



...BUILDERS.....

"Bonzer Avenue" Plot No. 41 to 44, Belavali, Near Carmel School, Badlapur (E).
Email : bonzeravenue@gmail.com

POSSESSION LETTER

Date :- 9th December,2015

To,
Mr. Manohar Shankar Patil

Ref No :- Agreement for sale dated 09/12/2015 entered between us in respect of **Flat No. 403 in B Wing** , at property known as **Bonzer Avenue** situated at Plot No.41 to 44 near Carmel School, Belavli , Badlapur (E) 421 503.

Sir ,

This is put on record the pursuant to the aforesaid Agreement , we have given possession to you **Flat No. 403 in B Wing** at the aforesaid property . at the time of taking possession , you have verified and checked that we have provided in the said premises all the fittings , fixtures and facilities to be provided by us under the said agreement and that fitting fittings fixtures etc. are quite in good working condition. All the works in respect of the said premises of which we give the possession today to you is completed in all respect . The workmanship of all the works is in the said flat is up to the mark and nothing is to be done by us in connection with the aforesaid flat. You shall carry out if any repairs of additions or alterations are hence forth required at your cost and we shall not be liable or required to carry out any repairs , additions or renovations in said flat. We may say that the aforesaid flat of which the possession is given by us are quite in order and perfect in all the respect and nothing remains to be done by us in the said flat .

We wish you a pleasant and successful use of the flat .

Thanking you,

Yours Faithfully ,

ERA BUILDERS

Partners

File NO. 403

541/1140

पावती

Original/Duplicate

Tuesday, December 08, 2015

नोंदणी क्र. :39म

5:31 PM

Regn.:39M

पावती क्र.: 1201

दिनांक: 08/12/2015

गावाचे नाव: बेलवली

दस्तऐवजाचा अनुक्रमांक: उहन4-1140-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री. मनोहर शंकर पाटील - -

नोंदणी फी

रु. 23900.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 24720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:49 PM ह्या वेळेस मिळेल.

सह मुख्य निबंधक वर्ग-२

बाजार मुल्य: रु.2388758.4/-

मोबदला: रु.2390000/-

भरलेले मुद्रांक शुल्क : रु. 119500/-

उल्हासनगर-४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.23900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005431124201516R दिनांक: 08/12/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

Atul



CHALLAN							
MTR Form Number - 6							
GRN NUMBER:	MH005431124201516R	BARCODE	Form ID : Date: 08-12-2015				
Department	IGR		Payee Details				
Receipt Type	RE		Dept. ID (If Any)				
Office Name	IGR129- ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AQSPP9272B				
Year	Period: From : 08/12/2015 To : 31/03/2099		Full Name MANOHAR SHANKAR PATIL				
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SURVEY NO 56 HIS SSA NO 1 FLAT NO 403 4TH FLR WING B BONZER AVENUE BELAVALI THANE Maharashtra PIN 4 2 1 5 0 3 Remarks (If Any) : <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center; font-weight: bold;">उ ह न. ४</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border: 1px solid black; text-align: center;">११४०</td> <td style="width: 50%; border: 1px solid black; text-align: center;">२०१५</td> </tr> <tr> <td style="width: 50%; border: 1px solid black; text-align: center;">१</td> <td style="width: 50%; border: 1px solid black; text-align: center;">४१</td> </tr> </table> </div>	११४०	२०१५	१	४१
११४०	२०१५						
१	४१						
0030046401-75	119500.00	Road/Street, Area /Locality					
0030063301-70	23900.00	Town/ City/ District					
	0.00	PIN					
	0.00						
	0.00						
	0.00						
	0.00						
	0.00						
	0.00						
Total	143400.00	Amount in words	Rupees One Lakhs Forty Three Thousand Four Hundred Only				
Payment Details: IDBI NetBanking Payment ID : 77837928			FOR USE IN RECEIVING BANK				
Cheque- DD Details:			Bank CIN No : 69103332015120851295				
Cheque- DD No.		Date	08-12-2015				
Name of Bank	IDBI BANK		Bank-Branch				
Name of Branch			Scroll No.				



WARD NO. : 7/15
 VILLAGE : BELAVALI
 SURVEY/HISSA NO. : 56/1 PART
 PLOT NO. : 41 TO 44
 FLAT & FLOOR : 403, FOURTH FLOOR
 WING : B
 BUILDING : BONZER AVENUE
 TOTAL AREA : 60.69 SQ.MTRS CARPET
 AGREEMENT VALUE : 23,90,000/-

उह न. ४	
११४०	२०१९
२	४९

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE, ENTERED AND EXECUTED INTO ON THIS 08TH DAY OF DECEMBER 2015 AT BADLAPUR, TALUKA AMBARNATH, DISTRICT THANE.

BETWEEN

M/S. ERA BUILDERS, a Partnership firm, having address at Shop No. 1, Bonzer Carnival, Plot No. 08, Sector - 10, Kharghar, Navi Mumbai 410210, through its Partner, **MR. HITESH HARIBHAI POKAR**, Age 31 years, hereinafter referred to as "**THE PROMOTERS/BUILDERS**" (Which expression unless repugnant to the context shall means and includes the partner (s) of the said firm and/or the heirs, successors, executors, administrators and assigns of the last Surviving Partner (s) etc OF **THE ONE PART**.

AND

MR. MANOHAR SHANKAR PATIL, Age 41 years, Occupation Services, Indian Inhabitant, residing at Room No.11, Shiv Park Apartment, F- Wing, Gavdevi Road, Anand Nagar, Kulgaon, Badlapur (E) Thane - 421 503, hereinafter referred to as "**THE PURCHASERS (S)**" (Which expression, unless repugnant to the context shall means and includes his/her/their heirs, executors administrators successors and assigns etc) **OF THE OTHER PART**.

WHEREAS,

(a) Further, originally **MR. JANARDHAN KASHINATH PATANGE**, was the owner of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 41 and 42 Area admeasuring 732sq.yards i.e 612 sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath,

Manohar Shankar Patil *Hitesh Haribhai Pokar*

Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - I").

- (b) Further the said MR. JANARDHAN KASHINATH PATANGE by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8143/2009 at the Sub - Registrar office, Ulhasnagar -2.

उहज.४	
११४०	२०११
३	४९

- (c) Further the originally MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT, were the owners of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 43 and 44 Area admeasuring 715 sq.yards i.e 598sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - II").

- (d) Further the said MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8142/2009 at the Sub - Registrar office, Ulhasnagar -2.

- (e) Further the said property I and II have got transferred into Non-agriculture from the office of the Sub - Divisional Officer Thane Division, Thane under their order No. NAP/SR-205 dated 30.07.1973.

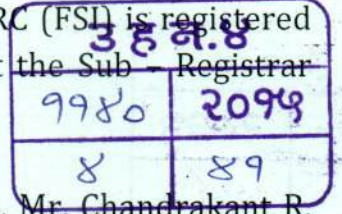
- (f) Further the said MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR by Deed of Conveyance dated 25.03.2010, sold, conveyed and transferred the said Property I and II in favour of M/S. TULSI GROUP through its Partners Mr. Chandrakant R. Patel and Mr. Navneet R. Patel, the said Deed of Conveyance is duly registered on the same date, under serial No. 2752/2010 at the Sub - Registrar office, Ulhasnagar -2.

- (g) Further the M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel for carrying out the development and

Patel

Patel

for constructing the multi storied building upon the said property I and II by an Agreement for Sale of TDR /DRC (FSI) dated 24.06.2010 purchased the TDR under Development right Certificate KBMC/TPD/TDR/33/2010 -11 dated 31.05.2010 of an area admeasuring 968sq.mtrs from M/s. Aditya Enterprises through its partners Mr. Shreepad Shreedhar Apte and Mr. Sulochana Manohar Mhaskar, the said Agreement for Sale of TDR /DRC (FSI) is registered on the same date under serial No. 5762/2010 at the Sub Registrar office, Ulhasnagar -2.



- (h) That the M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel amalgamated the said property I and II (hereunder for the sake of brevity referred to as the "SAID PROPERTY") and through its Architect, applied for commencement certificate of building to be constructed on the said property with Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/revised/amended by Kulgaon- Badlapur Municipal Council vide their respective letters No. K.B.N.P/B.P/1193 - 129, dated 16.08.2010, the building permissions/ commencement certificate.
- (i) Further the said M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel by Deed of Conveyance dated 05.01.2011, sold, conveyed and transferred the said Property in favour of Promoters/Builders, M/s. Era Builders through its Partners, Mr. Hitesh Haribhai Pokar, the said Deed of Conveyance is duly registered on the same date, under serial No. 134/2011 at the Sub - Registrar office, Ulhasnagar.
- (j) The Promoters/Builders have entered into the standard agreement with Mr. Hemant Vaidya, Architect registered with the council of Architects and such agreement is as per the prescribed agreement by the council of Architects. The Promoters/Builders have also appointed a structural Engineer for the preparation of structural designs and drawing of the said building and the Promoters/Builders have accepted the professional supervision of the said Architect and Structural Engineer till the completion of said building and further the Promoters/Builders through its Architect, applied and submitted the revised plan of building to be constructed on the said property with the Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/revised/amended by Kulgaon- Badlapur Municipal Council vide their respective letters No.K.B.N.P/B.P/1702-207, dated 20.10.2010, the building permissions/ commencement certificate.

