

534/5037

पावती

Original/Duplicate

Tue, Dec 24, 2013

नोंदणी क्र.: 39म

3:02 PM

Regn.: 39M

पावती क्र.: 5241 दिनांक: 24/12/2013

गावाचे नाव: डोंगरे

दस्तऐवजाचा अनुक्रमांक: वसई5-5037-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संदिप नारायण कोकीतकर

नोंदणी फी

रु. 17470.00

दस्त हाताळणी फी

रु. 820.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 41

एकूण:

रु. 18310.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 3:15 PM ह्या वेळेस मिळेल.

सह दुय्यमिनि ड्राफ्ट वसई क्र. ५

बाजार मुल्य: रु. 1747000/-

मोबदला: रु. 1428000/-

भरलेले मुद्रांक शुल्क : रु. 104820/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 17470/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 000497 दिनांक: 24/12/2013

बँकेचे नाव व पत्ता: Other Than the List

2) देयकाचा प्रकार: By Cash रक्कम: रु 840/-



मर सान्दा  
 सई - ५  
 036/20 93  
 3 / 89

Customer's Copy

**THE KAPOL CO-OP BANK LTD.**  
**FRANKING DEPOSIT SLIP**

Branch: **305553**

Pay to A/c: Stamp duty Date: **11/12/13**

Franchising value: **Rs. 10,48,200**

Service charge: **Rs. 10**

TOTAL: **Rs. 10,48,300**

Name & Address of the Stamp duty paying party  
**M. S. Manohar Deshmukh**  
**Flat No. 301**

Tel. Mobile No. **9048201**

Desc. of the Document: **Agreement**

DD/Cheque No. **1048201**

Bank: **THE KAPOL CO-OP BANK LTD.**

Res. Words: **FOR BANK'S USE ONLY**

Transit: **ALISA**

Franchising St. No. **PL-548**

Cashier: **OFFICER**

वर्ग (Nature of Document)	Agreement
पंजीयन क्रमांक (Registration No.)	61230
प्लॉट नं. (Plot No.)	301
मूल्य (Value)	14,28,000/-
पंजीयन कर (Registration Fee)	S. N. Kulkarni
अन्य शुल्क (Other Charges)	M/s. Shree Kulsawani Devs
पंजीयन तिथि (Registration Date)	10/12/2013
पंजीयन स्थान (Registration Office)	
पंजीयन अधिकारी (Registration Officer)	
पंजीयन प्रमाणिका (Registration Certificate)	
पंजीयन प्रमाणिका क्रमांक (Registration Certificate No.)	
पंजीयन प्रमाणिका दिनांक (Registration Certificate Date)	
पंजीयन प्रमाणिका स्थान (Registration Certificate Office)	
पंजीयन प्रमाणिका अधिकारी (Registration Certificate Officer)	
पंजीयन प्रमाणिका प्राप्त दिनांक (Registration Certificate Received Date)	
पंजीयन प्रमाणिका प्राप्त स्थान (Registration Certificate Received Office)	
पंजीयन प्रमाणिका प्राप्त अधिकारी (Registration Certificate Received Officer)	

For THE KAPOL CO-OP. BANK LTD.

**AGREEMENT** Authorized Signatory

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 24<sup>th</sup> Day of December in the Christian year Two Thousand Thirteen



**Shri Sagar Manohar Deshmukh** a proprietor of **M/s. Shree Kulsawani Developers** having its office at Dongarpada Virar (W); hereinafter called **"THE BUILDER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the time being of the said firm, their survivor or survivors or their agents, executors, heirs, administrators and assigns) of the **FIRST PART.**

*(Signature)*

*(Signature)*

*(Signature)*

THE KAPOL CO-OP BANK LTD.  
 KAPOL NERVA CHAMBERS  
 200 BATALIA STREET, MUMBAI  
 (REGD. OFFICE)  
 MALLAPURAM (EXTN)  
 TEL. NO. 022 2548 1111

भारत 61230  
 185550  
 DEC 11 2013  
 16:41

MAHARASHTRA  
 DEC 11 2013

STAMP DUTY MAHARASHTRA

Rs. 0104820/- PB8983

FOR THE KAPOL CO-OP. BANK LTD.



