







09/11/2011
11:49:50 am

दुय्यम निबंधक:
उल्हासनगर 2

दस्त गोषवारा भाग-1

उहण2
दस्त क्र 11412/2011
१११५६

दस्त क्रमांक : 11412/2011
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाव श्री ललित दिपक बकरे - - पत्ता: घर/प्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: श्रीकृष्ण नगर ईमारत नं: - पेट/वसाहत: - शहर गाव: अंबरनाथ पु तारिका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 37 सही		
2	नाथ सा राजश्री ललित बकरे - - पत्ता: घर/प्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर गाव: सदर तारिका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही		
3	नाव म. प्राणजी प्रॉपटीज प्रा. लि. तर्फे डायरेक्टर श्री प्रकाश शर्मा याचे कु. म. व. क. ज. देणार श्री जोसेफ थॉमस - - पत्ता: घर/प्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -	लिहून देणार वय 41 सही		

Subt. B. B. B.

Subt.

Joseph

सह न्याय निबंधक वर्ग-२
उल्हासनगर-२



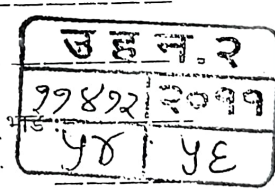
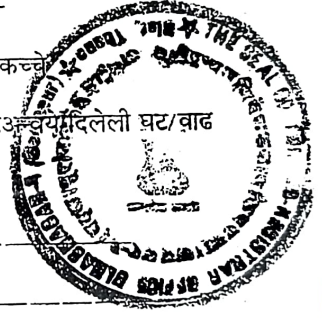
Subt.

दस्तऐवज करून देणार तधाकधीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल - सन २०११

१. दरताचा प्रकार :- करारनामा अनुच्छेद क्रमांक २५ (३)
२. सादर कत्याचे नांव :- तमित दिपक लकरे
३. तादुका :- अंबरनाथ, जि. ठाणे.
४. गावाचे नांव :- बोतवली
५. नगरभूभाषण क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक ९३,३५
६. मुल्य दरविभाग (झोन) :- ८०/१६, उपविभाग _____
७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ.मी. वार _____
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- _____ कारपेटचौ.मीटर/फूट / बिल्ट अप
९. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
१०. मजदारी कामांक _____ उदवाहन सुविधा _____ आहे/नाही
११. बांधकाम वर्ष :- _____, घसारा :- _____
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. वाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्याअन्वये दिलेली घट/वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास :-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- _____
२. नवीन इमारतीत दिलेले क्षेत्र :- _____
३. भाड्याची रक्कम :- _____
१५. लिटल अँड सावसुन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :- _____
निवासी / अनिवासी २. अगामत रक्कम / आगावू भाडे _____
३. कालावधी :- _____
१६. निर्धारित केलेले वाजारमुल्य :- ५५७०००/-
१७. दस्तानध्ये दर्शविलेली मोबदला :- ९७,१०,०००/-
१८. देय मुद्रांक शुल्क: १०२६०० भरलेले मुद्रांक शुल्क: १०२६००/-
१९. देय नोंदणी फी :- १७१००/-



लिपिक

सह दुय्यम निबंधक, उल्हासनगर-२



SECOND FLOOR

FIRST FLOOR

STILT FLOOR



सहायक नगर रचना विभाग
कळगाव-बदलापूर नगरपालिका, परियोजना क्र. 35/1/1/35/1/1/4/38/2/38/8/39 P. 35/3/36/1/38/1/43/8/35/1/35 P. 34, 33 P. OF BELLVALI, DISTRICT THANE

सहायक नगर रचना अधिकारी
कळगाव-बदलापूर नगरपालिका, मुंबई

सहायक नगर रचना अधिकारी
कळगाव-बदलापूर नगरपालिका, परियोजना क्र. 35/1/1/35/1/1/4/38/2/38/8/39 P. 35/3/36/1/38/1/43/8/35/1/35 P. 34, 33 P. OF BELLVALI, DISTRICT THANE

FORM-II

CONTENTS OF SHEET

A - TYPE BUILDING - ALL FLOOR PLANS SECTION A-A^o ELEVATION, BUILT-UP CALCULATIONS AND DIAGRAM

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING A TYPE ON PLOT BEARING NO. 33/1/1/35/1/1/4/38/2/38/8/39 P. 35/3/36/1/38/1/43/8/35/1/35 P. 34, 33 P. OF BELLVALI, DISTRICT THANE.