Attested

Patel

(k) In view of the aforesaid the Promoters/Builders are entitled to develop the Said Property. The Title of the said property in the hand of Promoter/Builder have been certified by Advocate, Mr. Kishor R. Nemade, vide his title certificate dated 01.03.2011.

(l) The Promoters/Builders alone are entitled to develop the said property and have sole and exclusive rights to sell the Flat/Shop in the buildings to be constructed on the said property and to enter in to the agreements with the prospective purchasers thereof and to receive the sale price in respect thereof.

३४.५.४	
११४०	२०१५
५	४९

(m) The Promoters/Builders have commenced to construct on the said property a multi-storied building of ground and upper floors in accordance with the sanctioned plans.

(n) The Purchase has approached to the Promoter/Builder for purchasing the Flat/Shop in the proposed building to be constructed on the said property and further has demanded from the Promoters/Builders and the Promoters/Builders have given the inspection of all the documents of the title, the sanctioned plan, designs, specifications and sections and all such other documents.

(o) The Purchasers has satisfied him/herself about the title to the said property in the hands of the Promoters/Builders and has accepted the title certificate and the Purchasers hereby confirms that he/she shall not be entitled to raise any requisition or objection or have any dispute in that behalf.

(p) The Purchasers has applied to the Promoters/Builders for the allotment of Flat/Shop in the building known as "BONZER AVENUE", to be constructed on the said property at the price and upon the terms and conditions appearing hereunder.

(q) The parties hereto are desirous to record all those agreed settled and decided terms and conditions between them as under.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO UNDER

1. The Promoters/Builders shall construct a building of ground and upper floors to be named as "BONZER AVENUE", on the said property known as Survey No. 56, Hissa No. 1 Part, Plot No. 41 and 42 Area admeasuring 732 sq.yards i.e 612 sq.mtrs and Plot No. 43 and 44 Area admeasuring 715 sq.yards, i.e 598 sq.mtrs lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal

Atal

Atal

Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereinafter referred to as "THE SAID PROPERTY") in accordance with the plans, designs, specifications approved by Kulgaon - Badlapur Municipal Council and which have been seen and approved by the Purchasers with such verifications approved by Purchasers as the Promoters/Builders may consider necessary or as may be required by the concerned local authority/govt. The Purchasers is hereby consent to such verification necessary building permission has been granted by the Kulgaon-Badlapur Municipal Council.

उ ह म. ४	
११४०	२०१५
६	४९

2. The Purchasers has agreed to purchase from the Promoters/Builders and the Promoters/Builders have also agreed to sell to the Purchasers a **Flat/Shop bearing No. 403, on Fourth Floor, B Wing, area 60.69 sq.mtrs CARPET** (Carpet area includes Room area, Cupboard, Cournise and Sun breaker, Flowerbed, Balcony, Dry balcony, Passage, Sit out etc) in the building to be named as "**BONZER AVENUE**", to be constructed on the said property and shown as typical floor plan annexed hereto referred to as "THE SAID FLAT/SHOP," for the Sale consideration of **Rs. 23,90,000/- (Rupees Twenty Three Lacs Ninety Thousand Only)** inclusive of the proportionate price of the common area, and facilities are more particularly described in the Schedule hereunder written. The Purchasers hereby agrees to pay to the Promoters/Builders the said consideration price in the following manner.

a.	15 %	Being earnest and part payment of said Consideration
b.	20 %	On or before Completion of Plinth
c.	08 %	On or before Completion of 1st Slab
d.	08 %	On or before completion of 2nd Slab
e.	08 %	On or before completion of 3rd Slab
f.	07 %	On or before completion of 4 th Slab.
g.	07 %	On or before completion of 5 th Slab.
h.	07 %	On or before completion of 6 th Slab.
i.	07 %	On or before completion of 7 Slab.
j.	04 %	On completion of Electric, Plumbing work.
k.	04 %	On completion of Final Brick Works and Plaster
l.	04 %	On completion of Flooring and Tilling
m.	01%	At the time of Possession of the said Flat/Shop

100%		



The Purchasers shall pay the amounts as aforesaid on the due dates without fail and without any delay or default as the time in respect of

Atal

Atal

said payment is of essence of the contract. The Promoters/Builders will forward to the Purchasers intimation of the Promoters /Builders having carried out the aforesaid work at the address given by the Purchasers in this agreement and the Purchasers will be bound to pay the amount of installments within eight days of Promoters/Builders dispatching such intimation under certificate of posting at the address given herein.

3. उ ह ज. ४	
११४०	२०१५
७	४९

The Purchasers hereby undertake and indemnify that stamp duty and registration charges, Vat charges, Service Tax together with the incidental charges and expenses of this agreement and any other Government Charges shall be borne and paid by the Purchasers alone.

4. It is agreed that the Purchasers shall be entitled to the common area and abilities alone with the said Flat/Shop and the nature, extent and description of such common area and facilities appurtenant which the Purchasers will enjoy in the common area and facilities appurtenant to the said Flat/Shop to be sold is set out in the schedule hereunder written.

5. The Promoters/Builders hereby agreed to observe perform and comply with the terms and conditions stipulations, if any which may be have been imposed by the concerned local Authority at the time of sanctioning the said building plans or thereafter and before handing over the possession of the said Flat/Shop to the Purchasers, the Promoters /Builders shall apply for occupation certificate from the concerned local Authority and also for the completion certificate in respect of the said building.

6. The Purchasers confirms that the Promoters/Builders have given to the Purchasers, a full free and complete inspection of all the documents of title relating to the said property, the said sanctioned plans, designs and specification and of such other documents as are specified under the provisions of The Maharashtra Ownership of Flats (Regulation of the promotion of construction sale management and Transfer) Act 1963 and the rules made thereunder.

7. The Title of the said property in the hands of Promoters/Builders have been certified and the Purchasers confirms that the Purchasers shall not be entitled to raise any requisition or objection as to the title of the said property.

8. It is expressly agreed that the Flat/Shop shall contain (Save and except Garage, car Parking Space, area covered under still) specifications, fixtures, fittings and amenities.as set out in the schedule hereunder

Atated

[Signature]

written and the Purchasers further confirms that the Promoters /Builders shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat/Shop. If the Purchasers desirous of taking Balcony of living or bed room inside the said Flat/Shop then the necessary charges together with the penalty of any imposed by Municipal authority shall be borne and paid by the Purchasers alone.

उह नं ४	
११४०	२०१९
८	४९

9. The Purchasers shall use the said Flat/Shop or any thereof or permit the same to be used only for the purpose that may be permitted by the concerned local authority the Purchasers shall not use the said Flat/Shop for such purpose which may or is likely to cause nuisance or annoyance to the occupants of the neighboring Flat/Shop.
10. The Promoters/Builders shall be entitled to sell the Flat/Shop in the said building for the purpose of using the same as Bank, dispensaries, nursing homes maternity homes, coaching classes, restaurants hotels etc. or non-residential purpose and the Purchasers shall not object to the use of the other premises in such building for aforesaid purpose by the Purchasers thereof.
11. The Purchasers undertake and confirms that the installments payable by the Purchasers under these presents shall be paid on the due dates without any delay or default as the time in respect of payments of installments. and in respect of all amounts payable under these presents by the Purchasers to the Promoters/Builders are the essence of the contract if the Purchasers make delay or default in making payment of any of the installments of amounts the Promoters/Builders shall be entitled to the interest at the rate of 24% per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoters/Builders without prejudice to their other rights in lay and under these presents. It is further agreed that on the Purchasers committing default in payment on the date of any amount due and payable by the Purchasers to the Promoters/Builders under these Agreement (including his/her proportionate share of taxes levied by the Concerned Local Authority and other outgoing) and/or the Purchasers committing breach of any of the terms and conditions herein contained, the Promoters/Builders this agreement. Then the Promoters/Builders shall be at liberty at their option to terminate this agreement and to forfeit the money paid by the Purchasers under this agreement and further to dispose and/or sale, transfer the premises at such price and on such terms and conditions as the Promoters/Builders may in their absolute discretion think fit.

[Handwritten Signature]

[Handwritten Signature]

12. Subject to the provisions in this behalf contained in the agreement the Promoters/Builders will sell all the Flat/Shop in the said building on ownership basis with a view ultimately that the Purchasers of all the premises in such building should form themselves in to a Co-op. Housing Society or Apartment of all the Purchasers of the said Act. and upon the Purchasers of all the Flat/Shop in such building payable in full their respective dues payable by them and complying with all the terms and conditions of their respective agreement with Promoters/Builders, the Promoters/Builders shall subject to such permission of such Authority and if may be necessary under any law for the time being in force shall convey or cause to be conveyed the said property of the building which is being constructed thereon in favour of such Co-op. Housing Society or Apartment.

उह न.४	
११४०	२०११
e	४१

13. Subject to the Purchasers making full payment of the sale price of the said Flat/Shop and all other amounts hereunder payable by him to the Promoters/Builders, the Promoters/Builders shall give possession of the said Flat/Shop to the Purchasers within period after completion of the building. The Promoters/Builders shall be liable on demand to refund to the Purchasers the amount received by them in respect of the said Flat/Shop if the Promoters/Builders fail to give possession of the said Flat/Shop provided further that the Promoters/Builders shall be entitled to reasonable extension of time for giving delivery of the Flat/Shop on the aforesaid date if the completion of the said building is delayed on account of:-

- non-availability of steel and other building materials, water or electricity.
- War, Civil commotions or act of God.
- Any notice, order, rule, notification of Government and/or Public, competent Authority.
- Delay in issue of occupation Certificate on building completion certificate by Municipal Authority.
- Delay or default in payments dues from the purchasers under these presents (without prejudice to the right of the Promoter to terminate this agreement as stated hereinabove.
- Any act beyond the control of the Promoters/Builders



It is further agreed that upon refund of the said amount as stated hereinabove the Purchasers shall have no right, title interest, claim, demand or dispute of any nature whatsoever either against the Promoters/Builders or against the said Flat/Shop or against the said property in any manner whatsoever and the Promoters/Builders shall be entitled to deal with or dispose off the

[Handwritten signature]

[Handwritten signature]

said Flat/Shop to any person or party as the Promoters /Builders may desire in their absolute discretion.

