

393/13223

पावती

Original/Duplicate

Monday, September 07, 2015

नोंदणी क्र. :39म

11:03 AM

Regn.:39M

पावती क्र.: 14920 दिनांक: 07/09/2015

गावाचे नाव: भाईदर

दस्तऐवजाचा अनुक्रमांक: टनन10-13223-2015

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मिसस. मनीषा द्विवेश तेजानी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
11:22 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Tharje 10

वाजार मूल्य: रु.3492172.8/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

सह दुय्यम निबंधक वर्ग २ ठाणे - १०
मोबदला: रु.3500000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH003393318201516S दिनांक: 04/09/2015

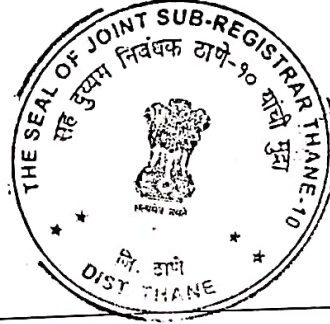
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

Ty
Jenai

गावाचे नाव : 1) भाईदर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3500000
3) बाजारभाव(भाडेपट्ट्याच्या गतिपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	3492172.8
4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: फ्लॅट नं. 304, तिसरा माला ए-9, "शांती विहार बील्डींग नं. ए-9, को-ओपेराटिव्ह, हौ. सो. लीमिटेड." शांति विहार, मीरा-रोड ईस्ट ठाणे-401 107. ((Survey Number : NEW SURVEY NO 135/136 AND OLD SURVEY NO 743/744 ; HISSA NUMBER : P ;)) इतर हक्क :
5) क्षेत्रफळ	1) 66.24 चौ.मीटर पोटखराब क्षेत्र : 0 NA
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. निशरीन हकीमुद्दीन बोहरा -- वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं 304, ए-9, माळा नं: -, इमारतीचे नाव: शांति विहार, ब्लॉक नं: -, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHSPB3202E 2): नाव:-डॉ. हकीमुद्दीन इस्माइल बोहरा -- वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं 304, ए-9, माळा नं: -, इमारतीचे नाव: शांति विहार, ब्लॉक नं: -, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AABPB8116H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मिसेस. मनीषा हितेश तेजानी -- वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं 004, डी-84, माळा नं: -, इमारतीचे नाव: सेक्टर नं 9, शांतीनगर, ब्लॉक नं: -, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AEUPT9614D 2): नाव:-मि. हितेश रमणीकलाल तेजानी -- वय:-49; पत्ता:-प्लॉट नं: फ्लॅट नं 004, डी-84, माळा नं: -, इमारतीचे नाव: सेक्टर नं 9, शांतीनगर, ब्लॉक नं: -, रोड नं: मीरा रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAMPPT8818P
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2015
(10) दस्त नोंदणी केल्याचा दिनांक	07/09/2015
(11) अनुक्रमांक, खंड व पृष्ठ	13223/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. अनुच्छेद :-



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI / THANE, this 6th day of September 2015, between **(1) Mrs. NISHRIN HAKIMUDDIN BOHRA & (2) Dr. HAKIMUDDIN ESMAIL BOHRA** both adult, Indian Inhabitant presently residing at FLAT No, 304, A-09, Shanti Vihar, MIRA-ROAD(E) Dist:-THANE-401107. hereinafter called the "V-E-N-D-O-R"/"T-R-A-N-S-F-E-R-O-R"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the **ONE PART** AND

(1) Mrs. MANISHA HITESH TEJANI & (2) Mr. HITESH RAMNIKLAL TEJANI both adult, Indian Inhabitants having their present address as 004, D-84 Sector No. IX, Shanti Nagar MIRA-ROAD (E) hereinafter called the "P-U-R-C-H-A-S-E-R-S"/"T-R-A-N-S-F-E-R-E-E-S " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART:-**

Nishrin
Hakimuddin

Hitesh
Manisha

ट न न - १०
१३२२२/२०१५
३ - २६०

WHEREAS :

