

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - १५२५०) २३९०४८७ फॅक्स : (कोड-१५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/POC/BP-92/E/1535

दिनांक : 19/06/2008

To,
M/s. Sealink Construction Co. Pvt. Ltd.
Mittal Tower, 16th Floor, "B" Wing
210, Nariman Point
MUMBAI : 400 021.

Sub: Grant of Occupancy Certificate for Residential Building No.6, Type-B, Wing 'A' & 'B' (Stilt/pt + 7) in Sector-II on land bearing S.No.2098, 246 to 259 & 267 to 271 of Village Juchandra, Taluka Vasai, Dist. Thane.

- Ref: 1) Plans approved under Section 47 of the MR & IS Act vide approval order No.195-1/34/1994, 25/03/1995, 21/02/1995, 23/04/1995 & 24/04/2004.
2) Commencement Certificate No.21003/1994 dated 21/02/1995.
3) Amended Plan approved vide approval order No.03/05/1994, 25/03/1995, 21/02/1995, 23/04/1995 & 24/04/2004.
4) N.A. order No. REV/DESK-1/1-7/NAP/SR/114/94 dated 28/10/2994 from the Collector, Thane.
5) NDC from Fire Officer, CIDCO vide letter dated 24/03/2008.
6) Development completion certificate dtd. 25/03/2008 from the Architect.
7) Structural Stability certificate from your Structural Engineer, vide letters dated 11/02/2008.
8) Plumbing certificate dated 21/02/2008.
9) You, licensed surveyor's letter dated 17/06/2008.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building No.6 (Stilt/pt + 7), Type-B, Wing 'A' & 'B' in Sector-II on land bearing S.No.2098, 246 to 259 & 267 to 271 of Village Juchandra, Taluka Vasai, Dist. Thane, alongwith as built drawings.

You are required to submit revised DILR map showing the roads, R.G. amenity plot, 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 provision of c.c. for last building.



वेदणीकरण कार्यालय : 'निर्मल' दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०१०० फॅक्स : ००-११-२२-६७११८१६६
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६१. दूरध्वनी : ६७११ ८१०० फॅक्स : ००-११-२२-६७११८१६६

सुस्तक	दस्ता क्र.	20	34
१	२१५		

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अनिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड-१५२५०) २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४६६

संदर्भ क्र. : CIDCO/VVSR/POC/BP-92/E/1535

दिनांक : 19/06/20

संदर्भ क्र. : CIDCO/V

... 2 ...

Please note that security deposit paid by you earlier Rs.65,400/- is forfeited in full and same has been replenished on the account of violation of Commencement Certificate condition.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for new occupancy certificate.

Yours faithfully

Encl.: a.a.

c.c. to :-

M/s. Ajay Wade & Associates
A/6, Sai Tower, Ambadi Road
Vasai (W), Taluka Vasai
DIST : THANE.

EXECUTIVE ENGINEER (BP & W)



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पुस्तक	दस्तावेज क्र.	२७	३५
१	२०१५		

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वार्ड (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ पॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/POC/BP-92/E/1535

दिनांक : 13/06/2006

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building No.6 (Stilt/pt + 7), Type-B, Wing 'A' & 'B' with BUA 2748.01 sq.m. in Sector-II on land bearing S.No.2098, 246 to 259 & 267 to 271 of Village Juchandra, Tal.Vasai, Dist. Thane, completed under the supervision of Shri Ajay Wade & Associates, Architects/Licensed Surveyor (License/ Registration No.W/36/LS) and has been inspected on 10/03/2006 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No.CIDCO/VVSR/BP-72/813 dated 26/08/1991 and Amended Plan approved vide letters dated 03/06/1994, 25/08/1995, 21/08/1998, 20/09/1999 & 24/04/2004 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 mosquito proof treatment certificate is obtain 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.



नोंदणीकृत कार्यालय : 'निर्देश' दुसरा मजला, नवीमन पीईट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०११
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलगाव, नवी मुंबई - ४०० ०१४. दूरध्वनी : १७९१ ८१०

२५०९
८१६६

Certificate No. 21 Member's Regn. No. 21 No of Shares 05

Share Certificate

Authorised Share Capital Rs. 15000 Divided into 300 Share of Rs. 50 each.