AND

SHRI/MRS./SMT. Sandeep Narayan Kokitkar-3  
and Sapna Sandeep Kokitkar-23

adult, residing at Gautam Nagar Near Matoshree  
Jogeshwari Lime Road, Andheri (E).

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Jogeshwari

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hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, their survivor or survivors or their, executors, heirs, administrators and assigns) of the **SECOND PART**.

**WHEREAS :-**

A) **Mr. Chandrakant Anant Mhamunkar** is absolutely owned and possessed the land bearing admeasuring 610 sq.mt., i.e. 6.10 Gunthas, out of Land bearing New Survey No. 232 (Old Survey No. 69), Hissa No. 5, Situated at Village Mouje : Dongre, Naringi, and in limits of Virar Muncipal Council, Tal. - Vasai, Dist. - Thane, hereinafter called as the '**SAID LAND**' lying, being and situate at Village Dongre (Old Village Naringi), Tal. Vasai, Dist. Thane. Thane within the area of the sub-registrar Vasai-II, the above mentioned land on the terms and conditions mentioned in the said agreement.

B) The said land has been converted into N.A. by the Collector of the Thane District.

C) The CIDCO authority has granted development permission for the construction of residential building on the said land and commencement certificate bearing No. CIDCO/VVSR/OC/BP-2020/VV/3484 dated 04/04/2008.

D) **Mr. Chandrakant Anant Mhamunkar** executed power of Attorney in favour of **Shri. Sagar Manohar Deshmukh** a partner of **M/s. Shree KulSwamini Developers** with a right to develop the said land by using all F.S.I.

E) **Mr. Chandrakant Anant Mhamunkar** has given peaceful and vacant possession with a right to develop the said land to **Shri. Sagar Manohar Deshmukh** a proprietor of **M/s. Shree KulSwamini Developers**.



*[Handwritten signature]*

*[Handwritten signature]*

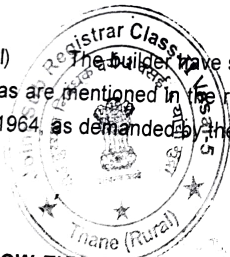
वसई - ५
दस्त. ५०३७ / २० ९३
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F) **M/s. Shree KulSwamini Developers** i.e. the party of the first part has initiated to construct building Name **SHREE JIVDANI DARSHAN** on the part of the said land (hereinafter referred to as "the building" for the sake of brevity)

G) The Purchaser/s has/have demanded from the builder inspection of the aforesaid building plans, specification of and other documents referred to above including the Development Agreement, Power of Attorney, and other relevant documents and such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself themselves about the same.

H) The builder has engaged service of an Architect for preparation of the structural drawings of the building and the builder accepts the professional supervision of the architect and structural engineer till the completion of all building on the said land.

I) The builder have supplied to the Purchaser/s such of the documents as are mentioned in the rules of the Maharashtra Ownership said flat rules, 1964, as demanded by the Purchaser/s.



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

1) The builder shall construct the said building on the said land in accordance with hte plans, designs, specifications approved by the concerned local authority given by **Mr. Chandrakant Anant Mhamunkar** and which have been seen and approved by the Purchaser/s with only such variations and modifications as the builder may consider necerssary or as may be required by the concerned local authority / the Government to be made in them or any of them.