By and under an Agreement for sale Dated 2nd March 2001 entered between M/S.UNIQUE STAR CONSTRUCTION of A - 08 / 001 Shanti Vihar Opp. Sector No. 2 Shanti Nagar MIRA - ROAD (E) referred as the builders therein and (1) Mrs. NISHRIN HAKIMUDDIN BOHRA & (2) Dr. HAKIMUDDIN ESMAIL BOHRA referred as the 'Purchaser (s) therein (hereinafter referred as 1st PURCHASERS / TRANSFERORS) and the said M/S.UNIQUE STAR CONSTRUCTION agreed to sell to the 1st Purchaser (s) / Transferors and the 1st Purchaser (s) / Transferors agreed to purchase from them a flat being Flat No, 304 admeasuring 594 sq, ft Carpet (equivalent to 66.24 sq. mtrs, builtup.) built-up area on the Third floor of A-9, "Shanti Vihar Building No. A-9, Co-operative, Housing, Society, Ltd." At Mira-Road (East) Dist: Thane-401 107. at the price and on the terms and conditions mention therein on the land more particularly described in the schedule written hereunder. and exempted by the Govt. of Maharashtra u/s 20 of the Urban Land (Ceiling & Regulation) Act. 1976 for construction of houses for the section of the society.

AND

The said original agreement for sale Dated 2nd March 2001 was lodged for registration at the office of the Sub - Registrar of Assurance at Thane under No. _____ on Dated _____.

AND

The said Joint purchaser(s) herein has paid entire purchase price of the said flat to the said M/S.UNIQUE STAR CONSTRUCTION as per Agreement recited herein before

AND *

The said M/S.UNIQUE STAR CONSTRUCTION admitted and confirmed that no amount is due and payable by the 1st Purchaser (s) herein in r / o the said flat and the transferees herein has taken actual possession of the said flat and was till this day is in occupation of the same.

[Handwritten signatures and initials]

[Handwritten signature]
[Handwritten text]

र न न - १०
१३२२२ / २०१९
६

AND

The transferor has agreed to sell to the transferees and the transferees have agreed to purchase from transferor the said flat being Flat No, 304, A-09, Shanti Vihar, MIRA-ROAD(E) Dist:-THANE-401107. with fixtures, fittings and amenities provided therein by the builders, for the agreed consideration of Rs 35,00,000/- (Rupees. Thirty Five Lac only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND

The transferor is registered legal and lawful members of the "Shanti Vihar Building No. A-9, Co-operative, Housing, Society, Ltd." registered society of the premises in the building referred to hereinabove and registered under the provision of M.C.S. Act, 1960 under Reg. No. TNA / (TNA) / HSG / (TC) / 14250 / 2002, Date 26/12/2002, with its registered office in the same building .

AND WHEREAS

such member is registered share holder of five fully paid up shares of the total face value of Rs.250/- (Distinctive number from 61 to 65) of the said society standing in his/her name.

AND WHEREAS

such member and shareholder the transferor has the right and interest and ownership and possession of the said flat in the said society's building situated at Mira Road (E), Dist- Thane.



AND

The transferees are desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the transferor with various local authorities including RELIANCE ENERGY for the beneficial, enjoyment and occupation of the said flat

3

Nishu
[Signature]

[Signature]

दिनांक 26/12/2002

र न न - १०
१३२२३/२०१५
५ - २०

AND

The transferor have agreed to transfer the said shares and rights of the said flat and handover peaceful and vacant possession of the said flat to the transferees at and for the total consideration of Rs 35,00,000/- (Rupees. **Thirty Five Lac only**) together with all deposits and contributions made by the transferor either through the said builders or the said society with various local authorities including Reliance Energy for the beneficial enjoyment and occupation of the said flat.

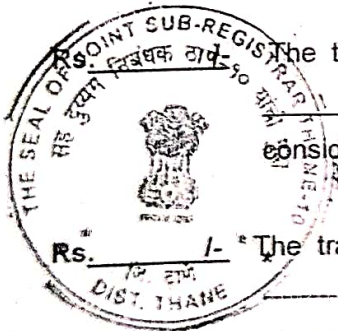
AND

The transferees have/has agreed to purchase the said shares and rights of the said flat with all deposits and contributions made by the transferor and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in his / her name with permanent right of use and occupation of the said flat.

