

80/27403

पावती

Original/Duplicate

Friday, December 27, 2024

नोंदणी क्र.: 39म

9:44 AM

Regn.: 39M

पावती क्र.: 30610 दिनांक: 27/12/2024

गावाचे नाव: विरार

दस्तऐवजाचा अनुक्रमांक: वसई-2-27403-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विश्वास शांताराम लाड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 31140.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे

10:03 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२,
Sub Registrar, Vasai 2,
वसई क्र. २ (विरार)

बाजार मुल्य: रु.2827440 /-

मोबदला रु.3524500/-

भरलेले मुद्रांक शुल्क : रु. 246750/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224272500571 दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013261248202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:



वर्ष	2024
पालघर	
तालुका : वसई	
वैभाग	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#124

मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	57600	66700	70900	66700	चौ. मीटर

माहिती	मिळकतीचा प्रकार-	बांधीव
क्षेत्र (Built Up)-	बांधकामाचा दर-	Rs.26620/-
वर्गीकरण-	कार्पेट क्षेत्र-	42.5 चौ. मीटर
सुविधा -		

- First Sale
Date of built up Property constructed after circular dt.02/01/2018

नेहाय घट वाढ = 105 / 100 Apply to Rate= Rs.60480/-

नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((60480-11700) * (100 / 100)) + 11700
= Rs.60480/-

मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 60480 * 46.75
= Rs.2827440/-

Table Rules = 3, 9, 18, 19

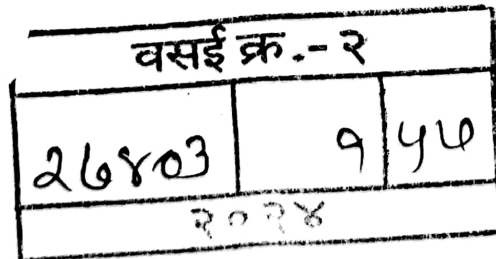
अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2827440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2827440/-
= ₹ अठ्ठावीस लाख सत्तावीस हजार चार शे चाळीस /-

Home

Print

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. २ (विरार)



CHALLAN
MTR Form Number-6



1013261248202425E	BARCODE	Date	27/12/2024-09:11:18	Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
ment		PAN No.(If Applicable)	AFHPL6470K		
VS12_VASAI NO 2 JOINT SUB REGISTRAR		Full Name	VISHWAS S LAD		
PALGHAR		Flat/Block No.	B/501 SAI SHAKTI		
2024-2025 One Time		Premises/Building	SAI BABA NAGAR		
Account Head Details	Amount In Rs.	Road/Street			
Stamp Duty	246750.00	Area/Locality	VIRAR		
Registration Fee	30000.00	Town/City/District			
		PIN	4	0	1 3 0 5
		Remarks (If Any)	SecondPartyName=MS VED GANGA~		
		Amount In	Two Lakh Seventy Six Thousand Seven Hundred Fifty		
		Words	Rupees Only		
2,76,750.00					
BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024122721469	002950945
		Bank Date	RBI Date	27/12/2024-09:12:39	Not Verified with RBI
		Bank-Branch	BANK OF MAHARASHTRA		
		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9999999999

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी न करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करवायाच्या दस्तासाठी सदर चलन लागू
 न केवळ दुर्यम निबंधक कार्यालयात नोंदणी करवायाच्या दस्तासाठी लागू आहे.

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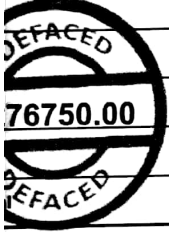




CHALLAN
MTR Form Number-6



MH013261248202425E	BARCODE	Date	27/12/2024-09:11:18	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Stamp Duty	TAX ID / TAN (If Any)				
of Payment	PAN No.(If Applicable)	AFHPL6470K			
Payee Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		Full Name	VISHWAS S LAD	
Location	PALGHAR		Flat/Block No.	B/501 SAI SHAKTI	
2024-2025 One Time	Amount In Rs.		Premises/Building	SAI BABA NAGAR	
Account Head Details	046401 Stamp Duty		Road/Street	246750.00	
	063301 Registration Fee		Area/Locality	30000.00	
			Town/City/District	VIRAR	
			PIN	4 0 1 3 0 5	
			Remarks (If Any)	SecondPartyName=MS VED GANGA-	
			Amount In	Two Lakh Seventy Six Thousand Seven Hundred Fifty	
	2,76,750.00		Words	Rupees Only	
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	02300042024122721469	002950945	
Cheque/DD No.	Bank Date	RBI Date	27/12/2024-09:12:39	Not Verified with RBI	
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA		
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.
 नोट:- चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-80-27403	0007318540202425	27/12/2024-09:44:36	IGR134	30000.00
2	(iS)-80-27403	0007318540202425	27/12/2024-09:44:36	IGR134	246750.00
Total Defacement Amount					2,76,750.00

वसई क्र.- २ Page 1/1
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Print Date 27-12-2024 10:45:33



वसई क्र.-२		
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AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 27th day of Dec in the Christian year Two Thousand Twenty Four BETWEEN M/s. VED GANGA, a Partnership firm, duly registered under Indian Partnership Act, 1932, having its office at Shop No. 4, Om Vrindavan Co-operative Housing Society Ltd., Phoolpada Road, Virar (East), Taluka Vasai, District Palghar, 401 305, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the partners) of the FIRST PART:-



