

80/27746

Monday, December 30, 2024

12:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 30975 दिनांक: 30/12/2024

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसई2-27746-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: उमेश एच. पाटकर

नोंदणी फी

रु. 30000.00

दस्ताऱ्यातळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

सह. दुय्यम निबंधक, वसई 2.
वसई क्र. २ (विरार)

बाजार मुल्य: रु. 2791650.3/-

मोबदला रु. 3800000/-

भरलेले मुद्रांक शुल्क : रु. 266000/-

1) देयकाचा प्रकार: DHC रकम: रु. 760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224305703534 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013385931202425E दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:



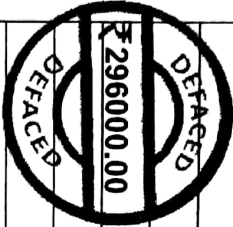


CHALLAN
MTR Form Number-6



GRN	MH013385931202425E	BARCODE	[Barcode]		Date	30/12/2024-11:36:52	Form ID	25.2
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)						
Office Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR	PAN No.(if Applicable)						
Location	PALGHAR	Full Name	UMESH H PATKAR					
Year	2024-2025 One Time	Flat/Block No.	C/1303 AND 1304 YASHWANT NAGAR VIOLET					
		Premises/Building	B. NO. 16 CHS LTD					

Account Head Details	Amount In Rs.	Road/Street						
0030046401 Stamp Duty	266000.00	BOLINU						
0030063301 Registration Fee	30000.00	VIRAR						
		Town/City/District						
		PIN	4	0	1	3	0	3



Total		2,96,000.00	Amount In Words	Two Lakh Ninely Six Thousand Rupees Only			
Payment Details		CENTRAL BANK OF INDIA	FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	02810672024123074087 247516033			
Cheque/DD No.		Bank Date	RBI Date	30/12/2024-11:36:37 Not Verified with RBI			
Name of Bank		Bank-Branch	CENTRAL BANK OF INDIA				
Name of Branch		Scroll No. . Date	Not Verified with Scroll				

Department ID : Mobile No : 9999999999
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 तसेच यत्न केवल सुदात लेखण केन्द्र/यादा नोको सुदात/यादा एकात्री राज अरे . नोको न सुदात/यादा एकात्री संकेत यत्न राज एते।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UsrId	Defacement Amount
1	(IS)-80-27746	0007392812202425	30/12/2024-12:01:20	IGR134	30000.00

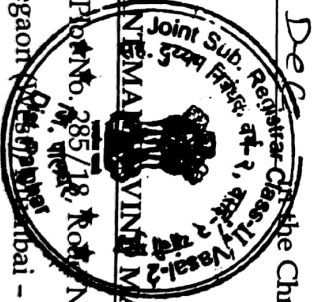
वसई क्र.-२
 200024 8 3L
 २०२४



बसई क्र.-२		
200028	230	
२०२४		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 30th day of Dec the Christian year Two Thousand Twenty Four



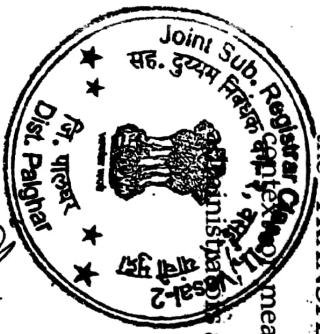
BETWEEN MR. HEMANTHMA VINI MATITY, Age 51 years, Indian Inhabitant, Residing at Plot No. 285/18, Road No. 3, Jawahar Nagar, Near Suvidha Hospital, Goregaon East, Mumbai - 400 104, hereinafter called the "TRANSFEROR" [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include, his heirs, executors, administrators and assigns] of the **FIRST PART**:-

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कराई क्र. - २		
२००८६	५	३८
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AND

MR. UMESH H. PATKAR, Age 41 years, Indian Inhabitant/s, residing at 1005/5/B, 10th Floor, Pawan Heights CHS Ltd., R. B. Marg, Ghudapdev, New Hind Mill Colony, Mazgaon, Mumbai - 400 010, hereinafter called the "TRANSHEREE" [which expression shall unless it be repugnant to the meaning thereof, be deemed to include his heirs, executors, administrators and assigns] of the **SECOND PART** :-