14. The Purchasers also agree to pay if price or rates of building material cement steel wood etc. increased in market and that extra expenditure will be borne by Purchasers proportionately and according to its share coming to each Purchasers.
- | | |
|----------|------|
| 38 नं. 8 | |
| 9980 | 2093 |
| 90 | 89 |
15. The Purchasers shall take possession of the said Flat/Shop within 15 (Fifteen) days of the Promoters/Builders giving a written notice to the Purchasers intimating that the Flat/Shop is ready for the use and occupation.
16. The Purchasers along with other Purchasers of the Flat/Shop in the building shall join in forming and registering a Society or Apartment of the said building and for this purposes also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Co-op Housing Society or Association and for becoming a member, including the bye-laws of the proposed society and duly filled in, sign, and return to the Promoters/Builders within seven days of the same being forwarded by the Promoters/Builders to register the organization of the Flat/Shop Purchasers, No-objection shall be given by the Purchasers if any changes or modifications are required to be made in the bye-laws as may be required by the Registration Authority.
17. The Promoters/Builders have made full and true disclosure of the nature of their rights to the said property as well as encumbrances if any, including any right title or interest or claim of any person or party over the said property. The Promoters/Builders shall convey or cause to be conveyed to the Co-op Housing Society or Apartment of all the Flat/Shop Purchasers of the said building, clear and marketable title to the said property and execution of the document of transfer the same by the Promoters/Builders in favour of such Society or Apartment of all the Purchasers of the said building.
18. Commencing a fortnight after notice in writing is given by the Promoters/Builders to the Purchasers that the said Flat/Shop is ready for the use and occupation, the Purchasers shall be liable to bear and pay to the Promoters/Builders his/her proportionate share (i.e. in proportion to the floor area of the said Flat/Shop) of all outgoing in respect of the said property and the proposed building including local taxes, cesses and rates betterment charges or other such taxes levied by the concerned local authority and/or Govt. water

Aratao

Aratao

charges, insurance charges, common lights, repairs salaries to clerk, bill collectors, watchman and sweeper, maintenance of the said building till the said property is transferred to the society or Apartment of the all the Flat/Shop Purchasers, the Purchasers shall pay to the Promoters /Builders the proportionate share of the all the Flat/Shop Purchasers, the Purchasers shall pay to the Promoters /Builders the proportionate share of the outgoing as may be determined the Purchasers shall pay to the Promoters/Builders the provisional monthly contribution of Rs. 1/- per sq.fts towards such outgoing and taxes. The amount so paid by the Purchasers to the Promoters/Builders shall not carry any interest thereon and remain with the Promoters /Builders till the conveyance or necessary document of transfer is executed in favour of Society or Apartment of all Purchasers of the said building, Subject to the provisions of Section 6 of the Maharashtra Ownership flat Act 1963 on such conveyance or other necessary documents of transfer being executed the aforesaid deposits (less deductions provided for herein) shall be paid over by the Promoters/Builders to the society. The Purchasers shall undertakes to pay such provisional. monthly contribution and such proportionate share of outgoing and charges regularly on or before 7th day of each and every month in advance and shall not withheld the same for any reason whatsoever.

उह न.४	
११४०	२०१५
११	४१

19. Notwithstanding anything contained in this agreement the Purchasers hereby agrees to contribute and pay his proportionate share towards the costs charges, expenses, municipal taxes and other outgoing in respect of the items specified in the schedule hereunder written. Such share shall be determined by the Promoters/Builders having regard to the area of the said Flat/Shop.
20. The Purchasers for him/her self with the intention to bind all person unto whosoever's hands the said Flat/Shop may come doth hereby covenant with the Promoters/Builders as follows:-
- a) To maintain the said Flat/Shop at the Purchaser's own costs and in good and tenantable conditions and repair from the date on which the possession of the said Flat/Shop is taken and shall not do or suffer to be done anything in or to the said building its passage, staircase which may be against the rules, regulations or bye-laws of the concerned local authority or any other authority or change or alter or make additions in or to the building in which the said Flat/Shop is situated and the said Flat/Shop itself or any part thereof.
- b) Not to store in the said Flat/Shop any goods which are of hazardous, congestible or dangerous in nature or which are so heavy as to damage



Attested

[Signature]

the construction of the structure of the said building or storing of which goods is objected to be concerned local or other authority and shall not carry or cause to be carried any heavy packages which may damage or is likely to damage the staircase, common passages or any other structures of the building including its entrances. In case any damage is caused to the said building or said Flat/Shop on account of negligence or default of the Purchasers in this consequences thereof and the same shall be treated as breach of condition.

उ.ह.न.४	
११४०	२०१५
१२	४९

- c) To carry out at his/her own cost all internal repairs to the said Flat/Shop and maintain the said Flat/Shop in the same condition, stated and order in which it was delivered by the Promoters/Builders to the Purchasers and shall not do or suffer or cause to be suffered any thing in or to the said building or the said Flat/Shop which may contravenes the rules and regulations and bye-laws of concerned local authority. In the event of the Purchasers committing an act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority, and /or other public authority.
- d) Not to demolish or cause to be demolished the said Flat/Shop or any part thereof, not at any time make or cause to be made any additions or alterations of whatsoever in nature in or to the said Flat/Shop or any part thereof nor any alteration in elevation and outside colour scheme of the said building and shall keep the portion of sewers, drains, pipes of the said Flat/Shop and appurtenances thereto in good and tenantable repairs and conditions and in particularly so as to the supports, shelters and protect the other parts of the said building and shall not change or in any other manner damage the columns, beams, walls slabs or R.C.C. pardis or other structural member of the said Flat/Shop without the prior written permission of the Promoters /Builders and or society or Association of Flat/Shop Purchasers.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said building or any part thereof or whereby any increased premium shall become payable in respect of such insurance.
- f) Not to throw dirt, rubbish, rage, garbage's or other refuses or permit the same to be done and/or throw form the said Flat/Shop in the compound or any portion of the said property and the said building.
- g) Pay to the Promoters/Builders within seven days of demand by the Promoters/Builders, his/her share of security deposits demanded by

Attested

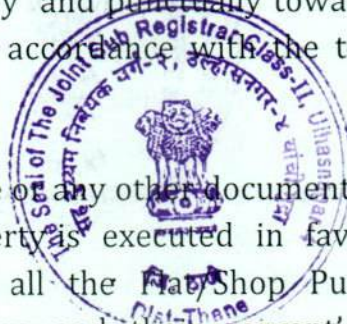
Tested

concerned by local authority or Govt. for giving water, electricity or any other service in connection with the said building.

- h) Without prejudice to the consequences or liability that may arise in that event the Purchasers shall bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local Authority and/or Govt. public Authority on account of change of user of the said Flat/Shop by the Purchasers, viz. user of any purpose for other than residential purpose.

उहज.४	
११४०	२०११
१३	४१

- i) The Purchasers shall not let, sub-let, transfer, assign, or part with the Purchaser's interest or benefit under the agreement or part with the possession of the said Flat/Shop till all the dues payable by the Purchasers to the Promoters/Builders under this agreement are fully paid by and only if the Purchasers has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchasers has intimated in writing to Promoters /Builders and have obtained permission in writing to that effect from Promoters/Builders
- j) The Purchasers shall observe and perform all the rules and regulations which the Association may adopt its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and Flat/Shop therein and for the observance and performance of the building rules and regulation and bye-laws for the time being of the concerned local authority and /or Govt. and any other public authority on account of change of user of the said Flat/Shop by the Purchasers. The Purchasers shall also observe and perform all the stipulation and conditions laid down by the society regarding the occupation and use of Flat/Shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoing in accordance with the terms and condition of this agreement.
- k) Till the conveyance of any other document of transfer of said building with the said property is executed in favour of the Co-op. Society or Association of all the Flat/Shop Purchasers shall permit the Promoters /Builders and their servant's agents with or without workman and others at all reasonable times enter into and upon the said Flat/Shop and the said building and the said property or any part thereof to view and examine the state and condition thereof.



[Handwritten signature]

[Handwritten signature]

1) The Purchasers hereby agreed that if at any time in future the Floor space Index at present applicable to the said property is increased, such increase shall ensure for the benefit of the Promoters/ Builders alone without any rebate to the Purchasers.

21. At the time of registration of conveyance or any document or instrument of transfer of the said property in favour of the Society or Association of all the Flat/Shop Purchasers of the said building, all the Purchasers shall pay to Promoters/Builders their share respectively of stamp duty and registration charges and all other costs incidental thereto payable if any by the society/Association on the conveyance or any document or instrument of transfer in respect of the said property and the building thereon.

उ.सं.ज.४	
११४०	२०१९
१४	४९

22. Provided it does not in any way effect by prejudice, rights of the Purchasers in respect of the said Flat/Shop, Promoters/Builders shall be at liberty to sell, assign, transfer or otherwise deal with their right title and interest in the said property.