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A N D

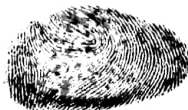
MR. VISHWAS SHANTARAM LAD, Age 59 years, Indian Inhabitant/s, residing at E-90, SBI Staff Quarters, Raheja Township, Malad (East), Mumbai - 400 097, hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the SECOND PART :-



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WHEREAS:-

- a) Mr. Anant Bapu Patil was the owner of Land bearing Survey No. 124, Hissa No. 1, admeasuring 6800 Square meters, assessed at Rs.5032.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).
- b) By Conveyance Deed dated 29/11/1946, Mr. Anant Bapu Patil sold and conveyed the land bearing Survey No. 124, to Mr. Damodar Bhaskar Patil. The said land was mutated in the name of Mr. Damodar Bhaskar Patil vide Prant Order No. W.T.N-5760, dated 04/04/1947 and Subsequent Taluka Order No. W.T.N./SR-150, dated 17/04/1947.
- c) The Provisions of Inam Varga 6B (Patil Inam) were applicable to the said Land. Mr. Harishchandra Damodar Patil & others have paid amount of Possessory right in respect of the said land and as per Taluka Order No. WTN/WS/992/SR-55, dated 23/08/1972, the said land was Re-granted to Mr. Harishchandra Damodar Patil & others on New Impartible Tenure.
- d) Mr. Damodar Bhaskar Patil, was having Four Sons namely 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil and Two married daughters namely 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut. However after demise of late Damodar Bhaskar Patil, names of 1) Mr. Harishchandra Damodar Patil, 2) Mr. Anant Damodar Patil, 3) Mr. Vijayanand Damodar Patil, 4) Mr. Dayanand Damodar Patil, were recorded as the his legal heirs vide Mutation Entry No. 2858. Thereafter as per तालुका आदेश क्र. महसुल/हक्कनोद/कावि/१६६५, तारीख ०६/०४/२००८, the names of 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut were recorded in the 7/12 Extract and such other Revenue records. The said reference is given on the basis of Mutation Entry No. 11022.
- e) Mr. Vijayanand Damodar Patil died intestate leaving behind him 1) Smt. Chitra Vijayanand Patil 2) Dipti Vijayanand Patil 3) Priti Vijayanand Patil, being the legal heirs according to the Hindu Succession Act, by which he was governed at time of his death. The names of the aforesaid legal heirs were recorded in the 7/12 Extracts and such other revenue records

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wide Mutation Entry No. 9951. The said Mutation Entry was certified by Circle Officer, Virar.

f) Mr. Harishchandra Damodar Patil died intestate leaving behind him 1) Smt. Bhamini Harishchandra Patil 2) Mr. Pradip Harishchandra Patil 3) Mr. Sachin Harishchandra Patil, 4) Mrs. Pranita Pankaj Thakur, being the legal heirs according to the Hindu Succession Act, by which he was governed at time of his death.

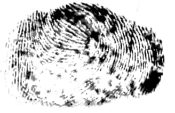
g) By Release Deed dated 27/03/2008, and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.3822/2008, dated 27/03/2008, 1) Mrs. Anjali Arvind Vartak, 2) Mrs. Pushplata Vinayak Raut released their undivided share in the said land alongwith other land in favour of 1) Mr. Anant Damodar Patil, 2)Mr. Dayanand Damodar Patil, 3) Smt. Chitra Vijayanand Patil 4) Dipti Vijayanand Patil 5) Priti Vijayanand Patil,6) Smt. Bhamini Harishchandra Patil 7) Mr. Pradip Harishchandra Patil, 8) Mr. Sachin Harishchandra Patil, 9) Mrs. Pranita Pankaj Thakur.

h) By Partition Deed dated 28/04/2016, and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.2626/2016, made between 1) Mr. Dayanand Damodar Patil (therein called "The Party of the First Part") 2) Mr. Anant Damodar Patil (therein called "The Party of the Second Part") 3) Smt. Chitra Vijayanand Patil & Others (therein called "The Party of the Third Part") 4) Smt. Bhamini Harishchandra Patil & Others (therein called "The Party of the Fourth Part") the land admeasuring H.R. 0-29-5, out of Survey No. 124, Hissa No. 1, admeasuring H.R. 0-68-0, alongwith other land has come to the share of Mr. Anant Damodar Patil AND land admeasuring H.R. 0-38-5, out of Survey No. 124, Hissa No. 1, admeasuring H.R. 0-68-0, alongwith other land has come to the share of Smt. Chitra Vijayanand Patil & others.



