



Monday, April 25, 2005
12:29:38 PM

Original
नोंदणी 39 म.
Regn. 36 M

पावती

(Handwritten mark)

गावाचे नाव पोयसर

पावती क्र. : 2884

दिनांक 25/04/2005

दस्तावेजाचा अनुक्रमांक वदर5 - 02851 - 1005

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: अश्विनेश सुरीत टाकर - -

नोंदणी फी	-	15000.00
नक्कात (अ. 11(1)), पृष्ठांकनाची नक्कात (आ. 1 (21),	-	260.00
सज्ज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)	-	
एकूण	रु.	15260.00

आपासार हा दस्त अंदाजे 12:41PM हा वेळेत मिळेल

(Signature)
डा. सुव्यम निरंजन बोरीवडी-२,
दुय्यम निबंधक
संयोजक निबंधक (जा. वि. वि.)

बाजार मूल्य: 1,00,007 रु. मोबदला: 1500000 रु.
भरलेले मुद्रांक शुल्क 58750 रु.

दस्तावेजाचा प्रकार : डीडी/चन/आकांदारे;
संकेत नाव व पत्ता: रोड नं. 11, ऑफिस इन्डिया भु:
दस्तावेजाचा क्रमांक 121645; रकम: 15000 रु.; दिनांक: 16/04/2005

REGISTERED ORIGINAL DOCUMENT
ELEVELRID ON 25/4/2005

Mun 2 222 4268 217 587501

Agreement For Sale

Transferors

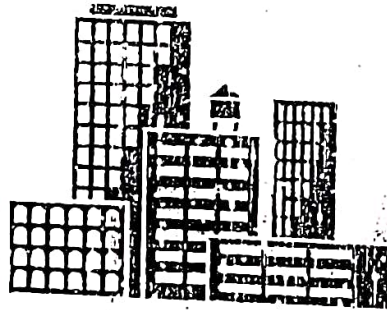
1. Mr. Rajesh P. Lodikar
2. Mr. Pundalik L. Lodikar

Transferee

Mr. Akhilesh Sushil Thakur

Premises

Flat No.D-504
Gayatri Avenue Co-operative Housing Society Ltd.
90 Feet Road, Thakur Complex
Kandivli (East), Mumbai-400101.



ESTATE AGENT

DHARTI HOUSING AGENCY

Shop No.9, Mukta Shopping Centre, 90 Feet Road,
Thakur Complex, Kandivli (East), Mumbai-400101.

[Telephone : 5678764-1]

Printed at
IMPERIAL AGENCIES

C-101, "Gokul Galaxy", Thakur Complex,
Kandivli East, Mumbai - 400101.

85

ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy		Date: 20-4-05
Deposit Br. Bandra		
Pay to: Acel Stamp Duty/Mumbai		
Franking Value	Rs.	58750/-
Service Charges	Rs.	10/-
Total	Rs.	58760/-

Name of Stamp duty paying party:
Mr. Akhilesh Sushil Thakur

DD / Cheque No. **121644**

Drawn on Bank **Central Bank of India**

Received by **Mr. Rajesh P. Lotlikar**

For Bank's Use only

Trans ID: **32243**

Branching Sr. No. **32243**

ICICI Bank Ltd. Mumbai

①

seen **Rajesh P. Lotlikar**
Akhil

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai, this 25th day of April 2005. Two Thousand and Five, between (1) **Mr. Rajesh P. Lotlikar** & (2) **Mr. Pundarik L. Lotlikar**, Adults, Indians, Inhabitants of Mumbai, addressed at: **Flat No.D-504, Gayatri Avenue Co-operative Housing Society Ltd., 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai-400101**, hereinafter referred to as 'the Transferors' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the respective legal heirs, executors, administrators and assignees) of the Other Part; And **Mr. Akhilesh Sushil Thakur**, Adult, Indian, Inhabitant of Mumbai, addressed at: **Mithila Nagar, Bihari Tekdi Road, Poisar, Kandivli (East), Mumbai-400101**, hereinafter referred to as 'the Transferee' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, executors, administrators and assignees) of the Other Part;