23. The Purchasers and the person to whom the said Flat/Shop is permitted to be transferred shall from time to time, sign all applications, paper, and documents and to all acts, deeds and things as the Promoters /Builders or the society of the said building may require.

24. The Purchasers and the persons to whom the said Flat/Shop is permitted to transfer with the written consent of the Promoters /Builders shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the society or the Association of all the Purchasers of the said building as and when registered and the additions, alterations and amendments thereof and shall also observe and carry out the building rules and regulations and the bye-laws for the time being of Kulgaon-Badlapur Municipal council and other local and/or public bodies. The Purchasers and the person to whom the said Flat/Shop is allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such Society and Association regarding the occupations and use of the said Flat/Shop the said property and shall pay and contribute regularly and punctually towards rates, cess, taxes and other expenses and all other outgoings.

25. The Advocate of Promoters/Builders shall prepare the conveyance and all other documents to be executed in pursuance of these presents as also the bye-laws of the Society or Association and all costs charges and expenses in connection with the preparation and

Atal

Atal

execution of the conveyance and other documents and formation or registration of Society/Association of all Flat/Shop Purchasers of the said building the same shall be borne and paid by all the Purchasers of the Flat/Shop in the said building and the said property.

26. Even after the execution of conveyance in respect of the said property if any additional construction is available by way of additional F.S.I. or balance/residual F.S.I then the Promoters/ Builders shall be entitled to put up such additional construction at their cost and to sell the tenements thereon on ownership basis. The Co- operative society or Apartment or company or Association to be formed by the Purchasers of the Flat/Shop shall admit the Purchaser of such tenements as its members.

उह न.४	
११४०	२०१५
१५	४९

27. All notices to be served on the Purchasers as contemplated under this agreement shall be deemed to have been duly served of posted to the Purchasers under certificate of posting at his/her above mentioned address.
28. Any delay tolerated or ignorance shown by the Promoters/Builders in enforcing the terms of this agreement or any forbearance of giving of time to the Purchasers by the Promoters/Builders shall not be construed as a waiver on the part of the Promoters /Builders of any breach non-compliance of any of the terms and conditions of this agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Promoters/Builders.
29. Nothing contained in these present shall be construed to confer upon the Purchasers any right title or interest of any kind whatsoever into or over the said plot and the said Flat/Shop or any part thereof and such conference to take place only upon the execution of the conveyance in favour of a co-operative society or associations of all premises in the said building as herein stated.
30. It is specifically agreed by the between the parties that the Purchasers and Flat/Shop Purchasers of the said building have no rights title interest in respect of the Stilt, and the terrace of the building and same shall always belongs to the Promoters/Builders, the Promoters/Builders may dispose off the same as per their will.
31. The shall have no claim, save and except in respect of the particular premises, Common area and facilities and limited common area and facilities hereby agreed to be acquired i.e. all other areas including terrace etc. will remain the property of the Promoters /Builders until the whole of the said property together with the said building

Altaf

Altaf

thereon is transferred to the Society or the Association of all Flat/Shop Purchasers of the said building as herein provided subject to the rights of the Promoters/Builders as contained in this.

32. The Purchasers shall at no time demand partition of this interest in the said building and/or the said property. It is being hereby agreed and declared by the Purchasers that his/her interest in the said building and the said property is impartible.

उद्देश. ४	
११४०	२०१५
१६	४९

33. The Promoters/Builders shall in respect of any amount remaining unpaid by the Purchasers under the terms and conditions of this agreement shall have a first lien and charge on the said Flat/Shop agreed to be purchased by the Purchasers.

34. It is expressly agreed that the Promoters/Builders shall be entitled to put hoarding/s on the said property or in and/or on the building on the said property or any part thereof and such hoarding/s may be illuminated or comprising of neon sign and for that purpose the Promoters/Builders are fully authorized to allow temporary or permanent construction or execution in installation either on the exterior of the said building or on the said property, as the case may be and the Purchasers agrees not to object or dispute the same.

35. It is agreed that the Promoters/Builders shall be entitled without effecting the rights of the Purchasers to the said Flat/Shop including the area thereof to revise the building plans in respect of the said building and to utilize the total FSI available in respect of the said property as the Promoters/Builders may desire and the Purchasers hereby irrevocable consent to the right of the Promoters /Builders to modify the building plans in respect of the said property from time to time.

36. It is agreed that the said building shall always be known as " **BONZER AVENUE** ", and the name of the Society or the Association of all Flat/Shop Purchasers of the said building to be formed and shall bear the said name of building, and the same shall not be changed without the written permission of Promoters/Builders.

37. In the event of any Society or the Association of all Flat/Shop Purchasers of the building being formed and registered before the sale and disposal by the Promoters/Builders of all the Flat/Shop, the Power of Attorney of such Society or the Association of all the Flat/Shop Purchasers of the said building and all the Flat/Shop Purchasers shall be subject to over all authority and control of the Promoters/Builders in respect of all the matters concerning the said

[Handwritten signature]

[Handwritten signature]

building and in particular, the Promoters/Builders shall have absolute authority and control as regards unsold Flat/Shop and the disposal thereof. PROVIDED ALWAYS AND the Purchasers hereby agrees and confirm that in the event of the said Society and the Association being formed earlier than the Promoters/Builders deal with or dispose of all the Flat/Shop in the said building on the said property then in that event any allottee or Purchasers of the premises from the Promoters/Builders shall be admitted to such Society or the Association on being called upon by the Promoters/Builders without payment of any premium of additional charges save and except Rs. 500/- as the share money and Rs. 100/- as entrance fee and such allottee or transferee thereof shall not be discriminated or treated prejudicially by such Society or the Association, as the case may be.

उह न.४	
११४०	२०१५
१७	४९

38. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace of Flat/Shop, if any, in the said building shall belong exclusively to the respective Purchasers of the terrace Flat/Shop and such terrace space are intended for the exclusive use of the respective terrace Purchasers. The said terrace shall not be enclosed by the Purchasers till the permission in writing is obtained from the concerned local Authority and the Promoters/Builders or the Society or Association of apartment owners as the case may be.
39. The Developers/Promoters shall not be liable to any loss that may be caused on account of change of laws, acts rules and regulation and the Purchasers/s shall be liable to bear such loss.
40. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act 1963 and the rules made thereunder.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

THE SCHEDULE OF THE SAID FLAT/SHOP

- 1) FLAT/SHOP NO. : 403, FOURTH FLOOR.
- 2) WING : B
- 3) AREA : 60.69 SQ.MTRS (CARPET)
- 4) NAME OF BLDG. : "BONZER AVENUE",
- 5) ADDRESS : NEAR VANCKYES HOTEL,
BADLAPUR AMBARNATH ROAD,
BELAVALI, BADLAPUR.

[Handwritten signature]

[Handwritten signature]

(This is inclusive of area of balcony, staircase and common passages)

THE SCHEDULE OF THE SAID PROPERTY

- 1) VILLAGE : BELAVALI, BADLAPUR
 2) PLOT NO. : 41 TO 44
 3) SURVEY/HISSA NO: 56/1 PART
 4) TOTAL AREA : 1447SQ.YARDS I.E
 1210SQ.MTRS
 5) TAL & DIST : AMBARNATH & THANE

उह न.४	
११४६	२०१५
१८	४९

Within the limits and jurisdiction of Kulgaon - Badlapur Municipal Council, in the Registration District of the Thane and the Sub - Registration District of Ulhasnagar - 2 & 4

SCHEDULE OF COMMON AREAS AND FACILITIES

Proportionate equal right to the immediate area before main door after the landing on the said floor or the said Flat/Shop, prorate rights alongwith all purchasers of the Flat/Shop in the said property in limited common areas and facilities i.e. Staircase and its landing.

SIGNED, SEALED AND DELIVERED BY)
 Within named the **PROMOTERS/BUILDERS**)
M/S. ERA BUILDERS a Partnership firm)
 Through its Partner **MR. HITESH**)
HARIBHAI POKAR)
 PAN NO. AADFE1908N)



Hitesh



AND

Hitesh

उह न.४	
११४०	२०१५
१२	४९

SIGNED, SEALED AND DELIVERED)
 By the within named **PURCHASER**)
MR. MANOHAR SHANKAR PATIL)
 in the presence of)

Manohar



RECEIPT

RECEIVED, from the within named Purchasers in respect of the aforesaid transaction a sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** being the amount of earnest money paid or to be paid by him/her to us within named as under :

Sr.No.	Date	Amount.	Cheque	Name of Bank
1.	01.12.2015	1,00,000/-	RTGS	SARASWAT BANK
2.	03.12.2015	1,00,000/-	RTGS	
Total Rs. 2,00,000/- (Rupees Two Lacs Only)				



We received **Rs. 2,00,000/-**

For **M/S. ERA BUILDERS**

[Signature]
Partner

WITNESSES:-

- NAME: *Yashwant P. Samdare*
ADD : *Majekli, Bredapur (W)*
- NAME: *Sanjay S. Soghe*
ADD : *3 Khandeji Krupa, Bredapur (E)*

[Signature]

5

गाव नमुना सात (अधिकार अभिलेख पत्रक)