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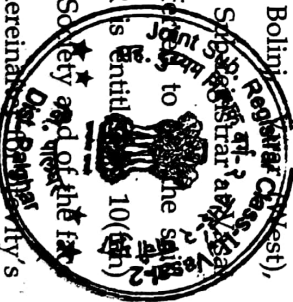
WHEREAS :

21/08/2018	6	30
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a) By an Agreement for sale dated 23rd August 2018 and registered in the office of Sub-Registrar at Vasai-5(Virar), vide its document No. 8420/2018, dated 23/08/2018 M/S. AMEYA BUILDERS AND PROPERTY DEVELOPERS had sold the Flat bearing No. 1303 & 1304, Wing "C", on the 13TH Floor, admeasuring carpet area 418.72 sq. feet i.e. 38.90 sq. meters + enclosed balcony 55.97 sq. feet i.e. 5.20 sq. meters, total 474.69 sq. feet i.e. 44.10 sq. meters, in building known as "VIOLET", Bldg No. 16, in complex known as "YASHWANT NAGAR", constructed on land bearing Survey No. 343, 344 & 345, lying, being and situated at Village : Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai (hereinafter for brevity's sake collectively referred to as "the said Flat") to MR. HEMANT MANGOVIND MAITY (hereinafter called "THE TRANSFEROR") on the terms and conditions mentioned in the said agreement.

b) The Society of the said building/s is registered, vide its Registration No. PLR/(VSI)/HSG/(TC)/1585/2022 known as "YASHWANT NAGAR VIOLET BUILDING NO. 16 CO-OPERATIVE HOUSING SOCIETY LIMITED".

c) The TRANSFEROR is a member of "YASHWANT NAGAR VIOLET BUILDING NO. 16 CO-OPERATIVE HOUSING SOCIETY LIMITED", a Society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing registration No. PLR/(VSI)/HSG/(TC)/1585/2022, having its office at Yashwant Nagar, Bolinj, Taluka Vasai, District : Palghar, within the area of Sub-Registrar at Vasai and hereinafter for brevity's sake collectively referred to as "the said Society" and as such member the TRANSFEROR is entitled to the said shares having Share Certificate No. 174 of the said Society and of the value of Rs. 50/- each, bearing No. 1731 to 1740 (hereinafter for brevity's sake collectively referred to as "The said Shares").



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d) The TRANSFEROR is ready and willing to sell, transfer rights, title and interest and ten shares and the said Flat to the TRANSFEREE which the TRANSFEREE has agreed to purchase for a lump sum price of Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only).

e) The TRANSFEROR shall obtain permission from the society to sell the said Flat.

f) The said flat is being purchased by the TRANSFEREE for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

g) The TRANSFEREE has prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said Flat and has agreed to acquire the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1] The TRANSFEROR has agreed to transfer the right, title and interest to the TRANSFEREE in the said Flat for a total consideration of Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only) which the TRANSFEREE has agreed to acquire for the said price.



The TRANSFEREE has paid the sum of Rs. 8,00,000/- (Rupees Eight Lakh Only) to the TRANSFEROR as and by way of part payment of the purchase price of the said Flat. The TRANSFEROR has received the same and has issued a receipt thereon. The TRANSFEROR do/doth hereby admit and acknowledge of and from

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18] The stamp duty and registration charges leviable on the Deed of transfer shall be borne and paid by the TRANSFEREE. The Transfer Charges if payable to the Society in respect of the transfer of the said flat shall be borne and paid by the TRANSFEREE alone.

19] The Agreement is subject to provision of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management and Transfer) Act, 1963 with rules made thereunder.

