



Friday, January 04, 2008

12:25:56 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 142

गावाचे नाव कल्याण

दिनांक 04/01/2008

दस्तऐवजाचा अनुक्रमांक

कलन2 - 00142 2008

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: मंजुषा सचिव पैठणकर

नोंदणी फी

830.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

180.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)

एकूण

रु.

990.00

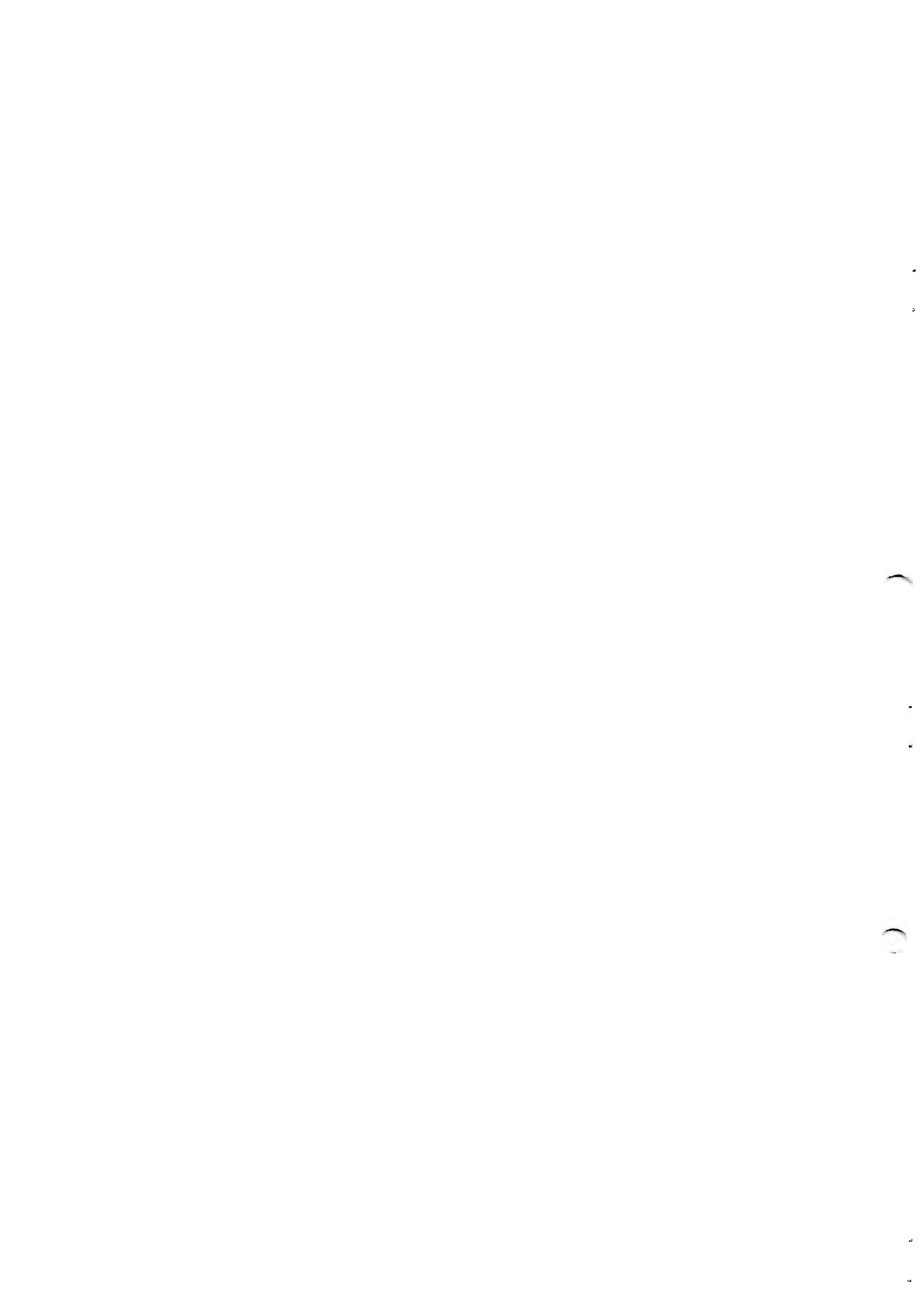
आपणास हा दस्त अंदाजे 12:40PM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक
कल्याण 2

बाजार मुल्य: 83000 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 4150 रु.