गाव: येजवली

तालुका: अंबरनाथ

जिल्हा: ठाणे

भूमापन क्रमांक	भूमापन क्र. उपविभाग	भूधारण पध्दती
५६१५	१५	१५
शेतीचे स्थानिक नांव	१५	
लागवडीयोग्य क्षेत्र	हेक्टर	आर प्रती
६९५-००	५६६-००	१५
एकूण	५६६-००	
पोटखराब (लागवडी योग्या सरासरी)		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	रुपये	पैसे
जुडी किंवा विशेष आकारणी	०	१०
	०	१०

भोगवटदाराचे नांव
 २९४५ ३०५९ ३०६५
 ३९३३
 इरा विल्स वर्क भगिका
 जी विल्स वर्क भगिका
 ३३६८

खाले क्रमांक	३६५.४	
कुळाचे नांव	११४०	२०१५
इतर अधिकार	२०	४९
सिमा आणि भूमापन		

गाव नमुना बारा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकाखालीक क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन दर्जनाचे स्थान	जमीन दर्जनाचे नांव	शे.नं.
		मिश्र पिकाखालील क्षेत्राच			घटक पिके व प्रत्येकाखालील क्षेत्र			विभक्त पिकाखालील क्षेत्र			रकबा	हेक्टर			
		मिश्रपिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकेचे नांव	जल सिंचित	अजल सिंचित	पिकेचे नांव	जल सिंचित	अजल सिंचित					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१०/११															



२५५१ आगा ५३६-०० ची २५६ १३

अरस्तल वर हुकूम खरेदी नमूना दिनांक २५/०३/२०११

तलाठी Be

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : खेववली

तालुका : अंबरनाथ

जिल्हा : ठाणे

भूमापन क्रमांक	भूमापन क्र. उपविभाग	भूधारण पध्दती	भोगवटदाराचे नांव	खाते क्रमांक :
५६	१५	N10	१५४८ २९४० ३०६६	६२८
शेतीचे स्थानिक नांव - <u>खोण फुले</u>			२२१ विल्डी लॅफ्टे भागिदार	कुळाचे नांव :
लागवडीयोग्य क्षेत्र			जी व्ही एच व्ही भाई पोकार	
हेक्टर	आर	प्रती	३३६८	इतर अधिकार
६९२-००			३६	१.४
एकूण			९९४०	२०९९
६९२-००			२९	४९
पोटखराव (लागवडी योग्या नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	०	९०		
	०	९०		

गांव नमुना बारा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकाखाली क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमिन		जलसिंचना साधन	जमिन करणाऱ्याचे नांव	शेरा	
		मिश्र पिकाखालील क्षेत्राच			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र				
		मिश्रपिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित						
१	२															

2090
2099



अरसल वर हुकूम खरी मकमल दिली अति तारीख 10/3/20 99

तलाठी Pr
तलाठी सवा - मांजली
ता. अंबरनाथ, जि. ठाणे.

30

हक्काचे पत्रक

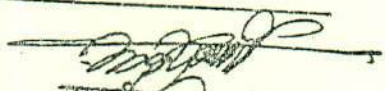
मौजे बेलवती (गा. न. नं. ६) ता. अंबदनाथ येथील हक्काचे पत्रक

उह नं. ४	
११४०	२०१५
२२	४९

नोंदीचा अनुक्रम	हक्काचा प्रकार	फेरफार झालेले सर्वे नंबर व पोट हिस्से	तपासणी अमलदार सही व शीत
<p>3064</p> <p>तारीख ६/१/२०१० खरेदीखताने बाबुदास दाखार कोठेग्या सानं.ची जमीन विक्रीस रघुनाथ गुप्ते ३ मनोहर फाव्ह म्हसळ ह्यांनी १) जमादीन काशिनाथ पतंगे २) माधुरी जमादीन पतंगे ३) माधुरी दि. २६/१२/२००९ रकम ३.५०.०० ५०,०००/- अकरी रु. सात लाख पन्नास हजार मात्र दि. २६/१२/२००९ रोजी कायम खरेदीने घेतली असे.</p> <p>नोंद :- १) वडी अर्ज, २) खरेदीखताची साक्षात्कृत प्रत ३) सुची क्र. दोमदला. क्र. ८१४२/२००९ दि. २६/१२/२००९ अन्वये सानं.हिने क्षेत्र चरख. आकार: ५६/१पैकी प्लॉट नं. ४३ व ४४</p>	<p>५६/१पैकी प्लॉट नं. ४३ व ४४)</p>	<p>नोंदणी क्र. ४९४२/२००९ दि. २६/१२/२००९ चे खरेदीखत पाहिले.</p> <p>१) वडी अर्ज पाहिला.</p> <p>२) सह दुय्यम निबंधक वर्ग-२ मोये कडिले</p> <p>३) जमीन विक्रीची आहे.</p> <p>अंबदनाथी.</p> <p>नोंद मंजूर</p> <p>सही XXX</p> <p>२६/०९/२०१०.</p> <p>नं. अ. कोषखाना</p>	

अस्तित्व नक्कल रजु असे तारीख १०




 तलाठी सज्जा, मांजली
 ता. अंबदनाथ, जि. ठाणे

उह न. ४
 ११४० २०१५
 २३ ४९

हक्काचे पत्रक (नमुना नं. ६)

पौजे बेलवली

ता. अंबरनाथ

जिल्हा : ठाणे

नोंदीचा अनुक्रम नं.	हक्काचा प्रकार	फेरफार झालेल्या रा. नं. व. दि. नं.	तपाराणी अंमलदाराची राही व. शेरा
3022	<p>तारीख ८/१/२०१० बबरेदीखामाने वागुस दारवाण केलेल्या सं. नं. ची जमीन विकास अधुनाय गुणने २ ममोहर कसु मसकर यांनी अजरीत करीनाथ पतंगे यांचे कडून र. रु. ५,५०,०००/- अजरीत र. रु. सात लाख पन्नास हजार मात्रामा दि. २६/१२/२००९ रोजी कायम बबरेदीखे घेतली आहे.</p> <p>नोंद :- १) यदी अजरीत २) बबरेदीखामाची जमादोफित पुढे ३) मुची क. दोग दस क. ४) १४३/२००५ दि. २६/१२/२००९ अजरीत सं. नं. दि. नं. शि. नं. को. शि. नं. अजरीत ५६१ पैकी ५३२० चौखु ०-१० मी. २.१ ७१ प ७२ (६२२-योजी)</p>	<p>५६१ पैकी मी. २.० ७१ प ७२</p>	<p>गो. लामु उर्वरक कार्याधि य सल्लुयुग मि पत्र २ याच कडी गोदणी म. ८१२३) दि. २६/१२/२००९ व बबरेदीखे घेतली कुजरीत पितरिणी लामु गळी गोद गीपुर पत्र २६८ २०/१/२०१० पु. नं. क. क. व. र.</p>



सलीख
स. मांगली

असल वर हुकूम खरी नक्कल दिली आहे.

दिनांक ०१/५/२०१०

तलाठी Akumalat
 तलाठी सजा, मांजली
 ता. अंबरनाथ, जि. ठाणे

उह न. ४
 ११४० २०१५
 २४ ४९

हक्काचे पत्रक (नमुना नं. ६)

मौजे खेमवली

ता. अंबरनाथ

जिल्हा : ठाणे

नोंदीचा अनुक्रम नं.	हक्काचा प्रकार	फारपत्र झालेल्या रा.नं. व. हि. नं.	तयारणी आंगलदाराची राशी व शेरा
---------------------	----------------	------------------------------------	-------------------------------

3983 लारीरव मर्म 2090 खरेदीरवताचे खानुस्त
 दाखल केल्यास स.म.ची जमिण विकत घेणा
 मुलकी गुपनेफ सजीवार सी.चिक्कास मार
 पेटेळ अमवमिन मार पेटेळ यांगी जमिण विकत
 देणार १) विकार रघुनाथ गुपने अमनोहर कारु
 म्हसकर यांचे खानुस्त र.रु. १५००,००० मात्र
 (अमरी आढरा लारव खण्ड मात्र) ह्या किमतीक
 दिनांक २५/३/२०१० रोजी रजिस्ट्र बरेदी
 यवताने कायमची विकत घेतली आहे.
 सं. नं. हि. नं. जमिण
 ५६१ पैकी ६९२ चौ.मी.
 प्लॉट नं. ४२ व ४३ ५६६ चौ.मी.
 ४३ व ४४

सं. नं. हि. नं. जमिण
 ५६१ ६९२ चौ.मी.
 प्लॉट नं. ४२ व ४३ ५६६ चौ.मी.
 १) वरी अर्ज पाहिला
 २) जोडीस लागत
 ३) जोडीस कर खरेदी कर
 ४) मुची जाकि देण
 २५/३/२०१०
 दि. २५/३/२०१०
 सी. खासोजि पुर
 वरिजा
 ५) विकारीनी कादरेसा रु
 एनएसी/ए.गार/२०१०
 दि. ३०/५/१९९३
 या पाहिला
 ६) सकार गरी प्रकय
 गोंद ०
 मंजूर
 करिखर

वाहि
 शिक्क
 ५२३)
 २००५
 ४४
 रोजी
 ०१०
 ५२५

असल वर हुकूम



दिनांक : ११/५/२०१०

तलाठी
 सिलीठा सजा, मौजली
 ता. अंबरनाथ, जि. ठाणे

११/५/२०१०

K. R. NEMADE
ADVOCATE HIGH COURT
Email - nemadekishor@yahoo.co.in

Cont Nos : 9320674642/9730225718
Office : 0251-2674074.

K R N & ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS

A-3, Neelkanth Building, Behind Vaishali Theater, Sarvodaya Nagar,
Badlapur (W), Tal - Ambarnath, Dist - Thane.