NAME OF OWNER: M/S PRANJEE PROPERTIES PVT., LTD. SIGNATURE OF OWNER:

JOB NO. DATE: 10 JANUARY 2009. NAME, ADDRESS AND SIGNATURE OF ARCHITECT: ARCHITECT SATISH OAK

DRG. NO. SCALE: 1:100. AS SHOWN: Ground floor: Ashirwad Apts., Opposite Agni Bazar, Near Ambika Hotel, Badlapur (E). Tel: 9822390799, 2693983

DRAWN BY: PRATIMA. CHECKED BY: A. MHATRE. CONSULTING ARCHITECTS: PLANNERS & DESIGNERS



A.I.M.O.E. CONSULTANTS
Architectural, Interiors & Management Services

1, Ramnath House, Road No. 20, Chhatrapati Mumbai - 400 071
Ph: 022-26910033, E-mail: aimoedesign@rediffmail.com

ARVIND MHATRE ARCHITECT

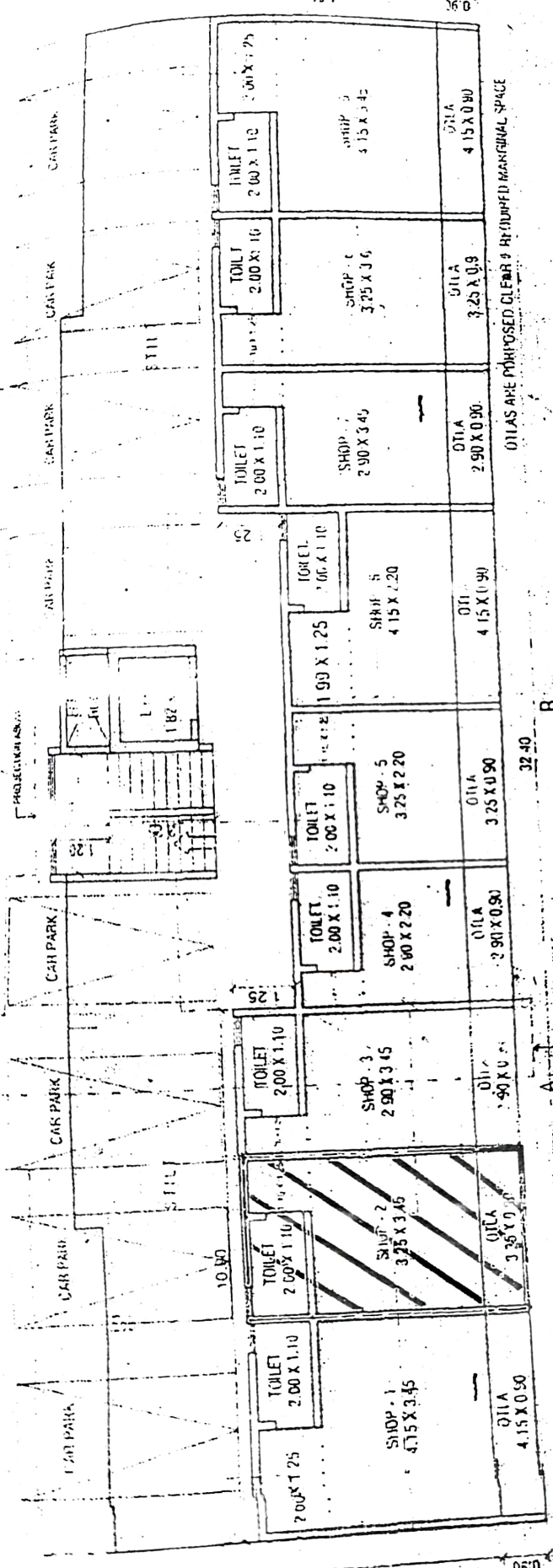
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Approved by: 30-2009 PRANJEE GARDEN CITY / P/VAL TO JAN 09



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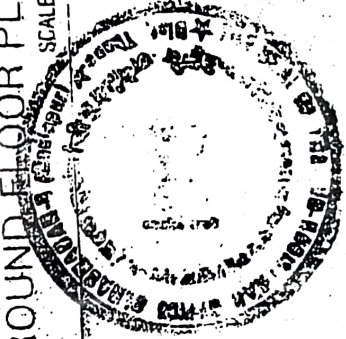