सह. दुय्यम निबंधक वर्ग-२, वसई-२
 १५/०७/२०१८ रोजी ७/१२ उता-यावरील भोगवटादार वर्ग -२ ची शर्त
 जिल्हा करून भोगवटादार वर्ग १ करून मिळणेस विनंती केल्याने सह दुय्यम निबंधक
 मुद्रांक जिल्हाधिकारी, पालघर, यांचेकडील जा.क्र./साजिनी/पालघर
 मुल्यांकन अहवाल/४०६२/१९, दिनांक ३०/०३/२०१९ अन्वये मुल्यांकनानुसार
 होणारी ५०: टक्के नजराणा एकूण रक्कम रूपये २,९४,८४,५००/- दिनांक
 ०२/०८/२०१९, रोजी भरणा केली आहे. त्यानुसार घासनाचे परिपत्रक क्र. जतन/प्र

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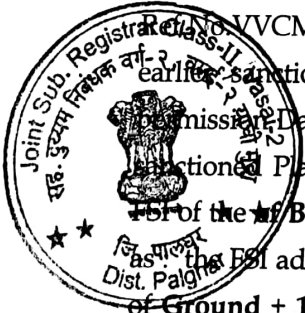
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m) The Vasai Virar City Municipal Corporation granted the approval to sub-division of plot of land bearing Survey No. 124 Hissa No. 1 and Survey No. 125, Hissa No. 7, under Section 18/44 of the Maharashtra Regional and Town Planning Act, 1966, to carry out the development work on the said land. The said Sub Division layout tentatively approved and recommended for demarcation subject to conditions mentioned in the said permission No. VVCMC/TP/SUBDIV/VP-6203/229/2022-23, dated 27/07/2022.

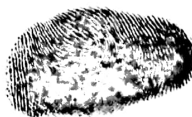
n) सदर सर्व्हे क्र. १२४, हिस्सा क्र. १ व सर्व्हे क्र. १२५, हिस्सा क्र. ७, हया मिळकतीची उप अधिक्षक भूमी अभिलेख वसई यांचेकडील क्र. भूमापन/मौजे विरार/अ.ता.पो.हि.मो.र.नं. ११९६/२०२२/४२००, दिनांक ३०/०६/२०२२, अन्वये मोजणी होऊन सदर मिळकतीचे कमी जास्त पत्रक झाल्याने मा. तहसिलदार वसई यांचेकडील आदेश क्र. महसूल/क-१/टे-२/हक्कनोंद/कावि-१०४०/२०२२, दिनांक २१/१०/२०२२, अन्वये सदर मिळकतीचे सर्व्हे क्र. १२४/ब, हि. क्र. १, २, ३, ४, ५, ६, असे नवीन पोटहिस्से तयार झाल्याने मुळ सातबारा बंद करून नवीन पोट हिस्से तयार केले. As per the said कमी जास्त पत्रक land bearing Survey No.124B, Hissa No. 1,2,3,6 was recorded in the name of M/s. Ved Ganga, and Survey No.124B, Hissa No. 4, was recorded in the name of Mr. Dayanand Damodar Patil, and Survey No.124B, Hissa No. 5, was recorded jointly in the names M/s. Ved Ganga and Mr. Dayanand Damodar Patil.

o) As such M/s. VED GANGA, (hereinafter called "The Promoter") are the owners of or otherwise well and sufficiently entitled to the land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, assessed at Rs. 3860.00 Paise, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar), (hereinafter called "The said land"), more particularly described in the First schedule hereunder written.

p) In pursuance of the Revised Development Permission bearing VVCMC/TP/RDP/VP-6203/231/2022-23, dated 27th July 2022, the earlier sanctioned area is increased. As per the sanctioned Plan and permission Dated 27/07/2022, the FSI of Building No. 1 is increased. In the sanctioned Plan and permission Dated 27/07/2022, the description of the Building No. 1, Wing No. A,B & C, mentioned in the Lay-out is as follows: The FSI admeasuring 15619.96 square meters (Built up area), consisting of Ground + 14th upper Floors, of Building No. 1, Wing A,B &C, lying



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being and situated at Survey No. 124, Hissa No. 1, of Village VIRAR, Taluka Vasai, District Palghar.

q) M/s. Ved Ganga, (hereinafter called "The Promoter") are constructing the Building No.1, having 'A' 'B' & 'C' Wing, consisting of Ground + 14th Upper Floors, known as "Sai Shakti", in SAI BABA NAGAR, on the N.A. land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise, more particularly described in the First Schedule hereunder written (collectively also referred to as "The Said Project") lying being and situated at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai Nos. 1 to 6.

r) AND WHEREAS the Promoter have entered into a standard Agreement with Architect Mr. Kuldeep Patil, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects; whereas the Promoter has appointed Mr. Paresh Unnarkar, as the Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts of professional supervision of the Architect and the structural Engineer till the completion of the Building/Buildings.

s) AND WHEREAS by virtue of the Conveyance Deed the Promoter alone have the sole and exclusive right to sell the Flat in the said Building/s with the Allottee/s of the Flat and to receive the sale price in respect thereof;

t) AND WHEREAS the Allottee/s demanded from the Promoter and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the said land, the said Order, the Conveyance Deed and the Plans, designs and specifications prepared by the Promoter's Architects Mr. Kuldeep Patil, and of such other documents as are specified under the Maharashtra Ownership flats Regulation of the Promotion of Construction, Sale, Management and Transfer Act, 1963 (hereinafter referred to as "The said Act") and the Rules made thereunder.

u) AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of Property

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extract of Village Forms VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said land on which the flats are constructed or are to be constructed and the copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s approved by the concerned local authority.

v) AND WHEREAS the carpet area of the said Flat is **29.92** square meters and "Carpet area" means the net usable Floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s of balcony and verandah area and exclusive open Terrace area appurtenant to the said Flat for exclusive use of the Allottee/s of open Terrace area, but includes the area covered by the internal partition walls of the Flat.

w) AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the **Real Estate Regulatory Authority at Mumbai No. P99000031872; dated 17/11/2022.** (The said Registration shall be valid for a period commencing from 22/11/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6).

x) AND WHEREAS the Promoter have accordingly commenced construction of the said Building/s in accordance with the said plans.

y) Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Flat, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and such title being clear and marketable; (ii) the approvals and permissions (including CC/RDP) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable law and sell the premises thereon. The Allottee/s undertake/s that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the



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transaction.

z) AND WHEREAS the Allottee/s has/have agreed to purchased from the Promoter **Flat No. B/501**, admeasuring **29.92** square meters carpet area (which is exclusive of the area of balconies), on the **5th** Floor, in "**B**" Wing, of Building No. 1 known as '**Sai Shakti**', in "**Sai Baba Nagar**", situated at Village **VIRAR**, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai Nos. 1 to 6.

zi) AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)**, being part payment of the sale price of the Flat agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter do and each of them doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

zii) AND WHEREAS under **Section 13** of the said Act the Promoter are required to execute a written Agreement for sale of said Flat to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

ziii) AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

ziv) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Flat.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

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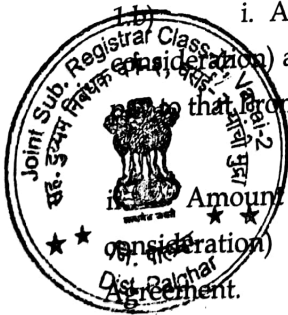
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1. The Promoter are constructing the **Building No. 1**, having A, B & C Wing, known as "Sai Shakti", in "Sai Baba Nagar", on the said land bearing Survey No. 124B, Hissa No. 1, in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the Allottee/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them:

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Flat of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

1.a The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Flat No. B/501, of the Carpet area admeasuring 29.92 Square meters + Enclosed Balcony area 9.55 sq. meters + Open Balcony/Flower Bed area 3.03 sq. meters, on 5th Floor (as shown in the floor plan thereof hereto annexed and marked Annexures '___'), in Wing "B", of the Building No.1, known as 'Sai Shakti', in the "Sai Baba Nagar", (hereinafter referred to as "The Flat") for the price of Rs. 35,24,500/- (Rupees Thirty Five Lakh Twenty Four Thousand Five Hundred Only) including the proportionate price of the common areas and facilities appurtenant to the premises, which are more particularly described in the Second Schedule hereunder written. The Allottee/s hereby agrees to pay to that Promoter amount of purchase price of Rs. 35,24,500/- (Rupees Thirty Five Lakh Twenty Four Thousand Five Hundred Only) in the following manner:-

- i. Amount of Rs. 3,52,450/- (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter.
- ii. Amount of Rs. 7,04,900/- (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- iii. Amount of Rs. 5,28,675/- (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of



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30. **Dispute Resolution** :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

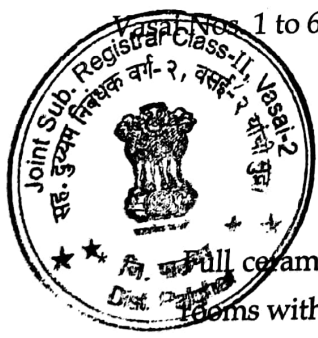
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the _____ courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise**, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. **B/501**, on the **5th Floor**, admeasuring **29.92 Square meters** (Carpet area) + Enclosed Balcony area **9.55 sq. meters** + Open Balcony/Flower Bed area **3.03 sq. meters**, in **Wing "B"** in the **Building No. 1**, known as **"Sai Shakti"**, in **'Sai Baba Nagar'**, constructed on **N.A. land bearing Survey No. 124B, Hissa No. 1, admeasuring 5216.32 Square meters, Assessed at Rs. 3860.00 Paise**, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.



ANNEXURE
LIST OF AMENITIES

Full ceramic vitrified reputed companies flooring 2' x 2' tiles in all rooms with skirting.

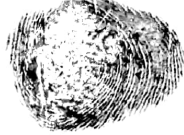
- * Granite kitchen platform with S.S. sink & kitchen Trolley with kitchen cabinet.



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 SIGNED AND DELIVERED by the

withinnamed "THE PROMOTER"
 M/s. VED GANGA
 a Partnership firm,
 through it's Partner
MR. SUNIL CHORGHE
 in the presence of

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SIGNED AND DELIVERED by the

withinnamed "THE ALLOTTEE/S"