उह न. ४	
११४०	२०१३
२४	४१

DATE : 01.03.2011

TITLE CERTIFICATE

Ref:- In respect piece and parcel of Plot of land bearing

- (a) SURVEY NO. : 56
(b) HISSA NO. : 1 Part
(c) PLOT NO. : 41 and 42
(d) AREA : 732sq.yards i.e 612 sq.mtrs
(e) AKAR : 0-10
(f) PLOT NO. : 43 and 44
(g) AREA : 715 sq.yards i.e 598sq.mtrs
(h) AKAR : 0-10
(i) VILLAGE : Belavali, Badlapur
(j) TALUKA : Ambarnath, Dist Thane.
(k) SEARCH : 1982 to 2011 (30 years)



within the Municipal Limits of the Kulgaon Badlapur
Municipal Council as also within the Registration limits
of the Sub - Registrar of Assurance, Ulhasnagar II and
District Thane.

We have been requested to carry out Search and give our opinion
on the marketability of the Title of the above subject piece and
parcel of land of property. For this purpose we have been
provided with certain documents on Title and information.

Further, on the aforesaid basis, we have carried necessary search
through our searcher viz, year 1982 to 2011 (30 years),
maintained in the office of Sub - of Assurance of Ulhasnagar and
for that the necessary charges has been paid with the office of
Sub - Registrar of Assurance of Ulhasnagar.

We have examined the documents placed in our hands, as such, on
the basis of the above our opinion is as under:-

उ ह न. ४	
११४०	२०११
२६	४१

18

Further, originally, MR. JANARDHAN KASHINATH PATANGE, was the owner of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 41 and 42 Area admeasuring 732sq.yards i.e 612 sq.mtrs, Akar 0-10, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - I").

Further the said MR. JANARDHAN KASHINATH PATANGE by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8143/2009 at the Sub - Registrar office, Ulhasnagar -2.

And originally MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT, were the owners of the piece and parcel of Plot of land bearing Survey No. 56, Hissa No. 1 Part, Plot No. 43 and 44 Area admeasuring 715 sq.yards i.e 598sq.mtrs Akar 0-10, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, (hereunder for the sake of brevity referred to as the "SAID PROPERTY - II").

Further the said MR. JANARDHAN KASHINATH PATANGE and MRS. MADHURI JANARDHAN PATANGE alias MADHURI DILIP RAUT by Deed of Conveyance dated 29.12.2009, sold, conveyed and transferred the said Property I in favour of MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR, the said Deed of Conveyance is duly registered on the same date, under serial No. 8142/2009 at the Sub - Registrar office, Ulhasnagar

Further the said property I and II have got transferred into Non-agriculture from the office of the Sub - Divisional Officer Thane Division, Thane under their Order No. NAP/SR-205 dated 30.07.1973.



Further the said MR. VIKAS RAGHUNATH GUPTA and MR. MANOHAR RAGHU MHASKAR by Deed of Conveyance dated 25.03.2010, sold, conveyed and transferred the said Property I and II in favour of M/S. TULSI GROUP through its Partners Mr. Chandrakant R. Patel and Mr. Navneet R. Patel, the said Deed of Conveyance is duly registered on the same date, under serial No. 2752/2010 at the Sub - Registrar office, Ulhasnagar -2.

Further the said M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel for carrying out the development and for constructing the multi storied building upon the said property I and II by an Agreement for Sale of TDR /DRC (FSI) dated 24.06.2010 purchased the TDR under Development right Certificate KBMC/TPD/TDR/33/2010 -11 dated 21.05.2010 of an

8.15.18
 2909

area admeasuring 968sq mtrs from M/s. Aditya Enterprises through its partners Mr. Shreepad Shreedhar Apte and Mr. Sulochana Manohar Mhaskar, the said Agreement for Sale of TDR /DRC (FSI) is registered on the same date under serial No. 5762/2010 at the Sub - Registrar office, Ulhasnagar -2.

Further the said M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel amalgamated the said property I and II (hereunder for the sake of brevity referred to as the "SAID PROPERTY") and through its Architect, applied for commencement certificate of building to be constructed on the said property with Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/revised/amended by Kulgaon- Badlapur Municipal Council vide their respective letters No. K.B.N.P/B.P/1193 -129, dated 16.08.2010 the building permissions/commencement certificate.

उह न. ४	
११४०	२०११
२७	४१

Further the said M/S. TULSI GROUP through its Partners, Mr. Chandrakant R. Patel and Mr. Navneet R. Patel by Deed of Conveyance dated 05.01.2011, sold, conveyed and transferred the said Property in favour of M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar, the said Deed of Conveyance is duly registered on the same date, under serial No. 134/2011 at the Sub - Registrar office, Ulhasnagar -2.

Further through their Architect, applied and submitted the revised plan of building to be constructed on the said property with the Kulgaon - Badlapur Municipal Council and the building plans, elevation, sections specifications and the details of the building plans have been sanctioned/revised/amended by Kulgaon- Badlapur Municipal Council vide their respective letters No. K.B.N.P/B.P/1702-207, dated 16.08.2010, the building permissions /commencement certificate.


Further in view of the said Conveyance Deed dated 05.01.2011 the name of the M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar, was recorded on the 7/12 Extract of the said subject property by a Mutation Entry bearing No. 3368 dated 31.01.2011.



Further in view of the aforesaid the M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar is entitled to develop the Said Property.

We have inspected all the relevant documents relating to the title of the said property, was hereby stated and certify that, M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar is the recorded owner of the said property and title M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar of the of the said property is clear, marketable and free from reasonable doubts and encumbrances.

We further certify that M/s. Era Builders through its Partner, Mr. Hitesh Haribhai Pokar, have rights to develop and construct multi storied buildings on the aforesaid property in accordance with the plans to be sanctioned and to sale and transfer the premises/Flats/Shops therein to the prospective purchasers.


K.R. Nemade
Advocate.

उ ह न. ४	
११४०	२०१५
२८	४९



2. If the applicant contravenes any of the foregoing conditions the Collector may without any delay proceed to evict applicant and may be liable under the provision of the said code to file a suit in the occupation of the application on payment of such fine or assessment as he may direct.

3. Notwithstanding anything contained in para above it shall be lawful for the Collector to remove or alter any building or structure created or used contrary to the provisions of this Act within a time prescribed in that behalf by the Collector and in such removal or alteration not to recover the cost of carrying out the same from the applicant as arrears of Land Revenue.

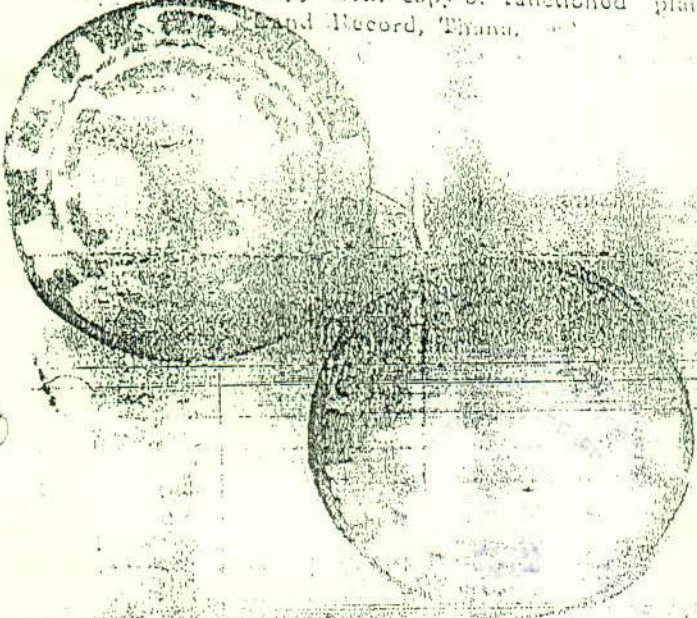
उह नं. २	
७७३	२००९
१६	२०

उह नं. ४	
११४०	२०११
३०	४१

Sub-Divisional Officer
Thana Division, Thana

Shri Sakharao Mahadeo Jadhav,
of Mangarhi, Tal. XXXXX Ulhasnagar

- 1) Copy with plan forwarded to the Tahasildar, Ulhasnagar
- 2) Copy forwarded with compliments to the Sarpauch, Gram Panchayat, Mangarhi
- 3) Copy with copy of sanctioned plan extracts of 7/12 forwarded to the Dist. Land Record, Thana.



उह नं. २	
	२०१०
२०	३३



कुळगांव-वदलापूर नगरपरिषद, कुळगांव

उहज.४	
११४०	२०१५
३१	४१

जावक क्रमांक / कु-व.न.प./व.प./१००२-
 कुळगांव-वदलापूर नगरपरिषद कार्यालय,
 कुळगांव
 दिनांक : २०/१०/२०१०.