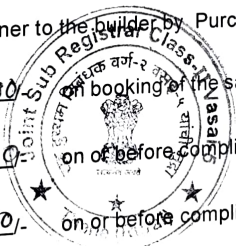
*[Handwritten signature]*

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दस्तावेज नं. Y 036/20 93
6 / 89

2) The Purchaser/s hereby agree/s to purchase from the builder and the builder hereby agrees to sell to the Purchaser/s one Flat bearing No. 301 of built up area admeasuring 560 sq.ft. i.e. build up area 52.04 sq. meters, on the Third floor shown in the floor plan hereto annexed and marked to this agreement in — wing Sivdani B building, constructed on the said land (hereinafter referred to as "the building" for the sake of brevity) for the price of Rs. 14,28,000 /- (Rupees Fourteen lakh Twenty Eight thousand only) including price of the common area and facilities appurtenant to the premises, the nature and description of the common facilities, which are more particularly described in the "C" schedule hereunder written.

3) The said consideration of Rs. 14,28,000 /- (Rupees Fourteen lakh Twenty Eight thousand only) shall be payable in the following manner to the builder by Purchaser/s.

- Rs. 2,60,000 on booking of the said flat.
- Rs. 2,00,000 on or before completion of the plinth.
- Rs. 2,00,000 on or before completion of the 1st slab.
- Rs. 2,00,000 on or before completion of the 2nd slab.
- Rs. 2,00,000 on or before completion of the 3rd slab.
- Rs. — /- on or before completion of the 4th slab.
- Rs. 1,00,000 /- on or before completion brickwork.



*[Handwritten Signature]*

*[Handwritten Signature]*

development charges or betterment charges or of a similar nature becoming due and payable by the Builder to the Government of City and industrial development corporation of Municipality or to any other public body in respect of the said property, the same shall be reimbursed by The Purchaser/s in proportion to the are of his/their flat.

26) The Purchaser/s hereby agrees that in the event of any amount by way of pmium or security deposit is payable by the Virar Municipality or the State Government of CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by ther Builder the same shall be paid by The Purchaser/s to the Builder in proportion to the area of the said premises and in determining such amount, the descretion of the Builder shall be conclusive and binding upon The Purchaser/s.



27) The Purchaser/s shall not decorate the exterior of the said flat otherwise than in a manner agreed to with the Builder under this agreement.

28) The Agreement shall always be subject to the provision of Maharashtra Co-operative societies Act, 1960 with rules made thereunder and also the Maharashtra Ownership Flats (Regulation of the Promotions of Construction, sale, management and transfer) Act, 1963.

**SCHEDULE "A"**

The Schedule above referred to

ALL THAT piece and parcel of land bearing

Survey No.	Hissa No.	Area Sq.Mtr.	Assessment Rs = Paise
232 (old 69)	5	610.00	2.35

lying, being and situate at Village Dongre (Old Village Naringi), Tal. Vasai, Dist. Thane within the area of the SUB-registrar Vasai - II, Virar.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

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१७ / ४१

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL THE DAY AND THE YEAR HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY }  
 WITHIN NAMED DEVELOPER }  
**M/s. Shree KulSwamini Developers** }  
 Through its partners }  
**Shri. Sagar M. Deshmukh** }  
 in the presence of..... }



*[Handwritten signature]*

1. *[Signature]*

श्री. जगन्दा बाबू पाटील  
WICEL - F 11/12 MIDC sec 4  
Andheri (E) ४. २३



2. *[Signature]*  
 श्री. विनायक रंगु भोसले  
 Kp Sangri  
 GJ plot no. 4, Andheri (E)  
 sec 2 ४. २३

SIGNED AND DELIVERED BY }  
 THE WITHIN NAMED PURCHASER/S }  
 Mr./Mrs. Sandeep Narayan }  
 Kofitkar }  
 ms. Sapna sandeep Kofitkar }



in the presence of.....

*[Handwritten signature]*

1. *[Signature]*



2. *[Signature]*

*[Handwritten signature]*



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**SCHEDULE "B"**

The Schedule above referred to flat

Flat No. 301 on the Third floor, admeasuring 560 sq.ft. Super built up area i.e. 52.04 sq. mtrs built up area in the Building known as "Sivdani 'B'" constructed on the part of land bearing

Survey No.	Hissa No.	Area Sq.Mtr.	Assessment Rs = Paise
232	5	610.00	2.35

lying, being and situate at Village Dongre (Old Village Naringi), Tal. Vasai, Dist. Thane within the area of the SUB-registrar Vasai - II, Virar.