15 fifty Eight hundred
Seven hundred
four
only

ICICI Bank Ltd. Kiyasa Building
Viceroy Road, Run-1, Bandra (West),
Mumbai-400050

Stamp: 32243
103601
100 28 7001

SAURABH BHARWALA
Official
ICICI Bank Ltd.
Mumbai

11-72



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२१५९
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seen **Rajesh P. Lotlikar**
Akhil

WHEREAS

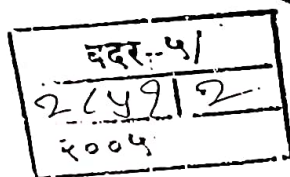
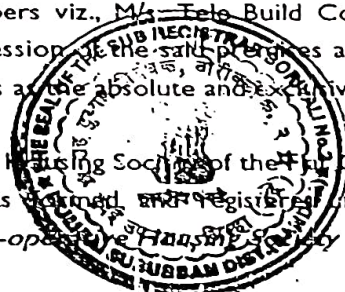
It has been represented by the Transferors to the Transferee as follows:-

(i) M/s. Tele Build Construction Private Ltd., a Company, having its Registered Office at : Shop No.44, Gokul Nagari-II, Thakur Village, Kandivli (East), Mumbai-400101, developed the land described in the Schedule hereunder and constructed Flats therein in the Building known as "Gayatri Avenue":

(ii) Pursuant to an Agreement for Sale dated 05.10.2000, made and entered into between the said M/s. Tele Build Construction Private Ltd. therein referred to as "The Promoters/Builders" of the One Part, and (1) Mr. Rajesh P. Lotlikar & (2) Mr. Pundalik L. Lotlikar [the Transferors herein], therein referred to as "The Flat Purchasers/Acquirers" of the Other Part, [Registered with the Joint Sub Registrar-IV, Bandra, Mumbai, under Registration No.PBDR-2/6230/2000 dated 13.11.2000], the said M/s. Tele Build Construction Private Ltd., agreed to sell and the said (1) Mr. Rajesh P. Lotlikar & (2) Mr. Pundalik L. Lotlikar [the Transferors herein] agreed to purchase and accordingly purchased a residential premises bearing Flat No.504 [admeasuring 38.65 Sq. Mtrs. - Carpet Area equivalent to 46.38 Sq. Mtrs. - Built-up Area], on the Fifth Floor in 'D Wing' of the said building known as "Gayatri Avenue", situated at: 90 Feet Road, Thakur Complex, Kandivli (East) Mumbai-400101, more particularly described in the Schedule hereunder (hereinafter referred to as "the said premises") together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein; The Building was constructed in the year 2000 with Stilt plus Seven Upper Floors (with 'Lift' facility);

(iii) And in terms of the said Agreement for Sale dated 05.10.2000, the said (1) Mr. Rajesh P. Lotlikar & (2) Mr. Pundalik L. Lotlikar [the Transferors herein], having paid the entire agreed consideration for the said premises to the said Developers viz., M/s. Tele Build Construction Private Ltd., were put in vacant possession of the said premises and have ever since been holding the said premises as the absolute and exclusive owners thereof;

(iv) A Co-operative Housing Society of the Flat Owners of the said Building 'Gayatri Avenue' was formed and registered under the name and style of "Gayatri Avenue Co-operative Housing Society Ltd.", a Society



(Signature)

Rajesh P. Lotlikar

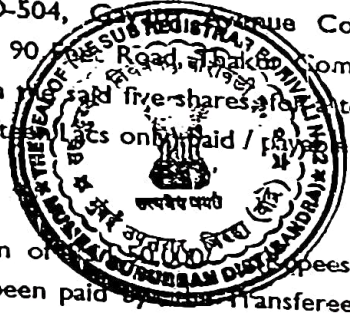
Year

duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/WR/HSG/TC/12420/ 2003-2004/04 (hereinafter referred to as "the said Society") ; And the said (1) Mr. Rajesh P. Lotlikar & (2) Mr. Pundalik L. Lotlikar [the Transferors herein] are the registered members of the said Society and as such members are holding 5 (Five) fully paid up shares of Rs.50/- each in the capital of the said Society; the Share Certificate for which is yet to be issued by the said Society.

AND WHEREAS upon the strength of the aforesaid representations made by the Transferors, the Transferee has approached the Transferors and has entered into oral negotiations with the Transferors, and pursuant to the said negotiations, requested the Transferors to sell the said premises to the Transferee for the consideration and on the terms and conditions hereinafter appearing; and the Transferors have agreed to sell, transfer and assign and the Transferee has agreed to purchase and acquire all the rights, title, interest and benefits of the Transferors in the said premises with absolute right of use and occupation of the said premises and also the said five shares ;

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

1: The Transferors hereby agree to sell and the Transferee agrees to purchase all the right, title and interest of the Transferors in the "said premises" viz., Flat No.D-504, ~~City Centre~~ Co-operative Housing Society Ltd., situated at: 90 ~~City Centre~~ Road, ~~City Centre~~ Complex, Kandivli (East), Mumbai-400101, along with the said five shares, for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lacs only) paid / payable by the Transferee as specified hereinafter :



❖ (A) A sum of ~~Rs.15,00,000/-~~ Rupees One Lac and Fifty Thousand only) has been paid by the Transferee to the Transferors, vide Cheque No.963121 dated 09-04-2005 drawn on ICICI Bank Ltd., Borivli (West) Branch, Mumbai-400092, towards part consideration for the said premises, receipt whereof the Transferors hereby admit and acknowledge ;

❖ (B) A sum of Rs.2,68,337/- (Rupees Two Lacs, Sixty-eight Thousand, Three Hundred and Thirty-seven only) is payable by the

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[Signature]

Rajesh P. Lotlikar

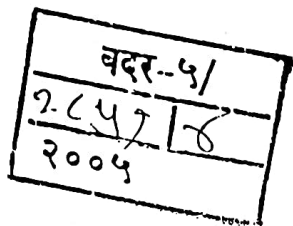
Transferee to the Transferors on or before 30/5/2005—by way of credit of this sum to the Transferors' Loan Account No. 398500NC00003166(INR) with Punjab National Bank (wherefrom the Transferors have availed a loan against the security of the said premises), by ICICI Home Finance Co. Ltd., Mumbai, (wherefrom the Transferee is availing a loan), towards part consideration for the said premises ; and

❖ (C) The balance sum of Rs.10.81,663/- (Rupees Ten Lacs, Eighty-one Thousand, Six Hundred and Sixty-three only) is payable direct by the said ICICI Home Finance Co. Ltd., Mumbai, (wherefrom the Transferee is availing a loan), to the Transferors, on or before 20.05.2005, towards the balance and full and final consideration for the said premises ;

[Note : The Transferors have availed a loan from the Punjab National Bank, under Loan Account No. 398500NC00003166(INR), in which a sum of Rs.2,68,337/- is outstanding as on date. On credit of the sum mentioned in Clause 1-(B) above, the Transferors undertake to get the said loan liquidated, get a 'Mortgage Clearance Certificate' from the said Punjab National Bank and also obtain the original documents of title pertaining to the said premises deposited with them as security for due repayment of the said loan, and either furnish the same to the Transferee herein or cause them to be sent direct to the said ICICI Home Finance Co. Ltd., Mumbai (from where the Transferee is availing a loan), on or before 30/4/2005 as required.]

2. The Transferors hereby undertake to obtain the required "No Objection Certificate" from the said Society for the sale of the said premises to the Transferee, and furnish the same to the Transferee before execution of this Agreement. The Transferors shall, on receipt of the full consideration as mentioned in Clause 1-(B) above, to the said Society to obtain their written permission for transferring the said premises to the Transferee herein.

3. The Transfer Charges payable to the said Society in respect of this Sale will be borne and paid by the Transferors and the Transferee in equal share. The legal charges and other charges in respect of this Sale will be borne and paid by the Transferee.



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Rajesh K. Lata

4. The Transferors declare that they have paid all the amounts due and payable to the Society till date.

5. The Transferors hereby declare that, save and except to the extent indicated in the Note below Clause I-(C) above, they have good right, clear and marketable title and absolute authority to enter into this Agreement and transfer the said premises and the Transferors have not done any act, matter or thing whatsoever whereby the Transferors are prevented from agreeing to transfer or assign the said premises in favour of the Transferee.

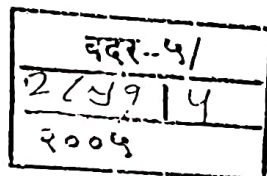
6. The Transferors hereby covenant with the Transferee as follows:-

(i) That the Transferors are the absolute owners of the said premises and no other person or persons have or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, (save and except to the extent indicated in the Note below Clause I-(C) above), lien, gift, trust, lease, assignment or otherwise howsoever, and have good right, full power and absolute authority to sell and transfer the same to the Transferee.

(ii) That the Transferors, save and except to the extent indicated in the Note below Clause I-(C) above, have not created any other charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is the subject matter of any litigation nor is the same or any of it attached in execution of any decree nor have the Transferors created any tenancy or any other right in favour of any one in respect of the said premises.

(iii) That the Transferors have duly observed and performed the rules, regulations and bye-laws of the said Society and paid up to date their contribution in the nature of outgoings, dues, taxes etc., to the Society and that the membership of the Transferors is valid and subsisting.

(iv) That the Transferors shall execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, declarations and documents, if any, till the said premises and the said shares are transferred to the Transferee.



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Rajesh P. Jethi

(v) That the Transferors shall indemnify and keep the Transferee indemnified from and against all actions, claims, demands, costs, charges and expenses etc., claimed as falling due prior to the execution of these presents and until the date of handing over vacant possession of the said premises.

7. On payment of the full and final consideration for the said premises within the stipulated period as aforesaid, the Transferee shall be entitled to apply for the membership of the said "Gayatri Avenue Co-operative Housing Society Ltd." The Transferee hereby agrees and undertakes to become the member of the said "Gayatri Avenue Co-operative Housing Society Ltd." and abide by its rules, regulations and bye-laws.

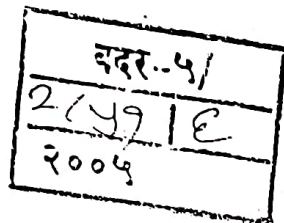
8. On receipt of the full and final consideration as stipulated above, the Transferors agree and undertake to hand over vacant and peaceful possession of the said premises to the Transferee along with all the documents of title (in original) in respect of the said premises.

9. The Transferors further undertake to pay all the taxes, maintenance charges and other outgoings in respect of the said premises up to 30.04.2005. Thereafter, the Transferee shall be liable and responsible to pay the necessary outgoings and bills in respect of the said premises.

10. On payment of the full and final consideration as specified above, the Transferee shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said premises for and unto the use and benefit of the Transferee, his heirs, executors, administrators and nominees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferors or any person or persons lawfully or equitably claiming through, under or in trust for the Transferors.

11. This Agreement shall be subject to the provisions of The Maharashtra Ownership Flats Act 1963 and the rules made thereunder. The Stamp Duty and Registration Charges in respect of this Agreement for Sale shall be borne and paid by the Transferee.

12. The Transferee shall not be called upon by the Transferors to make additional payment or any other sum of money other than that has been expressly agreed upon with the Transferors in these presents.



Rajesh P. Kulkarni
Rajesh P. Kulkarni

SCHEDULE

Flat No.D-504 [admeasuring 38.65 Sq. Mtrs. - Carpet Area, equivalent to 46.38 Sq. Mtrs. - Built-up Area] on the Fifth Floor in 'D Wing' of "Gayatri Avenue Co-operative Housing Society Ltd." situated at: 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai-400101 (constructed in the year 2000 with Stilt plus Seven Upper Floors, with 'Lift' facility), on all those pieces or parcels of land situated, lying and being at Village Poisar, Taluka Kandivli, bearing C. T. S. Nos.485/A to D, 487, 490/A, 607 to 612-A to D, 617/A to Q, 620, 622, 616/A to D, 647, 652 & 653, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of "R-South" Ward of Brihanmumbai Mahanagar Palika.

