. mtrs Taluka Kalyan, Dist. Thane and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan (and more particularly discribed in the first schedule hereunder written hereinafter called and referred to as "The said plot of Land")

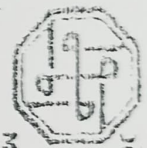
AND WHEREAS MANJUBAI GOVIND BHOIR AND OTHER have given the said property for devrelopment to M/s. DEEP ENTERPRISES vide agreement dated 6/07/ 2001.

AND WHEREAS due to certain difficulties M/s. DEEP ENTERPRISE could not do construction work and therefore they have handed over the development work to M/s BHAGWATI DEVELOPER vide agreement dated 28/7/2002.



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२-३५/०३

Village : THAKURLI
Built-up Area of Flat : 545 sq.ft.
Agreement Value Rs. : 5.99.500/-
Market Value Rs. : 5.99.500/-
Stamp duty Rs. : 14720/-
Pages :



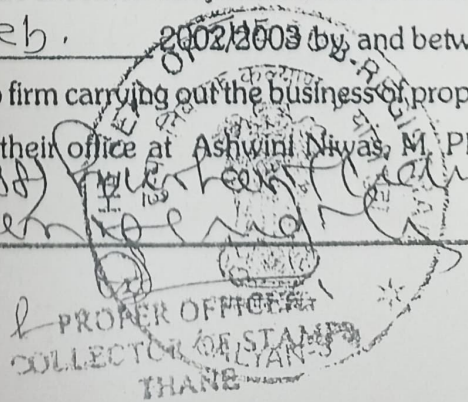
JOINT DISTRICT
REGISTRAR
CLASS - I
THANE
MAH-CERA/8073

AGREEMENT FOR SALE OWNERSHIP FLAT

THIS ARTICLES OF THE AGREEMENT is made executed and entered into at Dombivli on this 14th the day of the month of Feb. 2002/2003 by and between M/s.BHAGWATI DEVELOPER a proprietorship firm carrying out the business of property developers and building contractors having their office at Ashwini Niwas, M. Phule Road, Dombivli (West) - 421 202.

ST/01
43541
117928
FEB 14 2003
R.0014720
P.21034
INDIA
STAMP DUTY
REGISTRAR
THANE

[Handwritten signature]
By Handwritten
M.B. Manu

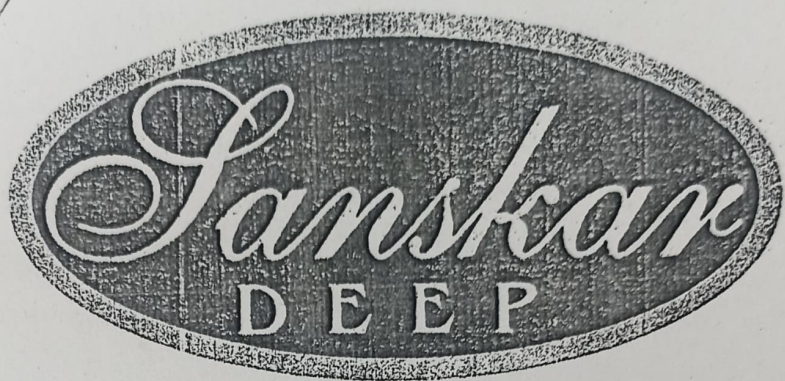


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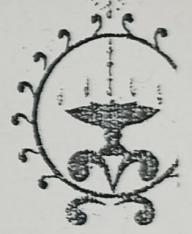
AGREEMENT FOR SALE

364
981213

93



DOMBIVLI (W)



SHRI / SMT Mayuti B. Mane.

FLAT NO. B - 201.

BHAGWATI DEVELOPER

ASHWINI NIWAS, MAHATMA PHULE ROAD,

DOMBIVLI (W) 421 202

SHARE CERTIFICATE

OM SANSKAR DEEP CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960)

REG.NO.: TNA / KLN / HSG / (TC) / 15592 / 2004 - 05. DATE : 06/05/2004.

SERIAL NO. : 20

AUTHORISED SHARE CAPITAL RS. 25,000/- DIVIDED IN TO 500 SHARES EACH OF RS. 50/- ONLY.

MEMBER'S REGISTRATION NO.: 20 (FLAT NO. B / 202)

THIS IS TO CERTIFY THAT MR. MARUTI BHIVRAM MANE OF DOMBIVLI (W.) IS THE REGISTERED HOLDER OF FIVE SHARES FROM NO. 096 TO 100 OF RS. 50/- (RS. FIFTY EACH) IN OM SANSKAR DEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, DOMBIVLI SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY AND THAT UPON SUCH SHARES THE SUM OF RS. 250/- ONLY (RUPEES TWO HUNDRED FIFTY ONLY) HAS BEEN PAID.

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT DOMBIVLI ON 10th DAY

OF JUNE 2005. 2006



Deshmurath A CHAIRMAN

[Signature] HON. SECRETARY

[Signature] MEMBER OF THE COMMITTEE

P.T.O.

BILL NO (GGN): 000002647468726

ग्राहक क्रमांक : 020290052999 मोबाईल/ईमेल : 98xxxxxx10

SHRI MARUTI B.MANE
B-202 SANSKAR DEEP ANANDNAGAR DEENDAYAL RD DOMBIVALI 421202

श्री मारुती बी.माने
बी-202 संस्कार दीप आनंद नगर दीनदयाल रोड डोंबिवली 421202

बिलिंग युनिट : 4167/DOMBIVALI (W) S/DN-III/DOMBIVALI
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 1/03/1052/2570/4167050
मिटर क्रमांक : 08203405540
रिडींग ग्रुप : C1

पुरवठा दिनांक : 19-05-2004
मॅंगुर भार : 2.00 KW
सुरक्षा ठेव जमा (रु) : 2595.16
चालु रिडींग दिनांक : 04-11-2024
मागील रिडींग दिनांक : 03-10-2024

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 08-11-2024
देयक रक्कम रु : 3230.00

देय दिनांक : 28-11-2024
या तारखे नंतर : 3270.00
भरल्यास

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QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



चालु रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
38149	37881	1.00	268	0	268

Meter Status: Normal
Bill Period: 1.07/

	0	100	200	300
ऑक्टोबर-2024...				
सप्टेंबर-2024	273			
ऑगस्ट-2024	265			
जुलै-2024	213			
जून-2024	192			
मे-2024	255			
एप्रिल-2024	312			
मार्च-2024	326			
फेब्रुवारी-2024	294			
जानेवारी-2024	322			
डिसेंबर-2023	283			

वीज वापर
नोव्हेंबर - 2023 286
नोव्हेंबर - 2024 268

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपायांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला छव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडींग साधारणतः 04-12-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधेचा अवलंब करा आणि 0.25% (जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रशासकी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details

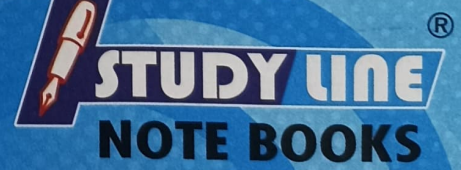
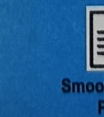
- Beneficiary Name: MSEDCL
- Beneficiary account no.: MSEDCL01020290052999
- IFSC Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
- Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

In case of energy bill paid through NEFT/RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.



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स्थळपत्र बिलिंग युनिट : 4167	ग्राहक क्रमांक : 020290052999	पी. सी. : C1	दर : 90	या तारखे पर्यंत भरल्यास	18-11-2024	Rs. 3200.00
अंतिम तारीख	28-11-2024			या तारखे नंतर भरल्यास	28-11-2024	Rs. 3270.00

बँकेची स्थळपत्र:

बिलिंग युनिट : 4167 ग्राहक क्रमांक : 020290052999 डिजिटल क्र. : 4167050
1617102029005299928112024000032300040001811240030 पी. सी. C1 दर: 90

अंतिम तारीख	28-11-2024	Rs. 3230.00
या तारखे पर्यंत भरल्यास	18-11-2024	Rs. 3200.00
या तारखे नंतर भरल्यास	28-11-2024	Rs. 3270.00



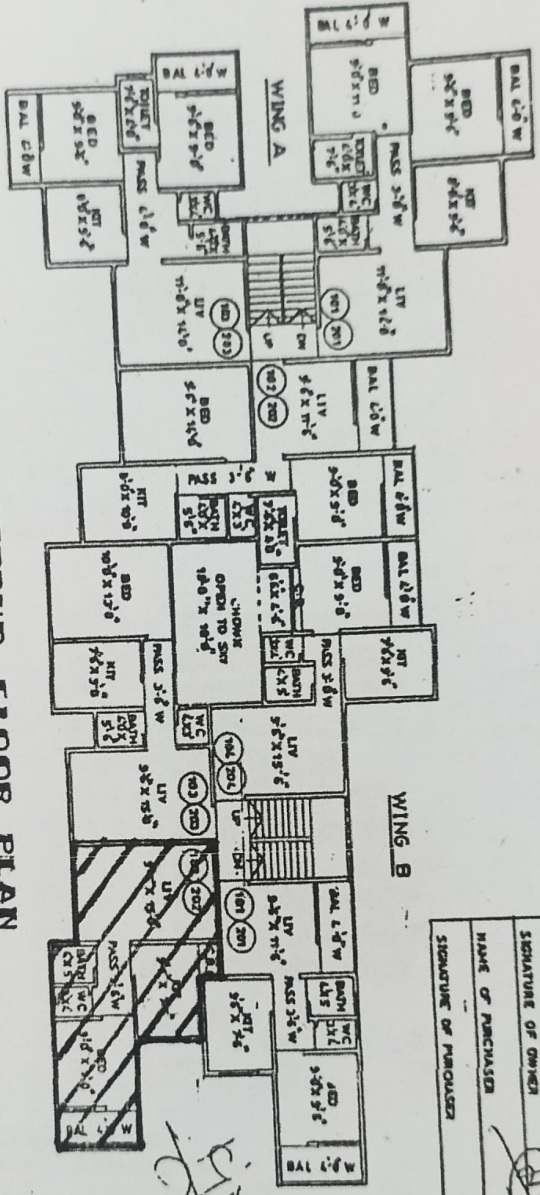
SANSKAR DEEP
TYPICAL FIRST & SECOND FLOOR PLAN

कलक

युवा १००
३०-३८/०३

BUILDER & DEVELOPERS BHAGWATI DEVELOPER	DESCRIPTION		FLAT AREA STATEMENT		ARCHITECT URBAN PLANNER 1-1 FIRST FLOOR, MAHAVIR SHOPPING CENTRE, AGRA ROAD, KALYAN (W), 421 201.
	PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO. 11, H.NO. 3A(NEW), 286/3A (OLD) AT VILLAGE - THAKURLI, TALUKA - KALYAN, DIST. THANE.		FLAT NO.	AREA IN SQ. FTS.	

FIRST AND SECOND FLOOR PLAN



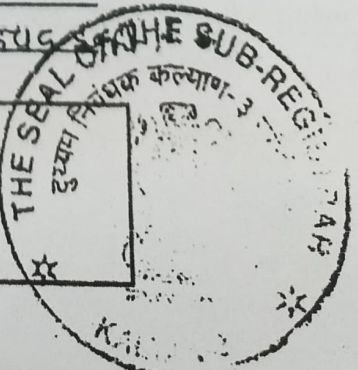
NAME OF OWNER
SIGNATURE OF OWNER
NAME OF PURCHASER
SIGNATURE OF PURCHASER

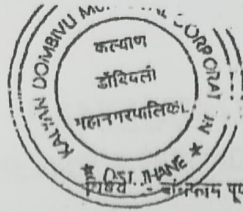
PURCHASER SHRI/SMT. Maruti Bhivaram Mane.

FLAT NO. 202 ON FLOOR Second AREA SUG

TITEL
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S. NO. 11, H. NO. 3-A (NEW), 286/3 A (OLD) AT MOUJE - THAKURLI TAL. - KALYAN, DIST. - THANE

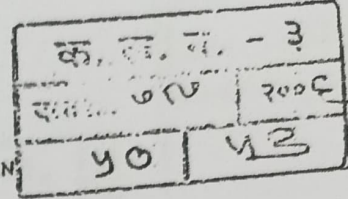
BUILDERS
BHAGWATI DEVELOPER
ASHWINI NIWAS, M. P. ROAD
DOMBIVLI (WEST),
DIST. THANE, PIN - 421 201





कल्याण महानगरपालिका
कार्यालय कल्याण

दिनांक :- 19 - AUG - 2003



श्री. / श्रीमती MANJUBAI GOVIND BHOIR & OTHERS
फुलमुखत्यारपत्रधारक NILESH SHANTILAL SHAH
वास्तुशािल्पकार V. S. VAIDYA
1-4, MAHAVIR SHOPPING CENTRE AGRA ROAD KALYAN
(W)

श्री/श्रीमती NILESH SHANTILAL SHAH

यांचे

दिनांक 05-JUL-2003

चे अर्जावजन दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका इच्छित

सर्वे नं. 11 [NEW] 295 [OLD]

फ्रि. नं. 3-A

सिटी सॅट नं

प्लॉट नं

पौजे THAKUPLI

येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जा.क्र./कडोनपा/नरथि/वाप/2002/डो/400-92 दिनांक 30-OCT-2002

अन्वये मंजूर केलेल्या नकाशा प्रमाणे रईगेसाठी / कॅन्सिड / ऑक्युपॅन्सिड बांधकाम पूर्ण केले आहे. सबद त्यांना सोबतच्या नकाशाप्रमाणे

दिव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे तसंच खालील अटीवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

(WING "A" & "B" COMBINED.)
GR. FLOOR : STILT PART+ 5 TENEMENTS 15 ROOMS RESIDENTIAL +
SOC. OFFICE.
1ST FLOOR : 7 TENEMENTS 24 ROOMS RESIDENTIAL.
2ND FLOOR : 7 TENEMENTS 24 ROOMS RESIDENTIAL.
3RD FLOOR : (PART) 5 TENEMENTS 16 ROOMS RESIDENTIAL.

अटी :- 1) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कल्याण डोंबिवली महानगरपालिकेस
बिनामुल्य हस्तांतरित करवा लागेल.

2) मंजूर व्यातिरिक्त जागेवर बांधव बांधकाम केल्याचे आढळल्यास ते कोणताही पूर्वसूचना न देता तोडून टाकण्यात येईल.

1) करनधारक व मुकलक,

कल्याण डोंबिवली महानगरपालिका, कल्याण

सहायक मंत्र्यसदस्य / नगर रचनाकार,
कल्याण डोंबिवली महानगरपालिका, कल्याण

19/8



सत्यप्रत

यंत्रकारा विभागाचे कार्यालय
विशेष कार्यकारी अधिकारी (अनु क्र. २५५४)
बेतुरकर पाडा, भोईर घाट, कल्याण.
पिन-४२१३०९, जि. ठाणे.