THE SCHEDULE OF THE PROPERTY

Flat bearing No. 1303 & 1304, Wing "C", on the 13TH Floor, admeasuring carpet area 418.72 sq. feet i.e. 38.90 sq. meters + enclosed balcony 55.97 sq. feet i.e. 5.20 sq. meters, total 474.69 sq. feet i.e. 44.10 sq. meters , in building known as "VIOLET", Bldg No. 16, in complex known as "YASHWANT NAGAR", society known as "YASHWANT NAGAR VIOLET BUILDING NO. 16 CO-OPERATIVE HOUSING SOCIETY LIMITED". , constructed on land bearing Survey No. 343, 344 & 345, lying, being and situated at Village : Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HERINABOVE WRITTEN.

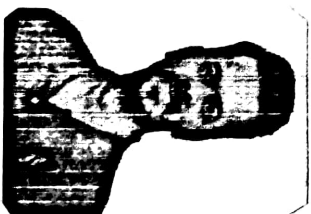
SINGED, SEALED AND DELIVERED

The within named "THE TRANSFEROR"
MR. HEMANT MANGOVIND MATLY
 in the presence of

[Handwritten signature]



[Handwritten signature]



वसई क्र.-२		
2191078E	98	3C
२०२४		

SIGNED, SEALED AND DELIVERED BY

The within named "THE TRANSFEREE"

MR. UMESH H. PATKAR

in the presence of

]

]

]

]




2]

1]

RECEIPT

RECEIVED on or before the execution hereof, and from the within named TRANSFEREE a sum of Rs. 8,00,000/- (Rupees Eight Lakh Only), as and by way of part payment against sale of above referred flat.

DATE	CH.NO.	AMT.	BANK
27/12/2024	100428	2,80,000	State Bank of India
27/12/2024	100426	1,00,000	State Bank of India
30/12/2025	100430	4,20,000	State Bank of India

All cheques subject to realization

WITNESSES:

I SAY RECEIVED,

1]

2]

]

[TRANSFEROR]



गावाचे नाव : बोळीज

(1) विलेखाचा प्रकार	कारागामा
(2) मोबदला	3600000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी रेली की पट्टेदार ते नमुद करावे)	2859000

वसई क्र. - २

21/08/2018 29 31

- 1) पातिकाचे नाव: ठाणे इतर वर्णन : इतर माहिती, इतर माहिती: सीजे बोळीज, स नं 343, हि नं व, विभाग 9, सदनिका क्र 1303 व 1304, विन सी, तैरावा मजला, बाँपलेट, वि न 16, यशवंत नगर कॉम्प्लेक्स, क्षेत्र 44, 10 बी सी कार्पेट (Survey Number : 343, हि नं व, :))
- 1) 44.10 बी.मीटर

(निश्चिती करिता खरी देण्यात आलेले तऱ्हे)

(7) इस्तऐवज करून देणा-या/सिद्धत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:- हेमंत मानगोविंद माईती - - वय:- 44; पत्ता:- ब्लॉक नं: प्लॉट नं 89 बी 12, भाळा नं: मु प्रताप वामन राजत - वय:- 43; पत्ता:- ब्लॉक नं: -, भाळा नं: -, इमारतीचे नाव: एम बारीया हाऊस, ब्लॉक नं: -, रोड नं: विराट नगर, सी पी मार्ग, विराट प, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन कोड:- 401303 पॅन नं:- AAFFA8223L

(8) इस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता

1): नाव:- हेमंत मानगोविंद माईती - - वय:- 44; पत्ता:- ब्लॉक नं: प्लॉट नं 89 बी 12, भाळा नं: -, इमारतीचे नाव: धाम सोसा, ब्लॉक नं: -, रोड नं: गोरगई 1, बोरीवली प, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400091 पॅन नं:- AUQPM3948M

(9) इस्तऐवज करून दिल्याचा दिनांक	23/08/2018
(10) इस्त नोंदणी केल्याचा दिनांक	23/08/2018
(11) अनुक्रमांक, खंड व पुढ	8420/2018
(12) बाजारभावाप्रमाणे मुद्दांक शुल्क	216000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

सह दुय्यम निलयक वर्ग-२
वसई-२ (विराट)