IN WITNESS WHEREOF the parties hereto have hereunto set his respective hands the day, month and year First herein above written:

Signed, Sealed and Delivered by the within named Transferors
 1. Mr. Rajesh P. Lotlikar &
 2. Mr. Pundalik L. Lotlikar
 in the presence of

Rajesh P. Lotlikar
 Pundalik L. Lotlikar

1. [Signature]

2. [Signature]

Signed, Sealed and Delivered by the within named Transferee
 Mr. Akhilesh Sushil Thakur
 in the presence of

[Signature]

1. [Signature]

2. [Signature]

ब.दर.-५/
 26/7/04
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RECEIPT

Received from the within named Transferee Mr. Akhilesh Sushil Thakur, a sum of Rs.1,50,000/- (Rupees One Lac and Fifty Thousand only), being the part consideration towards the sale of Flat No.D-504, "Gayatri Avenue Co-operative Housing Society Ltd.", situated at 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai-400101, by Cheque as specified below :

Cheque No.	Dated	Amount Rs.	Drawn on
963121	09.04.2005	1,50,000/-	ICICI Bank Ltd., Borivli (West) Branch, Mumbai-400092.

Rs.1,50,000/-
WE SAY RECEIVED



{ Mr. Rajesh P. Lotlikar } { Mr. Pundalik L. Lotlikar }
Transferees

Dated 25/4/2005

Witnesses:

1. [Signature]
2. [Signature]

बदर-५/
26/9/2
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Ex. Engr. Bldg. Prop. (W/S) P. & R. Wards
Dr. Babasaheb Ambedkar Market Bldg.

BRIHANMUMBAI MATHANAGARPALIKA

NO. CHE/A-2292/BP(WS)/AR

E 7 FEB 2005

26

S.J. Dattani & Other

Subject : Permission to occupy the completed bldg.
No. on plot bearing C.T.S. No. 485/
A to D, 487, 490, 607 to 612 A to D,
617/A to G, 620, 622, 616/A to D, 647,
652 & 653 of Village Poisar at
Kandivli (East)

Reference : Your letter No. B/1788, dated 27.01.2005.

The development work of residential building No. 11 compris-
of Wings 'A' to 'D' i.e. Still 7 upper floors on plot bearing
S. No. 485/A to D, 487, 490-A, 607 to 612 A to D, 617/A to G, 620,
616/A to D, 647, 652 & 653 of Village Poisar at Kandivli (East).
erected under the supervision of Shri H.A. Mehta, Licenced Architect
ng Lic. No. M/53, Shri D.K. Mehta, Licenced Structural Engineer,
ng Licence No. STR/11/36 and Lic. Site Supervisor, Shri Nilesh H.
a, having licence No. B/140/33. It may be occupied on the following
ditions.

That the certificates U/s 27 A of B.M.C. Act shall be obtained
from A.E.W.W.R./South and a certified copy of the same shall be
submitted to this office.

That all the terms and conditions of the approved layout /
sub division/amalgamation shall be complied with.

That all the deposits shall be returned within 6 years from the
date of payment or within a year from the date of B.C.C. whichever
is earlier, failing which the same shall be forfeited.

A set of plans is returned herewith in token of
royal.

Yours faithfully,

Ex. Engineer, Bldg. Proposal
(Western Suburbs) R & P Wards.



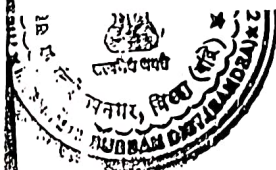
- 1. Architect, Shri H.A. Mehta.
- 2. Asstt. Commr. A.E.W.W.R./South
- 3. E.E.V., Dy. A.&C. (W.S.) Bandha
- 5. A.E.W.W.R./South, A.H.S. (R-III),
- 7. City Survey Office.