Registration No. 21026 Date: 16-06-2009

This is to certify that shri/smt./M/s. SUNITA N. AGRAWAL

FLAT NO. A-53 is the Registered Holder of FIVE fully paid up

Share of Rs. Fifty each numbered from 101 to 105 both inclusive in

Nalanda Pushp Co-Op. Housing Society Ltd.

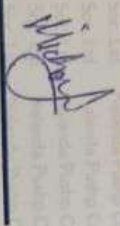
subject to the bye-laws of the said society.

Given under the common seal of the said Society at Naigaon (E)

this 15th day of December 2012


M. Y. Member

Authorised
M. Y. Member


Secretary

Secretary


Chairman

Chairman

Full Project

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

शिंदडणे

अधिका कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दुरध्वनी : (कोड - १५२५०) - २३१०४८६ / २३१०४८७ फॅक्स : (कोड - १५२५०) - २३१०४६६

संयंत्र क्र.: CIDCO/VVSR/AMD/BP-92/E/191

Shri Miles Francis, Chief Pramoter
M/s. Citizen Co-Op. Housing Society (Prop.)
Catherina Apartments, Ground Floor
78, Chapel Road, Bandra (W)
MUMBAI : 400 050.

दिनांक : 24/04/2003

वसई-२

४४ / १२००९

५५ / १२०

Sub: Amended plan approval for Residential Buildings on land bearing S.No.2098, 246 to 259 & 267 to 271, village Juchandra, Taluka Vasai, Dist : Thane.

- Ref: 1) Plans approved by Virtue of Appeal passed under Section 47 of the M.R. & I.P. Act vide Appeal Order No. IPS-1390/1019/UD-12 dated 31/08/1991.
2) Commencement certificate granted by this office vide letter No. CIDCO/VVSR/BP-92/B13 dated 26/08/91
3) Amended plan approvals dated 03/06/1994, 25/08/1995, 21/08/1998 & 20/09/1999.
4) Your licensed surveyor's letter dated 25/02/2003.

Sir/Madam,

With reference to your licensed surveyor's letter, referred above, please find enclosed herewith approved amended plans for Residential / Commercial Buildings on land bearing S.No.2098, 246 to 259 & 267 to 271, village Juchandra, Taluka Vasai, Dist Thane, as per the following details : -

Sr. No.	PREDOMINANT USE	Nos. of Building	NO. OF FLOORS	B.U.A. (in sq.mt)
1)	Type - A-1 Residential	2 Nos.	St.(pt)+ 7	4955.20
2)	Type - B-1 Residential	5 No.	St.(pt)+ 7	13740.05
3)	Shopping S-4 Commercial	1 No.	Gr.+ 1	843.43 2004.44
4)	Club House/ Sport Complex (Amenity)	1 No.	Gr.+ 1	126.72
5)	Temple Prayer Hall	1 No.	Ground only	

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/BP-92/B13 dated 26/08/1991 stands applicable to this approval of amended plans alongwith the following conditions: contd... 2.

कार्यालय : 'निर्मल', दुसरा मजला, श्रीमंगल पॉईंट, मुंबई - ४०० ०२१, दुरध्वनी : २३०९ २३०९, फॅक्स : ००-११-२२-२२०२ २५०९

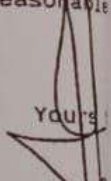


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औद्योगिक विकास महामंडळ (महाराष्ट्र)

पुस्तक क्र.	दस्तावेज क्र.	दस्तावेज क्र.
२	७६०	२४३५
संदेश क्र.	२५	

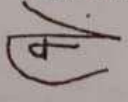
- ... 2 ... दिनांक
- 1) This amended plan is valid for one year from the date of issue of commencement certificate for the building distinctively. The revalidation shall be done as per section 48 of MRTP Act, distinctively for each building.
 - 2) The Occupancy Certificate for the building shall be issued only after provision of potable water is available to each occupant.
 - 3) Notwithstanding anything contained in the certificate condition it shall be lawful for the planning authority to direct the removal or demolition of any structures erected or use contrary to the provisions of this grant within the specific time period.
 - 4) You are required to provide a solid waste disposal area at a location accessible to the Municipal Corporation store/dump solid waste in 2 compartments of 1.33 CUM. capacity for every 50 tenements thereof for non-bio degradable & bio-degradable respectively.
 - 5) The Special Planning Authority reserves the right to enter the premises for inspection of main infrastructure facilities during reasonable hours of the day and with prior notice.