मुद्दांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF

FORM 'F'
(See rule 7(2))

वसई-२			
दस्ता क्र. (१२०/२०१८			
५१	१७०		
PROJECT	20082	20	30
			२०२४

This extension of registration is granted under section 7 of the Act, to the following project: **Project: Bldg No-16 Violet Plot Bearing / CTS / Survey / Final Plot No.: S NO 343 HISSA NO A AND B1 Vasai-Virar City (M Corp), Vasai, Palghar, 401303;** registered with the regulatory authority vide project registration certificate bearing No P99000002573 of

1. **M/S Amey Builders & Property Developers** having its registered office / principal place of business at **Tehsil Vasai, District: Palghar, Pin: 401303.**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project:
- o The registration shall be valid up to 31/03/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 the Act;
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
 - o If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Joint Sub. Registrar Class-II, Vasai-2
Dr. Vajrangam Manojkumar Phobhit
Digitally Signed by
Signature (Secret) Maharashtra Real Estate Regulatory Authority
Maharashtra Real Estate Regulatory Authority

Dated: 10/04/2018
Place: Mumbai



दस्तावेज क्र. 15220 / 2092
42 / 198

सुख काशीदास, विरार
विरार (पूर्व),
मि. वरदा, विर. ठाणे, भवन 401 304.



दस्तावेज क्र. : 0340-242440/02/01/04/04/04
फोन नं. : 0340-242440
ई-मेल : vassilvirarcorporation@yahoo.com

वा.नं. : वा.वि.स.म./म.स./अ/वि/0390/2007-19
दिनांक : 22/06/2011

22/06/2011		
दस्तावेज क्र. - 2		
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WCMC/TP/RDP/VP-0147/0110/2014-15
M/s. Ameya Builders & Property Developers
Shop No. 1& 2, Wing - A,
Garden View Apartment
Virat Nagar, Virar (W),
Tal: Vasai,
DIST: PALGHAR.

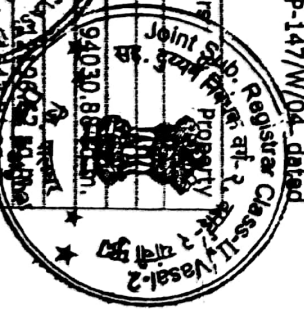
Subj: Amalgamation & Revised Development Permission for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) on Land bearing Old S. No. 343, 344, 345 (New S.No. 33A & 33B) of Villager Bolihi, Tal- Vasai Dist- Palghar.

- Ref: -
1. Commencement Certificate No. CIDCO/WSR/CC/BP-2762/W/4491 dated 27/02/2003.
 2. Amended Plan approved vide letters dated 06/10/2003, 01/12/2003, 27/02/2004, 07/02/2005, 09/05/2006, 06/09/2007, 28/05/2009.
 3. Revised Development Permission No. WCMC/TP/AM/BP-2762/WP-147/W/04 dated 28/01/2011.
 4. Revised Development Permission No. WCMC/TP/RDP/VP-0147/002/2012-13 dated 07/04/2012.
 5. Revised Development Permission No. WCMC/TP/RDP/VP-0147/0111/2013-14 dated 21/06/2013.
 6. Revised Development Permission No. WCMC/TP/RDP/VP-0147/0356/2013-14 dtd. 04/03/2014
 7. Your letter dated 24/07/2014.

Sir / Madam,
Amalgamation & Revised Development Permission is hereby granted for the proposed Residential Building No.16 (Wing A,B,C,D,E & F) under Section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Ameya Builders & Property Developers.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. WCMC/TP/AM/BP-2762/VP-147/W/04 dated 28/01/2011. The details of the layout is given below :-

1	Name of assess owner/P.A. Holder	M/s. Ameya Builders Developers
2	Location	Bolihi Residential Building.
3	Land use (Predominant)	Residential Building.
4	Gross plot area	94030.88 sq.m.
5	Less	
	a) Area under 30Mt. D.P. Road	
	b) Area under 12Mt. D.P. Road	
6	Any Reservation (Pl & SC)	



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युवा कार्यालय, विरार
विरार (पूर्व),
ठा. वाराण, वि. शरण, विरार 401 304.