Nº 181084

खातेदाराची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.

शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.

Scheduled Bank

शाखा / Br दिनांक / Date 31/10/08

मुद्रांक शुल्क / Stamp Duty रु./Rs. 4150

सेवा आकारणी शुल्क / Service Charges रु./Rs. 10

No. of Documents

एकूण / Total रु./Rs 4160

अक्षरी रूपये / Amount in Words Four Thousand one Hundred sixty only.

मुद्रांक शुल्क भरणान्याचे नाव / Name of stamp duty paying party

पत्ता / Address

Manjusha S. Patilkar, 571, Royal Residency, Kalyan.

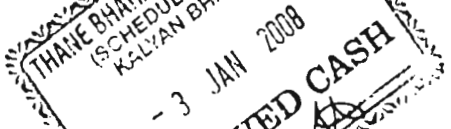
पक्षकाराचे नाव / Name of counter party

S. Royal Enterprises

उद्देशाचे कारण / Purpose of transaction



धनादेश / पे ऑर्डर / पे कॅश काढला आहे त्या बँकेचे नाव / Name of the issuing Bank



रोखपाल / Cashier अधिकृत/पाची सही / Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आवश्यक आहे. / This counterfoil has to be present at the time of delivery of stamps



For Thane Bharat Sahakari Bank Ltd. Kalyan Branch. S. K. Redkar, Authorised Signatory

Thane Bharat Sahakari Bank Ltd. Kalyan Branch. Jeevarshi Apartment, Jamarahaug Compound, Shivaji Chowk, Agra Road, Kalyan (W), 421 501. D-S/STP/MC/R.100504-03/1504-07

RS. Four Thousand One Hundred Fifty Only

DEED OF ALLOTMENT OF STILT PARKING SPACE

ARTICLES OF AGREEMENT made and entered at Kalyan on this 31st of January In the Christian Year Two Thousand and Eight M/s. Royal Enterprises, having its office at 4/98 Amrut Villa, R. A. K. Wadala, Wadala, Mumbai - 400 031. Hereinafter called the 'PROMOTERS' (Which expression shall

RECEIVED BY THE BANK OF INDIA STAMP DUTY MAHARASHTRA JAN 03 2008 185187 1501-P85368 16:33

क.ल.नं. २ १५५ २००८

Manjusha S. Patilkar

unless it be repugnant to the context or meaning thereof mean and include partners, Legal heirs, executors, administrators and assigns) PARTY OF THE FIRST PART. AND
 MRS. Manjusha Sachin Patthankar

residing at Flat No. 501, Bldg. No. 9 Royal Residency, Adharwadi, Kalyan (W). Hereinafter called the ALLOTEE (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators & assigns) PARTY OF THE OTHER PART.

WHEREAS the party of the First Part owns and possesses the stilt area being the stilt No. 8 shown in plan with red color boundary is attach herewith on the Ground Floor, Area admeasuring about 17-37 Sq. Ft. ^{meter} Carpet in the building known as Royal Residency Building No. 9 Adharwadi, Kalyan (W) - 421 301 constructed on ALL THAT PIECE OR PARCEL OF LAND BEARING Survey No. 71, Hissa No. 1 to 7, situated at Adharwadi, Kalyan (W)-421 301. Dist. Thane. description of the property more particulary described in the schedule hereunder written.

AND WHEREAS the party of the First part is promoter / bulder of said building AND WHEREAS the party of the Second Part is residing in the same building and having purchased Flat No. 501 in the building No. 9 and was in search of suitable stilt space came to know of the same and approached the party of the First Part to allot the said stilt / garage and at the specific request of the Purchaser, the Bulder / Promoters agreed to allotment rights of stilt space / garage as a amenities & facility AND WHEREAS it is decided between them to enter into deed of allotment for stilt area. AND WHEREAS the stilt purchaser demanded from the promoter / seller and the promoter / seller have given inspection of documents of Title in respect of the SAID STILT and the all necessary documents as required and demanded by the said flat purchaser. AND WHEREAS the purchaser got satisfied as regards title of the owner in respect of SAID STILT and regarding the rights of builders / promoters.