O.I.A.S ARE PROPOSED CLEAR 9 HRS. DUMPED MATERIAL SPACE

32.40
A - PROJECTION AREA B

GROUND FLOOR PLAN TYPE - C

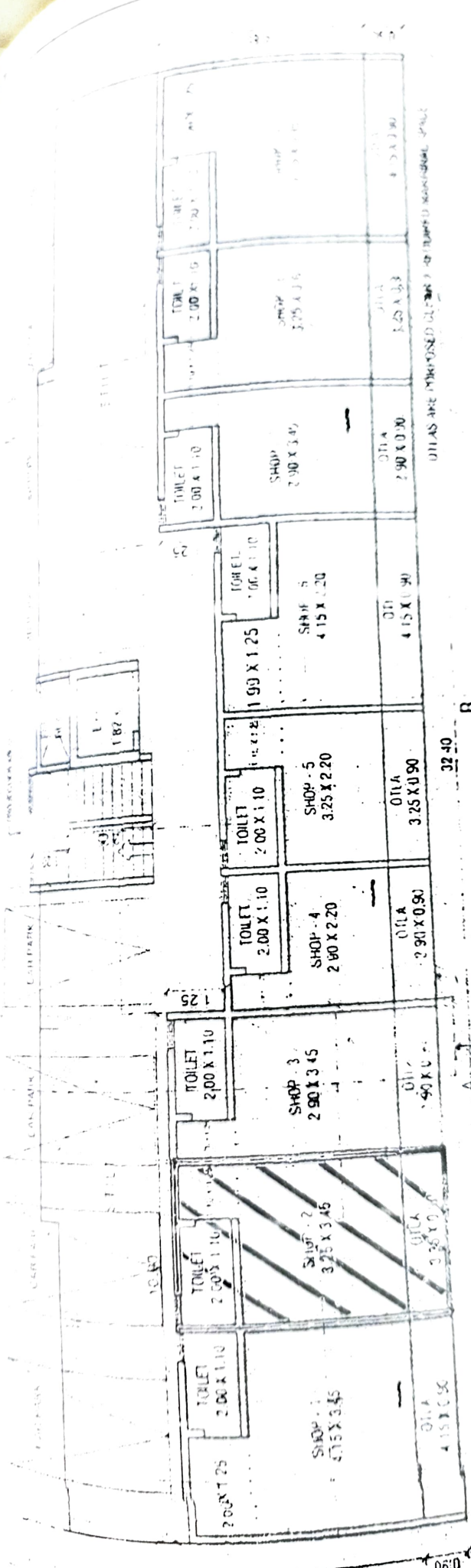
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Signature
R.P.R.

THE JOINT SUB
RD १९५५



UTILITIES ARE IMPOSED ON THE 1st FLOOR

GROUND FLOOR PLAN TYPE - C
SCALE 1:100



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Signature

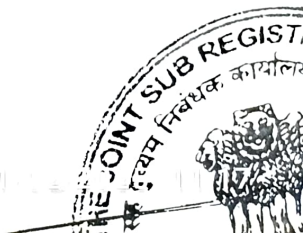
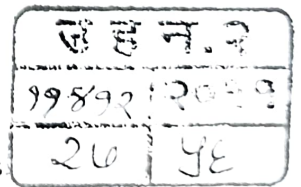
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4.85

Amenities inside Each Flat in Garden City

1. **DOORS.**
 - Both side decorative laminated flush doors
2. **WINDOWS**
 - Decorative Marble frame on all windows.
 - Full size color anodized Aluminum Sliding Windows.
3. **FLOORING**
 - Vitrified Flooring Tiles throughout the flat.
 - Anti Skid Ceramic Tiles in the open Terrace.
4. **WALL TILES**
 - Glazed wall Tiles in kitchen: 4' dado above platform.
 - Designer Wall Tiles in bath & W.C (up to full door height)
5. **PAINT/ WALL FINISH**
 - Double coat plastered external walls with highly durable Acrylic Finish Paint.
 - POP covered internal walls with elegant Plastic Paint finish.
 - POP covered ceiling surfaces with elegant Plastic Paint finish.
6. **KITCHEN & KITCHEN CABINATS.**
 - Designer Modular Kitchen Cabinets with trolleys below, Black Granite Kitchen Platform top.
7. **BATHROOM & TOILET FITTINGS.**
 - Jaguar Brand Single Lever Diverter for Hot and Cold Water Control System.
 - Table top Designer Wash basin in each bathroom.
 - Branded Water Heater/ Geyser in each bathroom.
 - Good quality, branded fittings.
8. **PLUMBING.**
 - Concealed GI Plumbing with branded sanitary wares
9. **ELECTRICALS**
 - Concealed copper wiring with MCB.
 - Branded Quality Modular Switches throughout the flat
10. **SECURITY.**
 - Video Door Phone with Security Camera for round the clock vigilance.