MR. VISHWAS SHANTARAM LAD

in the presence of

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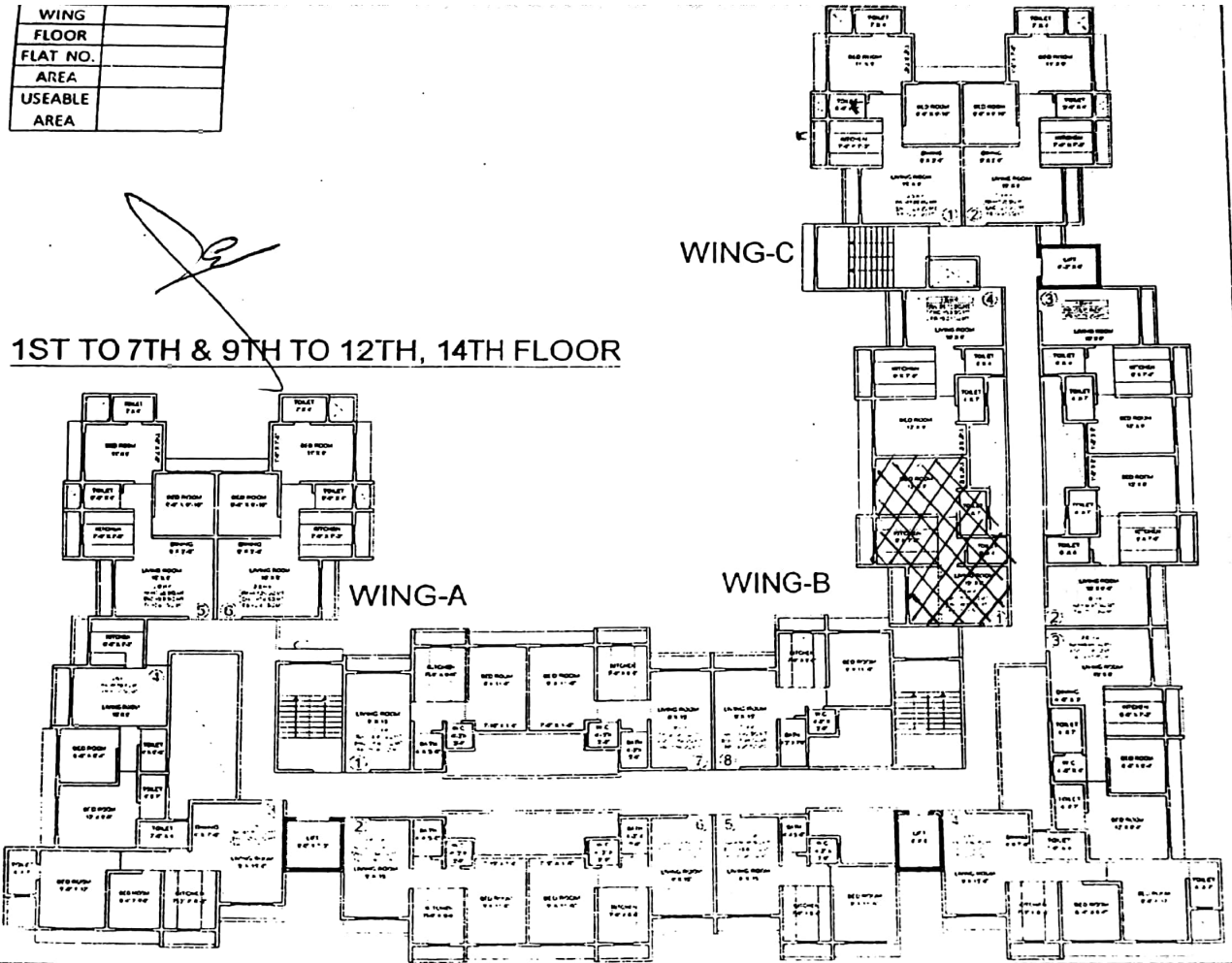
*L.H.T.F.
 Vishwas Lad*



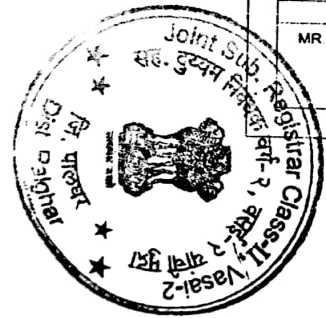
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2. *[Handwritten signature]*



WING	
FLOOR	
FLAT NO.	
AREA	
USEABLE AREA	



B-501



<p>NAME OF OWNER MR. SUNIL H. CHORGHE, MR. RAJESH M. CHORGHE & MR. DAYANAND D. PATIL Shop No.-4, Om Vrindavan CHS, Near Swagat Tal- Vasai, Dist- Palghar Pin -401305</p>	<p>DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED RESIDENTIAL WITH SHOPLINE BUILDING ON LAND BEARING OLD S. NO 124, H NO 1, S NO 125, H NO 7 NEWS NO 124B, H NO 1 & 3 OF VILLAGE VIRAR 1AL VASAI DIST PALGHAR</p>	<p>001, B-Wing, Ground Floor, Atmaram Park Building No 1, Near Ram Nagar, Vartak Road, Virar(Vrj) Palghar 401303 +91 8390336727 lukdeppatiarchitect@gmail.com</p>
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number . P99000031872

Project: **SAI BABA NAGAR, Plot Bearing / CTS / Survey / Final Plot No. Survey No.124B,Hissa No.1 and 3 of Village Virar,Taluka Vasai,Dist.Palghar at Vasai-Virar City (M Corp), Vasai, Palghar, 401305.**

1. **Ved Ganga** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401305.**

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees;

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 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;

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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by 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.

The Registration shall be valid for a period commencing from 22/11/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

3. 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.