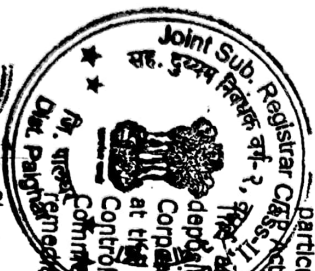
दूरध्वनी : ०२५०-२५२५१०/०२/०३/०४/०४/०५
फोन : ०२५०-२५२५१०७
ई-मेल : vvasalvirarcorporation@yahoo.com

भा.क्र. : व.वि.रा.भा./रा.वि.रा.व/०२५०/२०१४-१५
दिनांक : २२/०८/२०१४

WCMC/TP/RDP/VP-0147/0110/2014-15

7	Balance Plot Area	22.817/2014
8	Deduction of R.G.(15%)	76395.45 sq.m.
9	Deduction of C.F.C(5%)	11459.92 sq.m.
10	Buildable Plot area	3819.77 sq.m.
11	Permissible F.S.I	64936.13 sq.m.
12	Permissible BUA	1.00
13	Incentive FSI for land pooling	64936.13 sq.m.
14	100% D.P.Road FSI	3571.49 sq.m.
15	F.S.I Credit available by PL	13840.43 sq.m.
16	F.S.I Credit available by TDR (Certificate No.12, 13 & 14)	760.24 sq.m.
17	Permissible Built up area	10844.34 sq.m.
18	Proposed Built Up Area	93952.63 sq.m. 93718.25 sq.m.

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & C.A. Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).



दुरुपयोगापासून वाचवण्यासाठी या परवानगीसह एक लाख सहाशे सातशे रुपये (Rupees One Lac Ten Thousand Seven Hundred only) देण्यात येणारे वॉटर सेल नं. 265568 दि. 19/08/2014, वॉटर वॉश विरार शहर नगरपालिका यांच्याकडे जमा करावे. या परवानगीसह जमा केलेले रकमेचे वॉटर सेल नं. 265568 दि. 19/08/2014, वॉटर वॉश विरार शहर नगरपालिका यांच्याकडे जमा करावे. या परवानगीसह जमा केलेले रकमेचे वॉटर सेल नं. 265568 दि. 19/08/2014, वॉटर वॉश विरार शहर नगरपालिका यांच्याकडे जमा करावे.

Please find enclosed herewith the approved Amalgamation & Revised Development Permission for the Residential Building No.16 (Wing A,B,C,D,E & F) on land bearing S. No. 343, 344, 345 (Corresponding S.No.343A & 343B) of Village: Boliinj as per the following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Plate	Built Up Area (In sq. mt.)
1.	Residential Building	16 (Wing A,B,C,D,E & F)	Stilt+14 (up)	700	19099.64 sq.m

The above mentioned plan is approved herewith supersedes all the earlier approved plans. The Amalgamation & Revised Development Certificate granted vide WCMC office letter No. WCMC/TP/AM/REV/VP-147/W/04 dated 28/01/2011. Stands applicable to this approval of amended plan along with the following conditions:

The revised plan is valid for one year from the date of issue of commencement certificate for the building distinctively. The revalidation shall be obtained as per section 44 of MR & C.A. Act, distinctively for each building.



मुख्य कार्यालय, विाार
 विाार (पूर्व),
 नं. बसर्ा, विा. राज्े, विा. ४०१ ३०५.