SIGNED SEALED AND DELIVERED
By the withinnamed "PROMOTERS"

M/S. PRANJEE PROPERTIES PVT. LTD.

By the hands of MR. PRAKASH SHARMA
(The authorised Representative/Director)

In the presence of *M. K. K. K.*

1. Mrs. Meera Ashwin K. K. K.

2. Mr. Ashwin Mureshwar K. K. K.



SIGNED SEALED AND DELIVERED
By the withinnamed "THE SHOP PURCHASER"

MR. LALIT DEEPAK BAKRE

MRS. RAJSHREE LALIT BAKRE

In the presence of

1. *M. K. K. K.*

2. *M. K. K. K.*

Lalit's Bakre

RBS



RECEIPT

RECEIVED from the withinnamed Purchasers the sum of Rs 50,000/-
(Rupees Fifty Thousand Only) paid by him/her/them to us through Cash /
Cheque / Demand draft No. 005615 on 3rd day of February, 2010, drawn
from Thane Janata Sahakari Bank , Branch Ambarnath towards Token
Amount.

We say received.

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The Promoters

(M/S. Pranjee Properties Pvt. Ltd.)



THE FIRST SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land situated, lying and being at Mauje Belavalli, Badalapur, Taluka-Ambarnath, District Thane, altogether admeasuring 52739 sq yards. equivalent to 44096.86 sq. mtrs. or thereabout and bearing Survey Nos. and Hissa Nos. as follows.

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	33	P	760
2.	35	1(P)	6000
3.	35	1(P)	3030
4.	35	1(P)	4046.86
5.	36	2	1520
6.	38	8/2	4450
7.	39	(P)	1300
8.	35	1(P)	6100
9.	35	3	2020
10.	36	1	5260
11.	38	8/1	4910
12.	39	(P)	2200
13.	34	-	2500
		Total	44096.86

THE SECOND SCHEDULE ABOVE REFERRED TO

Phase-I comprises of 9 (Nine) or more buildings which buildings are named as follows:-

- | | |
|---------------|-----------------|
| 1) SUNBIRD. | 6) NIGHTINGALE. |
| 2) FLAMINGO. | 7) SPARROW. |
| 3) PELICAN. | 8) KINGFISHER. |
| 4) GOLDCREST. | 9) BLUE ROBIN. |
| 5) ROSEFINCH. | |

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Construction of Buildings other than the above mentioned is exclusive discretion of the Promoters subject to proposal being approved by M.M.R.D.A or any other Competent Authority.

THE THIRD SCHEDULE ABOVE REFERRED TO

Flats/Shops/Units No 002 on Ground Floor in building known as "ROSEFINCH" In Phase I, on the larger property and shown by red colour boundary line on the plan.

Subject to Ratification
[Signature]



hereunder written with approval of the M.M.R.D.A. or any other concerned authority, the Promoters shall at their own discretion put additional construction/buildings in said layout. The Shop Purchaser hereby give irrevocable consent for the Promoters adding construction of more than 4 (four) buildings.

The Shop Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Shop Purchaser. Shop / Shops / Units No 002 measuring 17.71 sq. mtrs. (Carpet area) (Which is inclusive of the area of balconies) as shown in Red colour on the plan hereto annexed in "ROSEFINCH" Building in Phase-I (the particulars of the said Building and Shop is given in Third Schedule hereunder written (hereinafter referred to as "the Flat") at or for the price of Rs.17,10,000/- (Rupees Seventeen Lac, Ten Thousand Only) including proportionate price of the common areas and facilities appurtenant to the premises. The Shop Purchaser hereby agrees to pay to the Promoters balance amount of purchase price of Rs.8, 55,000/- (Rupees Eight Lac, Fifty Five Thousand Only) in the following manner:-

- (i) 20% on or before execution.
- (ii) 15% on or before Plinth Completion.
- (iii) 5% on or before 1st slab Completion.
- (iv) 5% on or before 2nd slab Completion.
- (v) 5% on or before 3rd slab Completion.
- (vi) 5% on or before 4th slab Completion.
- (vii) 5% on or before 5th slab Completion.
- (viii) 5% on or before 6th slab Completion.
- (ix) 5% on or before 7th slab Completion.
- (x) 5% on or before 8th slab Completion.
- (xi) 7% on or before Brick Work Completion.
- (xii) 7% on or before Plastering Work Completion.
- (xiii) 9% on or before Finishing Work Completion.
- (xiv) 2% on or before Occupation

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3. The Shop Purchaser agrees to pay to the Promoters interest at 18% p.a. on all the amounts which become due and payable by the Shop Purchaser to the Promoters under the terms of this Agreement from the date the said amount is payable by the Shop Purchaser to the Promoters (time is essence of the contract).