Signature valid

Digitally Signed by
Dr. Vaşant Premanand Prabhu
(Secretary, MahaRERA)
Date:17-11-2022 11:43:36

Dated: 17/11/2022

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई गांचे कार्यालय
(महसूल शाखा)

किल्लाबंदर रोड, मालोंडे-वसई गाव, ता. वसई, जि. पालघर पिन ४०१२०१.
दुरध्वनी क्र. (०२५०) २३२२००७

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पिन ४०१२०१. २०२४		

क्र.महसूल/क.१/टे.१/जमिनबाव/कावि — /एसआर ४००/२०१९
प्रति,
श्री.अनंत दामोदर पाटील व इतर
रा.विरार ता.वसई जि.पालघर

दिनांक ०३/०९/२०१९

विषय :- जमिनीचे विनशेती व रूपांतरण कर भरुन घेणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हे.आर)	पॉट खराबा	एकुण क्षेत्र (हे.आर)	पंकी परवानगी मागितलेले क्षेत्र
विरार	१२४/१	०.६८.०	०.००.०	०.६८.०	०.६८.०

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३ दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा.जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/एनएपी/कावि-४३५/२०१७

दिनांक २१/०६/२०१७

३. मा.जिल्हाधिकारी कार्यालय पालघर यांचेकडील पत्र

क्र.महसूल/क.१/टे.१/४२व/कावि.१३७१/२०१८

दिनांक १४/१२/२०१८

महाशय,

आपण या कार्यालयात अर्ज दाखल करुन विषयात नमुद जमिनीस रहिवास व वाणिज्य कारणासाठी विनशेती व रूपांतरण कर भरुन मिळणेबाबत विनंती केली आहे.

प्रकरणातील कागदपत्रे तपासता, उक्त जमिन मिळकत ही वसई विरार शहर महानगरपालिका यांनी जा.क्र./वविशम/नर/झो.दा/७३२/२७८४/२०१८-१९ दिनांक १५/११/२०१८ अन्वये अभिप्राय कळविलेनुसार तसेच मा.जिल्हाधिकारी कार्यालय पालघर यांचेकडुन संदर्भिय पत्र क्र. ३ अन्वये प्राप्त झालेल्या यादीत नमुद असलेनुसार उक्त जमिन वसई विरार शहर महानगरपालिकेच्या विकास आराखडयात समाविष्ट असल्याचे दिसून येते.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व मध्ये विषद केलेल्या तरतुदीनुसार मंजुर व प्रारुप आराखडयात समाविष्ट असलेल्या जमिनीसाठी कलम ४७अ अन्वये रूपांतरण कर व अकृषिक आकारणी निश्चित करणेची आहे. त्यानुसार उक्त जमिन मिळकतीसाठी आपण खाली नमुद केलेप्रमाणे रूपांतरण कर व विनशेती आकारणी रक्कम शासनजर्मा करावयाची आहे.

तसेच आपले विनंती अर्जांनुसार आपणाकडुन महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ व मधील तरतुदीनुसार, केवळ रूपांतरण कर व विनशेती आकारणीची रक्कम वसूल करणेत येत आहे. त्यामुळे आपणास जागेवर नियोजित अकृषिक वापर करावयाचा असल्यास त्यापूर्वी संबंधित नियोजन प्राधिकरणाची व इतर आवश्यक त्या प्राधिकरणांची पुर्वपरवानगी घेणे बंधनकारक राहिल.