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Manjusha

(3)

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

1. The Bullder / promoter agrees to allot the open stilt to said flat purchaser, said stilt space No. 8 shown in plan with red colour boundary is attach herewith, Stilt is only for parking purpose It should be kept open. No Construction of wall, partitlon, grill is allowed. Flat purchaser is not entitled to cover the open parking area and flat purchaser cannot change the uses of the parking area. It is strictly allotted for car parking area only and it should be kept opened. Taxes & maintenance should be paid by Flat purchaser, Stilt area is allotted on ground floor in Building No. 9 admeasuring about 17.37 Meter Sq. Ft. Carpet in Building known as ROYAL RESIDENCY, situated at Adharwadi, Kalyan (W)-421 301 without any consideration.
2. The party of the second part hereby agrees and assures that on becoming a member of said Co-op. Housing Society and shall abide all rules, bye-laws and regulations adopted by the society or society may adopt from time to time.
3. The party of the first part hereby declares that they have not on or before the date of this deed of allotment mortgaged, transferred, assigned or in any way encumbered their right title and interest in the stilt area.
4. It is further agreed between the parties that on transfer of the said property / premises in the name of the party of the second part, party of the second part is entitled to occupy the said premises for parking their vehicles only.
5. The party of the second part hereby undertake to incur all expenses of application, registration, stamp duty of this particular transaction.

THE SCHEDULE ABOVE REFERRED TO

The Stilt No. 8 shown in plan with red color boundary is attach herewith on the Ground floor, area admeasuring about 17.37 Meter sq. ft. carpet in the building known as Royal Residency in building No. 9 constructed on ALL THAT PIECE OR PARCEL OF LAND BEARING Survey No. 71, Hissa No. 1 to 7 situated at Adharwadi, Kalyan (W)-421 301. Dist. Thane within the limits of Kalyan Dombivall Municipal Corporation.



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Smayilka

ut

WITNESS WHEREOF the parties have set and subscribed their respective hands and seals the day and the year first herein above mentioned.

SIGNED SEALED AND DELIVERED)
By the within named PROMOTERS)
M/s. ROYAL ENTERPRISE :)
In the presence of)

[Signature]

For M/s. Royal Enterprise

[Signature]
Partner.

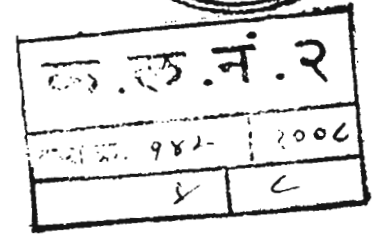
SIGNED SEALED AND DELIVERED)
By the within named PURCHASER)
Mr./ Mrs. Manjusha Sachin)
Paithankar)

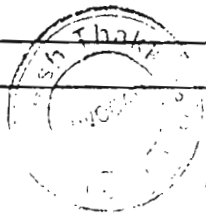
[Signature]