4. On the Shop Purchaser committing default in payment on due date of any amount due and payable by the Shop Purchaser to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Shop Purchaser committing breach of any of the terms and conditions herein contained the Promoters shall be entitled at their own option to terminate this Agreement.

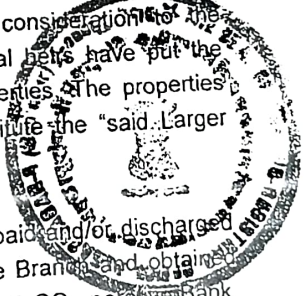


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Subir Bhat

AND WHEREAS by Agreement for Sale dated 24/12/2007 made between the 1) Yashwant Pundlik Bhoir 2) Dinesh Yashwant Bhoir 3) Mahesh Yashwant Bhoir of the First Part (hereinafter referred to as the "Original Owners No.4") AND the said Promoters of the Other Part, the said Original Owners No.4 agreed to sell the plots of lands including Plot bearing Survey No. 39(pt) admeasuring 2200 sq. mtrs. as stated at Serial No.12 hereinabove. The said Agreement is duly registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.2-6553/2007 dated 24/12/2007. The said Original Owners No.4 have also executed Power of Attorney dated 24/12/2007 in favour of the said Promoters, the same is also registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.2 6554/2007 dated 24/12/2007 in respect of the said plot of land.

AND WHEREAS by Agreement for Sale dated 15/02/2008 made between 1) Umesh Chandrakant Patil, 2) Smt. Bhagyashree Bhagwan Madvi, 3) Smt. Sunita Sanjay Bhoir, 4) Smt. Anita Ravindra Patil 5) Kurn. Sarita Chandrakant Patil of the First Part (hereinafter referred to as the "Original Owners No.5") AND the Promoters herein of the Other Part, the said Original Owners No.5 have agreed to sell the Agricultural plot of land bearing Survey No.34 admeasuring 2990 sq. yards equivalent to 2500 sq. mtrs.or thereabout stated at Serial No.13 hereinabove. The said Agreement is duly registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.2-01280/2008 dated 16/02/2008. The said Original Owners No.5 have also executed Power of Attorney dated 15/02/2008 in favour of the said Promoters. The same is also registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.20-1281/2008 dated 16/02/2008 in respect of the said plot of land.

AND WHEREAS under all aforesaid Agreements at Serial Nos.1 to 13 hereinabove, the Promoters have paid entire consideration to the respective Owners and respective Owners/their legal heirs have put the Promoters into possession of the said Larger Properties of the properties described at Serial Nos.1 to 13 hereinabove constitute the "said Larger Property".



AND WHEREAS the Promoters herein have paid and/or discharged entire payment of C.K.P Co-Operative Bank, Thane Branch and obtained Release of Lien by Letter dated 21/05/2009 from C.K.P CO-operative Bank, Thane Branch in respect of properties stated at Serial Nos.1 to 7 and Nos.9 to 11 hereinabove.

AND WHEREAS the Promoters have applied to the Revenue Authorities to cancel the charge of the C.K.P. Co-operative Bank, Thane

Handwritten signature and scribble

Handwritten signature: Jai's Bakery
Handwritten initials: RUB

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AND WHEREAS pursuant to the said negotiations by the Original Owners No 1 and 2 and/or their legal representatives with consent and concurrences of the First Developers and Second Developers, have entered into Agreement for Sale dated 21/07/2007 with Promoters herein in respect of N.A Lands which are described in the Schedule to the said Agreement being Serial Nos.1 to 7 hereinabove. The said Agreement for Sale dated 21/07/2007 is duly registered with Sub-Registrar of Assurances at Ulhasnagar at Serial No.U.H.N.2-03720/2007 dated 21/07/2007.

AND WHEREAS by and under Agreement for Development dated 21/07/2007 between aforesaid Anubai Harishchandra Patil and Ors. (Original Owners No.2), First Developers and Second Developers of the One Part and Promoters herein of the Other Part, the said Owners at/or for the consideration and on terms and conditions entrusted development rights in respect of agricultural lands more particularly described in the said Agreement including properties being at Serial No. 9 to 11 hereinabvoe. The said Agreement for Development dated 21/07/2007 is duly registered with the Sub-Registrar of Assurances at Ulhasnagar under Serial No U.H.N.2-03724/2007 dated 21/07/2007.

AND WHEREAS pursuant to the afore recited Agreement for Sale and Agreement for Development both dated 21/07/2007, the original Owners No. 1 and 2 have executed and/or granted Irrevocable Power of Attorney dated 21/07/2007 to the Promoters/Directors for various acts, deeds, matters and things including power to convey the said properties. The said Power of Attorneys are duly registered with Sub-Registrar of Assurances at Ulhasnagar under Serial No. U.H.N.2-03721/2007 dated 21/07/2007 and U.H.N.2-03725/2007 dated 27/07/2007 respectively.

AND WHEREAS by Agreement for Sale dated 01/04/2008 made between 1) Krishna Nana Karale (Patil) 2) Smt. Manjula Krishna Karale, 3) Nandkumar Krishna Karale 4) Rajesh Krishna Karale - 5) Smt. Kanta Jitendera Tandel 6) Smt. Jyoti Sudam Patil of the First Part (hereinafter also referred to "Original Owners No.3") AND the Promoters herein of the Other Part, the said Original Owners No.3 have agreed to sell the plot of land bearing Survey No.35 Hissa No.1 (pt), admeasuring 738 equivalent to 6100 sq. mtrs. or thereabout stated at Serial No.8 hereinabove. The said Agreement is duly registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.2-02645/2008 dated 01/04/2008. The said Original Owners No.3 have also executed Power of Attorney dated 01/04/2008 in favour of the said Promoters, the same is also registered with Sub-Registrar of Assurances at Ulhasnagar bearing Registration No.U.H.N.2-02646/2008 dated 01/04/2008 in respect of the said plot of land.



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Sub-Registrar
[Signature]



[Signature]



AND WHEREAS the above said Original Owners Anusaya Kanu Karale and Others (hereinafter referred to as "the Original Owner No.1") by various and diverse Agreements made between Dinesh Housing Development Pvt Ltd. through its Directors viz. 1) Shri Dinesh alias Dinkar Baburao More and 2) Shri. Ramakrishna Baburao More (hereinafter referred to as "the First Developers") and M/s. Dinesh Construction through its Partner viz. 1) Shri Dinesh alias Dinkar Baburao More and 2) Shri. Ramakrishna Baburao More (hereinafter referred to as "the Second Developers") entrusted development rights in respect of properties stated at Serial Nos. 1 to 7 hereinabove to the said First and the Second Developers.

AND WHEREAS Smt. Anubai Harishchandra Patil and Others (hereinafter referred to as "the Original Owner No.2") by various and diverse Agreements made between Dinesh Housing Development Pvt. Ltd. through its Directors viz. 1) Shri Dinesh alias Dinkar Baburao More and 2) Shri. Ramakrishna Baburao More (hereinafter referred to as the First Developers") and M/s. Dinesh Construction through its Partner viz. 1) Shri Dinesh alias Dinkar Baburao More and 2) Shri. Ramakrishna Baburao More (hereinafter referred to as "the Second Developers") entrusted development rights in respect of properties stated at Serial Nos.9 to 11 hereinabove to the said First and the Second Developers.

AND WHEREAS the said First Developers and the Second Developers had secured the said properties stated at Serial Nos.1 to 7 and Serial Nos.9 to 11 hereinabove of larger property by way of simple mortgage with C.K.P. Co-operative Bank, Thane Branch.

AND WHEREAS the said First Developers and the Second Developers failed and neglected to pay of the loan amount to the said C.K.P. Co-operative Bank, Thane Branch.

AND WHEREAS thereafter the said First Developers and the Second Developers and abovesaid Original Owners approached the Promoters to take over the properties and clear the said Bank's charges and to repay the balance payment and the Owners who have agreed to sell the said portion stated in Larger property with consent and approval of the said First Developers, Second Developers and the said C.K.P. Co-operative Bank to the said Promoters.

AND WHEREAS pursuant to the said representations the Promoters through its Directors have approached the said C.K.P. Co-operative Bank and obtained no objection for purchase of the said portions of the property at Serial Nos.1 to 7 and Serial Nos.9 to 11 hereinabove on terms and conditions as mutually agreed between the said Promoters and the said C.K.P. Co-operative Bank.

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Sahit's Bank
RUB



AND

MR. LALIT DEEPAK BAKRE AND MRS. RAJSHREE LALIT BAKRE Aged. 37 & 30 years, of Mumbai, Indian Inhabitant/s, residing at Sindhudurga Chawal, Near Hill Park, Bldg, Gamdevi Mandir, Shrikrishana Nagar, Ambarnath (E), Thane- 421501. hereinafter called the "THE SHOP PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be mean and include his / her / their heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS Smt. Anusaya Kanu Karale, Bhau Rama Karale, Bhagwan Mahadu (Patil) Karale and Krishna Nana (Patil) Karale Smt. Anubai Harishchandra Patil and Others, Yashwant Pundlik Bhat and others and Umesh Chandrakant Patil and others were seized and possessed of and/or well and sufficiently entitled to immovable properties being pieces and parcels of land situate lying and being at Mauje, Belavalli, Badalapur, Taluka-Ambarnath, District- Thane, altogether amounting 52739 sq. yards, equivalent to 44096.86 sq. mtrs or thereabouts having details as follows:-

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	33	P	760
2.	35	1(P)	6000
3.	35	1(P)	3030
4.	35	1(P)	4046.86
5.	36	2	1520
6.	38	8/2	4450
7.	39	(P)	1300
8.	35	1(P)	6100
9.	35	3	2020
10.	36	1	5260
11.	38	8/1	4910
12.	39	(P)	2200
13.	34	-	2500
		Total	44096.86

more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said Larger Property").

AND WHEREAS Smt. Anusaya Kanu Karale, Bhau Rama Karale, Bhagwan Mahadu (Patil) Karale and Krishna Nana (Patil) Karale and Others were seized and possessed of and/or otherwise well and sufficiently entitled to pieces and parcels of land which are stated at Serial Nos.1 to 8 hereinabove.

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Sulekha Bakre

Sulekha Bakre
RBB

RBB



The Nav Jevan Co-op. Bank Ltd.
 H O Baramati, Sew Madh Compound, Ulhasnagar - 421 013
 Website: www.navjevanbank.com
 An ISO 9001:2000 Certified Bank
 Tel. No. 2563396, 2565435

(Customer's Copy)

Date	31/10/2011	Sl. No	34503
Franching Value	Rs. 1,02,600/-		
Service Charges	Rs. 152		
Rs. 10/- per document			
Total Amount	Rs. 1,02,610/-		
Rupees (in words)	One Lakh Two Thousand Six Hundred Ten only		
No. of Documents:	1		
Name of stamp duty paying party:	M/S. Pranjali Properties		
Name of Counter Party:	M/S. Pranjali Properties		
Purpose of Transaction:	FOR SALE OF PROPERTY		
Cheque / DD No			
Drawn on:	Bank of Maharashtra		
Branch			

(For Bank's Use Only)

Signature of Purchaser

Franching Sr. No

22823

Cashier / Officer

Authorized Signatory



NAME OF THE BUILDING : "ROSEFINC"
 FLAT / SHOP / UNIT NO. : 002
 PAN CARD NO. OF PROMOTERS : AADCP8950C
 PAN CARD NO OF PURCHASER/S : AKSPB9324J
 : AUZPB8869K

FOR THE NAV JEVAAN CO-OP. BANK LTD.

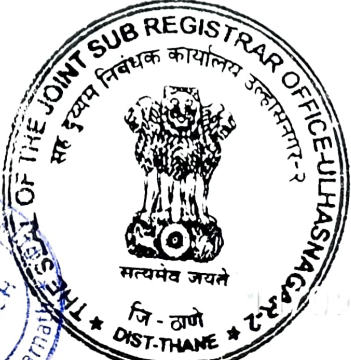
Authorised Signatory

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered in to at **BADLAPUR** 9th day of November, 2011 BETWEEN **M/S. PRANJALI PROPERTIES PVT LTD.** a Company duly registered under the provision of the Companies Act, 1956 and having its office at 201, Jollitha Compound, Ghatla Village Road, Chembur, Mumbai-400 071, through Directors/Authorised Signatory **Shri Prakash Sharma** hereinafter called "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be mean and include its successor and assigns) OF THE ONE PART;