पक्ष-२
 दरत क्र. २२०/२०१८
 पक्ष-१/१००

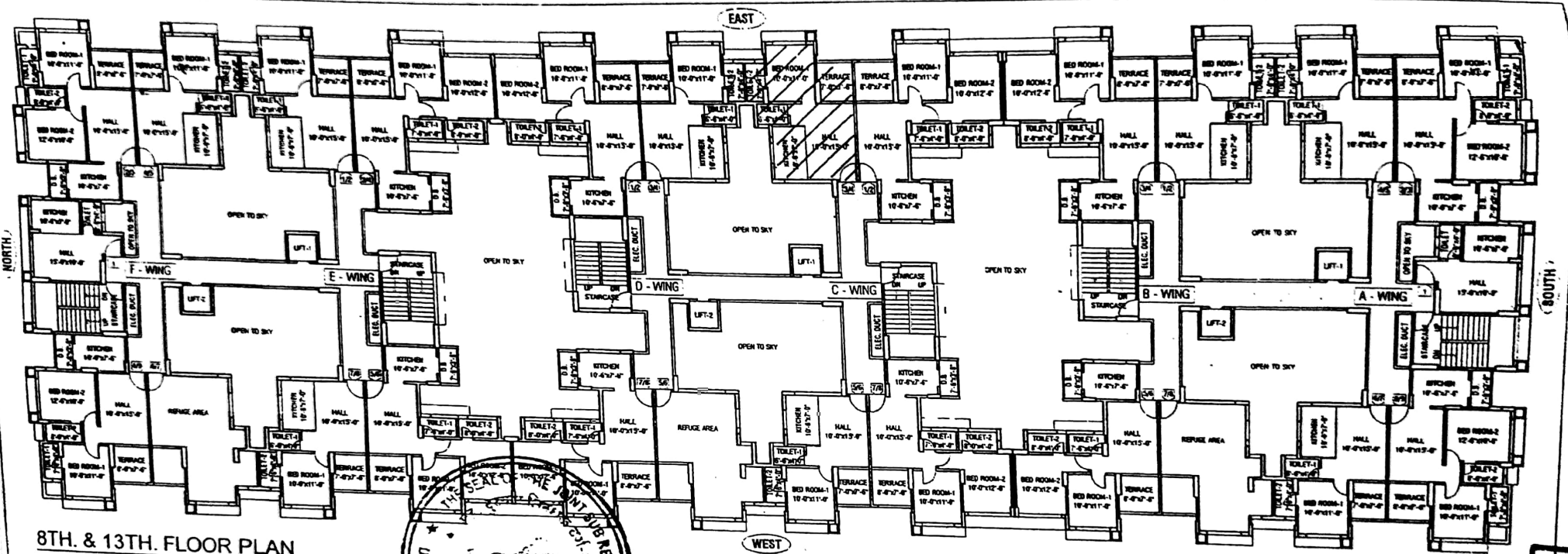
दस्तावे : ०१५०-२११५१०/०२/०१/०४/०५/०४
 क्रमा : ०१५०-२११५१००
 ई-मेल : vasaivirar@vasaivirar.municipal.gov.in
 दस्तावे क्र. - २
 २१०४८८
 ३१/३/२०१५
 दिनांक : बुधवार/१४/११/२०१५/०५/०५/०४
 २०२४

WVCMC/TP/RDP/VP-0147/0110/2014-15

22/08/2014

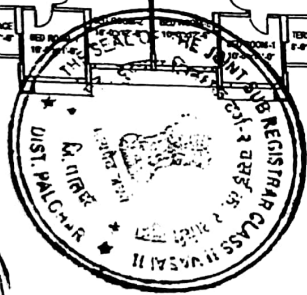
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required 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 there of for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation 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) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall obtain Chief Fire Officer NOC before Occupancy Certificate.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) Rain water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per Government Notification dtd. 10/03/2005 & 06/07/2005.
- 12) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, NOC, NOC from Highway, NOC from Railway, NOC from MSEB etc. as per applicable and N.A TLR as required as per N.A order. If any of the compliances as per other Dept/Acts requirements are not done, you shall solely faces the consequence arising out of such lapse from your side and lapses from your side.





8TH. & 13TH. FLOOR PLAN

APARTMENT NO. : 1303 & 1304
 FLOOR : THIRTEENTH
 WING : "A"
 Apartment Area : 36.27 Sq. Ft. And
 Enclosed : 1.97 Sq. Ft. And
 Balcony Area : 5.20 Sq. Ft. And
 Total Area : 44.10 Sq. Ft. And 1.97 Sq. Ft.