**SCHEDULE "C"**

**LIST OF AMENITIES**

- The Building will of R.C.C. framed structure & well decorated main entrance.
- Main door Commercial flush door with night latch, safety chain, etc.
- 1/2" sliding window with marble framing.
- Ceramic flooring in Living room, kitchen & Bed
- Marble kitchen platform with stainless steel sink with loft & tiles.
- Attractive tiling in bathroom
- Syntax door with marble framing in bathroom and WC
- Plumbing with Good Quality fitting open.
- Indian ceramic W.C. & tiles in W.C.
- Electric Casing Capping wiring with sufficient points in entire flat.
- External waterproof cement based paint.

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२२ / ४९

क्र. महसुल/नं-१/टि-१/एनएपी/एसआर. e.2 / 2005  
 जिल्हाधिकारी कार्यालय ठाणे  
 दिनांक - 28 MAY 2008

- वाचले -
- श्री. चंद्रकांत अनंत म्हुणकर, स. डोंगरपाडा, विरार स. (र); त.ई जि. ठाणे यांचा अर्ज दिनांक २०/०२/२००८
  - अतो.प्लॅन, सिडको वसई यांचा विनशेतीसाठी नाहरकत दाखला क्र. सिडको / व्हीडीएसआर / वीपी / एन ए एन ओ सी-१०९ / ५/१०७७ दिनांक २०/०२/२००८
  - महसिलदार वसई यांचा अह गल क्रमांक जमीनबाब / र.म.पी./एस.आर.-१३२ दिनांक ११/०३/२००८
  - भूसंपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/टि-३/भूसं/एसआर/११० दिनांक २०/०१/२००७
  - मुख्याधिकारी, विरार नगर परिषद यांचे कडील बांधकामाबाबत दाखला क्र. विनप / १२३९ दिनांक १५/०१/२००७
  - मुख्याधिकारी, विरार नगर परिषद यांचे कडील पाणीपुरवट या बाबत पत्र क्र. विनप/ पापु/१२४० दिनांक १५/०१/२००७
  - अर्जदार यांना सादर केलेले खूपिन दिनांक २०/०२/२००८
  - कडील कार्यालयीन दिनांक २०/०२/२००८
  - प्रसिद्ध केलेला जाहिरनामा



श्री. अर्ज्यो श्री. चंद्रकांत अनंत म्हुणकर, स. डोंगरपाडा, विरार स. (प) जि. ठाणे यांना ठाणे जिल्हातील वसई तालुक्यातील मौजे डोंगरपाडा या ठिकाणी स.नं. २३२ (जुना ६९), हिस्सा नं. ५ मधील जमीनचे क्षेत्र ६१०.०० चौ.मी. जागेचा रहिवासाच विगशेतकी योजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

ठाणे ज्य. अर्थी, प्रस्ताविका जमीनीस विनशेती परवानगी दे याच्या संदर्भात दिनांक २०/०५/२००८ रोजीचे दैनिक 'महाराष्ट्र दिनमान' या वृत्तपत्रात जाहीरनामा प्रसिद्ध करण्यात आला होता. सदर जाहीरनामा वृत्तपत्रात प्रसिद्ध झाल्यापासून १५ दिवसांचे मुदतंत एकही तक्रार / हरकत या कार्यालयास प्राप्त झाली नाही.

श्री. अर्ज्यो आता महाराष्ट्र रसीम महसुल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री. चंद्रकांत अनंत म्हुणकर यांना वसई तालुक्यातील मौजे डोंगरपाडा मधील आपल्या मालकीच्या रसीमिनीचे क्षेत्र ६१०.०० चौ.मी. क्षेत्राची रहिवास या विगशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील ३ तांकर अनुज्ञान (परमीशन) देण्यांत येत असून सिडकोकडील मंजूर आराखड्यानुसार खालील क्षेत्रावर बांधकामे सुसंबंधी नाही.