श्री/श्रीमती कुळवी गुण-रामे काशीदास व्ही. नरुडानि कार. पटेक
म व्ही. नवानित, कार. पटेक
वदला व्ही. व्ही. अये. वेदू (लाखुशिर्षकार) कुळगांव/वदलापूर

विषय रा.नं. ५६ हि.नं. ११५ सि.स.नं. ४१, ४२
 मोजे वेदवती येथे बांधकाम करण्यासाठी मंजूर राखत सोपे नं. ४३ व ४४
 संदर्भ : आपला दि. ३

श्री. व्ही. अये. वेदू
 वास्तुशिल्पकार यांचे मार्फत सादर केलेले अर्ज. रुधिराणि अंबरी

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.
 रा.नं. ५६ हि.नं. ११५ सि.स.नं. ४१, ४२
 मोजे वेदवती मध्ये १२१०.०० चौ.मी. भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद

अधिनियमन १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.
 अनुसरून पुढील शर्तीस आधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने पुरुस्ती दाखविण्याप्रमाणे रटीस्ट, तळमजला,
 पहिला मजला, दुसरा मजला, तिसरा-चौथा-पाचवा-साडेवा-सावळा मजला, रहाणेसाठी मुक्ती/ऑफिस/गारजना/
 शब्दे/गिरे/वाडे भितीच्या इमारतीच्या बांधकामाबाबत, बांधकामाच्या नोंदणी पत्र देण्यात येत आहे.



- ही बांधकाम परवानगी दिलेल्या तारखेपासून एका वर्षा पर्यंत वैध असेल. परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त संपूर्ण वर्षा करणे आवश्यक आहे. नूतनीकरण करताना नवीन परवानगी घेण्याची वेळ मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना त्याच्या अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखडाच्या अनुषंगाने छाननी करण्यात येईल.
- नकारात रंगाने केलेल्या ठरल्या आपल्या कार्यालय राहतील.
- जे. जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे आगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत कामे सुरु करावयाचे पंधरा (१५) दिवस आगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबज्यातील जमिनी-व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हमकंदित नाही.
- बांधकाम भा सोबतच्या मंजूर केलेल्या नवाशतप्रमाणे आणव्यालून दिलेल्या अटी प्रमाणे करता येईल. जीत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे, मंजूर नकाराप्रमाणे बांधकाम केलेल्या बाबत व प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतर जीत्यावरती बांधकाम करावे.
- भूखंडाचे हद्दीत भोवती भोवती सोळा-साडेवाच्या जागेत बदल करून नवे न त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.

उ ह न.४	
११४०	२०१५
३३	४९

३३. इमारतीच्या मोकळ्या आवारात कचरा कुंडीची व्यवस्था करावी.
३४. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक / दिनांक आणि इतर माहिती लिहून फलक लावावा.
३५. कुलमुखत्यार पत्र धारक/भाडेकरू/गाळेधारक/मुळ मालक यांच्यास काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.
३६. स्टीलची कमला उंची २.४ मी. असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
३७. विषयाधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९३ भुंकंपरोधक आर सी सी डिझाईनुसार घटकांचे नि आर्हाताप्राप्त नोंदणीकृत रुखवरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्याचे देखरेखीखाली नियोजित इमा बांधकाम पूर्ण करणे अर्जदार / विकासकर्ता यांचेवर बंधनकारक राहिल.
३८. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम २५१ (३) नुसार मुंबई महानगर प्रदेशा विकास प्राधिकरणाने केलेल्या विकास नियंत्रण व जमिन धारक या बाबतचे अधिकारांस आधीन राहून ही परवानगी देण्यात येत आहे.
३९. बांधकाम साहित्यात प्लाथ अॅर विटा व प्लाथ अॅर आधारित साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियम अंमलबजावणी करणे बंधनकारक राहिल. मात्राबात वास्तुविशारदचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगवटा प्रमा दिले जाणार नाही.
४०. जर मुळडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल.
४१. जागेची मालकी हक्काबाबत / वहीपाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता / कु.मु.प.धा जमिन मालक यांची राहिल.
४२. इमारतीसाठी बसविली जाणारी लिफ्ट ही ISI मार्की असलेली दर्जेदार व नामांकित कंपनीची असावी तसेच तीची भवि वेळोवेळी सुरक्षिततेचे दृष्टिने तपासणी करण्यात यावी.
४३. नैसर्गिक पावसाळी पाण्याच्या धार करणेसाठी रुफवॉटर हार्दोस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉ पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करावेत यावी. जेणेकरून पावसाचे पाणी व वाया जाणार नाही व ते जमिनीमध्ये नुरेल.
४४. रादर रचनात बांधकामामुळे काही दृष्ट बाधित होत असल्यास दृष्ट अधिकारी यांना विहित पध्दतीने परवाना प्राप्त करून घेणे आवश्यक आहे. तसेच इमारत बांधकाम हाती घेण्याची परवानगी देण्यात येणार नाही.
४५. प्रत्येक मजला व प्रत्येक दिशेचे फासर दृष्टीने परवानगी घ्यावी.
४६. इमारतीच्या टॉपलेट्समध्ये लो कॉल्डिंग प्रलेश सिस्टम उभारणे आवश्यक राहिल.
४७. कुळ यायदथांची जमिन असाखान टॅनन्सी अॅन्ड कॅन्टिन्स ४३ प्रमाणे न. जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
४८. सौर उर्जेवरील पाणी गरम करावयाचे संग्रह आस्थापित करणे बंधनकारक राहिल.



सहाय्यक मगर रचनाकार
कुळगांव-वदलापूर नगर परिषद
कुळगांव

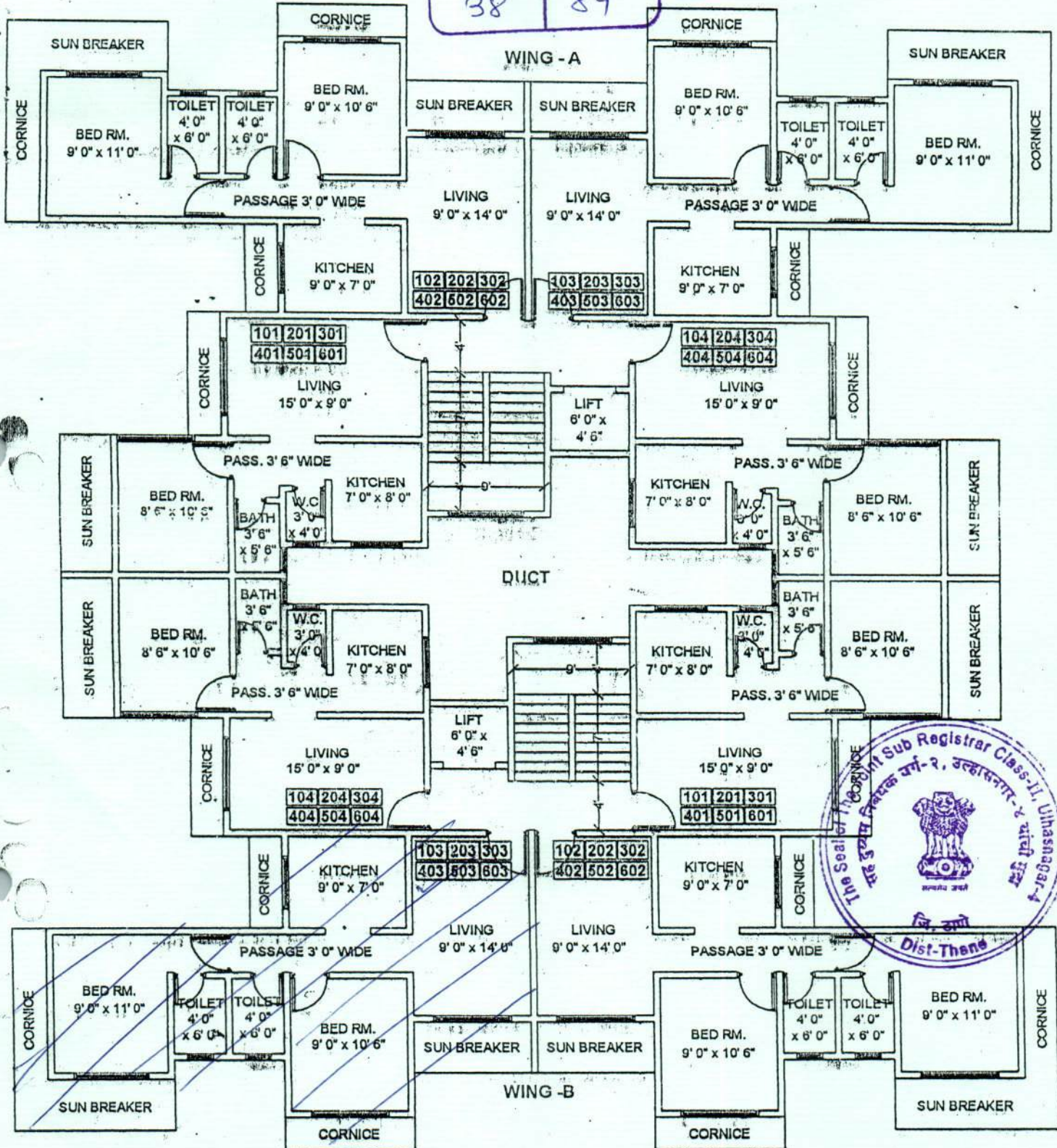
मुख्याधिकारी, ठाणे जिल्हा प्राधिकारी
कुळगांव-वदलापूर नगर परिषद
कुळगांव

प्रत :-

१. मा. त्रिभुज नियोजक, मुंबई महानगर प्रदेशा विकास प्राधिकरण, कल्याण
२. मा. जिल्हाधिकारी, ठाणे
३. सहाय्यकारी गृह निर्माण संस्था
४. नगर भूमापन अधिकारी, अंबरनाथ