:NOW THIS AGREEMENT WITNESSETH AS UNDER :

- 1 The transferor shall sell, assign and transfer to the transferees all the said shares and right of the said flat with all deposits and benefits thereof at and for the total consideration of Rs 35,00,000/- (Rupees. **Thirty Five Lac only**) and the transferees shall pay to transferor entire amount of agreed consideration of Rs 35,00,000/- (Rupees. **Thirty Five Lac only**) in following manners :

Rs. 5,00,000/- The transferees shall pay to the Transferor on / or before execution hereof as a part payment of agreed consideration.



The transferees shall pay to the Transferor on / or before _____ execution hereof as a part payment of agreed consideration.

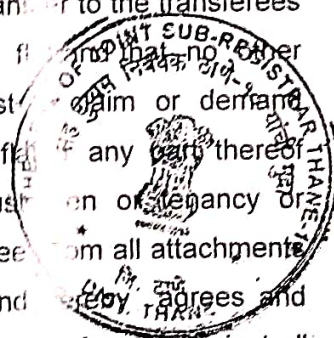
Rs. _____/- The transferees shall pay to the transferor on/or before _____ as balance amount of agreed consideration through housing / other loan scheme of any financial institution.

[Handwritten signatures and marks]

ट न न - १०
१३२२२ / २०११

The transferor doth do hereby admit and acknowledge to have received the said sum of Rs 5,00,000/- (Rupees, Five Lac only) being part payment of agreed consideration and the transferor doth shall acquit release and discharge every part there of to the transferees forever only on receipt of the balance amount of agreed consideration as mentioned hereinabove.

2. The transferor declares that all amounts in relation to the said shares and the said flat are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders or the said society. The transferor also agrees to pay all dues if any to the said society or any other authorities for the period till possession of the said flat is handover to the purchasers and thereafter he/she will not be liable for the same.
- 3 The transferor declares and hereby agrees and undertakes that immediately on execution hereof they will obtain necessary permission from the said society as required under Rules 40 (a) of M.C.S Act, 1960 to transfer all his/her rights, title and interest including shares and Deposits in favour of the transferees and also agrees to co-operate and assist with the Purchasers for further assuring in law and for better perfectly Transferring the said flat with all benefits thereof unto the transferees.
- 4 The transferor declares that he/she has in himself/herself full right and absolute power and authority to sell, assign and transfer to the transferees all his/her rights, title and interest in r/o the said flat and that no other person or persons have any right, title, and interest in or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by way of sale exchange, mortgage, gift, trust or tenancy or otherwise over the said flat and the said flat is free from all attachments and encumbrances beyond reasonable doubts and the transferor hereby agrees and undertake to indemnify and keep indemnified to the transferees against all such acts, actions, claims, demands, proceedings, and expenses arising from any third person or persons relating to the said flat.

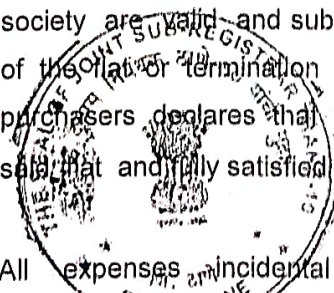


Mishra
[Signature]

[Signature]
[Signature]

ट न न - १०
१२२३ / २०१९
६ - २६

5. The transferor hereby agrees and undertakes that immediately on receipt of the full & final amount of amount of agreed consideration as mentioned in clause (1) herein he/she will hand over peaceful vacant possession of the said flat to the transferees along with all relevant documents including bills, receipts, vouchers, correspondence etc. standing in his/her name and also agrees to handover the original Agreement for Sale.
6. The transferor declares that on and after execution hereof and /or on giving possession of the said flat the transferees shall be exclusive owners of the right, title and interest which the transferor has in the said flat and then the transferees shall quietly and peacefully hold, possess, occupy and enjoy the said flat without any let or hindrance or denial or demand or Interruption or eviction or claim by the transferor or any other person or persons lawfully or equitably claiming through under or intrust for the transferor.
7. The transferor hereby agrees and undertakes to execute all further agreements, conveyance and affidavits, undertakings and forms etc. in favour of the transferees whenever required by the transferees and/or the said society for effectively transferring the said flat with all benefits thereof unto the transferees.
8. This agreement has been concluded between the parties hereto on the basis of representations of the transferor that his/her agreement with the builders for purchase of the said flat and his/her membership with the said society are valid and subsisting and no notice of requisition or acquisition of the flat or termination of membership has been received by him/her. The purchaser declares that they have inspected all documents in r/o of the said flat and fully satisfied thereof.
9. All expenses incidental to this agreement including , stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the transferees who shall also be liable to pay all out goings in r/o the said flat as and when due for payment from the date of possession.



ट न न ६ १ ०
१३२२३ / २०१४/११
८ - २०

TWS
Sh...
...
...

: THE SCHEDULE OF THE PREMISES REFERED TO ABOVE :

Flat No, 304 admeasuring 594 sq, ft Carpet (equivalent to 66.24 sq. mtrs, builtup.) built-up area on the Third floor of A-9, "Shanti Vihar Building No. A-9, Co-operative, Housing, Society, Ltd." At Mira-Road (East) Dist: Thane-401 107. On all that piece or parcel or leasehold land or ground lying being and situated at village Bhayander in Taluka and District of Thane within the limits of Mira / Bhayander Municipal Council and in the registration district and sub-district of Thane and being Mira / Bhayander/ Survey No: 743/744 (Part)

This Building is completed ___ years old, O.C./C.C. attached here with.

Year of Construction :-

STRUCTURE :- GROUND +



IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribe their respective hands on the day and the year first hereinabove written.

SIGNED SEALED & DELIVERED by >

The withinnamed "TRANSFEROR"
(1) Mrs. NISHRIN HAKIMUDDIN BOHRA & >

(Handwritten signature of Nishrin)



(2) Dr. HAKIMUDDIN ESMAIL BOHRA >

In the presence of >
(Handwritten signature of Dr. Hakimuddin Esmail Bohra)

(Handwritten signature of Dr. Hakimuddin Esmail Bohra)



SIGNED SEALED & DELIVERED by >

the withinnamed "TRANSFEREES"
(1) Mrs. MANISHA HITESH TEJANI & >

(Handwritten signature of Manisha)



(2) Mr. HITESH RAMNIKLAL TEJANI >

in the presence of >

(Handwritten signature of Hitesh Ramniklal Tejani)

ट न न - ९०
९३२२३ / २०११
२ - २७

Share Certificate

Mem. Register No. 13

Certificate No. 13

SHANTIVIHAR BLDG. NO. A-9 CO-OPERATIVE HOUSING SOCIETY LIMITED
Regd. No. TNA/(TNA)/HSG/(TC)/14250/2002 Dated 26-12-2002

Shanti Vihar, Opp. Sector - 2,
Mira Road (E), Dist. : Thane.

At Mumbai
This is to certify that

MRS. NISHRIN H. BOHRA &
DR. HAKIMUDDIN E. BOHRA

(304)

is / are the Registered Holder/s of FIVE
fully paid - up shares Numbered 61 to 65
both inclusive, of Rupees 50/- each in the above named
SHANTIVIHAR BLDG. NO. A-9 CO-OPERATIVE HOUSING SOCIETY LIMITED

Subject to the Bye-laws thereof.

Given under the Common Seal of

the said society, this 5th

day of MAY 2003.

Rs. 250/-



H.S. Nayabkar
Chairman

H.S. Nayabkar
Hon. Secretary

M. J. Jaisankar
Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	29/9/19	Mawisha H. Tejani & Hitesh R. Tejani	3	5	6 Chairman Hon. Secretary Hon. Treasurer
2					Chairman Hon. Secretary Hon. Treasurer
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer



Occupation Certificate

दस्तावेज क्र. : ८११२८२८/८११२००५/८११२०८०/८११२५५१
दिनांक : ११/०६/२३

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (द.), वि. नं. ४०१ - २०११

न्याया/नर/१२२५/७२०२/२००२०३

दिनांक १३/११/२००२

- दन्वये :-
- १] मे. अविनाश म्हात्रे अॅण्ड असो. यांचा दिनांक १५.१०.२००२ चा अर्ज.
 - २] मे. जनरल अॅडमिनीस्ट्रेशन डिपार्टमेंट मंत्रालय, मुंबई यांचेवडील स्वडवेल्यू रत. X१०७७/एकतरकतरकतव्ही/दिनांक ११.०६.७८ ची मंजुरी.
 - ३] मे. जिल्हाधिकारी, ठाणे, यांचेवडील आदेश क्रमांक रेव्हेन्यू/डि.क-३/सनरपी/रतआर-७३, दिनांक ०६.०४.७८ व महतुल रक्ष-१/टे-१/सनरपी/रतआर-९७/९८, दिनांक ०४.०७.२००१ अन्वये क अकृषिक मंजुरी.
 - ४] मिरा-भाईंदर नगरपरिषद पत्र क्र. नया/नर/४३४/१११४१/९२-९४, दिनांक २८.१२.९३ अन्वये मंजुरी.
 - ५] मिरा-भाईंदर नगरपरिषद पत्र क्र. नया/नर/८६५/२५९८/१९-२०००, दिनांक ०९.०७.९९ अन्वये तुधारीत बांधकाम परवानगी.
 - ६] मिरा-भाईंदर नगरपरिषद पत्र क्र. नया/नर/५६/५२५/२०००-२००१, दिनांक ०२.०५.२००० अन्वये तुधारीत बांधकाम परवानगी.
 - ७] मिरा-भाईंदर नगरपरिषद पत्र क्र. नया/नर/१०२/१४४७/२००१-२००२, दिनांक १९.०६.२००० अन्वये तुधारीत मंजुरी.
 - ८] मिरा-भाईंदर नगरपरिषद पत्र क्र. नया/नर/५६१/२३८२/२०००-२००१, दिनांक ०५.०८.२००० अन्वये बांधकाम परवानगी.
 - ९] मे. अविनाश म्हात्रे अॅण्ड असो. यांचा दिनांक ०२.०८.२००२ अन्वये इमारत पूर्णत्वाचा दाखला.
 - १०] मे. आर.जे. आगर यांचा दिनांक १६.०७.२००२ अन्वये इमारतीचे बांधकाम तांत्रिक दृष्ट्या योग्यते बाबतचा दाखला.
 - ११] श्री. ज्ञान विपिनचंद्र नाथी यांचा दिनांक ०३.०८.२००२ अन्वये इमारतीच्या प्लॅनिंग बाबतचा दाखला.

// ज्ञान भोगवटा दाखला //

मिरा-भाईंदर महानगरपालिका क्षेत्रातील मोजे - भाईंदर, त. क्र. ७५५, डी. व

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

उपरोक्त विभागीय महाराज मार्ग, भाईंदर (प.), पिन कोड - २०१ १०१.

अनुक्रमांक/ग/३/१२२५/७२७२/२००२/०३

दिनांक १३/११/२००२

... २ ...

त. क्र. ७९९ पै देखील मंजूर रेखांकन (मुळी क्र. ती) नकाशा मधील या खालील तक्त्यात नमुद करण्यांत आलेल्या इमारती पत्र क्र. नपा/नर/४३७/१११४१/२३-२४, दि. २८.१२.९२, पत्र क्र. नपा/नर/८६५/२५९८/२९-२०००, दि. ०९.०५.९९, पत्र क्र. नपा/नर/५६/५९५/२०००-२००१, दि. ०२.०५.२००० व पत्र क्र. नपा/नर/१०२/१४४४/२००१-०२, दिनांक १२.०६.२००० अन्वये मंजूर करण्यांत आलेल्या नकाशाप्रमाणे पूर्ण झाल्याबद्दलचा दाखला वास्तुविशारद मे. अविनाश म्हात्रे अॅण्ड अर्तो. यांनी तालर केलेला आहे.

अ. क्र.	इमारत प्रकार	प्रस्तावित इमारत क्रमांक	इमारतीचे स्वरूप	इमारतीची संख्या
१]	अ	१८	तळमजला [वाणीज्य] - तहा मजले	०१
२]	अ-१	०९	तळमजला [वाणीज्य] - तात मजले	०१
३]	अ-२	०१	तळमजला [वाणीज्य] - तहा मजले	०१
४]	बी	०२	तळमजला [वाणीज्य] - तहा मजले	०१
५]	सी	३ ते ७	तळमजला [वाणीज्य] - तहा मजले	०५
६]	सी-१	११	तळमजला [वाणीज्य] - तहा मजले	०१
७]	सी	१२	तळमजला [वाणीज्य] - तहा मजले	०१
८]	डी-१	१६, १७	तळमजला [राहिवारतन-वाणीज्य] - तात मजले	०२
९]	ई	१०	तळमजला [राहिवारतन-वाणीज्य] - तात मजले	०१
			चौथा मजला [घाटी]	०१

... ३ ...



मिरा-भायंदर महानगरपालिका

MIRA BHAYANDAR MUNICIPAL CORPORATION

दस्तावेज क्र. ११२०२८/११२००५/११२३०८७/११२०५५३
दिनांक १३/०६/२०२३

मजगती/मं११२२५/७२७२/२००२१०३

दिनांक १३/०९/२००२

१०]	रक	१३ ते १५	गळमजला [स्टील्टन-वाणीज्य]	तात मजले	०३
११]	रत-१	-	तळमजला [वाणीज्य]		०२
१२]	रत-२	-	तळमजला [वाणीज्य]		०१
१३]	रत-३	-	तळमजला [वाणीज्य]		०१
१४]	रत-११	-	तळमजला [दुकाने]		०२
१५]	रत-१२	-	तळमजला [दुकाने]		०१

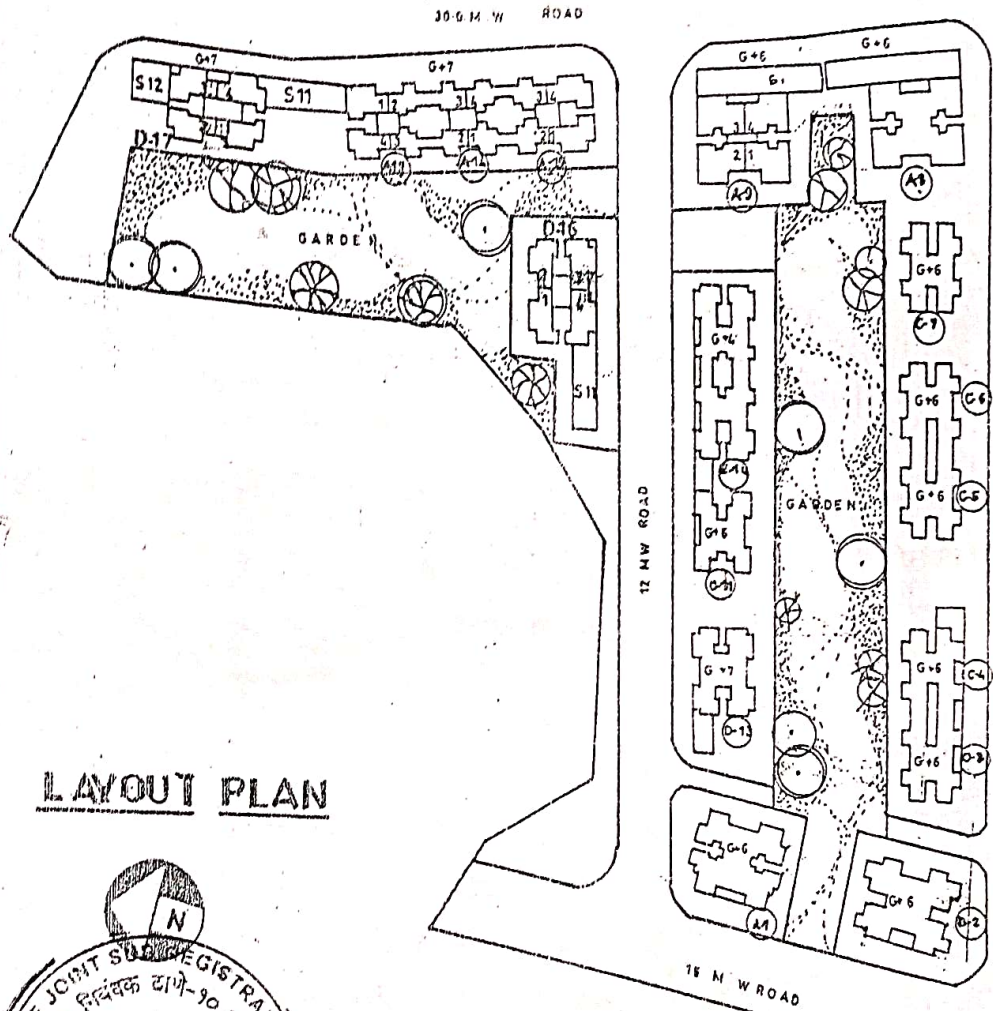
उपरोक्त अ. क्र. १ ते १५ प्रमाणे इमारतीचे बांधकाम तांत्रिक दृष्ट्या योग्य झाल्याबाबतचा दाखला मे. आर. जे. आर. यांनी व इमारतीच्या प्लंबिंग बाबतचा दाखला मे. उमंग बिपीनचंद्र गांधी यांनी तादर केलेला आहे. यातून उपरोक्त [अ. क्र. १ ते १५] इमारतीचा वापर करणेत व तादर इमारतीत आवश्यक तेवढा वियुत पुरवठा होणेत महानगर पालिकेची हरकत नाही. शहरातील वाणी टंचाई लक्षात घेता आपणांत नव वनेकान मिळेलच याची हमी महानगरपालिका देत नाही. नागरी जमिन धारणा व अधिनियम क्र. २० अन्वये मंजूर योजना व त्या अनुषंगाने अद्यत आदेशाचे पालन करण्याची जबाबदारी विक्रेत्याची राहिल. तादरचा मंजूर परवाना हा मंजूर बांधकाम नकले अनुषंगे केलेला वापर व क्षेत्राच्या मर्यादीत



प्रत :- १] विक्रेताक.
२] कर विभाग.

मिरा-भायंदर महानगरपालिका

SHANTI VIHAR



LAYOUT PLAN

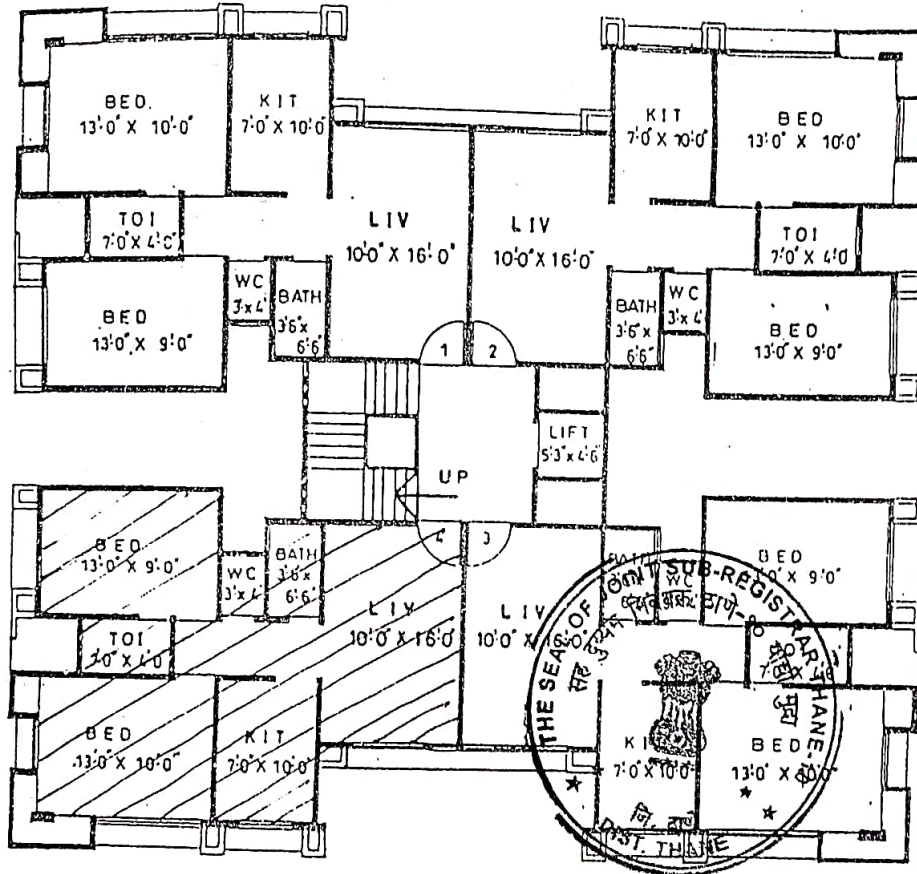
SEAL OF JOINT SUB-REGISTRAR THANE-10
 UNDER
 UNIQUE STAR CONST.
 101, A II, SHANTI VIHAR,
 P.P. SECTOR 2,
 SHANTI NAGAR,
 MIRA ROAD (E), THANE

SHANTI VIHAR

SN 743 p, 744 p, (PLOT-C1), VILL-BHAYANDER,
 AT MIRA ROAD (E), DIST-THANE:

ARCHITECT
 AVINASH D MHA
 101, WEST VIEW B1
 A 2 SECTOR 2
 SHANTI NAGAR,
 MIRA ROAD (E)

टनन - 90
 3223 / 2099
 JE-26



A-9. 304
3rd floor

N₄ 20

F&I UNIQUE STAR CONSTRUCTIONS

FA:

[Signature]

Authorized Signatory

दस्तावेज - 90
9/22/2019
20 - 20

प्रतिज्ञापत्र / घोषणापत्र

- मी/आम्ही..... १) ~~श्री~~ / श्रीमती..... मनीषा दिनेश मीनाजी
 २) श्री / श्रीमती..... दिनेश अमोलक राम मीनाजी
 ३) श्री / श्रीमती.....

सत्य प्रतिज्ञेवर कथन करितो की, वस्तुऐवजाची विनयवस्तु असलेली निळकत ही आपूढी खरेदी देणाऱ्याने कोठेशी विक्री, गहाण, धान, लीज, मुश्कतयार, पोटणी वा इतर अन्य प्रकारे कोठेशी अडझोडिज्जांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा नधील असणाऱ्या अन्वेष (Search) तारतुतीनुसार घेतलेली आहे. तसेच सदर निळकत ही खरेदी मालकीची आहे, याद्वल सुध्दा अभिलेख पाहून खात्री आहे, या निळकतीबाबत कही वाद उत्पन्न झाल्यास अदादारी माझी/आम्हीच राहिल याची मी/आम्ही हमी देता.



१) [Signature]

२) दिनेश अमोलक राम मीनाजी

खरेदी वेणार (Purchaser)

द न न - १०
१३२२५ / २०११
२१ २०

मूल्यांकनाचे वर्ष	2015
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे मोजे [गांव] भाईंदर क्रमांक 1 (मिरा भाईंदर महानगरपालिका)
उप मूल्य विभाग	1/13-जे) भु-विभाग हद्दी मोजे भाईंदर गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्रं
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#1135

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मूल्यांकन मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	88400	114300	88400	चौ. मीटर
33800	65900				

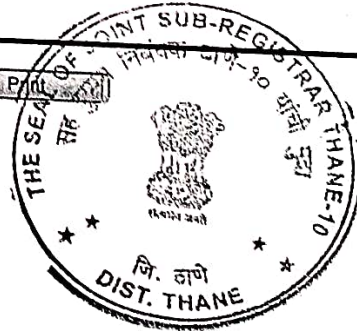
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	66.24 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	11 to 20 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.65900/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
	= (65900 * (80 / 100)) * 100 / 100
	= Rs.52720/-

मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 52720 * 66.24
	= Rs.3492172.8/-

रकवित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमजल्याचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
	= A + B + C + D + E + F + G + H
	= 3492172.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.3492172.8/-

Home



र न न - १०
१३२२५ / २०१५
२४ - २०