Yours


ASSOCIATE P.O.

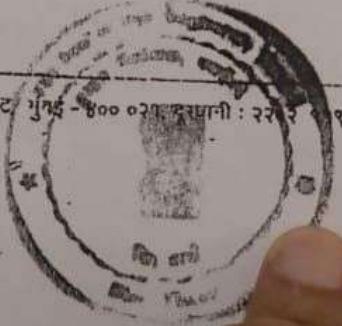
c.c. to :

M/s. Ajay Wade & Associates
a/b. 1st Floor, Sai Tower
Ambadi Road, Vasai (W)
Taluka Vasai
Dist: THANE





दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२५ दस्तावेजी : २२३२५१७ • १७ • १९



महाराष्ट्र औद्योगिक विकास महामंडळ
अधिकार कार्यालय - १२६६ - २५
मुंबई - ४०० - ११९
न्याय वेव्हार शाखा, वसई
वेव्हार - १२६६ - २५

ता. व. न. न. - डी. न. - अ. व. य. क. महामंडळाची
नोंद घ्या.

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पुरत

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

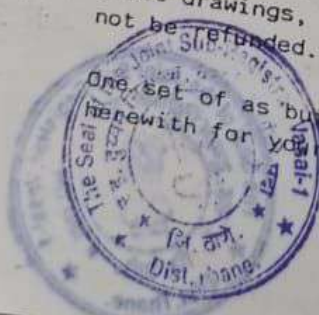
अबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड-९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. CIDCO/VVSR/POC/BP-92/E/1585

दिनांक

:- 2 :-

- Notwithstanding anything contained in the 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 shall cause the same to be carried out and recover the cost of carrying out the same from grantee/occupier. Every person desiring to carry out such work shall obtain the sanction of the Planning Authority.
- You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal Corporation, 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-degradable waste respectively.
- The Special Planning Authority reserves the right to enter the premises for inspection of maintenance infrastructure facilities during reasonable hours of the day and with prior notice.
- This certificate of occupancy is issued only in respect of 60 Flats contained in Residential Building No.6(Stilt/pt + 7), Type-B, Wing 'A' & 'B' only.
- Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.



EXECUTIVE ENGINEER (P & VV)
19.06.08

नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, नरोयन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५०००
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलगाव, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ६६५०००

शहर व औद्योगिक विकास महामंडळ
अबिका कमर्शियल कॉम्प्लेक्स
दूरध्वनी : (कोड-९५२५०) २३९०४८७
संदर्भ क्र. : CIDCO/VVSR
Shri Mile
M/s. Citi
Catherina
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MUMBAI
Sub: AM
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2. The Purchasers have paid to the Vendor sum of Rs. 5,00,000/- (Five Lakhs only) by Cheques on or before execution of this Agreement as part payment towards the total consideration of Rs. 25,00,000/- (Twenty Five Lakhs only) the Vendor hereby admits and acknowledges receipt of the same.

3. The remaining amount of Rs. 20,00,000/- (Rupees Twenty Lakhs only) shall be paid by the Purchasers to the Vendor with in 35 working days of execution of this agreement either from his own funds or by arranging the same from approved financial institutions at his own cost.

4. The VENDOR herein shall hand over vacant and peaceful possession of the said Flat No. 53, on 5th Floor, Building No. 6, 'A' Wing, Sector No. 10, Building Known as Nalanda Pushp Co-operative Housing Society Limited, in Mittal Enclave, together with all fittings, fixtures, electric meters deposits etc. to the PURCHASERS on receiving his balance amount of Rs. 20,00,000/- (Rupees Twenty Lakhs only) i.e. at the time of full payment.

5. The Vendor herein state and declare that the said Flat is free from any charge or encumbrance and that he has not dealt with the said Flat in any manner whatsoever with any other person or persons or institution and that he has not obtained any loan or financial assistance from any person or persons or institution for purchase of the said Flat and has not mortgaged or created any charge or lien over the said Flat in any manner.

6. It is agreed between the parties that on receiving total consideration the Vendor shall execute necessary and/or additional documents in favour of the Purchasers in respect of the said Flat.

7. The Vendor shall assist the PURCHASERS in getting the said Flat transferred in the records of the Society or other revenue records in the name of the PURCHASERS herein by signing all the necessary transfer documents.

8. It is agreed between the parties that from the date of possession of the said flat the Purchasers shall be liable and responsible for payment of all outgoings in respect of the said Flat and any liability prior to the date of possession.



Sunita ~ Anil

[Signature]

Rajani Singh

15. This Agreement is governed by the Maharashtra Real Estate Regulation Act, 1964 or

Flat No. 53, on 5th Floor, Building No. 6, 'A' Wing, Sector No. 10, Building Known as Nalanda Pushp Co-operative Housing Society Limited, in Mittal Enclave, together with all fittings, fixtures, electric meters deposits etc. to the PURCHASERS on receiving his balance amount of Rs. 20,00,000/- (Rupees Twenty Lakhs only) i.e. at the time of full payment.

subscribed above by the Vendor and the Purchasers in the presence of the witnesses.

In witness whereof

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Agreement in respect of the said Flat shall be of the Vendor only. The Vendor shall indemnify and keep the Purchasers indemnified in that behalf.

9. It is agreed between the parties that if necessary the Vendor shall go to various offices to execute the necessary papers in respect of the said Flat and shall co-operate by going there as and when he will be required to do in respect of registration of this Agreement or any other Agreement etc.

10. The Vendor hereby declares that he has paid all and whatever charges, dues, outgoings, maintenance charges, taxes & bills etc. in respect of the said Flat till the date of execution of this Agreement and that there is nothing due and payable by the Vendor to any person or party in respect of the said Flat. However, if any such amounts or dues remain unpaid till the date hereof, the same shall be borne & paid by the Vendor immediately upon intimation by the PURCHASERS.

11. It is hereby agreed between the parties that both the parties shall comply with the terms and conditions of this Agreement and non-compliance of any term and condition mentioned in this Agreement by any party, the other party shall be at liberty to approach to the proper court of law for obtaining the justice.

12. The Vendor shall obtain a "No Objection Letter" from the society for the transfer of the said flat by the Vendor in the name of the PURCHASERS.

13. The Stamp Duty & Registration Charges payable on this Agreement shall be borne and paid by the PURCHASERS alone. However the Vendor shall accompany the PURCHASERS for the registration of this Agreement.

14. The Vendor herein agrees to hand over all the papers and documents including the original agreement, original registration receipt, original share certificate, Last Electricity Bill, Grampanchayat Tax Receipts & Maintenance Bill duly paid in respect of the said Flat to the Purchasers on execution of this Agreement.

Sunil v. Anil

AS/12/14

Rajmani Singh



वसई-१	दस्तावेज क्र.	१३	३५
	१	२०१५	

15. This Agreement shall always be subject to the Provisions contained in the Maharashtra ownership Flat Act. 1963 and the Maharashtra ownership Flat Act. 1964 or any other provisions of law applicable thereto.

SCHEDULE OF THE FLAT

Flat No. 53, on 5th Floor, 'A' Wing, in Building No. 6, admeasuring 510 Sq.Fts. Built-up i.e. 47.39 Sq. Mts. Sector No. II, Nalanda Sector, in Building Known as **Nalanda Pushp Co-operative Housing Society Limited**, in project known as **Mittal Enclave**, Constructed on Non-Agricultural Land bearing Old Survey No. 253, New Survey No. 268, Hissa No. 1P, 2P & 3P, Situated at Revenue Village **Juchandra**, Naigaon (East), Taluka Vasai, District Thane in the limit of Sub-Registrar Vasai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands & signatures on the day and year herein above mentioned.

SIGNED SEALED AND DELIVERED)

By the within named "VENDOR")

MRS. SUNITA N. AGRAWAL,)

In the Presence of...)

Sunita N. Agrawal)



1. *Rajani S. Mishra*)

2.)

SIGNED SEALED AND DELIVERED)

By the within named "PURCHASERS")

1). **MR. RAJEEV M. SINGH,**)

Rajeev M. Singh)



2). **MRS. RAJANI RAJEEV SINGH**)

in the Presence of ...)