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दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६/०७/०८/०९/१०/११/१२/१३/१४/१५/१६/१७/१८/१९/२०/२१/२२/२३/२४/२५/२६/२७/२८/२९/३०/३१/३२/३३/३४/३५/३६/३७/३८/३९/४०/४१/४२/४३/४४/४५/४६/४७/४८/४९/५०/५१/५२/५३/५४/५५/५६/५७/५८/५९/६०/६१/६२/६३/६४/६५/६६/६७/६८/६९/७०/७१/७२/७३/७४/७५/७६/७७/७८/७९/८०/८१/८२/८३/८४/८५/८६/८७/८८/८९/९०/९१/९२/९३/९४/९५/९६/९७/९८/९९/१००/१०१/१०२/१०३/१०४/१०५/१०६/१०७/१०८/१०९/११०/१११/११२/११३/११४/११५/११६/११७/११८/११९/१२०/१२१/१२२/१२३/१२४/१२५/१२६/१२७/१२८/१२९/१३०/१३१/१३२/१३३/१३४/१३५/१३६/१३७/१३८/१३९/१४०/१४१/१४२/१४३/१४४/१४५/१४६/१४७/१४८/१४९/१५०/१५१/१५२/१५३/१५४/१५५/१५६/१५७/१५८/१५९/१६०/१६१/१६२/१६३/१६४/१६५/१६६/१६७/१६८/१६९/१७०/१७१/१७२/१७३/१७४/१७५/१७६/१७७/१७८/१७९/१८०/१८१/१८२/१८३/१८४/१८५/१८६/१८७/१८८/१८९/१९०/१९१/१९२/१९३/१९४/१९५/१९६/१९७/१९८/१९९/२००/२०१/२०२/२०३/२०४/२०५/२०६/२०७/२०८/२०९/२१०/२११/२१२/२१३/२१४/२१५/२१६/२१७/२१८/२१९/२२०/२२१/२२२/२२३/२२४/२२५/२२६/२२७/२२८/२२९/२३०/२३१/२३२/२३३/२३४/२३५/२३६/२३७/२३८/२३९/२४०/२४१/२४२/२४३/२४४/२४५/२४६/२४७/२४८/२४९/२५०/२५१/२५२/२५३/२५४/२५५/२५६/२५७/२५८/२५९/२६०/२६१/२६२/२६३/२६४/२६५/२६६/२६७/२६८/२६९/२७०/२७१/२७२/२७३/२७४/२७५/२७६/२७७/२७८/२७९/२८०/२८१/२८२/२८३/२८४/२८५/२८६/२८७/२८८/२८९/२९०/२९१/२९२/२९३/२९४/२९५/२९६/२९७/२९८/२९९/३००/३०१/३०२/३०३/३०४/३०५/३०६/३०७/३०८/३०९/३१०/३११/३१२/३१३/३१४/३१५/३१६/३१७/३१८/३१९/३२०/३२१/३२२/३२३/३२४/३२५/३२६/३२७/३२८/३२९/३३०/३३१/३३२/३३३/३३४/३३५/३३६/३३७/३३८/३३९/३४०/३४१/३४२/३४३/३४४/३४५/३४६/३४७/३४८/३४९/३५०/३५१/३५२/३५३/३५४/३५५/३५६/३५७/३५८/३५९/३६०/३६१/३६२/३६३/३६४/३६५/३६६/३६७/३६८/३६९/३७०/३७१/३७२/३७३/३७४/३७५/३७६/३७७/३७८/३७९/३८०/३८१/३८२/३८३/३८४/३८५/३८६/३८७/३८८/३८९/३९०/३९१/३९२/३९३/३९४/३९५/३९६/३९७/३९८/३९९/४००/४०१/४०२/४०३/४०४/४०५/४०६/४०७/४०८/४०९/४१०/४११/४१२/४१३/४१४/४१५/४१६/४१७/४१८/४१९/४२०/४२१/४२२/४२३/४२४/४२५/४२६/४२७/४२८/४२९/४३०/४३१/४३२/४३३/४३४/४३५/४३६/४३७/४३८/४३९/४४०/४४१/४४२/४४३/४४४/४४५/४४६/४४७/४४८/४४९/४५०/४५१/४५२/४५३/४५४/४५५/४५६/४५७/४५८/४५९/४६०/४६१/४६२/४६३/४६४/४६५/४६६/४६७/४६८/४६९/४७०/४७१/४७२/४७३/४७४/४७५/४७६/४७७/४७८/४७९/४८०/४८१/४८२/४८३/४८४/४८५/४८६/४८७/४८८/४८९/४९०/४९१/४९२/४९३/४९४/४९५/४९६/४९७/४९८/४९९/५००/५०१/५०२/५०३/५०४/५०५/५०६/५०७/५०८/५०९/५१०/५११/५१२/५१३/५१४/५१५/५१६/५१७/५१८/५१९/५२०/५२१/५२२/५२३/५२४/५२५/५२६/५२७/५२८/५२९/५३०/५३१/५३२/५३३/५३४/५३५/५३६/५३७/५३८/५३९/५४०/५४१/५४२/५४३/५४४/५४५/५४६/५४७/५४८/५४९/५५०/५५१/५५२/५५३/५५४/५५५/५५६/५५७/५५८/५५९/५६०/५६१/५६२/५६३/५६४/५६५/५६६/५६७/५६८/५६९/५७०/५७१/५७२/५७३/५७४/५७५/५७६/५७७/५७८/५७९/५८०/५८१/५८२/५८३/५८४/५८५/५८६/५८७/५८८/५८९/५९०/५९१/५९२/५९३/५९४/५९५/५९६/५९७/५९८/५९९/६००/६०१/६०२/६०३/६०४/६०५/६०६/६०७/६०८/६०९/६१०/६११/६१२/६१३/६१४/६१५/६१६/६१७/६१८/६१९/६२०/६२१/६२२/६२३/६२४/६२५/६२६/६२७/६२८/६२९/६३०/६३१/६३२/६३३/६३४/६३५/६३६/६३७/६३८/६३९/६४०/६४१/६४२/६४३/६४४/६४५/६४६/६४७/६४८/६४९/६५०/६५१/६५२/६५३/६५४/६५५/६५६/६५७/६५८/६५९/६६०/६६१/६६२/६६३/६६४/६६५/६६६/६६७/६६८/६६९/६७०/६७१/६७२/६७३/६७४/६७५/६७६/६७७/६७८/६७९/६८०/६८१/६८२/६८३/६८४/६८५/६८६/६८७/६८८/६८९/६९०/६९१/६९२/६९३/६९४/६९५/६९६/६९७/६९८/६९९/७००/७०१/७०२/७०३/७०४/७०५/७०६/७०७/७०८/७०९/७१०/७११/७१२/७१३/७१४/७१५/७१६/७१७/७१८/७१९/७२०/७२१/७२२/७२३/७२४/७२५/७२६/७२७/७२८/७२९/७३०/७३१/७३२/७३३/७३४/७३५/७३६/७३७/७३८/७३९/७४०/७४१/७४२/७४३/७४४/७४५/७४६/७४७/७४८/७४९/७५०/७५१/७५२/७५३/७५४/७५५/७५६/७५७/७५८/७५९/७६०/७६१/७६२/७६३/७६४/७६५/७६६/७६७/७६८/७६९/७७०/७७१/७७२/७७३/७७४/७७५/७७६/७७७/७७८/७७९/७८०/७८१/७८२/७८३/७८४/७८५/७८६/७८७/७८८/७८९/७९०/७९१/७९२/७९३/७९४/७९५/७९६/७९७/७९८/७९९/८००/८०१/८०२/८०३/८०४/८०५/८०६/८०७/८०८/८०९/८१०/८११/८१२/८१३/८१४/८१५/८१६/८१७/८१८/८१९/८२०/८२१/८२२/८२३/८२४/८२५/८२६/८२७/८२८/८२९/८३०/८३१/८३२/८३३/८३४/८३५/८३६/८३७/८३८/८३९/८४०/८४१/८४२/८४३/८४४/८४५/८४६/८४७/८४८/८४९/८५०/८५१/८५२/८५३/८५४/८५५/८५६/८५७/८५८/८५९/८६०/८६१/८६२/८६३/८६४/८६५/८६६/८६७/८६८/८६९/८७०/८७१/८७२/८७३/८७४/८७५/८७६/८७७/८७८/८७९/८८०/८८१/८८२/८८३/८८४/८८५/८८६/८८७/८८८/८८९/८९०/८९१/८९२/८९३/८९४/८९५/८९६/८९७/८९८/८९९/९००/९०१/९०२/९०३/९०४/९०५/९०६/९०७/९०८/९०९/९१०/९११/९१२/९१३/९१४/९१५/९१६/९१७/९१८/९१९/९२०/९२१/९२२/९२३/९२४/९२५/९२६/९२७/९२८/९२९/९३०/९३१/९३२/९३३/९३४/९३५/९३६/९३७/९३८/९३९/९४०/९४१/९४२/९४३/९४४/९४५/९४६/९४७/९४८/९४९/९५०/९५१/९५२/९५३/९५४/९५५/९५६/९५७/९५८/९५९/९६०/९६१/९६२/९६३/९६४/९६५/९६६/९६७/९६८/९६९/९७०/९७१/९७२/९७३/९७४/९७५/९७६/९७७/९७८/९७९/९८०/९८१/९८२/९८३/९८४/९८५/९८६/९८७/९८८/९८९/९९०/९९१/९९२/९९३/९९४/९९५/९९६/९९७/९९८/९९९/१०००

जावक क्र. : व.वि.श.म.
दिनांक :

मुख्य कार्यालय, विरार
विरार (पूर्व),
I. वसई, जि. पालघर - ४०१ ३०५.



VVCMC/TP/RDP/VP-6203/231/2022-23

27/07/2022

To,

1. Mr. Sunil H Chorghe, MR. Rajesh M Chorghe &
Mr. dayanand D. Patil
Shop No.4, on vrindavan CHS,
Near Swagat Restaurant & Bar,
Phoolpada Road, Virar (E), Tal: Vasai,
DIST: PALGHAR

2. M/s. Kuldeep Patil Architects
001, B- Wing, Ground Floor,
Atmaram Park, Building No:1,
Near Ram Nagar, Vartak Road,
Virar (W), Tal: Vasai, DIST: PALGHAR.

Sub: **Revised Development Permission for proposed Residential bldg under EWS/ LIG Scheme on land bearing S.No:124, H.No.1, S.No.125 H.No.7 of Village: Virar Taluka Vasai, Dist Palghar.**

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-6203/06/2021-22 dtd.05/04/2021
2. Revised Development permission vide dtd. 25/11/2021 & 03/01/2022.
3. Your Architect's letter dated. 01/06/2022.

Sir/ Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning, as per MRTP Act 1966. The details of permission are as under:.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 27403/2024

नोंदणी :

Regn:63m

गावाचे नाव : विरार

कार	करारनामा
	3524500
(भाडेपट्ट्याच्या र आकारणी देतो की पट्टेदार	2827440
पोटहिस्सा व ल्यास)	1) पालिकेचे नाव:वसई इतर वर्णन : , इतर माहिती: गाव मोजे विरार,सर्व्हे नं.124बी,हिस्सा नं 1 या मिळकतीवरील बिल्डिंग नं 1,साई शक्ति,साई बाबा नगर इमारतीमधील सदनिका क्रं. बी/501,पाचवा मजला,एरिया 29.92 चौ. मी. कारपेट + एनक्लोज बालकनी एरिया 9.55 चौ मी + ओपन बालकनी/ फ्लॉवर बेड एरिया 3.03 चौ. मी.,विंग - बी((Survey Number : 124बी, ;))
किंवा जुडी देण्यात असेल तेव्हा.	1) 42.5 चौ.मीटर
करून देणा-या/लिहून ठेवणा-या व किंवा दिवाणी न्यायालयाचा वा आदेश अमल्यास,प्रतिवादिचे	1): नाव:-मे. वेद गंगा तर्फे भागीदार सुनिल चोरघे वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्रं 4,बुदावन को-ऑप हौसिंग सोसायटी लि,फुलपाडा रोड,विरार पु,ता वसई,जि पालघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AARFV2048Q
करून घेणा-या पक्षकाराचे व न्यायालयाचा हुकुमनामा किंवा म,प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वास शांताराम लाड वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई/90 एमबीआय स्टाफ क्वार्टर्स, रहेजा टॉऊनशिप, मालाड पु, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AFHPL6470K
करून दिल्याचा दिनांक	27/12/2024
णी केल्याचा दिनांक	27/12/2024
क,खंड व पृष्ठ	27403/2024
गावाप्रमाणे मुद्रांक शुल्क	246750
गावाप्रमाणे नोंदणी शुल्क	30000

ठी विचारात घेतलेला तपशील:-

: आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.