In the presence of

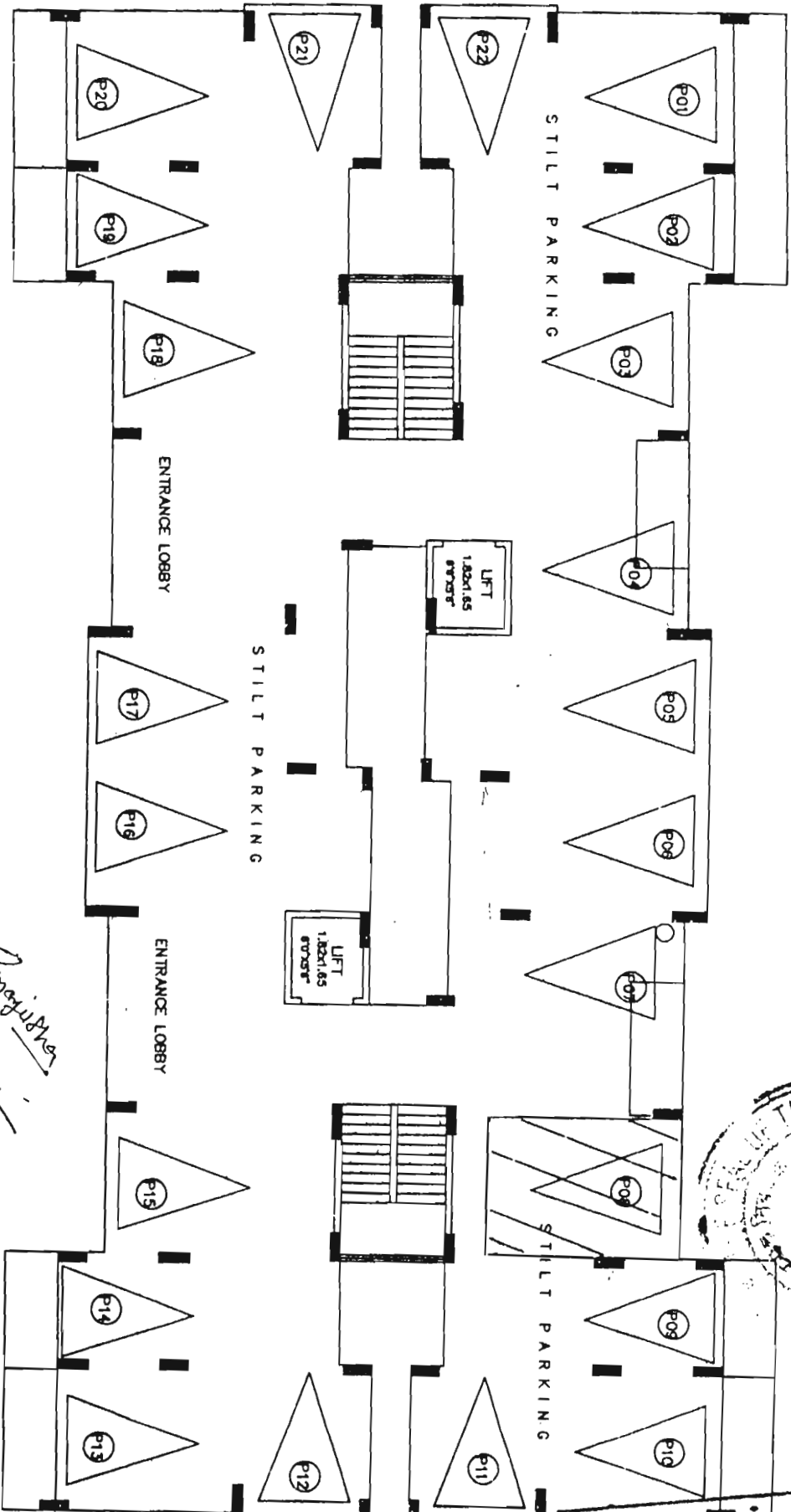
WITNESSES :-

1. *[Signature]*
- 2.





TRUE COPY



STILT FLOOR PLAN

ROYAL RESIDENCY
BLDG. TYPE 'E'
BLDG. NO. 8 & 9

Amaw
Amaw

FLAT NO. = 9/501
PARKING NO. = 8





गावाचे नाव : कल्याण

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.मा. रु. 83,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मीजे कल्याण स नं 71/1 ते 7 येथील रॉयल रेसिडन्सी मधील इमारत नं.9, तळमजला, स्ट्रिट क्र.8, क्षेत्र 17.37 चौ.मी. कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी 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. रॉयल गॅलरी मॉडर्न मॉडर्न हरीया - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: अमीत विला वडाळा मुंबई-31; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे. रॉयल गॅलरी मॉडर्न मॉडर्न हरीया - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: अमीत विला वडाळा मुंबई-31; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 03/01/2008
- (8) नोंदणीचा 04/01/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 142 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 4150.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 830.00
- (12) शेरा

सह. दुय्यम निबंधक कल्याण-२
दि. ०४/०१/०८

04/01/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

कलन2

दस्त क्र 142/2008

12:26:28 pm

कल्याण 2

v/L

दस्त क्रमांक : 142/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

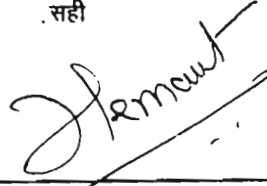
अंगठ्याचा ठसा

1 नाव: मे. रोयल एंटरप्रायजेस तर्फे हेमंत हरीया - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: अमीत व्हिला वडाळा मुंबई-31
 तालुका: -
 पिन: -
 पॅन नम्बर