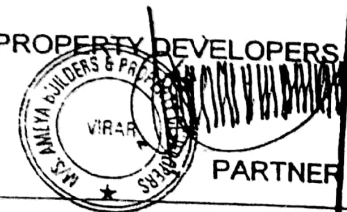
"VIOLET" BLDG. NO.-16
 "YASHWANT NAGAR"

PURCHASER'S NAME & SIGNATURE

[Handwritten Signature]

FOR AMEYA BUILDERS & PROPERTY DEVELOPERS

रसद क्र. 1828
 ए.ए. 100



रसद क्र.-२
 2028
 53
 3

[Handwritten Signature]

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बसई 2

दस्त क्रमांक : 27746/2024

नोदणी :

Regn:63m

गावाचे नाव : बोळीज

जिलेबाचा प्रकार करारनामा
2) मोबदला 3800000
2791650.3

3) बाजारभाव/भाडेपटयाच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)

4) घु-मापन पोटेहिस्मा व धरकमांक(अमल्यास)

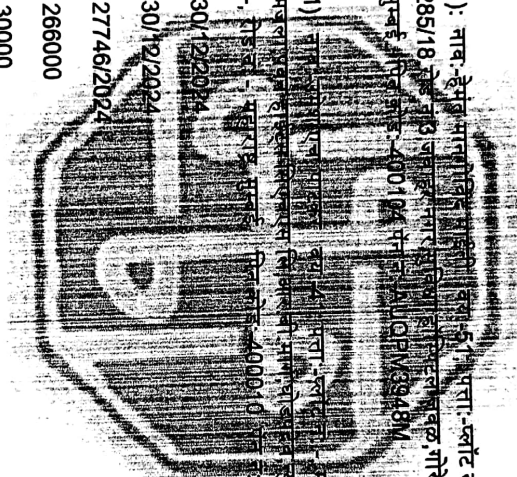
1) पालिकेचे नाव:बसई विरार महानगरपालिका इतर वर्णन : इतर माहिती: गाव मीजे बोळीज,सर्व्हे नं 343,हिस्सा नं ब या मिळकतीवरील बिल्डींग नं 16,बाँयलेट,यशवंत नगर कॉम्प्लेक्स यशवंत नगर बाँयलेट बिल्डींग नं 16 को-ऑप हीसिंग सोसायटी लि इमारतीमधील सदनिका क्रं 1303 व 1304,तेरावा मजला,एरिया 44.10 चौ मी कार्पेट,जिन - सी(Survey Number : सर्व्हे नं 343,हिस्सा नं ब ;))

1) 44.10 चौ.मीटर

5) क्षेत्रफळ

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:-हेराज भानुशिवि म्हाळीकर,वया:55,पत्ता:-प्लॉट नं. 2, साळा नं. -, इमारतीचे नाव: प्लॉट नं 285/18, रेल्वे बाँयलेट,नगर सोसायटी लि,इतर वर्णन,गोरेगांव प,मुंबई, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई, पट्टेबाक--4001, प्लॉट नं. QPMS/343B/1
1) नाव:-सुहासिनी म्हाळीकर,वया:55,पत्ता:-साळा नं. -, इमारतीचे नाव: 1005/5,दी,दहावा मजला,एरिया 44.10 चौ.मी. कार्पेट,जिन - सी(Survey Number : सर्व्हे नं 343,हिस्सा नं ब ;))
- प्लॉट नं. - मुंबई - प्लॉट नं. - 400010 प्लॉट नं. - ANYPP3540R
30/12/2024
30/12/2024
27746/2024
266000
30000



9) दस्तऐवज करून दिल्याचा दिनांक
10) दस्त नोंदणी केल्याचा दिनांक
11) अनुक्रमांक, खंड व पृष्ठ
12) बाजारभावाप्रमाणे मुद्रांक शुल्क
13) बाजारभावाप्रमाणे नोंदणी शुल्क
14) श्रेय

मुल्यांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.