2005

For information

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2649/1
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Ex. Engr. Bldg. Proposal
(Western Suburbs) R & P Wards.
42905



2649	9033
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Engineer, Building Proposal (West. Sub.)
'P' & 'R' Wards
FOR
COMMISSIONER FOR GREATER MUMBAI

Ex. Enc. (110) Prop. (W.S.) F.U.L. 1000
 Dr. Bhanubhai Ambekar Market Bldg
 Gandhari (Ward), Bombay - 400 007,
 BILHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
 NO. CHE/A-2292 /BP (VS) /RP /AR

COMMENCEMENT CERTIFICATE

1.23 OCT 1999

To: Smt. Sachin J. Pattani & Others
C.A. to Owners.

27
 Ann. E

With reference to your application No. 2578 dated 14.06.99 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Building No. 11 C.T.S. No. 485/A to D, 487, 490/A, 510, 512/A EOD, 517/A to G, 520, 522, 526, 530 at premises at Street _____ Plot No. _____ & C. Village Poisar _____ Ward W/S _____ situated at _____ (B) _____

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you.
 5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Mr. D.S. Patel Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
 This C.C. is restricted for work up to 1st class level only.

For and on behalf of Local Authority
 Bilhanmumbai Mahanagarpalika



बदर-५/
 249 90331
 2024
 MUNICIPAL

21-10-99
 Engineer, Building Proposal (West. Sub.)
 'P' & 'R' Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

सत्तेच्या रजिस्टर कीर्तिलील चतारा

तादुका : बोरिवली, तिरहा-मुंबई

अज्ञे. क्र. १३०२

सुरकारला भरलत्या साऱ्याच अथवा तेंदाचा तापविल यती केव्हे अथवा तेंदाचा तापविल यती केव्हे अथवा तेंदाचा तापविल यती केव्हे

क्षेत्रफल	सत्ता प्रकार	सुरकारला भरलत्या साऱ्याच अथवा तेंदाचा तापविल यती केव्हे अथवा तेंदाचा तापविल यती केव्हे
३३३३		
१३३५६		
२०३००		
५७०५		

मध्ये धारण प रणाऱ्याचे नाव-हक्का सा प्राप्त बाला ७ जो पवंत तपास लागला तो पवंत ।



व्यवहार	व्याख्या	व्यवहार क्र. (ग)	व्यवहार क्र. (द)	तारीख
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बदर-५/
२००५

सत्ता प्रतिलिपि

दुय्यम निबंधकः
जोरीउत्ती 2 (कांठियली)

दस्त गोषवारा भाग-1

वदर5

दस्त क्र 2851/2005

2851/2005

कार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणारा सुशांत दाऊद

घर/फ्लॅट नं. -

रस्ता -

पत्तीचे नाव: निर्याता नं.र., विहारी टेकडी रोड

दीवती - 101

रत नं. -

वसाहत -

र/गाव:-

मुका:-

ए:-

नम्ब

लिहून घेणार

वय 24

सही

Rajesh



राजेश पुंडलिक लोटलिकर

घर/फ्लॅट नं. -

रस्ता -

पत्तीचे नाव: डि-504 5वा मजला; गापत्री अँव्हेन्यू

ऑप ही सोसा टाऊन कॉम्प

रत नं. -

वसाहत -

र/गाव:-

लिहून घेणार

वय 33

सही

Rajesh P. Lotlikar



पुंडलिक एल लोटलिकर

घर/फ्लॅट नं. -

रस्ता: दरी-उग्रमाणे

पत्तीचे नाव:-

रत नं. -

वसाहत:-

गाव:-

रा:-

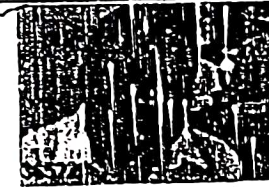
नम्बर:-

लिहून घेणार

वय 65

सही

Pundalik L. Lotlikar



वदर-5/

2851/02

२००५

दस्त गोषवारा भाग - 2

वदर 5
दस्ता क्रमांक (2851/2005)

दस्ता क्र. [वदर 5-2851-2005] चा गोषवारा
नं. 1120077 नोंदवला 150000 मरनेले दुदाक रु. 53750

दस्त हजर केल्याचा दिनांक : 25/04/2005 12:21 PM
निष्पादनाचा दिनांक : 24/04/2005
दस्त हजर करणाऱ्याची सही :

[Handwritten Signature]

पावती क्र.: 2884 दिनांक: 25/04/2005
पावतीचे वर्णन
नाव: अशिलेश सुशील ठाकूर -

15000 : नोंदणी फी
260 : नक्कल (अ. 11(1)), पुढांकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

15260: एकूण

दस्ताचा प्रकार : 25) करानामा
शिक्का क्र. 1 ची वेळ : सादरीकरण 25/04/2005 12:21 PM
शिक्का क्र. 2 ची वेळ : (फी) 25/04/2005 12:25 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/04/2005 12:27 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/04/2005 12:27 PM

दस्त नोंद केल्याचा दिनांक : 25/04/2005 12:27 PM

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

ओळख :
खालील इसम असे निवेदीत करतात की: ते दस्तऐवज करून देणाऱ्यांना व्यक्तीस ओळखतात,
व त्यांची ओळख पटविताना.

1) विश्वनाथ शांताराम गुडेकर - घर/फ्लॅट नं. -

गल्ली/रस्ता: -
ईमारतीचे नाव: जय मारस सांसा कांदिवली
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

2) तुषार तांबे - घर/फ्लॅट नं.: वरीलप्रमाणे

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

वदर-5/
2851/23
2005

दु. निबंधकाची सही
बोरीवली 2 (कांदिवली)



मरणागत करजेत येते की, या
बाबतच्या प्रमाण ... 93 ... पाने आहेत.

सह दुय्यम निबंधक बोरीवली-२,
प्रमाण उपनगर जिल्हा.

७८८५-२८५१०५
दस्ता क्रमांक १ क्रमांक २८
नोंदवला
दिनांक २५/०४/०५

सह दुय्यम निबंधक बोरीवली-२,
प्रमाण उपनगर जिल्हा.

दुयम निबंधक: बोरीवली 2 (कांदिवली)

नोटणी 63 म.

Regn 63 in e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पोयसर

(1) विलेखचा प्रचार, मोवटल्याचे स्वरूप करणानामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देते की पट्टेदार ने नमूद करावे) मोवटला रु. 1,500,000.00 वा.मा. रु. 1,120,077.00

(2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)

(1) सिटिएस क्र.: 485 वर्णन: विमागाचे नाव - पोईसर (बोरीवली), उपविमागाचे नाव - 78/348 - भुभाग: उत्तरस गावाची सीमा, पुर्वस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे. सदर मिळकत सि.टी.एस. नंबर 485 मध्ये आहे. सदर मिळकत क्र. डि-504 5वा मजला. गायत्री अँड न्यू को ऑप हो सोसा, ठाकूर कॉम्प. तळ +7 (1)वांवीव मिळकतीचे क्षेत्रफळ 46.38 चौ.मी. आहे.

(1)-

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) राजेश पुर्बलिक लोटलिकर - ; घर/फ्लॅट नं. : गल्ली/रस्ता : ; ईमारतीचे नाव: डि-504 5वा मजला, गायत्री अँड न्यू को ऑप हो सोसा, ठाकूर कॉम्प.; ईमारत नं. : पेट/वसाहत : ; शहर/गाव : ; तालुका: कांदीवली -101; पिन : ; पॅन नम्बर: एबीएचपीटी8662

(2) पुर्बलिक एस लोटलिकर - ; घर/फ्लॅट नं. : गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: ; ईमारत नं. : पेट/वसाहत : ; शहर/गाव : ; तालुका: ; पिन : ; पॅन नम्बर: ;

(1) अश्लेश सुशील ठाकूर - ; घर/फ्लॅट नं. : गल्ली/रस्ता : ; ईमारतीचे नाव: मिथिला नगर, दिहारी टेव डी रोड कांदीवली -101, ईमारत नं. : पेट/वसाहत : ; शहर/गाव: तालुका: ; पिन : ; पॅन नम्बर: एबीएचपीटी8662 पी.

(6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 24/04/2005

(8) नोटणीचा 25/04/2005

(9) अनुक्रमांक, खंड व पृष्ठ 2851 /2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 58750.00

(11) बाजारभावाप्रमाणे नोटणी रु 15000.00

(12) शोरा

Office of the
Ex. Engr. Bldg. Prop. (W/S) P. & L. Wds
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali (West), Mumbai 400 002

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/A-2292/BP(WS) PAR

1 FEB 2005

10.
Shri S.J. Dattani & Others
Owner

Subject: Permission to occupy the completed bldg.
No. 11 on plot bearing C.T.S. No. 485/
A to D, 487, 490-A, 607 to 612 A to D,
617/A to G, 620, 627, 616/A to D, 647,
652 & 653 of village Poisar at
Kandivali (East).

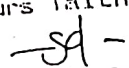
Reference: Your Architect's letter No. B/1788, dated 24.01.2005.

The development work of Residential building No.11 comprising of Wing 'A' to 'D' i.e. Stilt + 7 upper floors on plot bearing C.T.S. No. 485/A to D, 487, 490-A, 607 to 612 A to D, 617/A to G, 620, 622, 616/A to D, 647, 652 & 653 of village Poisar at Kandivali (East) completed under the supervision of Shri H.A. Mehta, Licenced Architect having Lic. No. M/53, Shri D.K. Mehta, Licenced Structural Engineer, having Licence No. STR/H/36 and Lic. Site Supervisor, Shri Nilesh H. Mehta, having Licence No. H/140/SS-I, may be occupied on the following conditions.

1. That the certificates U/s 27-A of B.M.C. Act shall be obtained from A.E.W.W.R/South and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout & subdivision/amalgamation shall be complied with.
3. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

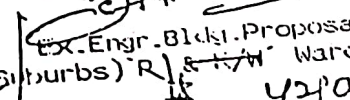
A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,


Ex. Engineer, Bldg. Proposa.
(Western Suburbs) R & W Wards

Copy to: 1. Architect, Shri H.A. Mehta.
2. Asstt. Commissioner, R/South
3. E.E.V.,
4. Dy. A.&C. (W.S.) Bandra.
5. A.E.W.W.R/South, 6. A.H.S. (R-III),
7. City Survey Office.

For information please.


Ex. Engr. Bldg. Proposal
(Western Suburbs) R & W Wards
42/05

1 FEB 2005

0277859

रतार कीपी अनुसूची

आवृत्तिका की अनुसूची परत कित्ता अठरा गन्वये.

जिवात की.

३. फाईल करण्याची की.
४. अनुच्छेद अकरा अन्वये.
५. अनुच्छेद वीस अन्वये.
६. मुखत्यारनामा अनुप्रमाणत.
७. गृहभेट की.
८. सुपसित तावा की.
९. मोहोरबंद पाकिटांचा निक्षेप.

मोहोरबंद पाकिटे उगारणे.

मोहोरबंद पाकिटे परत मागे घेणे.

जिवात की.

आवृत्तिका कीपाटी परिनायकी सेवा.

दुवे जाकारिता कीची नमुती.

१०. जद संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
११. वितेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१२. प्रवास खर्च.
१३. भत्ता.

DELIVERED

दुय्यम निवेपक

दस्तऐवज परत केसा.

क्र. १११ मं.
Gen 113 mc.

क्र. १११ मं.
Gen 113 mc.

क्र. १११ मं.
ORIGINAL COPY (NOT TRANSFERABLE)

क्र. १११ मं.
By Chetan (29)

RECEIPT FOR PAYMENT TO GOVERNMENT

प्राप्त स्थान: **MUMBAI** दिनांक: 6-10-2000

प्राप्तकर्ता: Rajesh P. Dhotkar
Received from: 3760 dt. (Sri. J. Ramesh)
श. रा. 579-51100000 का

on account of.....

Sole Agent Stamp
Cashier or Accountant.

Proprietor (Signature)
Sole Agent & Proprietor
Mumbai-23