लिहून देणार

वय 33

सही

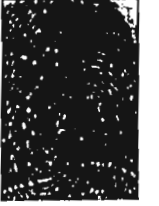



2 नाव: मंजुषा सचिन पैठणकर - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: कल्याण
 तालुका: -
 पिन: -
 पॅन नम्बर: -

लिहून घेणार

वय 32

सही



दस्त गोषवारा भाग - 2

कलन2

दस्त क्रमांक (142/2008)

c/c

दस्त क्र.: [कलन2-142-2008] चा गोषवारा
बाजार मूल्य :83000 मोबदला 0 भरलेले मुद्रांक शुल्क : 4150

पावती क्र.:142 दिनांक:04/01/2008

पावतीचे वर्णन

नांव: मंजुषा सचिन पैठणकर - -

दस्त हजर केल्याचा दिनांक :04/01/2008 12:23 PM

निष्पादनाचा दिनांक : 03/01/2008

दस्त हजर करणा-याची सही :

Smajukar

830 : नोंदणी फी

160 : नवकल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

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

990: एकूण

दस्ताचा प्रकार :25) करारनामा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 04/01/2008 12:23 PM

शिक्षा क्र. 2 ची वेळ : (फी) 04/01/2008 12:26 PM

शिक्षा क्र. 3 ची वेळ : (कबुली) 04/01/2008 12:26 PM

शिक्षा क्र. 4 ची वेळ : (ओळख) 04/01/2008 12:26 PM

दस्त नोंद केल्याचा दिनांक : 04/01/2008 12:26 PM

Mom
दु. निबंधकाची सही, कल्याण 2

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की ते दस्त एवज करून देणा-याचा व्यक्तीशः ओळखतात, व त्यांची ओळख महविज्ञात.

1) अॅड.शैलेश ठक्कर- - ,घर/फ्लॅट

गल्ली/रस्ता: आग्रा रोड

ईमारतीचे नाव: वंदना

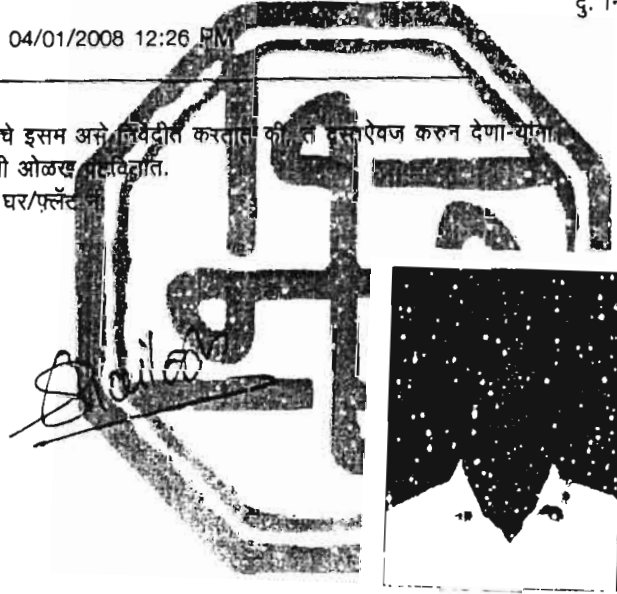
ईमारत नं: -

पेट/वसाहत: हिराबाग

शहर/गाव: कल्याण

तालुका: -

पिन: -



Mom
दु. निबंधकाची सही
कल्याण 2

प्रमाणित करण्यात येते,

द.क्र....१४२.../२००८ मध्ये

.....पाने आहेत.

पुस्तक.....१.....दस्त क्र...१४२

...०४/०१/२००८ वर नोंदला.

Mom
सह. दुय्यम निबंधक कल्याण-२
दि. ०४/०१/२००८





ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA



HIGH COURT BOMBAY
Nos. 2267 3371 2265 6567

NAME Shallesh Kanjibhai Thakkar

RESIDENCE Kalyan, Dist-Thane

ROLL No Mah/4962 / 2005

ENROLLED ON 29-10-2005

DATE OF BIRTH 17-12-1965

SECRETARY

TRUE COPY



क.ल.नं. २	
दसाक १५८	२००८
६	८