रहस्य. २	
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२	५६

123766 NOV 01 2011
 R. 0102600/- PB6506
 STAMP DUTY MAHARASHTRA



Sale to Bank
PUB

Sale to Bank
PUB

Sale to Bank

शुद्धी १२

Shop No-2

प्रारूप : फ्रँकिंग

फ्रँकिंग मुद्रा

फ्रँकिंग / उमट मुद्रांकाचा तपशिल

१. ठणाचा युनिक नंबर
२. दस्तऐवजाचा तपशिल
३. मिल्कतीचा तपशिल
४. मोबदला रक्कम
५. मालमत्ता देणा-याचे नांव
६. मालमत्ता घेणा-याचे नांव
७. मुद्रांक शुल्क भरणा-याचे नांव
८. मुद्रांक शुल्क रक्कम
९. नोंदणी करण्याचे सह/ दु.नि. कार्यालय
१०. प्राधिकृत अधिका-याची स्वाक्षरी
११. व बँकेचा / व्हेंडर्सचा शिक्का

२४४२५
 Agreement for sale
 Flat sale Agreement
 Rs. 17,10,000/-
 M/S Pranje Properties Pvt Ltd
 Kalit Deepak Bakre
 Kalit Deepak Bakre
 Rs. 1,02,600/-
 Ulhas 2
 For The May Jaewal Co-op. Bank Ltd
 Authorized Signatory



उमट मुद्रांक फ्रँकिंग तपासले, बँकेशी
 मेळ घेतला बरोबर आढळले

सह / दुय्यम निबंधक
 उल्हासनगर-२

दस्त प्रकाराचा तपशिल येथून घुळे घेण्यात यावा.

ज ह न.२	
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Sale's Bank
 ORIGINAL
 VERIFIED
 COPY
 AMBARNATH Jai-Mind Co-op. Bank Ltd.
 AMBARNATH





कुळगांव बदलापूर नगरपरिषद

आयुक्त प्रशासक, पंचायत समिती, कुळगांव, तालुका, जिल्हा, महाराष्ट्र

दिनांक: 05/08/2019

पंचायत समितीच्या कार्यालयातील प्रत्येक घटक

पत्रिका

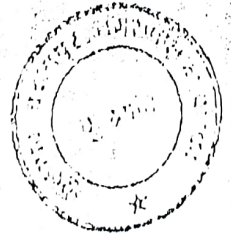
पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे. पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे. पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे.

पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे. पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे. पंचायत समितीच्या कार्यालयातील प्रत्येक घटक ही इतर पंचायत समितीच्या कार्यालयातील प्रत्येक घटक सारखीच असणे आवश्यक आहे.

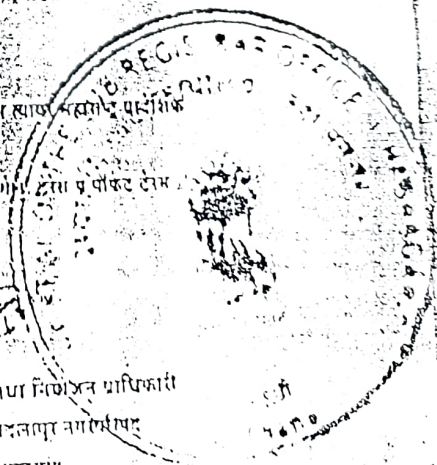
व्यवस्था	विंग 3 - 1 + विंग 3 - 2		विंग 3 - 1 + विंग 3 - 2		पान
	रकबा	फीट	रकबा	फीट	
1) नगरपालिका	12	12	12	12	पंचायत, पंचायत, सी.आर.ओ.
2) नगरपालिका	12	12	12	12	
3) नगरपालिका	12	12	12	12	
4) नगरपालिका	12	12	12	12	
5) नगरपालिका	12	12	12	12	
6) नगरपालिका	12	12	12	12	
7) नगरपालिका	12	12	12	12	
8) नगरपालिका	12	12	12	12	
9) नगरपालिका	12	12	12	12	
10) नगरपालिका	12	12	12	12	
11) नगरपालिका	12	12	12	12	

1. नगरपालिका (पंचायत समिती) वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणे आवश्यक आहे.
2. नगरपालिका वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणे आवश्यक आहे.
3. नगरपालिका वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणे आवश्यक आहे.
4. नगरपालिका वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणे आवश्यक आहे.
5. नगरपालिका वीटिंग करणाऱ्या आयुक्त/आर.सी.आय.ला तसेच त्यांच्या कार्यालयात वीटिंग करणे आवश्यक आहे.

सहायक आयुक्त, कुळगांव-बदलापूर नगरपरिषद, कुळगांव.



पंचायत समिती तथा नगरपालिका प्राधिकारी, कुळगांव-बदलापूर नगरपरिषद, कुळगांव.



र.ह.नं. २
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