20/03/2008  
2E / 89



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

CIDCO/VVSR/CC/BP-2020/W/3454

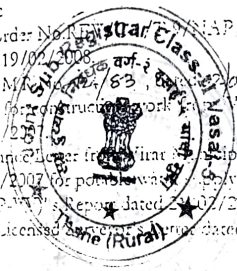
Date: 04/04/2008

Ref. No.

To:  
Shri. Chandrakant Anant Mahamunkar  
Deshmukh A/E,  
Dongri Pada,  
Vihar (W), Taiuka Vasai  
DIST: THANE

Sub: Commencement Certificate for the proposed Residential building on a plot bearing S. No.232, (old S. No.69), H. No.5 of Village Dongre, Taluka Vasai, Dist. Thane.

- Ref: 1) NOC for N.A permission issued by this office vide letter No. CIDCO/VVSR/BP/NANOC-109/W/1077, dated 28/01/2008 from the Collector Thane
- 2) N.A order No. N.A/SR-92/2008, dated 19/02/2008 from the Collector Thane
- 3) TILR No. 83/2006 for measurement
- 4) NOC for construction work from Vihar Municipal Council vide letter dated 03/12/2007
- 5) Assurance Letter from Vihar Municipal Council vide letter dated 03/12/2007 for potable water supply
- 6) EE(BP) report dated 27/07/2008
- 7) Your Licensed Survey Report dated 11.02.2008



Sir/Madam,

Development Permission is hereby granted for Residential Building under Section 16 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII OF 1966) to Shri. Chandrakant Anant Mahamunkar.

It is conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-2020/W/3454 dated 04/04/2008. The detail of the building are given below:

- |                     |   |   |
|---------------------|---|---|
| 1) Location         | : | S. No.232 (old-69), H. No. 5 of Village Dongre, Tal. Vasai, Dist. Thane |
| 2) Land Use         | : | Residential   |
| 3) No. of buildings | : | 1 No. (ONE)- WING A & B   |
| 4) No. of Floors    | : | Gr. + 4 upper Floors  |
| 5) Built up Area    | : | 1215.85 sq.mtrs   |

This Commencement Certificate shall remain valid for a period of one year for the proposed building under reference from the date of its issue (As per section 44 of MR & TP Act, 1966 and clause 2.42 & 2.6.9 of sanctioned D.C. Regulations-2001).

Comd.

दस्तावेज 030 / 2003

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



Amalika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.  
PHONES : (Code - 95250) 2390486 / 2390487 - FAX : (Code - 95250) 2390466

Ref. No

CIDCO/VVSR/CC/BD-2020/W/3484

Date : 04/04/2008

-2-

The amount of Rs 36,450.00 (Rupees Thirty Six Thousand four Hundred Fifty Only) deposited vide challan No.15928, dated 29/02/2008, with CIDCO as interest free Security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation of breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation

CIDCO reserves the rights to amend or add any condition in respect of engineering report and the same shall be binding on the applicant.

In no case sewage effluent shall find its way to any water body directly/ in directly at any time

The Owner shall be responsible to discharge water or proposed drain system by connecting to the near by discharge point like natural drain, existing drain or municipal drain as per sanction DP Plan. Owner shall take all measure as directed, which takes care to avoid flooding due o development in proposed layout.

Discharge of sewage shall conform to norms and standards prescribed by Maharashtra State Pollution Control Board.

There shall be no falling of excesses pollution loading rates

The Owner shall give access to other adjacent plot owner for efficient disposal of storm water without any condition.

CIDCO may impose any additional conditions from time to time during the progress of work, if required necessary.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earth work, the structures shall be design such that no dampness is cause in any part of the wall or foundation of the building or those adjacent buildings.

Installation of SWAHS shall conform to BIS (Bureau of Indian Standard) specification IS 12933. The solar connector used in the system shall have the BIS certification mark.

Coard. ....3



वसई - ५  
 वसई पुरा २० / २०२३  
 २८ / १०

**GIDCO**

**AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (E.C.I), Dist. Thane - 401 210  
 PHONES (Code - 95250) 2390486/2390487 • FAX: (Code - 95250) 2390466

Ref No: CIDCO M/SR CC/BI-2020/W/ 3484

Date: 04/04/2008

-3-

The Applicant shall ask for revised engineering report in case of any changes in the layout plan.

The applicant shall construct cupboard if any, as per sanctioned D.C. Regulations.

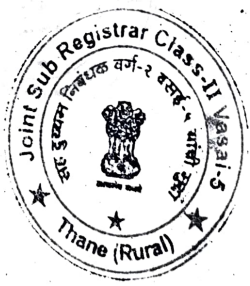
Yours faithfully,

*(Signature)*  
 Associate Planner/ATPO (W)  
*(Signature)*

Enclosure

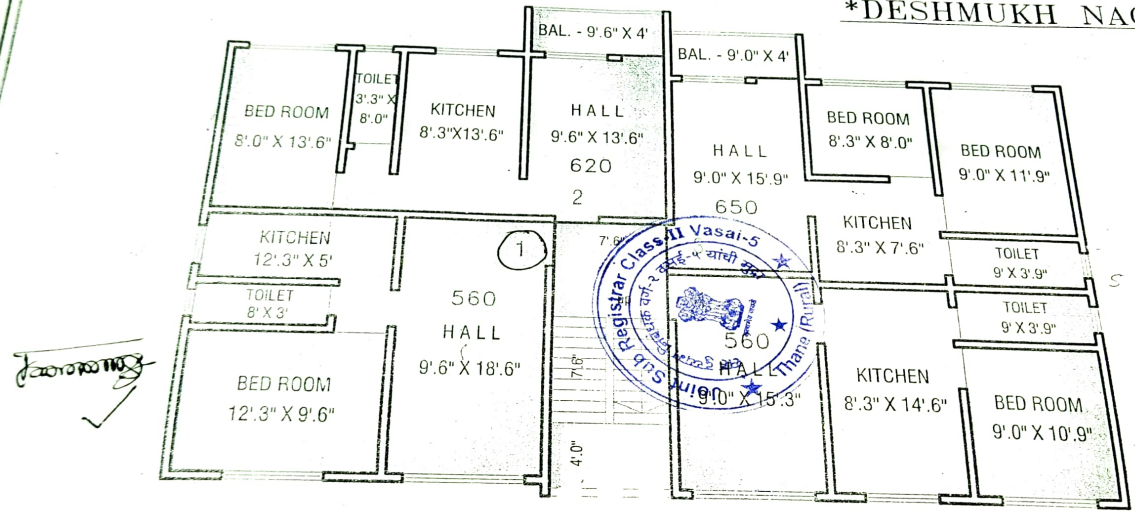
cc to

- 1) Mr. Rajesh Sinha  
 Engineer & Licensed Surveyor  
 203, Sai Divya Apartment,  
 College Road, Borivli (W),  
 Mumbai
- 2) The Collector  
 Office of the Collector, Thane
- 3) The Tahsildar  
 Office of the Tahsildar, Thane
- 4) The Chief Officer  
 Virar Municipal Council, Virar
- 5) CUC (W)



वसई - 4  
वस क्र. 5036 / 2093  
2E / 89

**\*DESHMUKH NAGAR\***



*Jainaram*

FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

**\* JIVDANI DARSHAN 'B' \***

PROPOSED BUILDING ON S.NO.232, (OLD.69),  
AT VILLAGE - DONGARE, VIRAR (WEST).

**SHREE KULSWAMINI  
DEVELOPERS**

SAGAR BUILDERS  
CHIMI-SAGAR, DESHMUKH  
NAGAR, NEAR Z.P. SCHOOL,  
DONGARPADA, VIRAR (WEST).

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव: मे. श्री कुळस्वामिनी डेव्हलपर्स चे भागीदार सागर मनोहर देशमुख तर्फे कु.मु. सुरेश पवार - -  
पत्ता: प्लॉट नं: 203-बी, माळा नं: -, इमारतीचे नाव: जिवदानी दर्शन , ब्लॉक नं: डोंगर पाडा , रोड नं: -, THANE.  
पॅन नंबर: ABKFS7966E

पक्षकाराचा प्रकार  
लिहून घेणार  
वय : 58  
स्वाक्षरी:  
*Sagar*



2 नाव: संदिप नारायण कोकीतकर  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गौतम नगर, ब्लॉक नं: -, रोड नं: मातोश्री, जोगेश्वरी लिंक रोड, अंधेरी पु,  
पॅन नंबर: BCBPK8791G

लिहून घेणार  
वय : 30  
स्वाक्षरी:  
*Sundip*



3 नाव: सपना संदिप कोकीतकर  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गौतम नगर, ब्लॉक नं: -, रोड नं: मातोश्री, जोगेश्वरी लिंक रोड, अंधेरी पु,  
पॅन नंबर: BAPPG1381Q

लिहून घेणार  
वय : 23  
स्वाक्षरी:  
*Sapna*



वरील दस्तऐवज करून देणारा बंधनकारिता द्यावे व दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 24 / 12 / 2013 02 : 57 : 30 PM

ओळख:-  
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव: आनंदा बाळकु पाटील  
वय: 45  
पत्ता: एफ-11-12, एम आय डी सी, सीपझ, अंधेरी पु  
पिन कोड: 400093

स्वाक्षरी  
*Ananda*



2 नाव: विनायक संतु भोसले  
वय: 28  
पत्ता: केपी संघवी, GJ प्लॉट नं 4, सीपझ, अंधेरी पु  
पिन कोड: 400069

स्वाक्षरी  
*Vinayak*



शिक्का क्र. 4 ची वेळ: 24 / 12 / 2013 02 : 58 : 20 PM  
शिक्का क्र. 5 ची वेळ: 24 / 12 / 2013 02 : 58 : 26 PM नोंदणी पुस्तक 1 मध्ये



24/12/2013

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वमई 5

दमन क्रमांक : 5037/2013

नोवंपी :

Regn 63m

## गावाचे नाव : 1) डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1428000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1747000
(4) भू-सापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10) दस्त नोंदणी केल्याचा दिनांक	
(11) अनुक्रमांक, खंड व पृष्ठ	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) शेर	

1) पालिकेचे नाव: ठाणे इतर वर्णन : सदनिका नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: जिवदानी बी (( Survey Number : 232(69) ; HISSA NUMBER : 5 ; ))

1) 52.04 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-मे. श्री कुळस्वामिनी डेव्हलपर्स चे भागीदार सागर मनोहर देशमुख तर्फे कु.मु. सुरेश पवार -- वय:-58; पत्ता:-प्लॉट नं: 203-बी, माळा नं: -, इमारतीचे नाव: जिवदानी दर्शन, ब्लॉक नं: डोंगर पाडा, रोड नं: -, THANE. पिन कोड:-401303 पॅन नं:-ABKFS7966E

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

1): नाव:-संदिप नारायण कोकीतकर वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गौतम नगर, ब्लॉक नं: -, रोड नं: मातोश्री, जोगेश्वरी लिंक रोड, अंधेरी पु. . . पिन कोड:-400069 पॅन नं:-BCBPK8791G

2): नाव:-सपना संदिप कोकीतकर वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गौतम नगर, ब्लॉक नं: -, रोड नं: मातोश्री, जोगेश्वरी लिंक रोड, अंधेरी पु. . . पिन कोड:-400069 पॅन नं:-BAPPG1381Q

24/12/2013

24/12/2013

5037/2013

104820

17470



खरी पत्र

सह दुय्यम निबंधक वर्ग-२  
वसई क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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