Rajani Singh)

1. *Rajani S. Mishra*)



Rajani Singh

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AGREEMENT FOR RESALE

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THIS AGREEMENT FOR RESALE is made and entered into at Vasai, on this 20th day of **January 2015**,

BETWEEN

MRS. SUNITA N. AGRAWAL, Age 46 Years, Indian Inhabitants, residing at Flat No. **53**, on **5th** Floor, Building No. **6 Nalanda Pushp** Co-operative Housing Society Limited, **Mittal Enclave**, Juchandra, Naigaon (East), hereinafter referred to as the "**VENDOR**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the party of the **FIRST PART**;

AND: -

MR. RAJEEV M. SINGH, Age **34** Years, **MRS. RAJANI RAJEEV SINGH**, Age **32** Years, Indian Inhabitants residing at Flat No. **52**, on **5th** Floor, Building No. **6 Nalanda Pushp** Co-operative Housing Society Limited, **Mittal Enclave**, Juchandra, Naigaon (East), Taluka Vasai, District Thane hereinafter called as the "**PURCHASERS**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the party of the **SECOND PART**;

AND:-

WHEREAS the **VENDOR** herein is in use, occupation and possession of and well sufficiently entitled to the Flat No. **53**, on **5th** Floor, '**A**' Wing, in Building No. **6**, admeasuring **510** Sq.Fts. Built-up i.e. **47.39** Sq.Mts. Sector No. **II**, Nalanda Sector, Known as **Nalanda Pushp Co-operative Housing Society Limited**, in project known as **Mittal Enclave**, Constructed on Non Agricultural Land bearing Old Survey No. **253**, New Survey No. **268**, Hissa No. **1P, 2P & 3P**, Situated at Revenue Village **Juchandra**, Naigaon (East), Taluka Vasai, District Thane as owners thereof **AND WHEREAS** the **VENDOR** herein has purchased the aforesaid Flat from **M/S. SEALINK CONSTRUCTION COMPANY PRIVATE LIMITED**, entered into between the Flat owners and the **VENDOR** herein as per



Sunita N. Agrawal

Rajani Singh

Rajani Singh

79/760

पावती

Original/Duplicate

Tuesday, January 20, 2015

नोंदणी क्र.: 39म

2:52 PM

Regn.: 39M

पावती क्र.: 1133

दिनांक: 20/01/2015

गावाचे नाव: जुचंद्र

दस्तऐवजाचा अनुक्रमांक: वसई-760-2015

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्री. राजीव एम. सिंह

नोंदणी फी

₹. 25000.00

दस्त हाताळणी फी

₹. 700.00

पृष्ठांची संख्या: 35

एकूण:

₹. 25700.00

आपणास मूळ दस्त, थंबनेल पिट, सूची-२ व सीडी अंदाजे 3:03 PM रूमा वेळेस मिळेल.

Sub Registrar Vasai 1
सह. दुय्यम निबंधक, वसई-२

वर्ग - २

मोबदला: ₹.2500000/-

बाजार मुल्य: ₹.1650000/-

भरतेले मुद्रांक शुल्क : ₹. 150000/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005272796201415E दिनांक: 20/01/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 700/-

Rajani Singh

म निबंधक : दु.

क्रमांक : 760/

गी :

1:53m

व मोजे जुचंद्र, त

नं. 253/268, हि.

ब. सोसा. लि., वि.

जला, ए-विंग, क्षेत्र

व, नायगाव पुर्व.

HISSA NUMB.

नं. - माळा नं. पा

वे, नं. 6, सेक्टर 2,

पालघर, महाराष्ट्र,

नं. पाचवा मजला,

पालघराचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

ए-विंग, रोड नं: मित्तल एनकलेव, जुचंद्र, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CBFPS3769C

2): नाव:-मिसेस. रजनी राजीव सिंह वय:-32, पत्ता:-प्लॉट नं. , माळा नं: पाचवा मजला, इमारतीचे नाव: नालंदा पुष्प को-ऑप. हाऊ. सोसा. लि., वि.नं. 6, सेक्टर 2, ब्लॉक नं: 53, ए-विंग, रोड नं: मित्तल एनकलेव, जुचंद्र, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 20/01/2015

(10) दस्त नोंदणी केल्याचा दिनांक 20/01/2015

(11) अनुक्रमांक, खंड व पृष्ठ 760/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 150000





20/01/2015

सूची क्र.2

दुयम लिखक : दु
दस्त क्रमांक : 760/
नोंदणी
Regn 53m

गावाचे नाव : 1) जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1650000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे जुचंद्र, त वसई, जि. पालघर, जुना जि. ठाणे येथील जुना/नविन स.नं. 253/268, हि. 1पै, 2पै, 3पै या मिळकतीवरील नालंदा पुष्प को-ऑप. हाऊ. सोसा. लि. वि. 6, सेक्टर 2 या इमारतीमधील सदनिका नं. 53, पाचवा मजला, ए-विंग, क्षेत्र चौ.फु. म्हणजेच 47.39 चौ.मी.(बिल्टअप), मिल्लल एनक्लेव, नायगाव पूर्व. ((Survey Number : जुना/नविन स.नं. 253/268 : HISSA NUMB. 1पै, 2पै, 3पै ;))
(5) क्षेत्रफळ	1) 510 चौ.फूट
(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:-मिसेस. सुनिता एन. अय्याल वय:-32; पत्ता:-फ्लॉट नं. - भाळा नं. पा मजला, इमारतीचे नाव: नालंदा पुष्प को-ऑप. हाऊ. सोसा. लि. वि.नं. 6, सेक्टर 2, नं. 53, ए-विंग, रोड नं: मिल्लल एनक्लेव, जुचंद्र, ता. वसई, जि. पालघर, महाराष्ट्र. पिन कोड:-401208 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. राजीव एम. सिंह वय:-34; पत्ता:-फ्लॉट नं. - भाळा नं. पाचवा मजला, इमारतीचे नाव: नालंदा पुष्प को-ऑप. हाऊ. सोसा. लि. वि.नं. 6, सेक्टर 2, ब्लॉक नं. 53, ए-विंग, रोड नं: मिल्लल एनक्लेव, जुचंद्र, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CBFPS3769C 2): नाव:-मिसेस. रजनी राजीव सिंह वय:-32; पत्ता:-फ्लॉट नं. - भाळा नं. पाचवा मजला, इमारतीचे नाव: नालंदा पुष्प को-ऑप. हाऊ. सोसा. लि. वि.नं. 6, सेक्टर 2, ब्लॉक नं. 53, ए-विंग, रोड नं: मिल्लल एनक्लेव, जुचंद्र, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2015
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2015
(11) अनुक्रमांक, खंड व पृष्ठ	760/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000

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the Sale Agreement dated 5th day of January 2009 which is
 day of January 2009 under serial No. 00047/2009 with sub-
 2 (Virar).

AND: -
 WHEREAS the VENDOR is member of the **Nalanda Pushp**
Housing Society Limited, registered under registration No. **TC/21026/2009-2010** having five fully paid shares of face value
 (Rupees Fifty only) each of the aggregate value of Rs. 250/-
 Hundred Fifty only) bearing distinctive No. **101 To 105** (both including)
 share certificate No. **21** hereinafter referred to as the "**Said Society**"

AND: -
 WHEREAS, the Vendor herein has agreed to sell assign and transfer
 Flat together **with five fully paid shares** with absolute right
 occupation of the said Flat to the Purchasers and the Purchasers
 agreed to purchase the said Flat as a "**Ownership Basis**" from the Vendor
 a valuable consideration of Rs. **25,00,000/-** (Rupees **Twenty Five**
 only) and the parties hereto are desirous of recording the terms and conditions
 of this Agreement in writing as hereinafter appearing

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
 BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The Vendor herein does hereby agreed to sell, assign and transfer
 with five fully paid shares along with Flat No. **53**, on **5th Floor**, 'A' Wing
 Building No. **6**, admeasuring **510 Sq.Fts.** Built-up i.e. **47.39 Sq. Mts.** Sub-
 No. **II**, Nalanda Sector, Known as **Nalanda Pushp Co-operative Housing**
Society Limited, in project known as **Mittal Enclave**, Constructed on
 Agricultural Land bearing Old Survey No. **253**, New Survey No. **268**, Hissa
1P, 2P & 3P, Situated at Revenue Village **Juchandra**, Naigaon (East), Taluqa
 Vasai, District Thane in favour of the Purchasers for a valuable consideration
 Rs. **25,00,000/-** (Rupees **Twenty Five Lakhs** only)



Rajni Singh
 Rajni Singh

Agreement
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