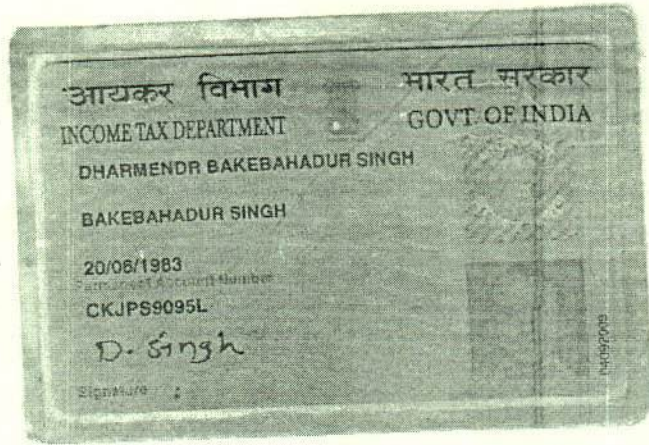
उह न. ४

११४०	२०११
३४	४९



TYPICAL FLOOR PLAN
1ST, 2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN

FLAT NO.	FLOOR	WING	CARPET	PURCHASER SING.	BUILDERS & DEVELOPERS
			AREA IN SQ. MT./FT.		
				<i>[Signature]</i>	<i>[Signature]</i>



स्वी जबा
नसावी
काचे नि
जित इमा

उह न.४	
११४०	२०१५
३५	४९

करणाने
च्या निय
वटा प्रमा

धा
ची भवि
रुफ टा
पाणी व
वरुन ल



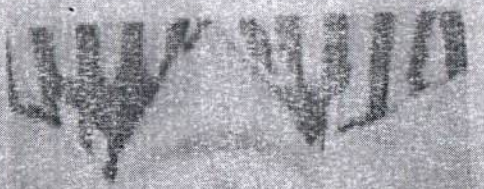
हरासिब
री



Readed

06112015

भारत सरकार
GOVT. OF INDIA



उ.प्र.सं.सं.	9980	2079
3E		89



आयकर विभाग
INCOME TAX DEPARTMENT

MANOHAR S PATIL



SHANKAR J. PATIL

12/10/1974

Permanent Account Number

AQSP9272B

Signature

(Signature)

(Signature)



उह न.४	
११४०	२०१५
३६०	४९

Sja



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

YASHWANT PANDURANG JAMDARE
 PANDURANG GOVIND JAMDARE

08/03/1995
 Permanent Account Number
 AXZPJ5528L


 Signature


 200992013

Yashwant

उ ह न. ४	
११४०	२०१५
३८	६१



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)											
Valuation ID	201512082847	08 December 2015,04:55:00 PM									
मूल्यांकनाचे वर्ष	2015										
जिल्हा	ठाणे										
मुल्य विभाग	तालुका : अंबरनाथ मौजे [गांव] मौजे बेलवली क्रमांक 6 (कुळगांव बदलापुर नगरपालीका)										
उप मुल्य विभाग	7/15-डी -2) बेलवली गावातील सर्व्हे नंबर 83 व 53 जवळील नाल्याच्या उत्तर पश्चिमेकडील भाग										
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#56								
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.											
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर						
6600	32800	47000	53100	47000							
बांधीव क्षेत्राची माहिती											
मिळकतीचे क्षेत्र-	72.828 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव						
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	0 to 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.32800/-						
उदववाहन सुविधा	आहे	मजला -	1st To 4th Floor								
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = (वार्षिक मुल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ = (32800 * (100 / 100)) * 100 / 100 = Rs.32800/-											
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 32800 * 72.828 = Rs.2388758.4/-										
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td colspan="2" style="text-align: center;">उह न. ४</td> </tr> <tr> <td style="text-align: center;">9980</td> <td style="text-align: center;">2093</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">89</td> </tr> </table>						उह न. ४		9980	2093	30	89
उह न. ४											
9980	2093										
30	89										
एकत्रित अंतिम मुल्य											
= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + पोटमजल्याचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य = A + B + C + D + E + F + G + H = 2388758.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2388758.4/-											

Home

Print




 सह दुय्यम निबंधक वर्ग-२
 उल्हासनगर-४

541/1140
मंगळवार, 08 डिसेंबर 2015 5:32 म.नं.

दस्त गोषवारा भाग-1

उहन4 80185
दस्त क्रमांक: 1140/2015

दस्त क्रमांक: उहन4 /1140/2015

बाजार मूल्य: रु. 23,88,758/- मोबदला: रु. 23,90,000/-

भरलेले मुद्रांक शुल्क: रु.1,19,500/-

दु. नि. सह. दु. नि. उहन4 यांचे कार्यालयात

पावती:1201

पावती दिनांक: 08/12/2015

अ. क्रं. 1140 वर दि.08-12-2015

सादरकरणाराचे नाव: श्री. मनोहर शंकर पाटील - -

रोजी 5:28 म.नं. वा. हजर केला.

नोंदणी फी रु. 23900.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकुण: 24720.00

Joint S.S.R. Ulhasnagar 4

Joint S.S.R. Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्रं. 1 08 / 12 / 2015 05 : 28 : 14 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 08 / 12 / 2015 05 : 29 : 13 PM ची वेळ: (फी)



Joint S.S.R. Ulhasnagar 4

Joint S.S.R. Ulhasnagar 4



09/12/2015 10 59:08 AM

दस्त गोषवारा भाग-2

उह्न4 89/89

दस्त क्रमांक:1140/2015

दस्त क्रमांक :उह्न4/1140/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स. ईरा बिल्डर्स तर्फे भागीदार श्री. हितेश हरिभाई पोकार - - पत्ता:-, -, शॉप नं. 1, बोन्झर कार्निवल प्लॉट नं. ०८, सेक्टर 10, खारघर नवी मुंबई, -, -, क्:आन्:आर, MAHARASHTRA, RAIGARH(MH), Non-Government. पॅन नंबर:ALUPP3164H	लिहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:श्री. मनोहर शंकर पाटील - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 11, शिव पार्क अपार्टमेंट, एफ विंग, गावदेवी रोड, आनंद नगर, कुळगाव बदलापूर पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AQSP9272B	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:08 / 12 / 2015 05 : 31 : 12 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कु.यशवंत पांडुरंग जमदरे - - वय:20 पत्ता:मांजली बदलापूर पश्चिम पिन कोड:421503			
2	नाव:श्री. समीर शंकर जोगे - - वय:27 पत्ता:कुळगाव बदलापूर पूर्व पिन कोड:421503			



शिक्षा क्र.4 ची वेळ:08 / 12 / 2015 05 : 32 : 04 PM

शिक्षा क्र.5 ची वेळ:08 / 12 / 2015 05 : 32 : 19 PM नोंदणी पुस्तक 1 मध्ये

Joint S.S.R. Ulhasnagar

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH005431124201516R	0003254073201516

प्रमाणित करण्यात येते की सदर दस्त
क्र. 9980/2024 मध्ये... २१ पाने आहेत
पुस्तक क्रमांक..... 9..... वर नोंदला
दिनांक... C-92-2094

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर-४.

1140 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



08/12/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 1139/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलवली

(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	1400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 403, माळा नं: चौथा, इमारतीचे नाव: वरद को.ऑ.हौ.सो.लि., इतर माहिती: मौजे- बेलवली, ता- अंबरनाथ, येथील सर्व्हे नं.10अ, हिस्सा नं.5 (पैकी), प्लॉट नं.7, क्षेत्र- 1049.33 चौ. मी. यावरील " वरद को.ऑ.हौ.सो.लि." या इमारतीमधील निवासी सदनिका क्र. 403, चौथा मजला, क्षेत्र- 445 चौ.फुट बांधीव ओपन टेरेससहित. ((Survey Number : 10A ; HISSA NUMBER : 5(p), Plot no.7 ;))
(5) क्षेत्रफळ	1) 445 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:-श्री. विक्रान्त वसंत कांबळे वय:-41; पत्ता:-प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वरद सोसायटी, ब्लॉक नं: बेलवली, रोड नं: बदलापूर-पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:- 421503 पॅन नं:-AWMPK4440Q 2): नाव:-सौ.ज्योती विक्रान्त कांबळे वय:-31; पत्ता:-प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वरद सोसायटी, ब्लॉक नं: बेलवली, रोड नं: बदलापूर-पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:- 421503 पॅन नं:-BEDPK4698Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दि अभिनव सहकारी बँक लि.शाखा बदलापूर-पूर्व तर्फे श्री. मुरलीधर खंडु बुट्टे वय:- 55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री अपार्टमेंट, ब्लॉक नं: गांधी चौक, रोड नं: बदलापूर-पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAAJT1277A
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	08/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	1139/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	7000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14000
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given

Share Certificate No.45

Member's Regn. No. 45

No. of Shares 10

BONZER AVENUE CO-OP. HSG. SOC. LTD.

Regn. No. : THA/AMB/HSG/TC/26444/2014-2015 Dated 6-6-2014
Belavli, Badlapur (E), Tal. Ambernath, Dist. Thane – 421 503.

Share Certificate

(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that Shri / Smt. / M/s. **Mr. Manohar Shankar Patil** Flat **B-403** is the Registered Holder of **10** fully paid up share of Rs. FIFTY each numbered from **441** to **450** both inclusive, in **BONZER AVENUE Co-operative Hsg. Soc. Ltd.** Badlapur (E) subject to the Bye-laws of the Said Society.

Given under the Common Seal of the said Society on
SUNDAY this 20th day of DECEMBER - 2015




Authorised
M.C. Member


Secretary


Chairman

(P.T.O.)

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred		Regn. No. of Transferee
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary