

सत्यम प्राइम को-ऑप होसिंग सोसायटी लि.

नोंदणी क्र. टीएनए/एमबी/एचएसजी/(टीसी)/३०२१३/२०२७-२०१८/सन २०१७
सर्टे नं. १९, हिस्ता नं. ५/२, सोनेदपद हॉटेल जयल, मीने फावण, बदलापूर. (पू.) ता. वंकरनाथ, जि. ठाणे - ४२१५०३

आपका क्र.

दिनांक : ०६/०२/२०२५

To,
The Branch Manager,
State Bank of India
R.A.C.P.C., KALYAN

Dear Sir / Madam,

We Managing Committee Satyamprime ABCD Wing Co Op Hsg Ltd, here by certify that

We have transferable rights to the property described below, which has been allotted by us to Ms.Reena Kaushal Maheshwari, Mr Abadh Kaushal Maheshwari & Parikshit Kaushal Maheshwari (name of the seller) & who now intend to sell the same to Mr Yogendra Ashokkumar Mishra & Mrs Sunita Yogendra Mishra (name of purchaser) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 23rd December 2024 (herein after referred to as the "Sale document")

Description of the Property :

Flat No / House No.	Flat no 206 D Wing
Building No. / Name	Satyamprime ABCD wing chs ltd
Plot No.	
Street No. / Name	
Locality Name	Katrap
Area Name	Badlapur East
City Name	Thane
Pin Code	421503

2. That the total Consideration for this transaction is Rs. 22,50,000/- Rupees Twenty two lacs fifty thousand towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

SATYAM PRIME A,B,C,D WING CO-OP. HSG. SOC. LTD.

Chairman

Secretary

Treasurer



सत्यम प्राइम को-ऑप होसिंग सोसायटी लि.

नोंदणी क्र. टीएनए/पएमबी/पएमएसबी/(सीसी)/२०२१३/२०१७-२०१८/संग २०१७

सर्वे नं. ९१, हिस्सा नं. ५/२, योगेश्वर हॉटेल जयळ, गीजे थानप, बडहापूर. (प.) ता. अंयवनाथ, जि. ठाणे - ४२१५०३

जादक क्र.

दिनांक :

Date:09/02/2025

TO WHOMSOEVER IT MAY CONCERN

Subject: No Dues Certificate

This is to certify that Mr.Yogendra Ashokkumar Mishra & Sunita Yogendra Mishra, who recently purchased a flat through sale agreement dated 23rd December 2024, residing at Flat No. 206 D Wing, Satyamprime ABCD Wing Chs Ltd, is now become member of this housing society and he has cleared all his outstanding dues related to maintenance charges, service charges, sinking fund, and transfer fees any other applicable charges upto January 2025.

As of the date of issuance of this certificate, there are no pending dues against the aforementioned flat. This certificate is issued upon the member's request for their personal records and any necessary housing loan documentation purposes.

This certification is provided based on society records and is valid as of the date mentioned above. As soon as society bills are generated for the month of February we will submit the same to the owner.

For Satyamprime ABCD Wing CHS Ltd,

SATYAM PRIME A,B,C,D WING CO-OP. HSG. SOC. LTD.

Managing Committee.

Chairman

Secretary

Treasurer





महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज पुरवठा देयक माहे: DEC-2024

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN) 000002687975483

HSN code 27160000

ग्राहक क्रमांक: 021664349300
REENA KAUSHAL MAHESHWARI
FLAT NO 206, D-WING, SATYAM PRIME, NR TULSI ANGAN SOC, 421503
मोबाइल/ ईमेल:

देयक दिनांक 12-DEC-24
देयक रक्कम रु 1,450.00

देय दिनांक 01-JAN-25
या तारखे नंतर भरल्यास 1,460.00

बिलीग युनिट: 4405 :BADLAPUR (E) S/DN
दर सकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रमांक/डि.टी.सी.: 2 / 22-0740-2180 /4149735
मिटर क्रमांक: 01513187497
रिडिंग ग्रुप: G2

पुरवठा दिनांक: 18-Jan-2016
मजुर भार: 2 KW
सुरक्षा ठेव जमा(रु): 1,213 03
चालू रिडिंग दिनांक: 08-DEC-24
मागील रिडिंग दिनांक: 08-NOV-24

Scan this QR
Code with
BHIM App for
UPI Payment

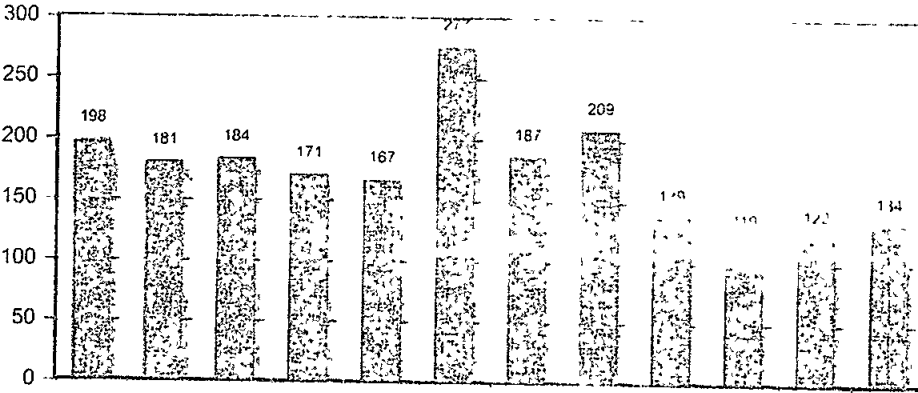


चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण
12626	12486	01	140	0	140

NORMAL
Bill Period 1 Month(s) /

QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ-
www.mahadiscom.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयाचा गो-ग्रीन डिस्काउट मिळवा नोंदणी करण्यासाठी -<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0 २५% (रु ५००/- पर्यंत) सवलत मिळवा (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या
- पुढील महिन्याची रिडिंग साधारणत 08-01-2025 ह्या तारखेला होईल विशेष संदेश .

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना सागणकीकृत क्रमांक असलेली सागणकीय पावतीची स्वीकारावी हस्तलिखित पावती स्वीकार नये गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा

स्थळप्रत विलीग युनिट	4405	ग्राहक क्रमांक:	021664349300	पी.सी.:	G2	दर:	090
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अंतिम तारीख	01-JAN-25	रक्कम	1,450 00
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या तारखे पर्यंत भरल्यास	21-DEC-24	1,430 00
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या तारखे नंतर भरल्यास	01-JAN-25	1,460 00
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बँकेची स्थळप्रत	डिटीसी क्र.:	4149735
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अंतिम तारीख	01-JAN-25	1,450 00
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स्थळप्रत विलीग युनिट:	4405	ग्राहक क्रमांक:	021664349300	पी.सी.:	G2	दर:	090
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या तारखे पर्यंत भरल्यास	21-DEC-24	1,430 00
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या तारखे नंतर भरल्यास	01-JAN-25	1,460 00
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आर्थिक वर्ष 2024 - 2025

कुळाबाब बदनापुर नगर पारमद
नमुना क्रमांक ५४ (नियम क्रमांक ७१, ८१, ६३६ पन्ना)

Receipt / पावती

Customer Copy / ग्राहक प्रत



Receipt No / पावती क्रमांक
KBMC2425PT000058732

Property Tax Department / करसिधार्थ विभाग
Property Tax Bill Payment / भानुमना कर भरणा

Receipt Date / पावती दिनांक
24/12/2024

Property No/भानुमना न KBMC00088043

Flat No/ फ्लॉट क्रमांक. 0

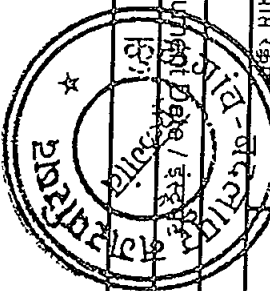
Received From / कर्तून प्राप्त फिना कौशल महेश्वरी व

Owner Name/मालकाचे नाव. फिना कौशल महेश्वरी व अबाख कौशल महेश्वरी व परिक्षित कौशल महेश्वरी

Property Address / भानुमना पत्ता 0, कात्रप, सन्यम पार्सिम डी बिंग सम न.206, तुलमी धामच्या बाजूला 4201 502, कात्रप, बदनापुर - 421503

Narration / विवरण: जुना भानुमना क्र. -5011545, कात्रप,

Bill No & Date / बिल क्रमांक आणि तारीख	Tax Name / कराचे नाव	Demand / मागणी		Payment Received/ प्राप्त रक्कम		Balance / शिल्लक रक्कम	
		Areas/ थकबाकी	Current/ चालू	Arrears/ थकबाकी	Current/ चालू	Arrears/ थकबाकी	Current/ चालू
KBMC202300026450 & 03-05-2023	महंगाधारण कर	0.00	2404.00	0.00	2404.00	0.00	0.00
KBMC20240012234510 & 07-08-2024	शिष्टाण कर	0.00	442.00	0.00	442.00	0.00	0.00
KBMC20240012234520 & 07-08-2024	अभियंमत सेवा कर 2 % शान्ती	0.00	100.00	0.00	100.00	0.00	0.00
	धन कचरा व्यवस्थापन सेवा शुल्क	326.00	480.00	326.00	128.00	0.00	0.00
	दिवानची कर	100.00	100.00	100.00	402.00	0.00	78.00
	Total Amount / एकूण रक्कम	(₹)	426.00	3702.00	426.00	3574.00	128.00
Excess/Advance Amt / अतिरिक्त/आगाऊ रक्कम	(₹)	0.00					
Rebate Amount (₹) / रॉट रक्कम			0.00				
Received Amt / प्राप्त रक्कम				426.00			
Balance Amt / थकबाकी रक्कम					4000.00		128.00
Amount in words / अक्षरी रक्कम Four Thousand Rupees Only / चार हजार रूपये मात्र							
Pay Mode/दरयक प्रकार	Amount / रक्कम	Instrument No. / इंस्ट्रुमेंट	Instrument Date / इंस्ट्रुमेंट तारीख	Bank Name / बँक नाव			
Cash	4000.00						



Receiver Sign / स्विकारणा-याची सही

Yashwant Rane/24-12-2024 4.20 PM



महाराष्ट्र

शासन

नौदणी प्रमाणपत्र

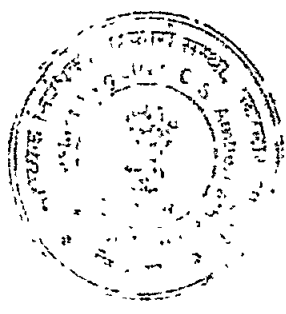
नौदणी क्रमांक :- टीएनए/एणववी/पंचायती/टीजी/२०२३/२०२५-२०२६/सन्-२०२५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येते की,

“सत्यम प्राईम ए. वी. सी.डी व्हिंग” को-ऑप. होसिंग सोसायटी

सर्व्हे नं.११, हिस्सा नं.५२, कावण शाळे जवळ, मोजे- कावण, वडलापूर, जिल्हा अंबरनाथ, जि.ठाणे ही संस्था महाराष्ट्र सरकारच्या अधिनियमा क्रमांक २१ (सन् १९६१) या महाराष्ट्र अधिनियम क्रमांक २१ कलम १ (१) अन्वये प्रमाणित आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सरकारच्या अधिनियम २०६, मधील नियम क्रमांक १०(१) अन्वये प्रत्येक वर्गीकरण “गृहनिर्माण संस्था” असे असून उपवर्गीकरण “भाडेकरू सहभागीवारी गृहनिर्माण संस्था” असे आहे.



Signature of the official

सहाय्यक निबंधक
सरकारी गंध्या, अंबरनाथ तालुका

Customer Receipt

Dated 26-Dec-2024

To
The Manager

Sammam Capital Limited (formerly known as Indiabulls Housing Finance Limited)

Subject - List of document

Loan No	Customer Name & Property Address
HHL71060200513	MR ABASH MAHESHWARI FLAT NO D 300 2ND FLOOR, SATYAM PRIME, SURVEY NO B1, NEAR GANESH GHAT, KATRAP VILLAGE, BADLAPUR EAST THANE-421503

Dear Sir

Please acknowledge the title documents of property submitted for your safe custody

1	PREVIOUS PAYMENT RECEIPT NO 664 OF RS 447217/-
2	Original OCR Receipts of Rs 88540/- (567), Rs 77434/- (633) S. Tax & Vat
3	Original Registered agreement dated 27th March 2014 between S & S Enterprises and Mrs. Reena Maheshwari, Mr. Abash Maheshwari and Mr. Pankaj Maheshwari along with RR & Index II
4	ORIGINAL DEED RECTIFICATION DATED 19/10/2014 MADE BETWEEN S & S ENTERPRISES AND REENA MAHESHWARI ALONG WITH RR AND INDEX II
5	ORIGINAL BUILDER DEMAND LETTER OF RS 132205/-
6	LAST PAYMENT RECEIPT OF RS 793229/-
7	OCR OF RS 31300/-
8	ORIGINAL BUILDER DEMAND LETTER OF RS 793229/- DATED 13/05/2015
9	LAST PAYMENT RECEIPT OF RS 427349/- (877)
10	DEMAND LETTER DATED 15/4/2015


Thanking You

(Borrower signature)

Received as per list

Signature & Stamp (Sammam Capital Limited (formerly known as Indiabulls Housing Finance Limited) Official)

Emp. No

Name:  Sushil Sawant

Designation

This receipt is issued as per details available with us

For any queries, our customers are requested to contact us within 7 days of receipt of this list. S & S Enterprises

limited (formerly known as Indiabulls Housing Finance Limited) reserves the right to rectify any errors/omissions

for information of the customer

DATE: 23-Dec-2024

TO,

ABADH MAHESHWARI

204, KESARI PAWAN DHAM COMP, GANPATI CHOWK, GANDHARI ROAD, KALYAN WEST

THANE-421301

MAHARASHTRA

Dear Sir / Madam,

Ref Prepayment of your Home Loan(HL)

Account No HHLTHN00206515

Linked Account No

With reference to your request for the above, we enclose here with the following amount payable for your loan

Principal O/S	15,80,539.26
Interest For the Month	<u>7,533.91</u>
Total Amount Payable	<u>15,88,073.17</u>

Note -

- 1 This quote assumes that your last EMI has cleared
- 2 Interest is calculated till 22-Dec-2024 For each day beyond this date an additional interest will be charged at the rate of Rs 579.53 per day
- 3 Kindly ensure funds are realized in your loan account on or before 22-Dec-2024 Please take into account three working days for cheque/DD clearance
- 4 If the loan foreclosure is initiated after the 15th day of the month, subsequent month's EMI may be presented
- 5 On prepayment of the loan, we shall try to prevent banking the subsequent month's installment As a precaution, we advise you to make a "Stop Payment Request", for your next month's installment In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance
- 6 The above mentioned amount is valid subject to clearance of all the cheque /installments till date
- 7 Applicability of foreclosure charges is subject to final validation of the foreclosure norms at the time of closure of loan
- 8 We will accept a single cheque/Draft of full payable amount favoring "Sammaan Capital Limited"
- 9 This foreclosure statement is valid till the next PEMI/EMI date of the loan account
- 10 Any housing loan in which CLSS has been claimed under PMAY but construction of house has not been completed within prescribed time limit or the construction is not in compliance with the building bylaws will not be eligible for benefit of PMAY subsidy The PMAY subsidy if any received from NHB will be returned back due to non-submission of property completion certificate and/or non-compliance of construction norms
- 11 Please note that Foreclosure Amount will not be accepted from 25th to 2nd
- 12 Please note that the property papers will be released only after the closure of all linked loans to the property
- 13 Please collect the property papers from branch within 30 days of payment/ realized funds
- 14 In case, payment is made through cash and is in excess of Rs 50,000, kindly provide PAN No or the form 60/61

Kindly submit the above to the Sammaan Capital Limited at the below mentioned address and for further details please call the customer care desk who would be glad to assist you

Thanking you and soliciting your patronage in future

This is a system generated letter and requires no signature

For any clarifications, customers are requested to contact us within 7 days of receipt of this statement Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) reserves the right to rectify any errors/ discrepancies with due intimation to the customer

Please quote your Loan Account Number whenever you contact us

For any further clarifications you are requested to contact respective Home Branch

102 103 104 FIRST FLOOR VARDHAMAN INDUSTRIAL COMPLEX L B S MARG GOKUL NAGAR THANE WEST 400601 THANE MAHARASHTRA/ INDIA

Tel 1800-572-7777(Toll free) Whats app 8929899391 Mailto homeloans@sammaancapital.com

WebMail www.sammaancapital.com Monday to Saturday (Except Second and Thrd Saturday and Public Holidays) between 9 am to 6 pm CIN - L65922DL2005PLC136029



LOAN SANCTION LETTER

Our Reference No 420044
 Name of the Applicant MR ABADH MAHESHWARI
 Address 204 KESARI PAWAN DHAM COMP GANPATI CHOWK GANDHARI ROAD KALYAN THANE
 421301 MAHARASHTRA INDIA
 Phone No 9730390042
 Name of the Co-Applicant PARIKSHIT MAHESHWARI, REENA KAUSHAL MAHESHWARI
 /Guarantor

Date 27-AUG-14

Dear MR ABADH MAHESHWARI

Subject Your application for HOME LOAN facility from Indiabulls Our Reference No 420044

We thank you for choosing Indiabulls Housing Finance Limited as your financier for HOME LOAN We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below

Type of Facility	HOME LOAN			
Sanction Amount (Rs)	1911085			
EMI Amount	Rs 18633			
Purpose of Loan	PURCHASE OF PROPERTY - RESIDENTIAL			
Loan Tenure (Months)	240			
Interest Type	AIR			
Rate of interest	10 15 %			
Adjustable Interest Rate(AIR)	FRR (Floating Reference Rate notified time to time) -7 35 % Margin Current FRR - 17 5 %			
Sanction Letter Validity	30 days from the date of this offer			
Total Processing Fee Applicable	Rs 8427			
Proc Fee (Non Refundable)	Amount (Rs)	Cheque No	Cheque Date	Drawn On
	1125	990361	03-AUG-2014	ING VYSYA BANK LIMITED
	Rs. 1125			
Balance Proc Fee payable (to be deducted from disbursement)	Rs 7302			
Address of Property Offered as Security	SATYAM PRIME D WING BADLAPUR EAST THANE 421503			
Database Admin Fee	Rs 650 (inclusive of service tax) Applicable only in the first instance of finance on the same property			
Intimation of Mortgage Charges (As per the Maharashtra e-Registration and e-Filing Rules, 2013)	Rs 1000 Registration Rs 300 Document Handling Rs 100 for Franking For Removal of Registration (As Applicable)			

All the applicable taxes,duties and levies would be additionally charged as per law

- ROI will be as per applicable reference rate at the time of disbursal

- This letter supersedes any sanction letter issued earlier, with reference to application number 420044

Special Conditions (as applicable) :

- 1 Legal and Technical clearance / verification of the property being financed
- 2 Execution of Loan Agreement and other documents between you and, Indiabulls Housing Finance Limited as per its policy and format
- 3 Co-applicants FCI to be initiated at Company Thane Branch Near Nitin Company
- 4 LTV to be restricted to 85%
- 5 Loan amount is inclusive of ICICI Lombard Insurance premium of Rs 61,085/-
- 6 Mother to be taken on loan structure
- 7 OCR proof with Bank Reflection
- 8 Positive FCU and FCI report
- 9 Proper source of OCR to be documented & vetted
- 10 Repayment from salary a/c of the applicant
- 11 Validity of sanction letter subject to positive FCU & FCI
- 12 Original property documents of the proposed collateral should not be in laminated form
- 13 In case of plot + construction loan if construction does not commence within 6 months of disbursement of plot loan, the same would be downsized & treated as plot loan
- 14 Other terms and conditions mentioned overleaf



LOAN SANCTION LETTER

Our Reference No 420044
Name of the Applicant MR ABADH MAHESHWARI
Address 204 KESARI PAWAN DHAM COMP GANPATI CHOWK GANDHARI ROAD KALYAN THANE
421301 MAHARASHTRA INDIA
Phone No 9730390042

Date 27-AUG-14

Our representative Jyoti N Bhosale , phone +91022-66738140 can assist you further in case of requirement

Please sign this letter as token of your acceptance of the terms and conditions mentioned above and overleaf

Yours sincerely,

For Indiabulls Housing Finance Limited

Accepted the offer

Authorised signatory

Customer Signature



LOAN SANCTION LETTER

Our Reference No 420044 Date 27-AUG-14
 Name of the Applicant MR ABADH MAHESHWARI
 Address 204 KESARI PAWAN DHAM COMP GANPATI CHOWK GANDHARI ROAD KALYAN THANE
 421301 MAHARASHTRA INDIA
 Phone No 9730390042

TERMS AND CONDITIONS

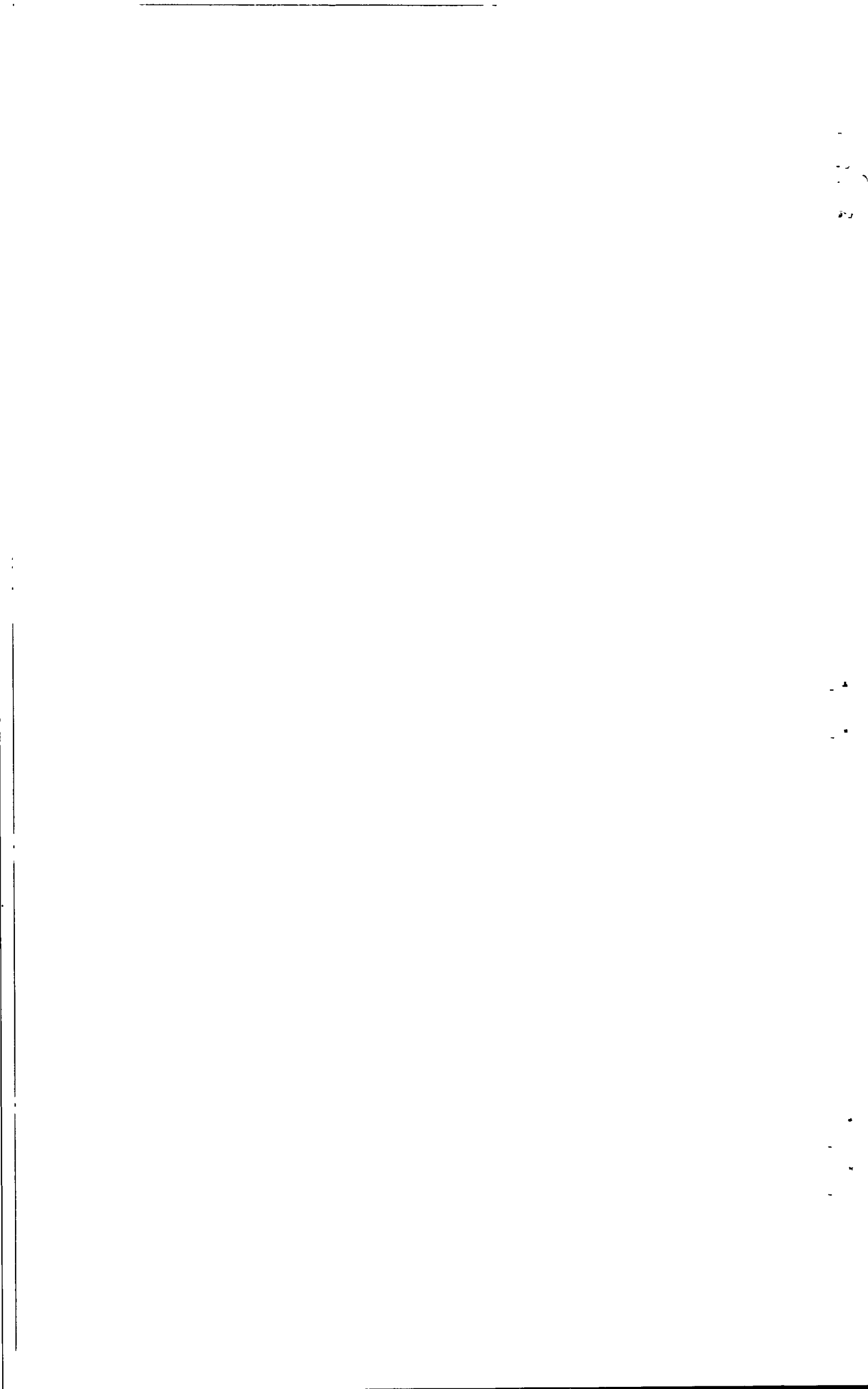
- 1 The sanction of loan amount and its terms and conditions are subject to execution of Loan Agreement and other documents and writings with Indiabulls Housing Finance Limited (hereinafter referred to as "IHFL") The terms and conditions of Loan Agreement and/or other documents will prevail upon this letter in case of any contradiction/conflict/difference
- 2 This sanction shall be available to the Borrower for a period of 30 days from date of this letter provided the Borrower deposits with IHFL the administrative charges/expenses/pre-determined expenses mentioned overleaf at the time of delivering the accepted copy of this letter to IHFL The processing fees received is non refundable
- 3 The loan facility will be available on demand However IHFL shall be entitled to withhold and/or cancel the Loan or any part thereof without assigning any reason for the same
- 4 IHFL shall be entitled to revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, inter alia, if there is any material change in the purpose(s) of loan facility, if any information and/or statement given by borrower is found incorrect, incomplete or misleading, if there is breach of the terms and conditions of the facility, if any report like legal/technical/valuation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to IHFL within stipulated period, etc etc IHFL decision in respect of material changes shall be final and binding on the borrower
- 5 Repayment of loan amount will be through installments/EMIs comprising of principal and/or interest Repayment of loan amount can be done through electronic mode (ECS) also IHFL may in its sole discretion alter the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place
- 6 In case of Home Loan Facility, the prepayment of the loan shall be made and accepted as per policy and rules of IHFL and in accordance with statutory guidelines, issued from time to time and as applicable at the time of prepayment In case the loan facility is sanctioned for Loan Against Property, Loan Against Plot, Purchase of Plot and/or where there is no policy, rules and guideline then the prepayment fees and charges shall be applicable as per the terms of loan agreement and the mutually agreed prepayment charges, more particularly mentioned in the schedule of the loan agreement
- 7 The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan Agreement
- 8 IHFL has sanctioned the loan/facility on the basis of the calculation and estimation of the costs to be incurred for fulfilling the Purpose(s) If the cost of fulfilling the purpose(s) increases above or falls below the calculated amounts, IHFL reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of IHFL and the decision of IHFL in that behalf
- 9 The loan amount and terms sanctioned by IHFL, besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers
- 10 Terms related to Adjustable Interest Rate
 - (i) Indiabulls Housing Finance Limited - Floating Reference Rate (IHFL-FRR) shall mean the percentage rate per annum from time to time and notified/announced by IHFL in such form and manner as deemed appropriate by IHFL from time to time as IHFL-FRR
 - (ii) Adjustable Interest Rate means the IHFL-FRR and the margin, if any, as specified by IHFL shall be applied by IHFL on the first of the month following the month (as per the English Calendar) in which IHFL-FRR changed Adjustable Interest Rate would change based on changes in the IHFL-FRR

Accepted the offer

Customer Signature

Om

16552
23/12/24



541/16552

पावती

Original/Duplicate

Monday, December 23, 2024

नोदणी क्र. 39म

10:57 AM

Regn.: 39M

पावती क्र. 17612 दिनांक: 23/12/2024

गावाचे नाव: कात्रप

दम्तऐवजाचा अनुक्रमांक: उहन4-16552-2024

दम्तऐवजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: योगेन्द्र अशोक कुमार मिश्रा

नोदणी फी

रु. 26140.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठाची संख्या: 35

एकूण:

रु. 26840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे

11:16 AM ह्या वेळेस मिळेल.

Joint R. Ulhasnagar 4

रु. ४५५ निबंधक वर्ग-२

उल्हासनगर-४.

बाजार मूल्य: रु.2614000/-

मोबदला रु 2250000/-

भरलेले मुद्राक शुल्क : रु. 156840/-

1) देयकाचा प्रकार: DHC रकम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक 1024282501134 दिनांक. 23/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.26140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013019966202425E दिनांक: 23/12/2024

बँकेचे नाव व पत्ता:

YMS

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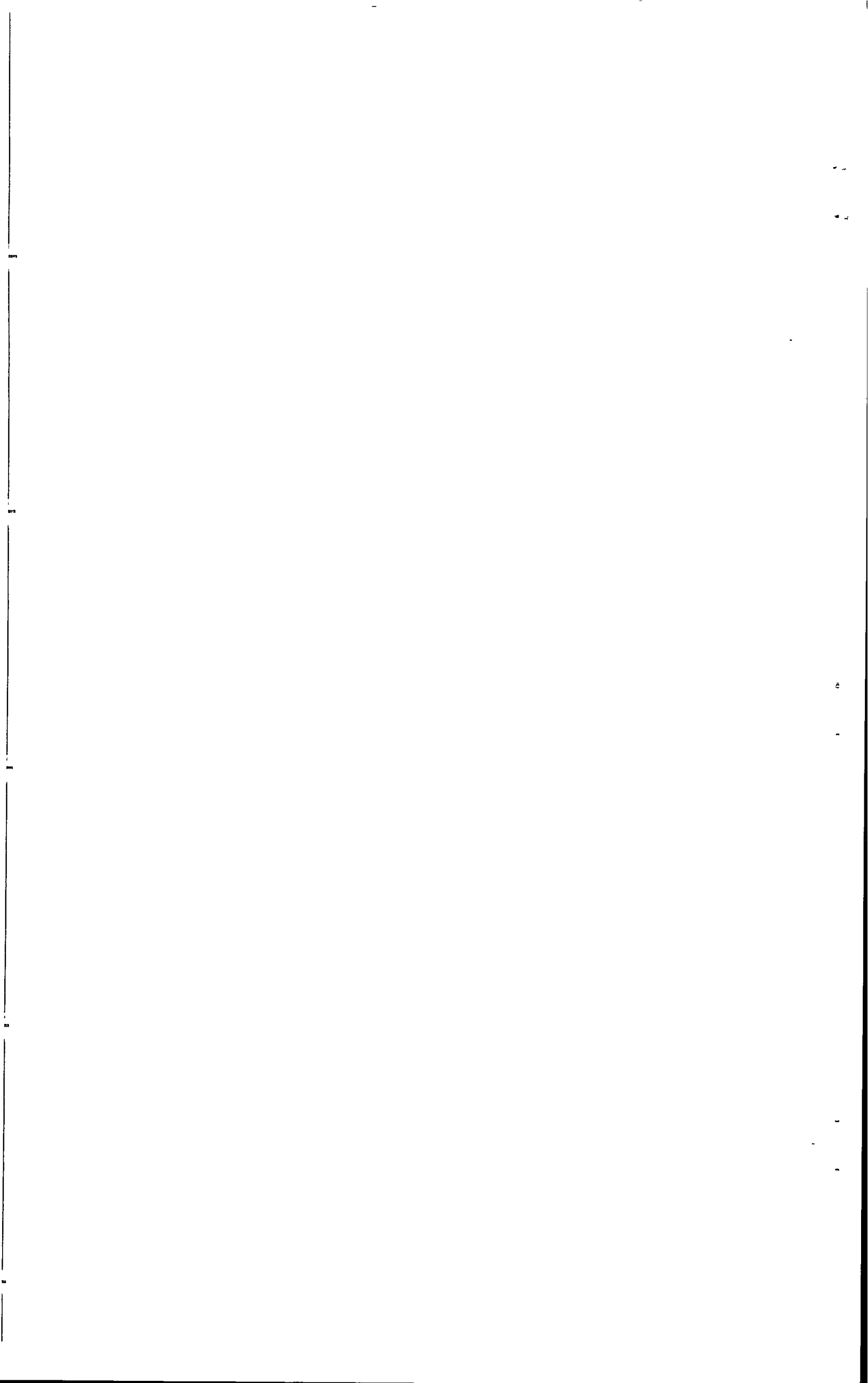
मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)					
Valuation ID	20241223376	23 December 2024, 10 06 37 AM			
गूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
गूल्यांकन विभाग	तालुका अबरनाथ				
उप गूल्यांकन विभाग	10/25-एफ1/2ब) कात्रप गावातील उर्वरीत मिळकती				
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#91		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
9830	55400	56200	68600	56200	चौ मीटर
बाधीव क्षेत्राची माहिती					
बाधकाम क्षेत्र(Built Up)-	50.05 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	7 वर्षे	बाधकामाचा दर-	Rs 25289/-
उद्देशाने सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - Resale	First Sale Date -				
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
गजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs 55400/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= ((55400-9830) * (93 / 100)) + 9830)				
	= Rs 52210/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 52210 * 50.05				
	= Rs 2613110.5/-				
Applicable Rules	= 3 9 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2613110.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs 2613110.5/-				
	र सव्वीस लाख तेरा हजार एक शें दहा /-				

Home Print

सह. मुख्यम. निबंधक वर्ग-२
मुल्हास नगर-४.



उ ह न - ४
08/22 2024
7 84



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024282501134	Date 28/10/2024
Received from YOGENDRA ASHOK KUMAR MISHRA, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 28/10/2024
Bank CIN 10004152024102801044	REF No. 2935158964
This is computer generated receipt, hence no signature is required.	

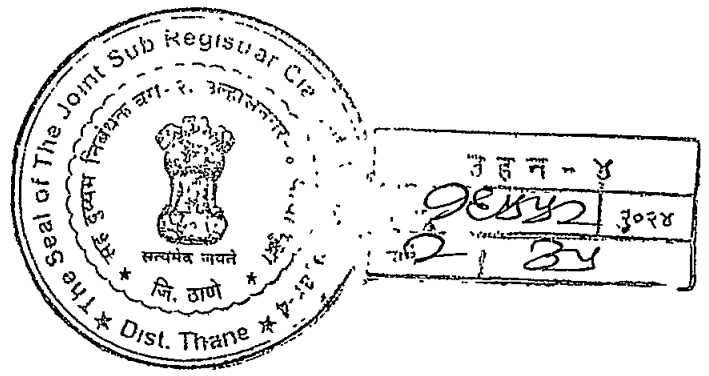
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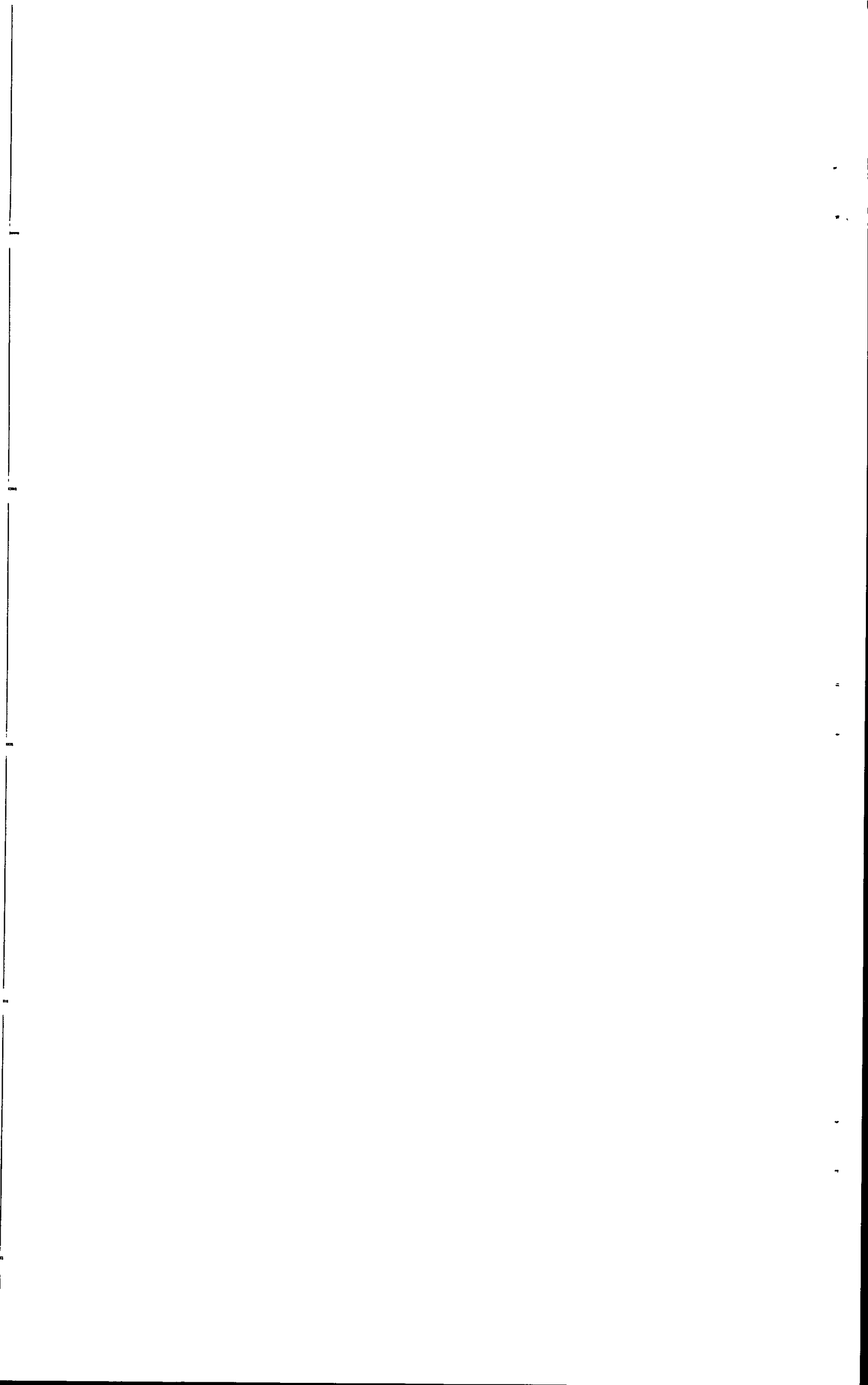
सुनीता मिश्रा YMS

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Pamreshis

Reena Maheshwar



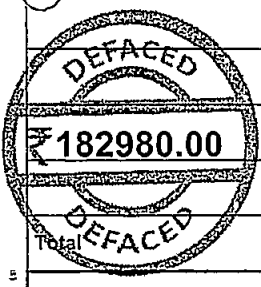




CHALLAN
MTR Form Number-6



GRN	MH013019966202425E	BARCODE	Date 23/12/2024-00.17 38		Form ID	25 2		
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				Full Name		YOGENDRA A MISHRA		
Location THANE				Flat/Block No.		SATYAM PRIME A B C D WING CHSL, FLAT NO		
Year 2024-2025 One Time				Premises/Building		206,2ND FLOOR, D WING,		
Account Head Details			Amount In Rs.		Road/Street		SHIRGAON	
0030046401 Stamp Duty			156840.00		Area/Locality		BADLAPUR	
0030063301 Registration Fee			26140.00		Town/City/District			
					PIN		4 2 1 5 0 3	
				Remarks (If Any)				
				SecondPartyName=REENA K MAHESHWARI-				
				Amount In				One Lakh Eighty Two Thousand Nine Hundred Eighty R
Total				1,82,980.00		Words		upes Only
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024122310298	2905563912	
Cheque/DD No				Bank Date	RBI Date	23/12/2024-00 19 03	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID

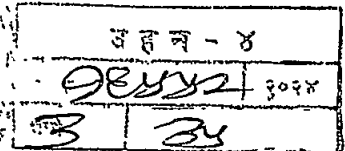
Mobile No. 0000000000

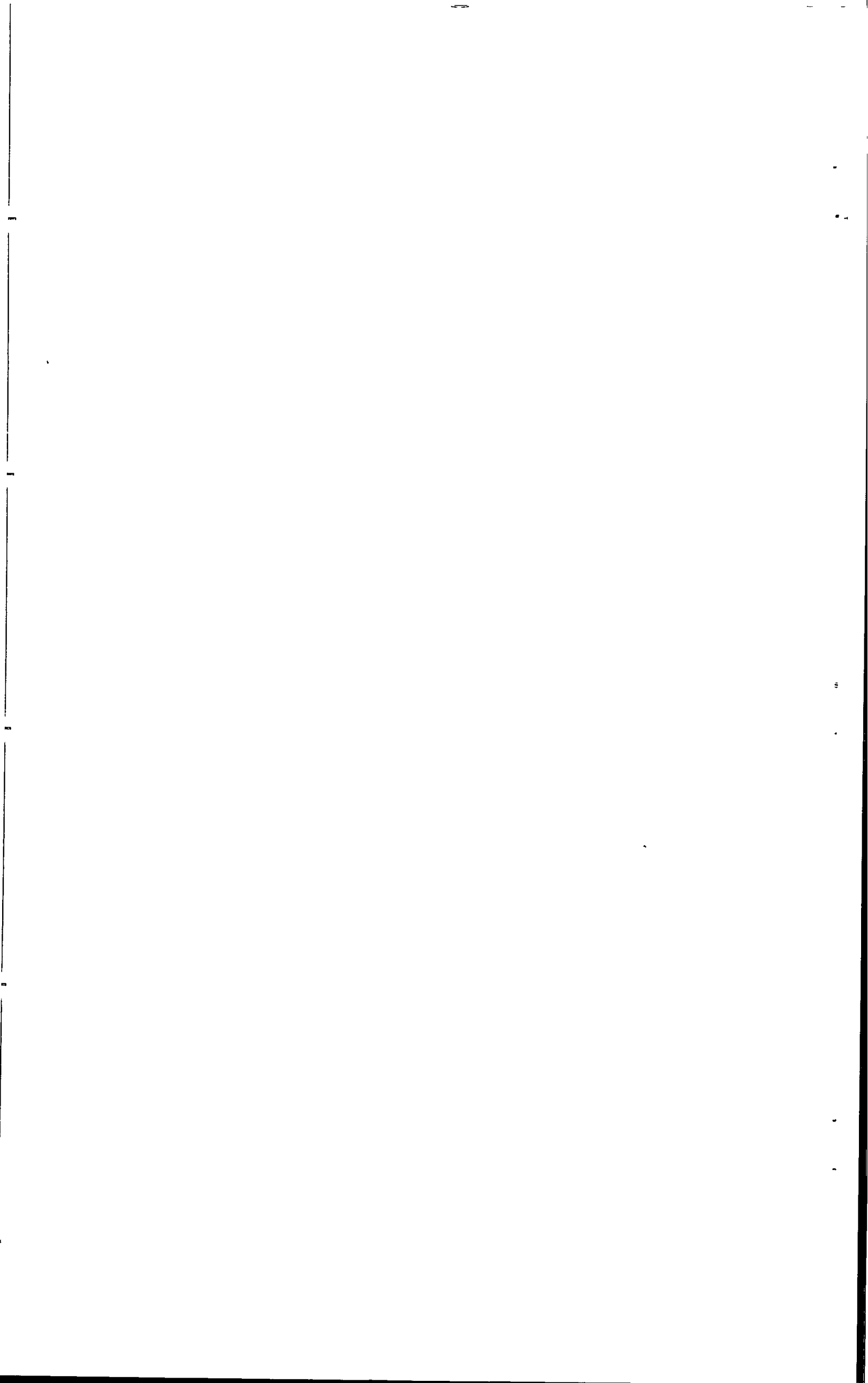
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

जर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-541-16552	0007187024202425	23/12/2024-10 57 27	IGR129	26140.00
2	(IS)-541-16552	0007187024202425	23/12/2024-10 57 27	IGR129	156840.00
Total Defacement Amount					1,82,980.00







CHALLAN
MTR Form Number-6



GRN	MH013019966202425E	BARCODE	[Barcode]		Date	23/12/2024-00:17:38	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	YOGENDRA A MISHRA					
Location	THANE									
Year	2024-2025 One Time			Flat/Block No.	SATYAM PRIME A B C D WING CHSL, FLAT NO					
Account Head Details	Amount In Rs.		Premises/Building	206,2ND FLOOR, D WING,						
0030046401 Stamp Duty	156840.00		Road/Street	SHIRGAON						
0030063301 Registration Fee	26140.00		Area/Locality	BADLAPUR						
			Town/City/District							
			PIN		4	2	1	5	0	3
			Remarks (If Any)	SecondPartyName=REENA K MAHESHWARI-						
			Amount In	One Lakh Eighty Two Thousand Nine Hundred Eighty R						
Total	1,82,980.00		Words	upees Only						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332024122310298	2905563912				
Cheque/DD No			Bank Date	RBI Date	23/12/2024-00:19:03	Not Verified with RBI				
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखाती लागू आहे. नोंदणी न करावयाच्या दस्ताखाती सदर चलन लागू नाही.

Abadh
Reena Maheshwari

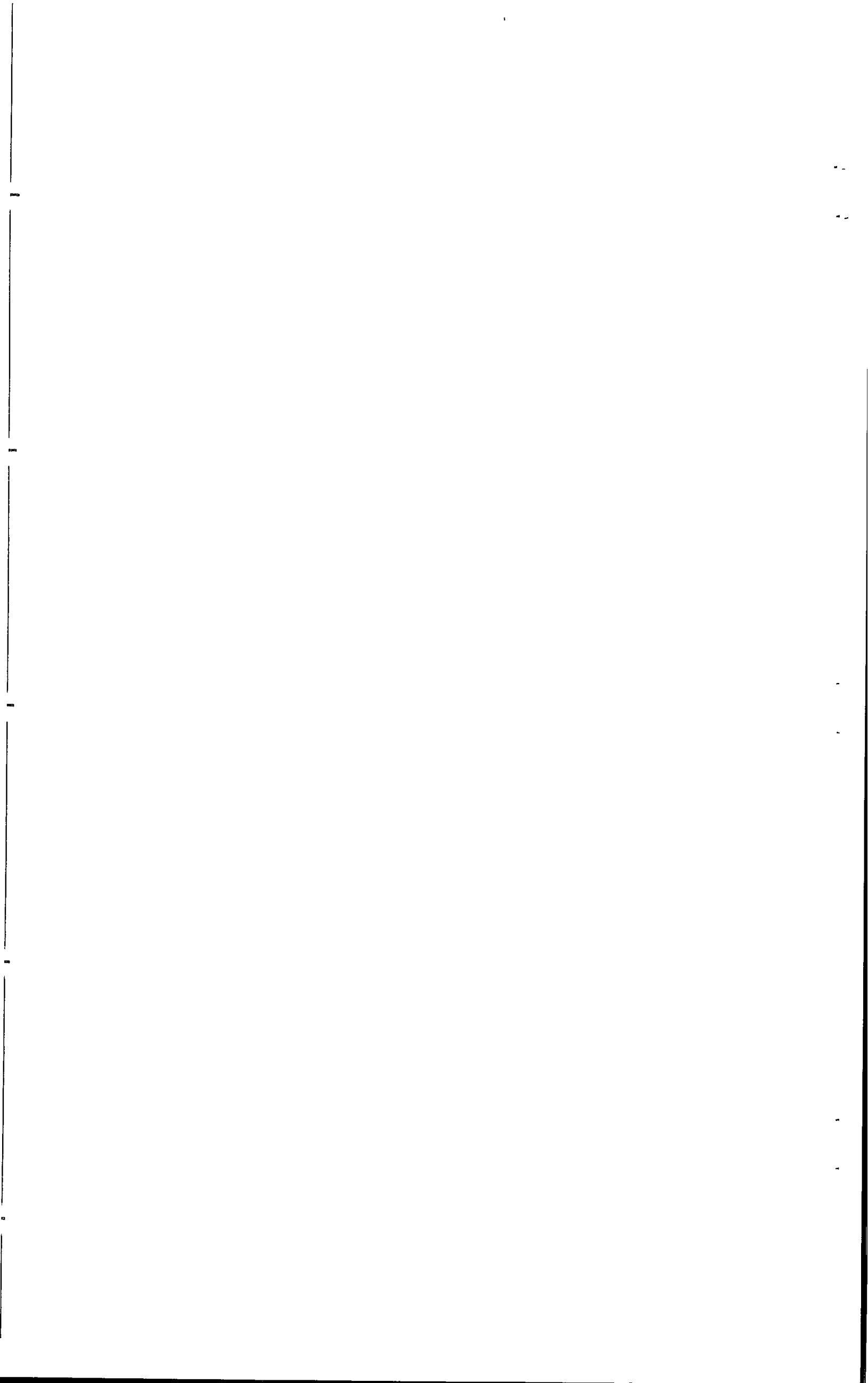
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2024	2024
23	12
05:49:07	

Print Date 23-12-2024 05:49:07



Actual Value : Rs. 22,50,000/-
 Stamp Duty : Rs. 1,56,840/-
 Reg. Fee : Rs. 26,140/-

SHREE

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE is made at Katrap-Badlapur, Tal. Ambernath, Dist. Thane, on this 23rd day of December, 2024.

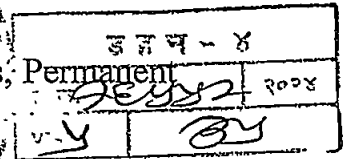
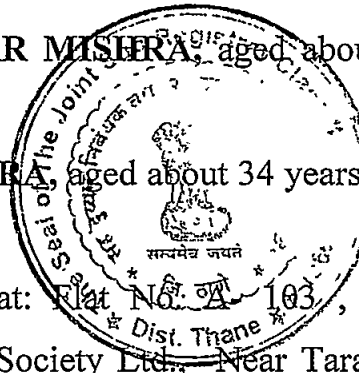
BETWEEN:-

1. Mrs. REENA KAUSHAL MAHESHWARI, aged about 65 years, Permanent Account No. AJCPM2926J,
2. Mr. ABADH KAUSHAL MAHESHWARI, aged about 42 years, Permanent Account No. ANJPM4810G
3. Mr. PRARIKSHIT KAUSHAL MAHESHWARI, aged about 38 years, Permanent Account No. AXOPM9384J, all Indian Inhabitants & Residing at: Flat No. 204, Second Floor, Pawandham Complex, Kesari Building, Gandhari Road, Kalyan (West), Dist. Thane-421301. Hereinafter called as the "TRANSFERORS" (Which expression shall mean and include their respective heirs, executors, successors, administrators, assigns and representatives) Party of the FIRST PART.

AND

1. Mr. YOGENDRA ASHOKKUMAR MISHRA, aged about 36 years, Permanent Account No. AXJPM8092J
2. Mrs. SUNITA YOGENDEA MISHRA, aged about 34 years, Permanent Account No. DQHPM2175Q

Both Indian Inhabitants & Residing at: Flat No. 103, Prathamesh Vrundavan Co-Operative Housing Society Ltd., Near Tarabai Sankul, Katrp Vilege, Katrap Road, Post. Kulgaon, Badlapur (East), Tal. Ambernath, Dist. Thane-421503. Hereinafter called as the "TRANSFEREES" (Which expression shall mean and include their



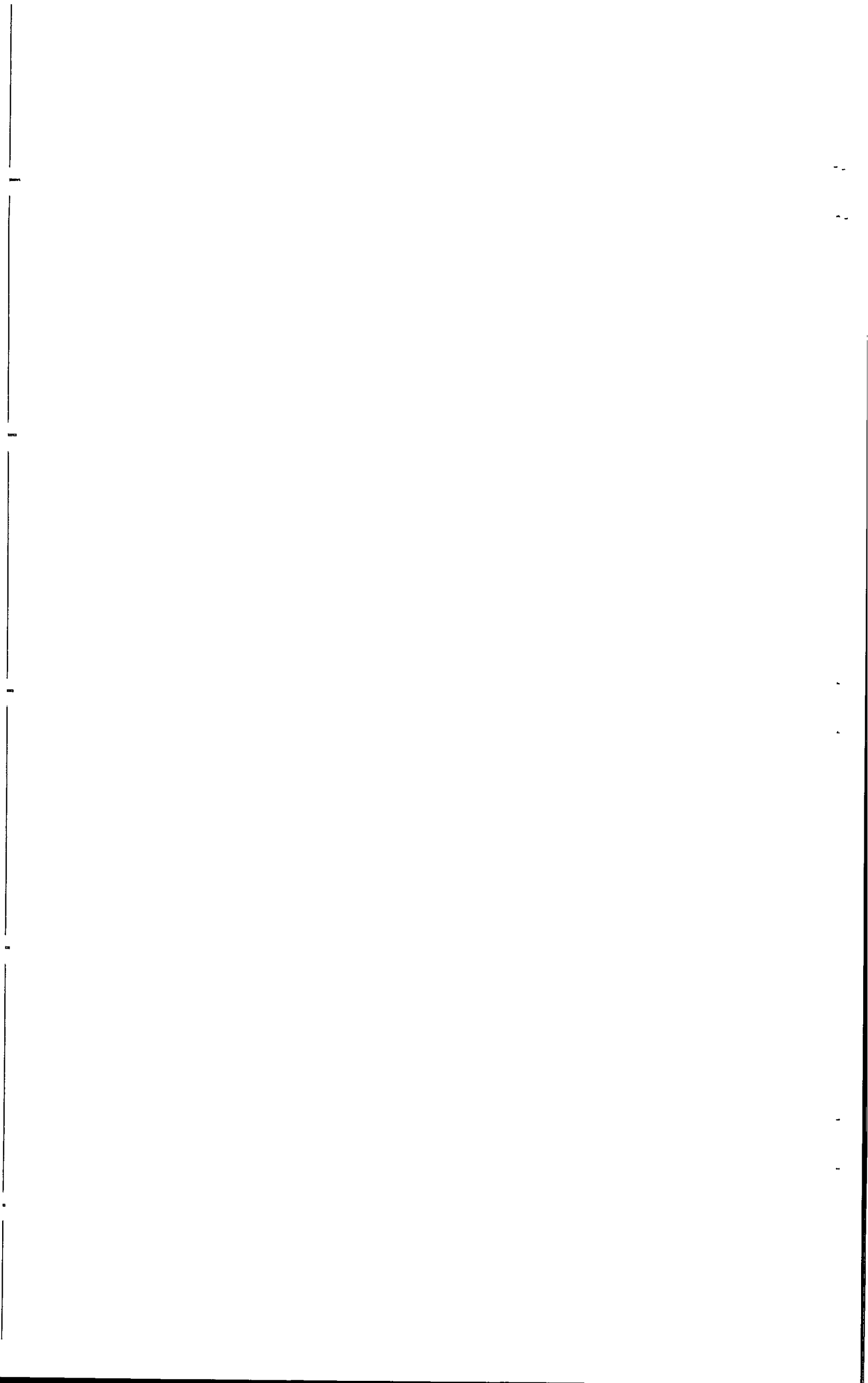
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Reena Maheshwari

Prarikshit

सुनीता मिश्रा

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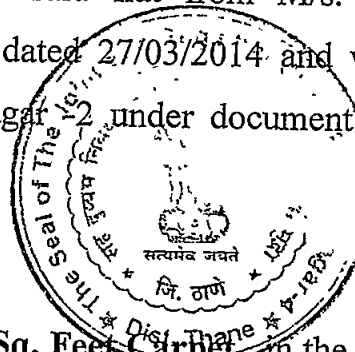
respective heirs, executors, successors, administrators, assigns and representatives) Party of the SECOND PART.

WHEREAS :-

(i) The Transferors are members of the **Satyam Prime A, B, C, D Wing Co-operative Housing Society Ltd.** registered vide No. TNA/AMB/HSG/(TC)/30213/2017-2018, Year 2017 date 22/11/2017 under the Maharashtra Co-operative Societies Act, 1960 and they are such members of the **Flat No. 206 on the Second Floor, in "D" Wing, having area about 449 Sq. Feet Carpet** (including area of Balconies) in the buildings known as "**Satyam Prime**" (hereinafter referred to as "the said Flat" constructed on land bearing Survey No. 91, Hissa No. 5/2, total admeasuring 5960 Sq. metre or thereabouts, situated at Revenue Village **Katrap**, Taluka Ambernath, Dist. Thane, which Flat is more particularly described in the Schedule hereunder written;

(ii) The Transferors as such members of the **Satyam Prime A, B, C, D Wing Co-operative Housing Society Ltd., Katrap**, Taluka Ambernath, Badlapur (East), Dist: Thane, holds **Ten** distinct shares, but share certificate not yet issued by the said society;

(iii) The Transferors had purchased the said flat from M/s. S & S Enterprises under an Agreement for Sale dated 27/03/2014 and which is registered with the Sub-Registrar, Ulhasnagar under document bearing No. UHN2/ 3504/2014 on 27/03/2014.



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(iv) The area of the said flat is about **449 Sq. Feet Carpet** in the **Satyam Prime A, B, C, D Wing Co-operative Housing Society Ltd.** Katrap-Badlapur (East), Tal. Ambernath, Dist. Thane.

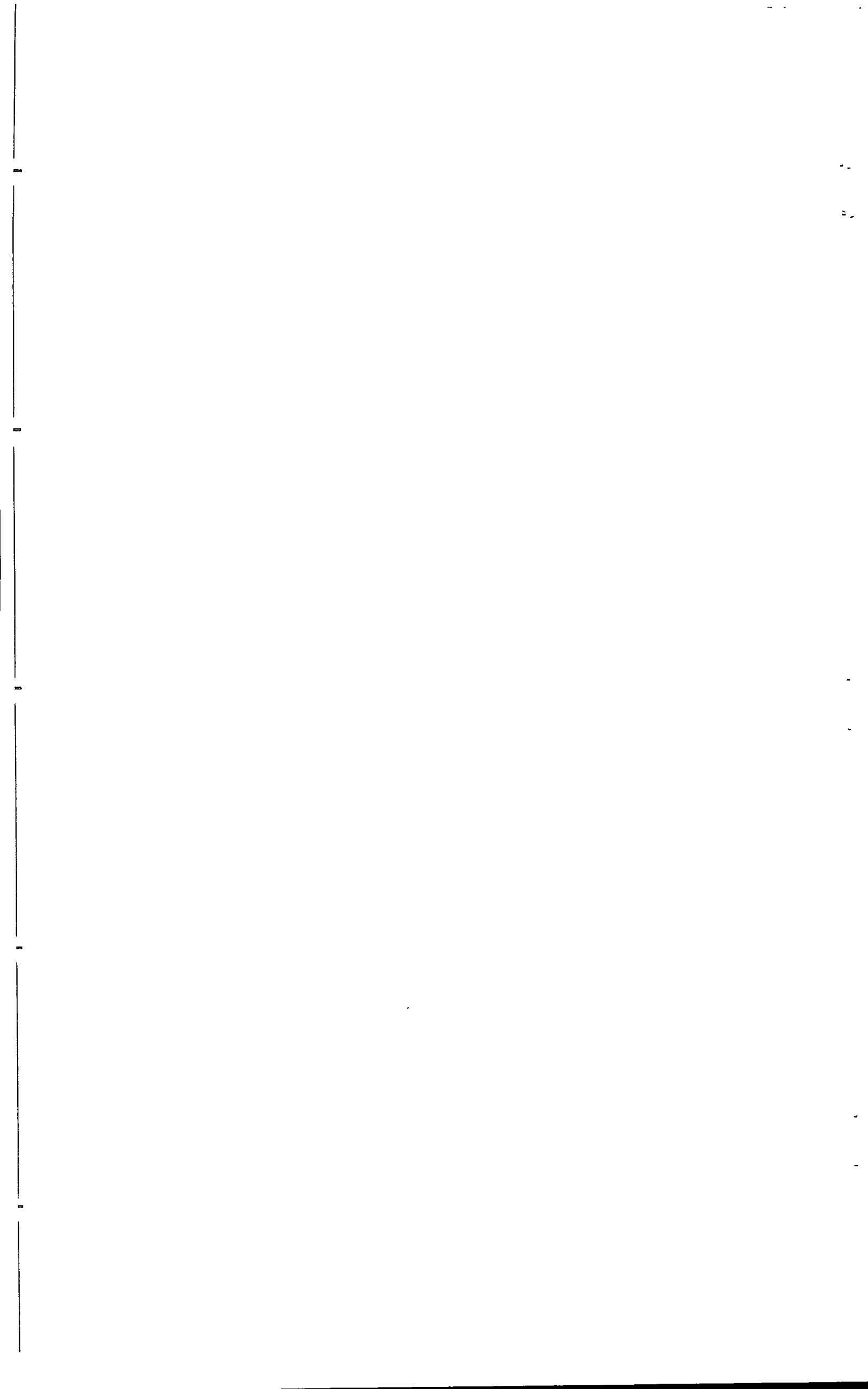
Abadh

Reena Maheshwani

PANKAJ

२५/०३/१४

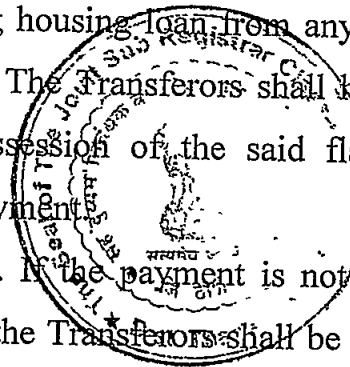
YMS



(v) The Transferors have agreed to sell/transfer their right to occupy the said Flat and all their right, title, and interest therein and also transfer the shares held by them in the said society to the Transferees on the following terms and conditions agreed to between the parties hereto;

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferors agrees to transfer and the Transferees agrees to purchase the right to occupy of the Transferors and their right, title and interest to and in the said flat together with all its fixtures and fittings at the lumpsum consideration price of **Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)**. The Transferees have seen the said Flat and they accepts the area of the said Flat to be correct.
 2. The said price will be paid by the Transferees to the Transferors as follows: that is to say a sum of **Rs. 2,32,000/- (Rupees Two Lakh Thirty Two Thousand Only)** has been paid as earnest before the execution of this agreement and the balance will be paid by the Transferees to the Transferors at the time of delivery of possession of the said flat.
 3. The payment of the said balance of **Rs. 20,18,000/- (Rupees Twenty Lakh Eighteen Thousand Only)** shall be made by the Transferees within a period of **45 days** (Bank working on days) from the date of execution and registration of this agreement by obtaining housing loan from any Bank or Financial institution or any other sources. The Transferors shall hand over the vacant peaceful, actual, physical possession of the said flat to the Transferees after receiving full and final payment.
- The time is the essence of contract. If the payment is not received within **45 days** (Bank working days) then the Transferors shall be at liberty to sell the said premises to any person for the consideration and conditions.



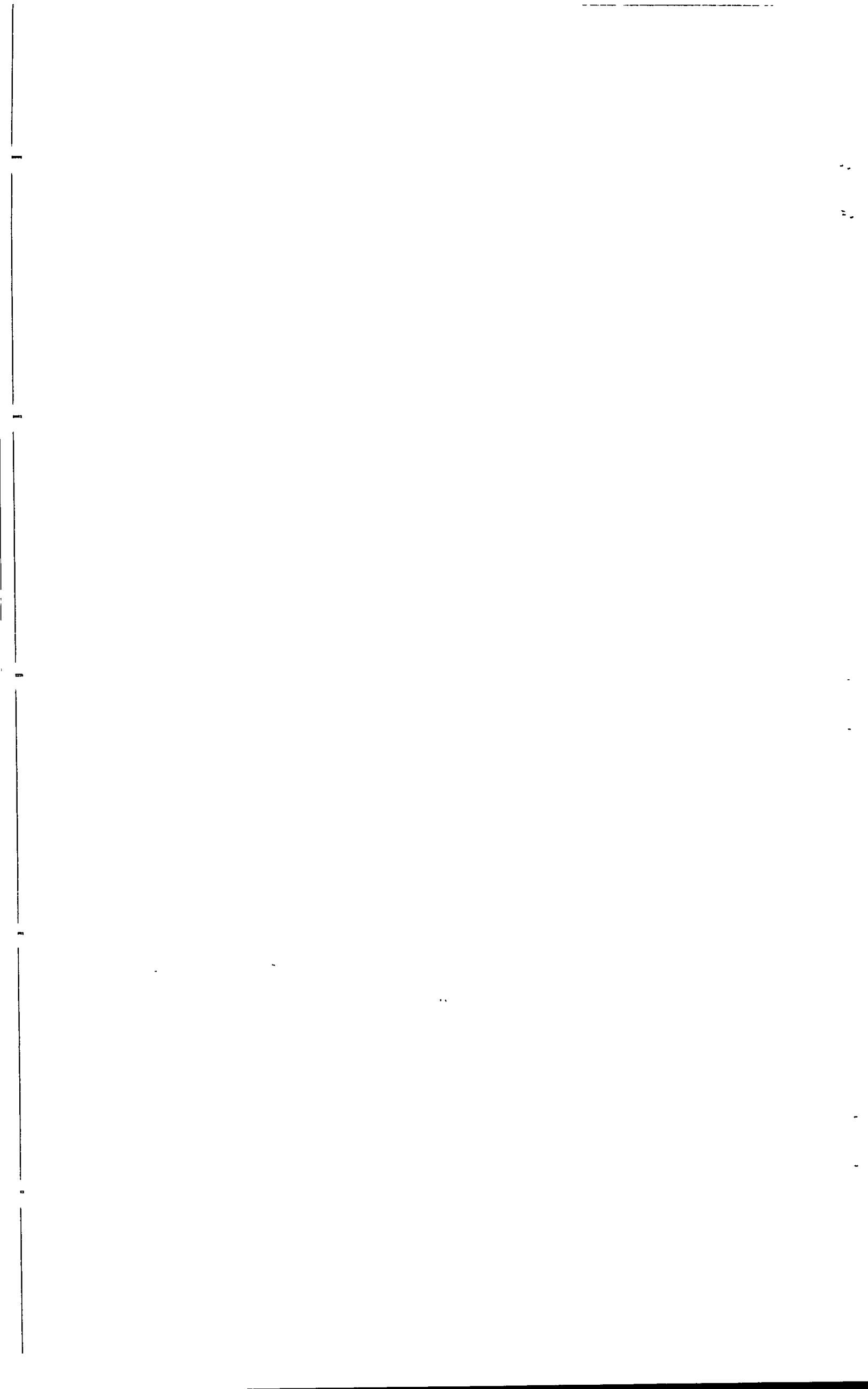
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Abadh

Reena Maheshwari

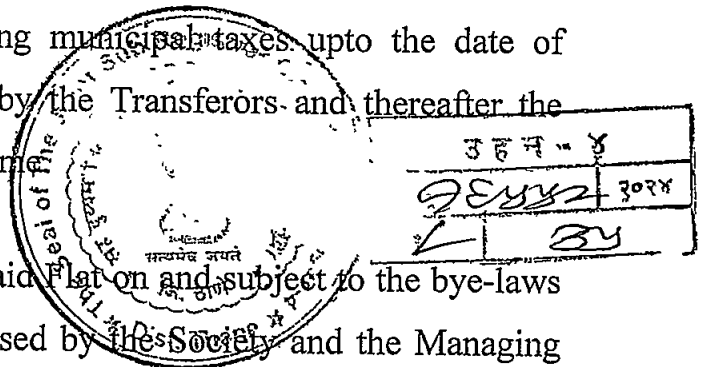
Pamizhila

रुनी ना मिता युज



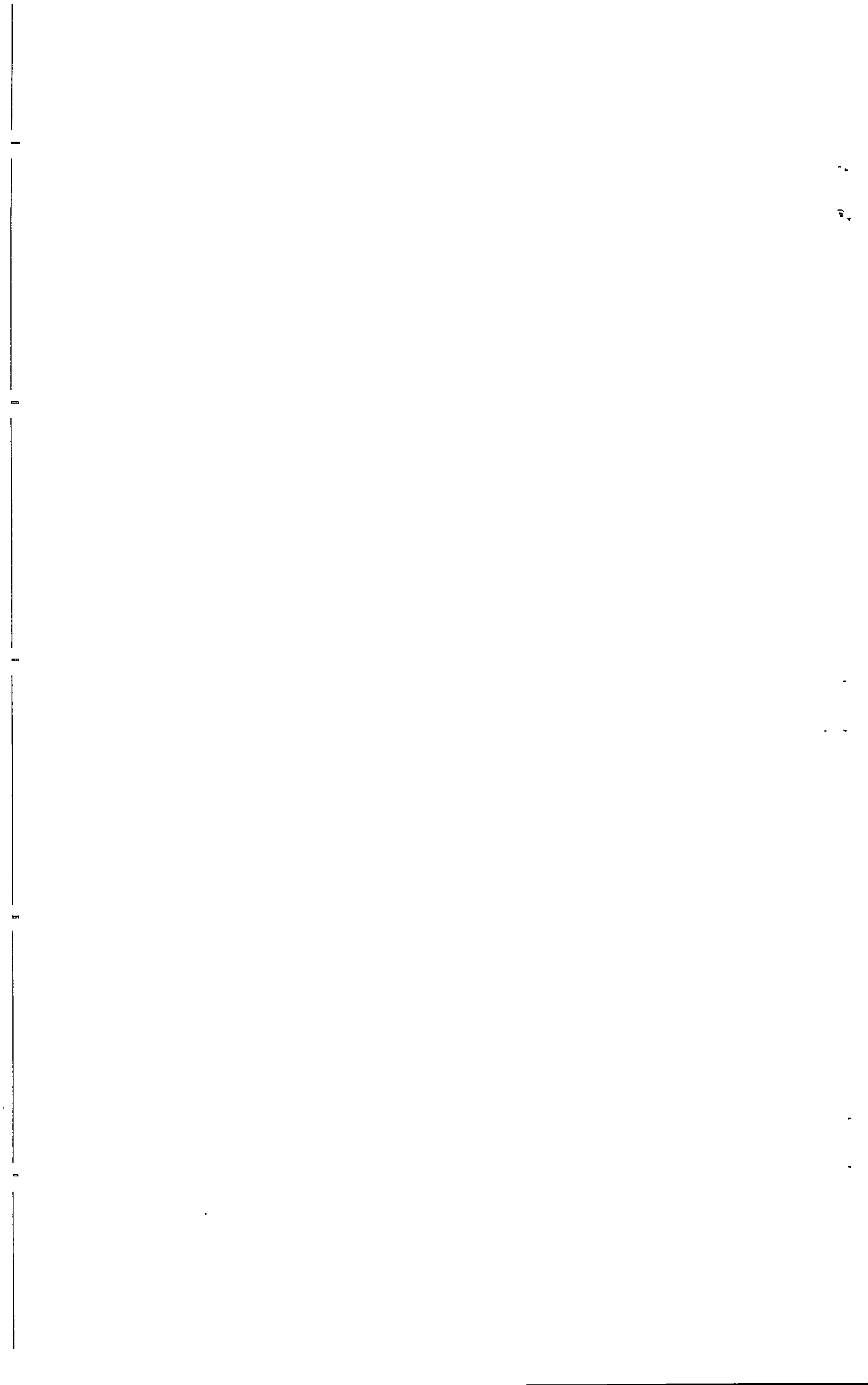
The Transferees have to sign Cancellation Deed and come for registration of the said Cancellation Deed.

4. The Transferors have disclosed and given inspection of the documents in their possession relating to the said flat.
5. The Transferors shall deliver vacant possession of the said flat to the Transferees against payment of the balance amount of **Rs. 20,18,000/- (Rupees Twenty Lakh Eighteen Thousand Only)** by the Transferees to the Transferors and they shall also execute transfer from of the **Ten** shares held in the society.
6. It is mutually agreed between the parties that the aforesaid consideration includes the cost of **Ten** shares, electric meter and all amounts standing in the name of the Transferors in the said Society.
7. The said Flat will be delivered to the Transferees in the condition as it is and the Transferors are not be liable to make any additions or alterations therein.
8. On the delivery of vacant possession of the said Flat the Transferees will be the absolute Owners thereof with all rights of occupation thereof as members of the said society and thereafter the Transferors will have no right, title or interest therein.
9. All the society's dues including municipal taxes upto the date of delivery of possession will be paid by the Transferors and thereafter the Transferees will be liable to pay the same.
10. The Transferees will hold the said Flat on and subject to the bye-laws of the society and the resolutions passed by the Society and the Managing Committee from time to time and as members of the Society.



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 Reena Maheshwari
PARMESHAR

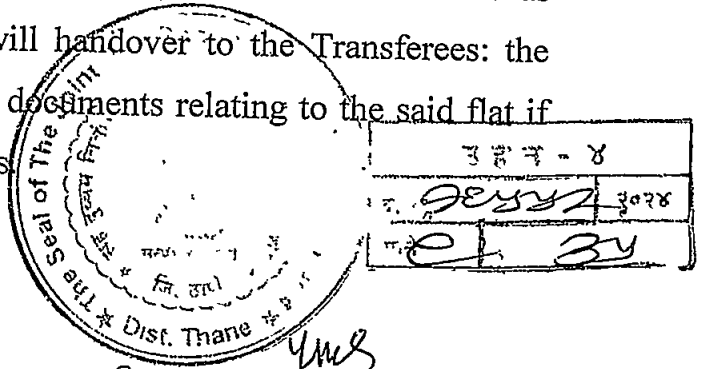
सुनीता भाटवणे
 सुनीता भाटवणे



11. The Transferors have represented to the Transferees that :

- (i) they are absolute owners of the said Flat and no other person has any interest therein,
- (ii) that they have been in exclusive and peaceful possession and occupation of the said Flat since it was purchased by them,
- (iii) that the Developers or Contractors who constructed the building have no claim against the said Flat or the Transferors of whatsoever nature,
- (iv) that when the Transferors purchased the said Flat they were satisfied that the title to the said Flat was clear and marketable,
- (v) that on taking possession of the said flat the Transferees will be entitled to occupy the same without any claim or interruption from the Transferors or anybody claiming under them,
- (vi) that they have paid all dues of the Society upto date and they will indemnify and keep indemnified the Transferees against any claim made for any period prior to the completion of the sale in respect of the said flat.
- (vii) The Transferors have represented to the Transferees that the said flat is not subject to any charge, claim, mortgage, lispence, lien, litigation and the same is free from all encumbrances.

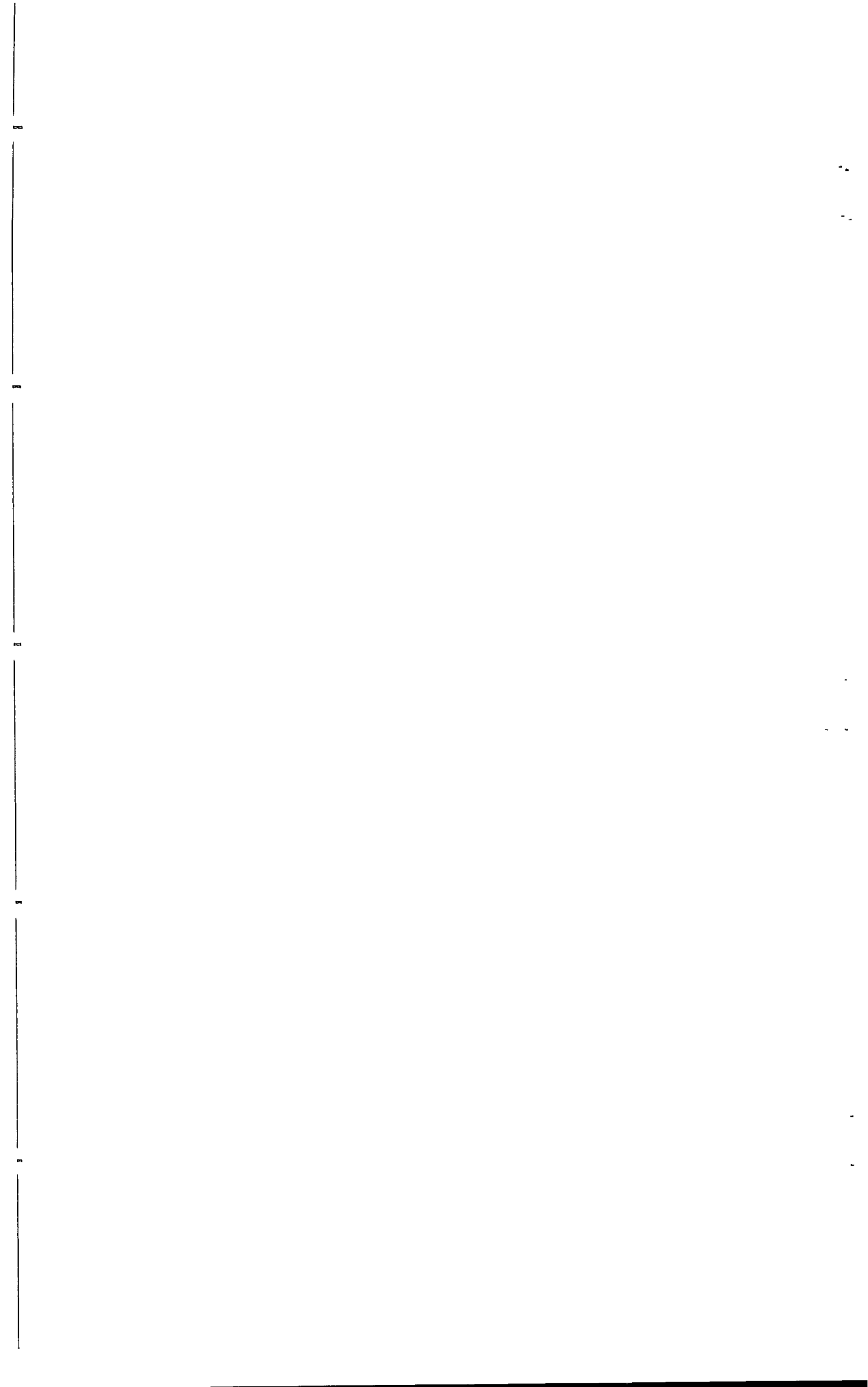
12. The Transferors shall on or before completion of the transfer as aforesaid or earlier, the Transferors will handover to the Transferees: the Shares Transfer form and all the other documents relating to the said flat if any, in the possession of the Transferors



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Reena Maheshwar. 27/01/2018

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13. If the Transferees require any other documents to complete their title the Transferors provide that documents within period of 8 days.

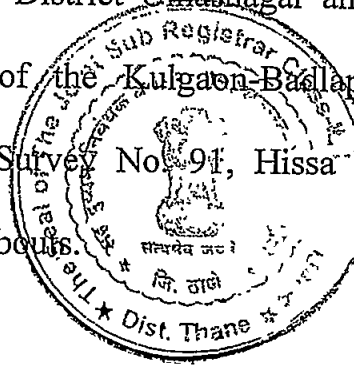
14. The premium or fee required to be paid to the society for its consent to the transfer of the said flat is borne and paid by the Transferors and Transferees in equal shares.

15. All expenses such as Stamp Duty, Registration fees and other out of pocket expenses incidental to this transaction has been borne and paid by the Transferees exclusively.

16. This Agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and (Maharashtra Ownership Flats Regulation of the Promotion of construction, sale, Management and Transfer) Act 1963 and Rule made thereunder.

THE SCHEDULE ABOVE REFERRED TO:

ALL those Residential premises being a **Flat No. 206 on the Second Floor,** in **"D" Wing, having area about 449 Sq. Feet Carpet** (including area of Balconies) in the buildings known as **"Satyam Prime"** and society known as **Satyam Prime A, B, C, D Wing Co-operative Housing Society Ltd.,** situates at Revenue Village **Katrap, Taluka - Ambernath, Badlapur (East),** Dist. Thane, in the Registration Sub-District Ulhasnagar and Registration District Thane, within the limits of the **Kulgaon-Badlapur Municipal Council,** standing on land bearing Survey No. 91, Hissa No. 5/2, Total 8 admeasuring 5960 Sq. metre or thereabouts.



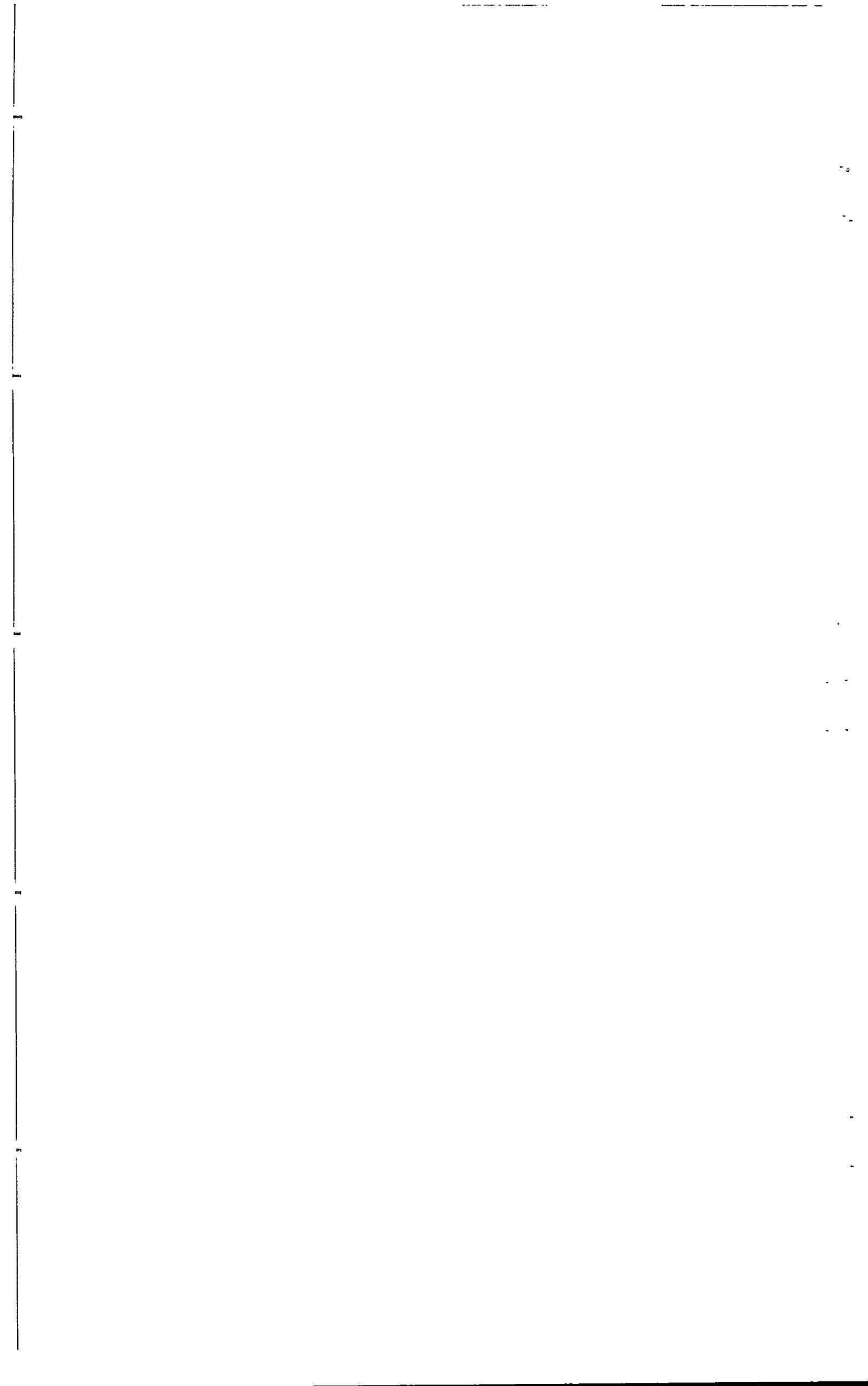
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PANDEY



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year first hereinabove mentioned.


SIGNED AND DELIVERED by the
Withinnamed "the TRANSFERORS"

1. Mrs. REENA KAUSHAL MAHESHWARI


Reena Mahesh



2. Mr. ABADH KAUSHAL MAHESHWARI

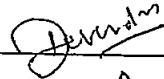

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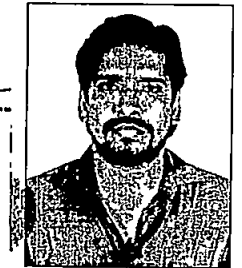


3. Mr. PRARIKSHIT KAUSHAL MAHESHWARI

Prarikshit



In the presence of ...

- 1. 
- 2. 



SIGNED AND DELIVERED by the
Withinnamed "the TRANSFEREES"

1. Mr. YOGENDRA ASHOKKUMAR MISHRA


Y.M.S.




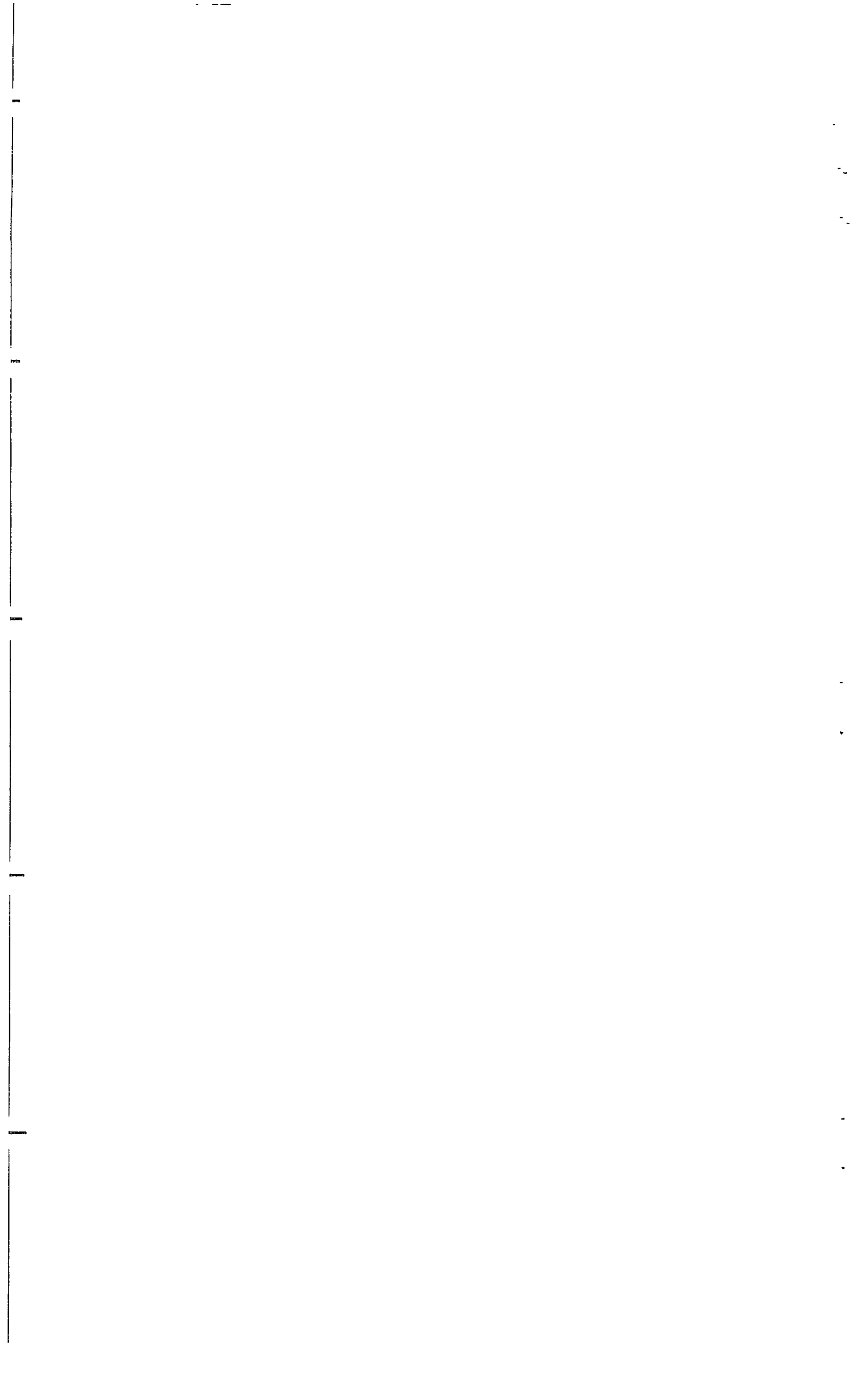
2. Mrs. SUNITA YOGENDRA MISHRA

सुनीता मिश्रा

In the presence of ...



उह न - ४	
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०१	३५



1. DEVENDRA ASHOK MISHRA
PRAMMESH VINDAVATI, A-WING, 103, NEAR DAKARAE
SANICKI CAMP, BADLAPUR EAST, MAHARASHTRA *Devendra*

2. Chetan Arun Damachiv *Chet*
Mahada Colony, 16/22, Badlapur East 421501

RECEIPT

Acknowledge to have received of and from the withinnamed Transferees viz.. 1. Mr. YOGENDRA ASHOKKUMAR MISHRA & 2. Mrs. SUNITA YOGENDEA MISHRA, a sum of Rs. 2,32,000/- (Rupees Two Lakh Thirty Two Thousand Only) paid as under being the part payment of the consideration money agreed to be paid by them to us as withinmentioned.

PAYMENT DETAILS:

No.	Date	Amt.(Rs.)	Bank
427709064491	03/10/2024	11,000/-	Union Bank of India
464530358506	05/10/2024	20,000/-	Union Bank of India
UBINJ24279211 332	05/10/2024	1,90,000/-	Union Bank of India
Ch.No.405683	04/10/2024	11,000/-	Union Bank of India

Rs. 2,32,000/-

We Say Received

1. Mrs. REENA KAUSHAL MAHESHWARI *Reena Maheshwari*

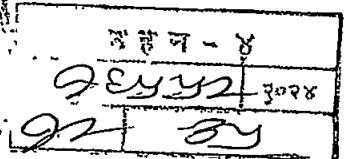
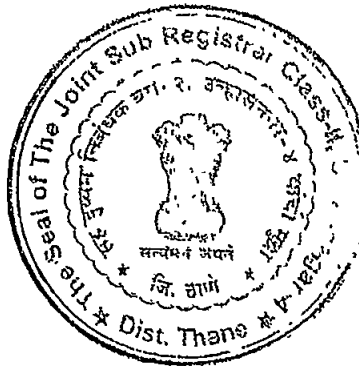
2. Mr. ABADH KAUSHAL MAHESHWARI *Abadh*

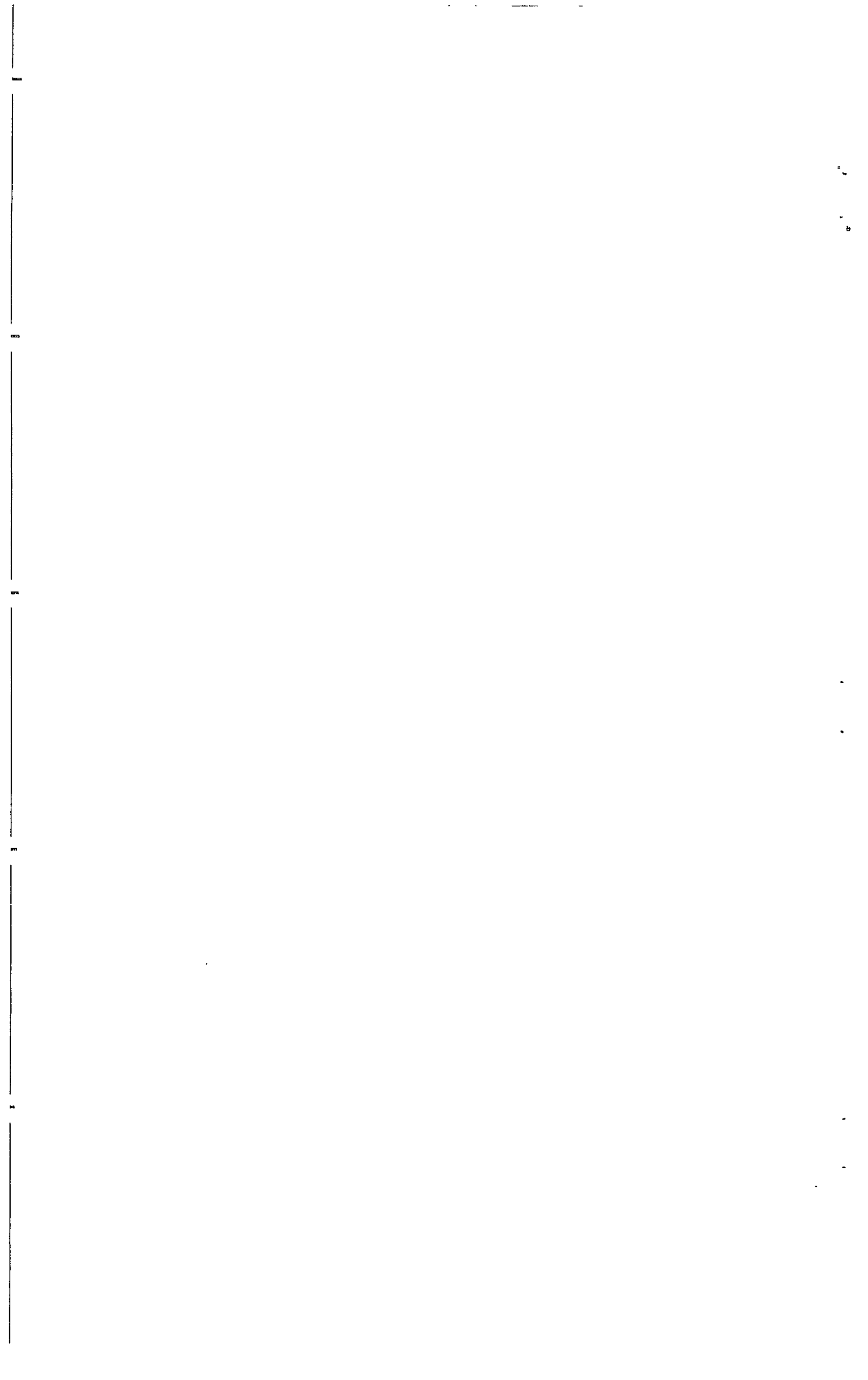
3. Mr. PRARIKSHIT KAUSHAL MAHESHWARI *Prarikshit*
 Transferors

WITNESSES:

1. *Devendra*

2. *Chet*







27/03/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर
2

दस्त क्रमांक : 3504/2014

नोदणी :

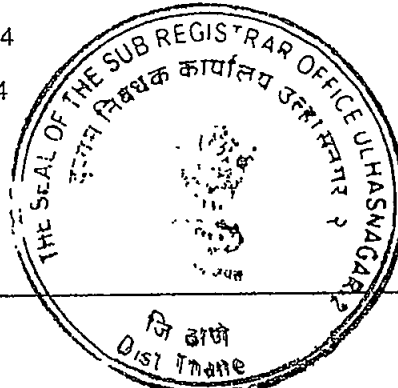
Regn.63m

गावाचे नाव : 1) कात्रप

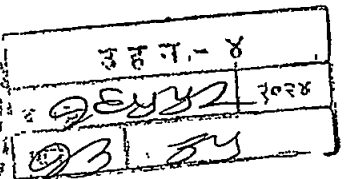
(1)त्रिलेखाचा प्रकार	करारनामा
(2)मोबदला	1888640
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1658000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :सदनिका नं: 206, माळा न: दुसरा मजला, इमारतीचे नाव: सत्यम प्राईम, डी विंग, ब्लॉक नं: मौजे कात्रप, इतर माहिती: मौजे- कात्रप, स. नं 91, हि नं 5/2, क्षेत्र 5960 चौ.मी., यावरील सत्यम प्राईम, सदनिका क्र. 206, दुसरा मजला, डी विंग, क्षेत्र 449 चौ.फुट. (कार्पेट)(-Survey Number : 91 ; HISSA NUMBER : 5/2 ;)
(5) क्षेत्रफळ	1) 449 चौ.फुट
(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:-एस एंड एस एन्टरप्रायझेस तर्फे भागीदार ज्ञानेश्वर अर्जुन खरपुरिया यांचे कु. मु. व क.ज देणार श्री. मनिष वी जैन वय:-27; पत्ता:-प्लॉट नं: 77 दुकान क्र 1 2 आणि 3,, माळा नं. -, इमारतीचे नाव: सरस्वती निवास विवेकानंद हौसोसा लि, ब्लॉक नं: एम आय डी सी रोड, रोड नं: बदलापूर प, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACBFS0986N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रिना कौशल महेश्वरी वय:-55; पत्ता:-प्लॉट नं. 204, माळा नं: दुसरा मजला., इमारतीचे नाव. पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं. गांधारी रोड, कल्याण प, रोड नं: -, , पिन कोड:-421301 पॅन नं:-AJCPM2926J 2): नाव:-अवाध कौशल महेश्वरी वय:-32; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला., इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANJPM4810G 3): नाव:-परिक्षीत कौशल महेश्वरी वय:-28; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला., इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AXOPM9384J
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2014
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2014
(11)अनुक्रमांक,खंड व पृष्ठ	3504/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	94500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18900
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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सह दुय्यम निबंधक वग
उल्हासनगर - २





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दस्त गोषवारा भाग-2

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दस्त क्रमांक:3504/2014

दस्त क्रमांक उहून2/3504/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिना कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प, रोड नं पॅन नंबर:AJCPM2926J	लिहून घेणार वय :-55 स्वाक्षरी:- <i>Reena Maheshwari</i>		
2	नाव:अबाध कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प, रोड नं - , महाराष्ट्र, ठाणे पॅन नंबर:ANJPM4810G	लिहून घेणार वय :-32 स्वाक्षरी - <i>Abadh</i>		
3	नाव:परिक्षीत कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: - , महाराष्ट्र, ठाणे. पॅन नंबर:AXOPM9384J	लिहून घेणार वय :-28 स्वाक्षरी:- <i>Parikshit</i>		
4	नाव:एस ऍण्ड एस एन्टरप्रायझेस तर्फे भागीदार ज्ञानेश्वर अर्जुन खरपुरिया यांचे कु. मु. व क.ज देणार श्री. मनिप बी जैन पत्ता:प्लॉट नं: 77 दुकान क्र 1 2 आणि 3,, माळा नं. - , इमारतीचे नाव. सरस्वती निवास विवेकानंद हौ सोसा लि, ब्लॉक नं एम आय डी सी रोड, रोड नं: बदलापूर प, महाराष्ट्र, ठाणे. पॅन नंबर:ACBFS0986N	लिहून देणार वय :-27 स्वाक्षरी:- <i>Manish</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात
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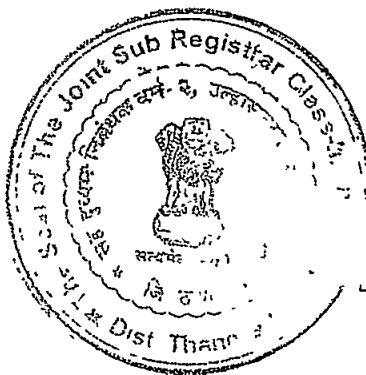
खालील इसम अज निवेदन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कौशल किशोर महेश्वरी पत्ता:204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गांधारी रोड, कल्याण प. डि. ठाणे पिन कोड 421301	स्वाक्षरी <i>K. Koushal</i>		
2	नाव तेजस अशोक वेल्हेकर वय:26 पत्ता:ए-002, जय हेरंब सोमायटी, न्यु डी.पी.रोड, कात्रप,	स्वाक्षरी		

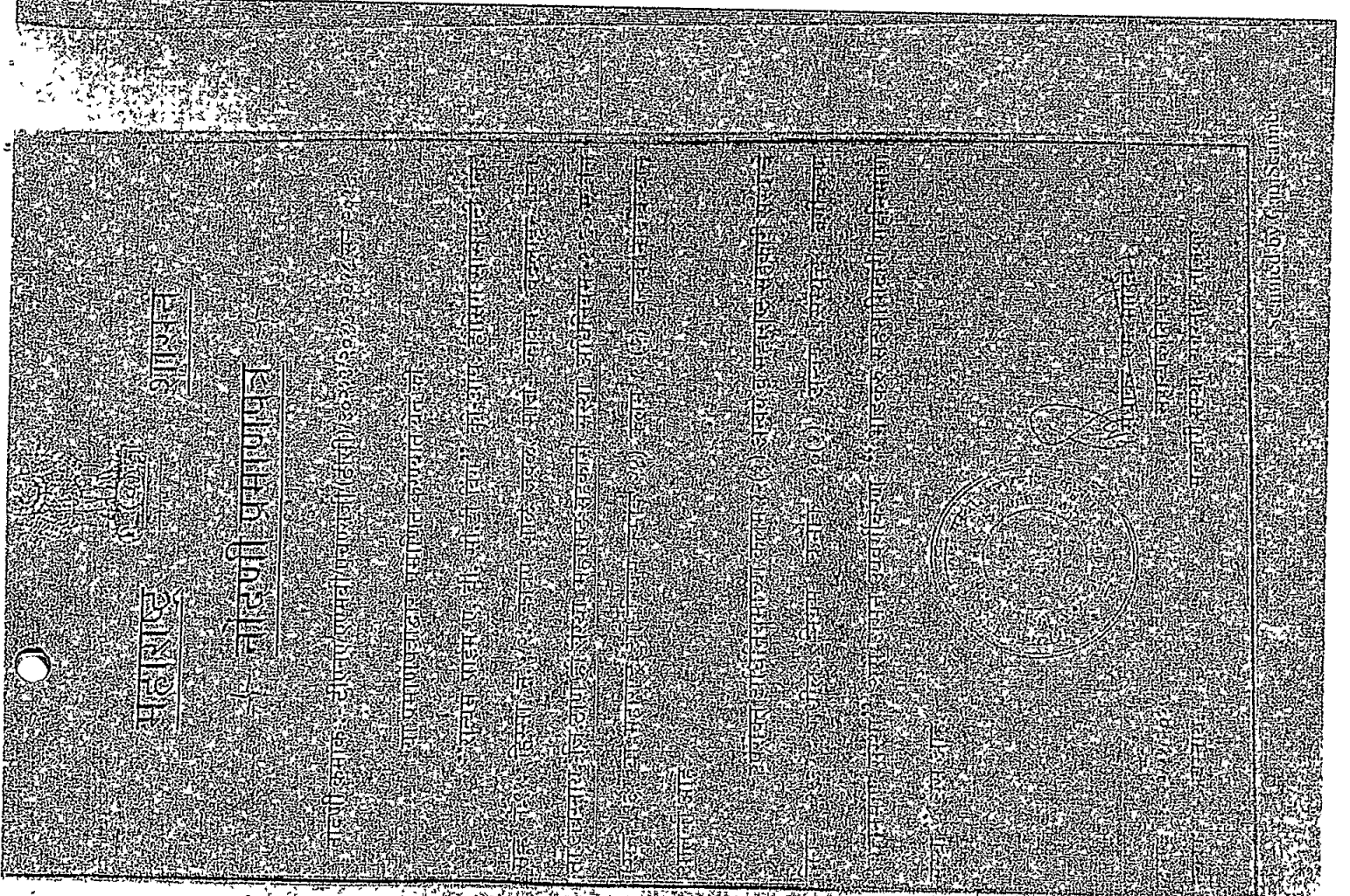


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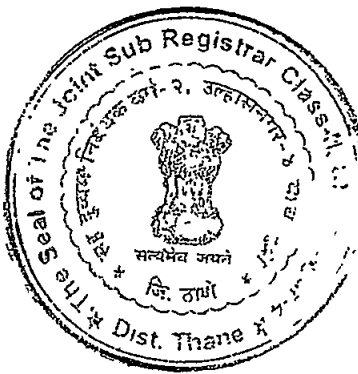


उह न - ४
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१९ ३५



उह सं - ४
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उद्देश - ४	
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वाचले :-

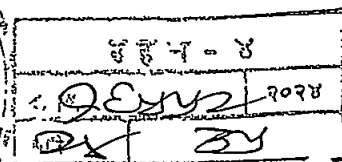
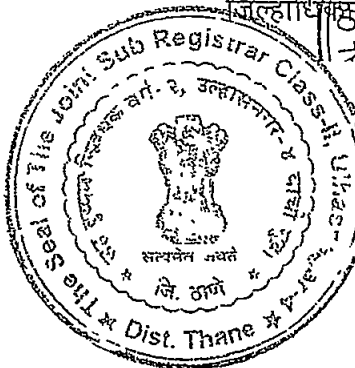
१. श्री.जयराम अमृता भांडे यांचे यांचे कु.मु धारक श्रीसत्यम डेव्हलपर्स तर्फे भागिदार श्री.दिनेश प्रेमजीभाई पटेल रा. ७७, सरस्वती निवास, एम.आय.डी.सी रोड, शिरगाव. बदलापुर (पु.) ता. अंबरनाथ जि.ठाणे यांचा दि. २७/०१/२०१२ रोजीचा अर्ज
२. तहसिलदार अंबरनाथ यांचे कडील स्थळ पाहणी. अहवाल पत्र क्र. जमिनबाब/जे-३/चिनशेती/ एसआर २७/२०१२ दि. १३/०१/२०१२
मुख्याधिकारी कुळगाव बदलापुर नगरपरीषद यांनी यांचेकडील जावक क्रमांक /कु.ब.न.प./ ल.पा./बा.प./२४०५२३२८, दि. १९/०१/२०१२
जिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर - ३ ठाणे यांचे कडील पत्र क्र.भूस/मे.सें./ ल.पा/एस.आर/२८० दि. ०२/०३/२०१२
जिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ३ रा माळा यांचे कडील पत्र क्र.भूस/ ल.पा/एस.आर/२८० दि. १७/०३/२०१२
६. भूमि संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचे कडील पत्र क्र.भूसविअ/नाहवा ५०८ दि. ०१/०३/२०१२
७. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प ठाणे यांचे कडील पत्र क्र.भूसंपादन/ टे.नं.२/सी- ६१६३ दि.०१/०३/२०१२
८. उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ५ वा मजला यांचे कडील पत्र क्र.भूसंपादन/एसआर/टे-१/वशि-१८८/२०१२ दि. ०९/०३/२०१२
९. उपविभागीय अधिकारी उल्हासनगर विभाग उल्हासनगर यांचे कडील पत्र क्र.उपविअ/ जमिनबाब/टे-१/कावि- ७९/१२ दि.०६/०३/२०१२
१०. अर्जदार व कुळमुख्यात्यार पत्रधारकांचेयांचे विहित नमुन्यातील हथिपत्र/प्रतिज्ञापत्र दिनांक २७/०१/२०१२
११. अर्जदार यांनी. शासनाकडील विहित नमुन्यात दिलेले शपथपत्र/बंधपत्र दिनांक. २७/०१/२०१२
१२. दिनांक २२/०२/२०१२ चे 'महाराष्ट्र जनमुद्रा' व दिनांक १२/०२/२०१२ चे 'जनमत' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

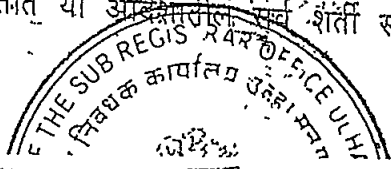
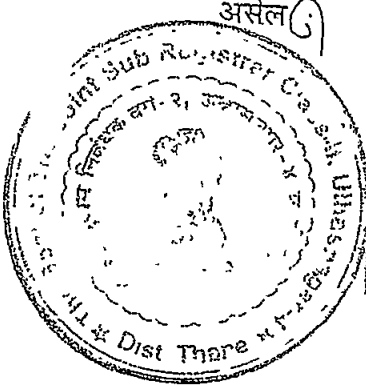
ज्या अर्थी श्री.जयराम अमृता भांडे. यांचे यांचे कु.मु धारक श्रीसत्यम डेव्हलपर्स तर्फे भागिदार श्री.दिनेश प्रेमजीभाई पटेल रा. ७७, सरस्वती निवास, एम.आय.डी.सी रोड, शिरगाव, बदलापुर (पु.), ता. अंबरनाथ जि.ठाणे यांनी दि. २७/०१/२०१२ रोजी ठाणे जिल्हाधिकारी अंबरनाथ तालुक्यातील मौजे कात्रप या ठिकाणी सर्व्हे नं ४२/३ क्षेत्र २६००-००० हजेरी मधील या मालकीच्या जमिनीतील जागेचा रॅहिवॉस या बिगरशेतकी प्रयोजनाथ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, या कार्यालयाने दिनांक २२/०२/२०१२ चे 'महाराष्ट्र जनमुद्रा' व दिनांक १२/०२/२०१२ चे 'जनमत' या वृत्तपत्रात जाहिरनाम दिलेला होता पण त्यात मुदतीत कोणतीही वहाल/हजेरी वर कार्यालय प्राप्त झालेली नाही.

या अर्थी अमृता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करुन मी जिल्हाधिकारी ठाणे यांच्याद्वारे श्री.जयराम अमृता भांडे यांना मौजे कात्रप, ता.अंबरनाथ

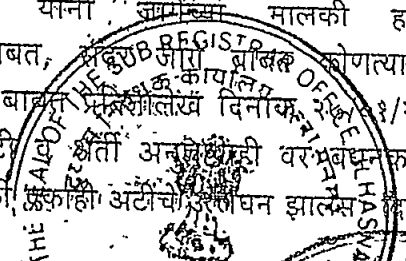


- ११. या आदेशाच्या दिनाका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
- १२. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ च्या मध्यम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल. अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. भागे ०-०८-० पैरे या दरात बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पुर्वलाक्षी प्रभावाने अशा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.
- १४. अनुज्ञाग्राही व्यक्तीने सदर जागेची अतितातडी मोजणी फी रक्कम रु. ६,०००/- (आठ हजार रु. सहा हजार मात्र) चलन क्र.२७३/१२ (भारतीय स्टेट बँक शाखा ठाणे संख्या ३२११११/१२) दि.२५/०४/२०१२ अन्वये शासन जमाविलेले आहे.
- १५. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणीच्या बदल करण्यांत येईल.
- १६. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांचा कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १७. पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये, मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकार्याचे परवानगी घेतली असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
- १८. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरात अस्वच्छता व घाण निर्माण होण्या नव्हती अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याच्या निष्कास करण्याची व्यवस्था केली पाहिजे.
- १९. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन ती या आदेशातील शर्ती समाविष्ट करणे त्यास बंधनकारक असलेले आहे.



उ. नं - ४
२. क्र. २५२२/२०२४
०६ ३५

२०. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राहक कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
२१. वरील खंड अ) मध्ये कोणीही अंतर्भूत असले तरीही या परवानगीच्या जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर यिनिकिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे पिथी किंवा ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेल्या व्यक्ती कडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या क्षेत्री अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध किंवा संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.
२३. अनुज्ञाग्राही यांनी बिंगरशेतकी आकारणीच्या पांचपट रक्कम रु.१,०४०/- (अक्षरां सभ्य एक हजार चांळीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडोल कार्यालयाचे चलन क्र.३३५/२०१२ (भारतीय स्टेट बँक शाखा ठाणे) चलन क्र.३३५/२०१२ दि.२५/०४/२०१२ अन्वये साकार केले आहे.
२४. अनुज्ञाग्राही यांनी कुळगाव बदलापुर नगरपरिषद यांचे कडील गंज्या बांधकाम केले पाहिजे.
२५. अनुज्ञाग्राही यांनी कुळगाव बदलापुर नगरपरिषद यांचेकडील बांधकाम गकाशा स्थितिरिक्त जादा बांधकाम केल्यास अगर बांधकामांमध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील व अगदी दूर करण्यास पात्र राहतील.
२६. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे याबाबत खात्री झाल्याशिवाय कुळगाव बदलापुर नगरपरिषद संबंधित विकासकाम इमारत वापर परवानगा देण नसे.
२७. महाराष्ट्र चेंबर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील या याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतीम न्यायिक ठराव क्र.१७/११/२०११ मधील महसूल व वनविभागाचे क्र.गौ.खनि-१०/१०११/प्र.क्र.६१८/ख १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतिम आदेशास अधिन राहून सदर परवानगी रद्द आले असून मा.उच्च न्यायालय/ शासन याबाबतीत जे निर्णय /आदेश देतील त्या आदेशास पात्र वर बांधकाम केले पाहिजे.
२८. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर कोणत्याही न्यायालयात दावा प्रत्येक इत्यादी बाबत प्रतिज्ञालेख दिनांक ११/२०१२ रोजी दिलेला आहे. सदर प्रतिज्ञालेखात सर्व अटी व शर्ती अनुज्ञाग्राही वर प्रबध्दकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी कोणत्याही अटीचे उल्लंघन झालेस ते दिलेली परवानगी रद्द होईल.



उ ह न - ४	
३. २०२४	३०२४
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क्र. महासुला/क-१/दे-१४/एनएपी/एसआर २७/२०१२

२९. सदर स.नं. हा माधेरीन इको सेन्सेटीव्ह तसेच महाराष्ट्र खाजगी जमीन अधिनियम १९७५चे कलम २२अ व ६ च्या तरतुदी लागू झाल्यास सदरचा विनशेती आदेश रद्द समजण्यात येईल.

३०. प्रकरणी सादर केलेली कागदपत्रे खोटी, बनावट अगर दिशाभूल करणारी अशा प्रकारची दिलेली अकृषिक परवानगी रद्द समजणेत येईल व होणा-या परीणामास आणि नुकसनाची जबाबदारी अर्जादाराच्या वैयक्तिक वित्तवसाहतीवर राहिली.

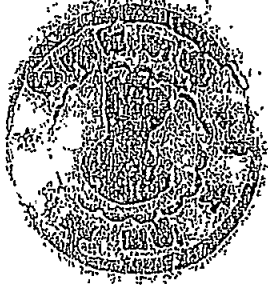
३१. कुळगाव बदलापूर नगरपालिकेने अकृषिक परवानगीकरीता ना-हरकत दाखला दिला असून त्यानुसार सदरच्या आसखड्यांना मंजूरी देणेत आली आहे. तथापि अंतिम मंजूरी आसखड्यात बदल झाल्यास त्यानुसार सुधारीत आदेश पारीत करून देणे अनुज्ञाप्राही



विकास / विकास कार्ये सादर करणाऱ्यांना प्रदान केलेल्या विकास नियंत्रण व जमिन वापर व थाबावतचे प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेशातील विकास प्राधिकरणांने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर व थाबावतचे आदेशांवर आधारीत आहोत. परवानगी देण्यात येत आहे. (१)

सही/
(ए.एल.काव्हाड)
जिल्हाधिकारी, ठाणे

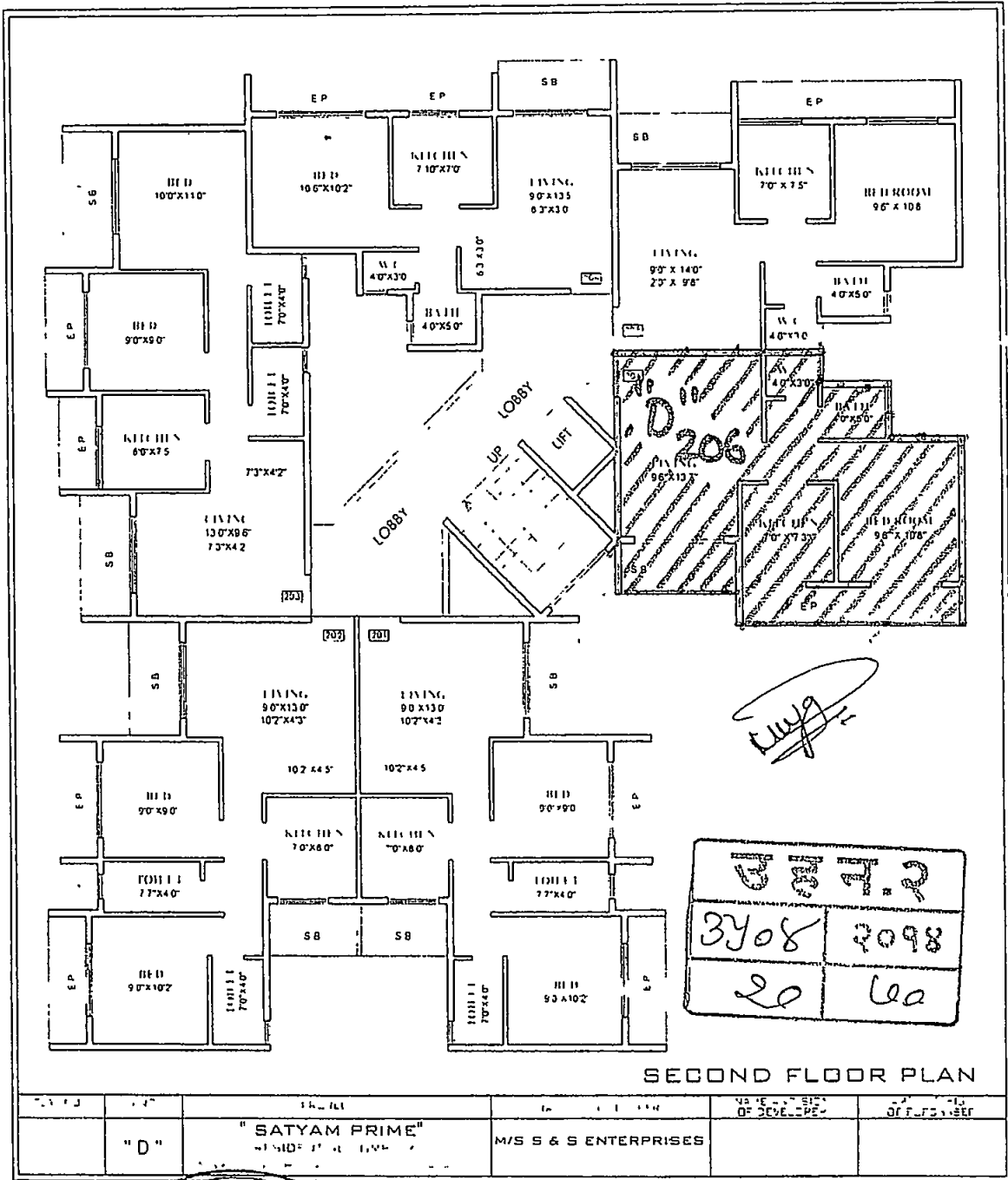
प्रत :- श्री. जयराम. अमृत. भांडे
रा. कात्रप, ता. अंबारनाथ, जि. ठाणे



आदेश निर्गमित केले
जिल्हाधिकारी ठाणे करिता



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२४ ३५

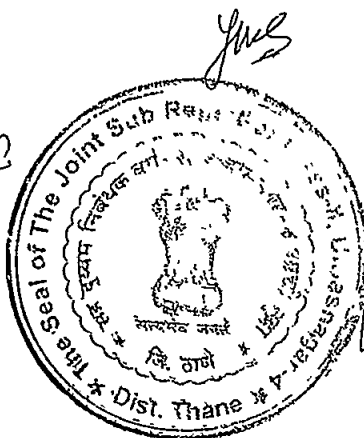


उत्तर २	
3708	२०१४
२०	७०



Abadh
 Reena Maheshwari
 PARISHIT

Reena Maheshwari
PARISHIT
Abadh



रजनीश मिश्रा

उत्तर - ४
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पत्र - ४	
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३०	२५

541/16552

सोमवार, 23 डिसेंबर 2024 10:57 म.पू.

दस्त गोषवारा भाग-1

उहन4 93 - 34

दस्त क्रमांक: 16552/2024

दस्त क्रमांक: उहन4 /16552/2024

बाजार मूल्य रु. 26,14,000/-

मोबदला रु. 22,50,000/-

भरलेले मुद्राक शुल्क: रु 1,56,840/-

दु. नि सह. दु. नि. उहन4 याचे कार्यालयात

पावती:17612

पावती दिनांक: 23/12/2024

अ. क्र. 16552 वर दि.23-12-2024

सादरकरणाराचे नाव: योगेन्द्र अशोक कुमार मिश्रा

रोजी 10.55 म पू. वा हजर केला.

YMS

नोदणी फी

रु. 26140.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठाची संख्या 35

दस्त हजर करणाऱ्याची मही

एकुण: 26840.00

Open
S.S.R.Ulhasnagar 4

Open
S.S.R.Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

मुद्राक 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 मुद्राक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 23 / 12 / 2024 10 : 55 : 15 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 23 / 12 / 2024 10 : 56 : 02 AM ची वेळ: (फी)

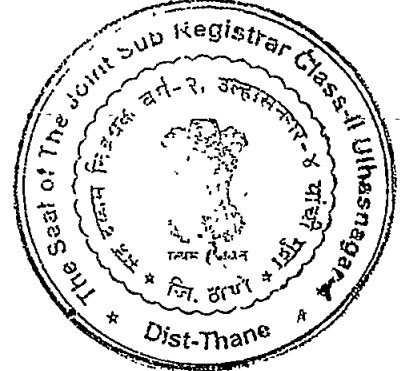
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व्यक्ती इत्यादी बजावठ आढळून आल्यास याची
संपूर्ण जबाबदारी मिस्त्रादकाची राहिल

YMS

लिहून घेणार

लिहून देणार

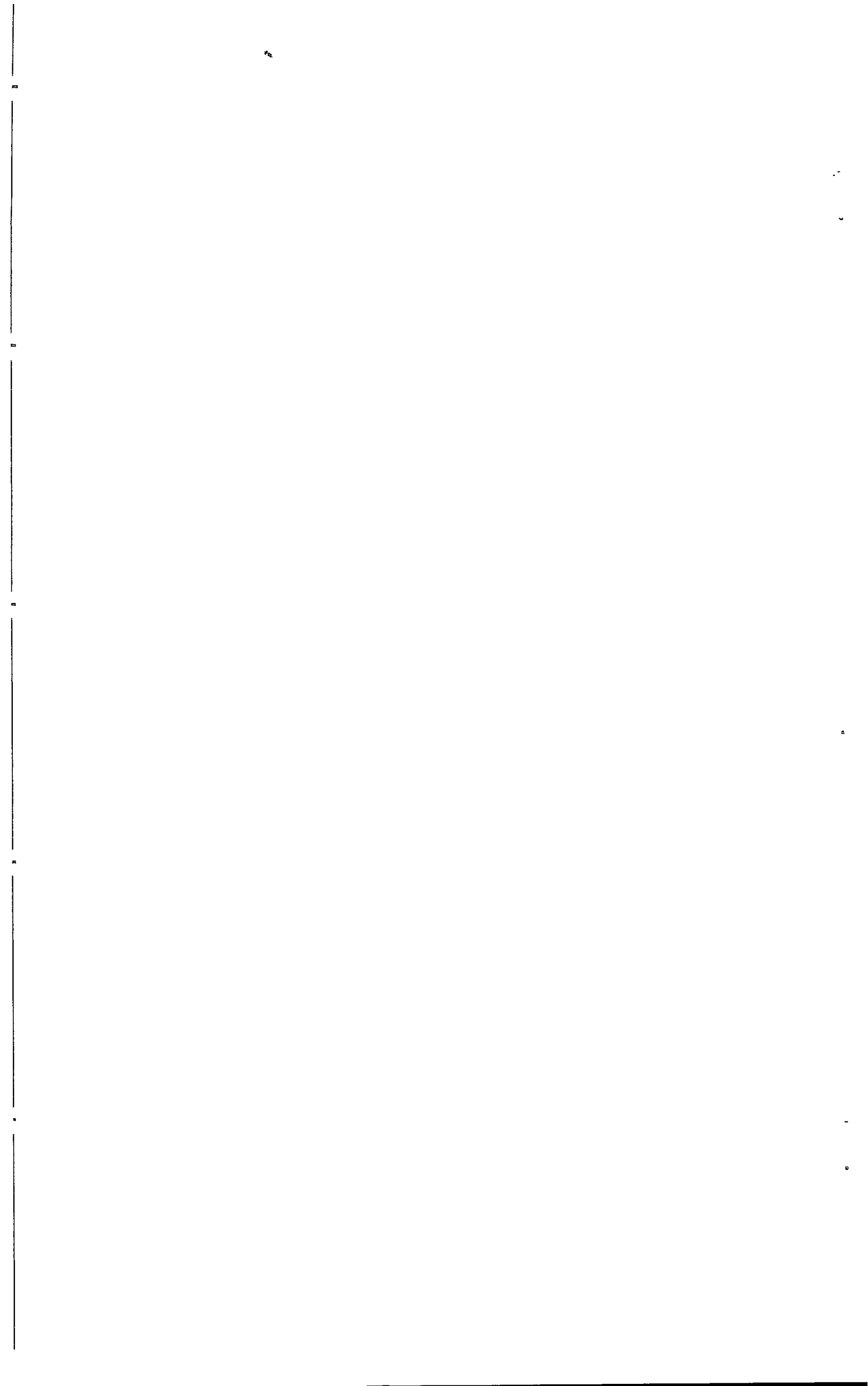
शुभाता मिश्रा



Reena Maheshwan

Reena Maheshwan

Abadh



8325 8415 1602

मेरा , मेरी पहचान



भारत सरकार
Government of India

Pankshit Kaushal Kishor Maheshwan
DOB 05/12/1986
Male

Aadhaar no issued 27/07/2012



अधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएनएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of Identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML)

8325 8415 1602

मेरा , मेरी पहचान

Pankshit



भारत सरकार
GOVERNMENT OF INDIA

रीना कौशल महेश्वरी
REENA KAUSHAL MAHESHWARI



जन्म वर्ष / Year of Birth 1959
स्त्री / Female

8652 6772 0053



— सामान्य माणसाचा अधिकार

Reena Maheshwan



भारत सरकार
Government of India



योगेन्द्र अशोककुमार मिश्रा
Yogendra Ashokkumar Mishra
जन्म तिथि / DOB: 22/05/1988
पुरुष / MALE
Mobile No.: 7387058872

6187 0689 0566
VID: 9121 2410 6530 9341

मेरा , मेरी पहचान

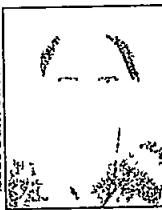
Yogendra



भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 06/08/2015



सुनीता योगेंद्र मिश्रा
Sunita Yogendra Mishra
जन्म तारीख / DOB: 28/10/1990
महिला / FEMALE
Mobile No.: 7387058872

4522 7791 2124
VID: 9170 0991 3278 2808

माझे आधार, माझी ओळख

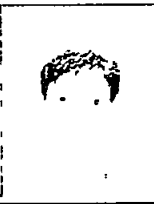
Sunita Mishra



भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA



देवेन्द्र अशोक मिश्रा
Devendra Ashok Mishra
जन्म तिथि/DOB: 19/02/1986
पुरुष/ MALE
Mobile No: 9867572148

6432 2506 3148

माझे आधार, माझी ओळख

Devendra

Issue Date 15/11/2011



अवध कौशल महेश्वरी
ABADH KAUSHAL MAHESHWARI
जन्म तारीख / DOB 01/09/1982
पुरुष / Male

9504 9705 0176

माझे आधार, माझी ओळख

Abadh

आयकर विभाग
INCOME TAX DEPARTMENT

CHETAN ARUN RANADHIR

ARUN RAGHUNATH RANADHIR

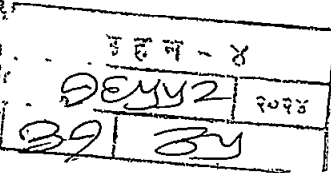
07/06/1983

Permanent Account Number

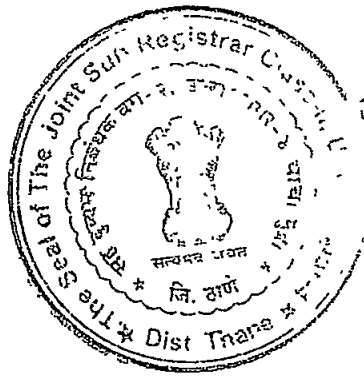
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Chetan
Signature

Arun



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पृष्ठ - ४
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23/12/2024 11 02 02 AM

दम्न गोपवारा भाग-2

उह्न4

दस्त क्रमांक 16552/2024

दस्त क्रमांक उह्न4/16552/2024

दस्ताचा प्रकार :-करारनामा

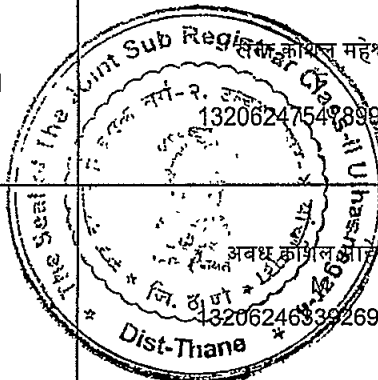
अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:योगेन्द्र अशोक कुमार मिश्रा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव ए/103, प्रथमेश वृदावन सोमायटी, तारावाई शाळेजवळ, कात्रप गाव, कात्रप रोड, बदलापूर पूर्व, ता. अवरनाथ, जि. ठाणे, ब्लॉक नं -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AXJPM8092J	लिहून घेणार वय -36 स्वाक्षरी- <i>YMS</i>		
2	नाव.सुनीता योगेन्द्र मिश्रा पत्ता प्लॉट नं: -, माळा नं - , इमारतीचे नाव ग/103, प्रथमेश वृदावन सोमायटी, तारावाई शाळेजवळ, कात्रप गाव, कात्रप रोड, बदलापूर पूर्व, ता. अवरनाथ, जि. ठाणे, ब्लॉक नं -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर DQHPM2175Q	लिहून घेणार वय -35 स्वाक्षरी - <i>सुनीता मिश्रा</i>		
3	नाव.रिना कौशल महेश्वरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गाधारी रोड, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं -, रोड नं. -, महाराष्ट्र, ठाणे पॅन नंबर AJCPM2926J	लिहून देणार वय -65 स्वाक्षरी- <i>Reena Maheshwari</i>		
4	नाव अबाध कौशल महेश्वरी पत्ता.प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गाधारी रोड, कल्याण पश्चिम, जि. ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर ANJPM4810G	लिहून देणार वय -42 स्वाक्षरी- <i>Abadh</i>		
5	नाव परिक्षीत कौशल महेश्वरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गाधारी रोड, कल्याण पश्चिम, जि. ठाणे , ब्लॉक नं. -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AXOPM9384J	लिहून देणार वय -38 स्वाक्षरी:- <i>Pankaj</i>		


वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ 23 / 12 / 2024 10 . 58 . 25 AM

ओळख -

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकाराची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार योगेन्द्र अशोक कुमार मिश्रा	23/12/2024 11:00 31 AM	योगेन्द्र अशोककुमार मिश्रा M 1320624892098990080
2	लिहून घेणार सुनीता योगेन्द्र मिश्रा	23/12/2024 11.00 15 AM	सुनीता योगेन्द्र मिश्रा F 1320624825090789376
3	लिहून देणार रिना कौशल महेश्वरी	23/12/2024 10:59:58 AM	रिना कौशल महेश्वरी 1320624754989998592
4	लिहून देणार अबाध कौशल महेश्वरी	23/12/2024 10:59.30 AM	अबाध कौशल महेश्वरी 1320624633926934528



5	लिहून देणार परिक्षीत कौशल महेश्वरी	23/12/2024 10.59.04 AM	Parikshit Kaushal Kishor Maheshwari M 1261630425702883328	
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शिका क्र.4 ची वेळ: 23 / 12 / 2024 11 : 00 : 32 AM

Joint S.R. Ulhasnagar 4

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGENDRA A MISHRA	eChallan	69103332024122310298	MH013019966202425E	156840.00	SD	0007187024202425	23/12/2024
2		DHC		1024282501134	700	RF	1024282501134D	23/12/2024
3	YOGENDRA A MISHRA	eChallan		MH013019966202425E	26140	RF	0007187024202425	23/12/2024

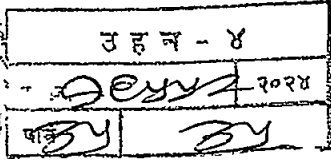
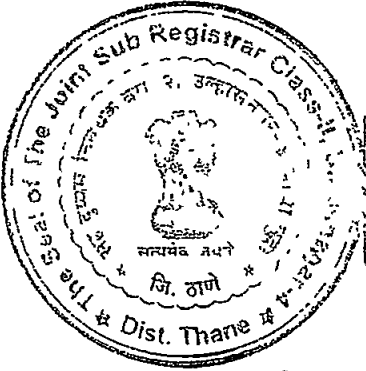
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

16552 /2024

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.isarta@gmail.com



प्रमाणित करण्यात येते की सदर दस्त
क्र. २६५५२ मध्ये ३५ पाने आहेत
पुस्तक क्रमांक ९ वर नोंदला
दिनांक २३-१२-२०२४

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



23/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

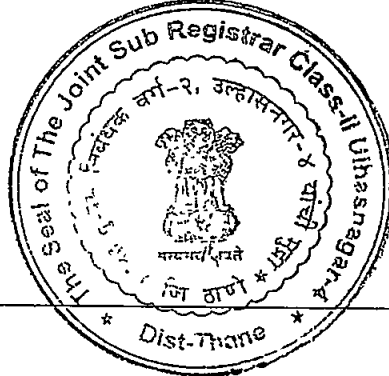
दस्त क्रमांक : 16552/2024

नोदणी :

Regn:63m

गावाचे नाव : कात्रप

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2614000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगाव-बदलापूर इतर वर्णन , इतर माहिती: मौजे कात्रप,ता. अवरनाथ,जि. ठाणे येथील सर्व्हे नं. 91,हिस्सा न. 5/2,क्षेत्र 5960 चौ. मी. यावरील सत्यम प्राईम म्हणजेच सध्याची सत्यम प्राईम ए,वी,सी,डी विंग को. ऑप. हौ. सोसायटी लि.,मधील निवासी सदनिका क्र. 206,डी विंग,दुसरा मजला,क्षेत्र 449 चौ. फुट कारपेट.((Survey Number : 91 ;))
(5) क्षेत्रफळ	1) 449 चौ.फूट
(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:-रिना कौशल महेश्वरी वय:-65, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गांधारी रोड, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AJCPM2926J 2): नाव:-अबाध कौशल महेश्वरी वय:-42, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गांधारी रोड, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANJPM4810G 3): नाव:-परिक्षीत कौशल महेश्वरी वय:-38, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, गांधारी रोड, कल्याण पश्चिम, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे पिन कोड:-421301 पॅन नं:-AXOPM9384J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -योगेन्द्र अशोक कुमार मिश्रा वय -36, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/103, प्रथमेश वृदावन सोसायटी, ताराबाई शाळेजवळ, कात्रप गाव, कात्रप रोड, बदलापूर पूर्व, ता. अवरनाथ, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AXJPM8092J 2): नाव:-सुनीता योगेन्द्र मिश्रा वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/103, प्रथमेश वृदावन सोसायटी, ताराबाई शाळेजवळ, कात्रप गांव, कात्रप रोड, बदलापूर पूर्व, ता. अवरनाथ, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421503 पॅन नं.-DQHPM2175Q
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024
(10)दस्त नोदणी केल्याचा दिनांक	23/12/2024
(11)अनुक्रमांक,खड व पृष्ठ	16552/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	156840
(13)बाजारभावाप्रमाणे नोदणी शुल्क	26140
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

मुल्याकनासाठी विचारात घेतलेला तपशील -.

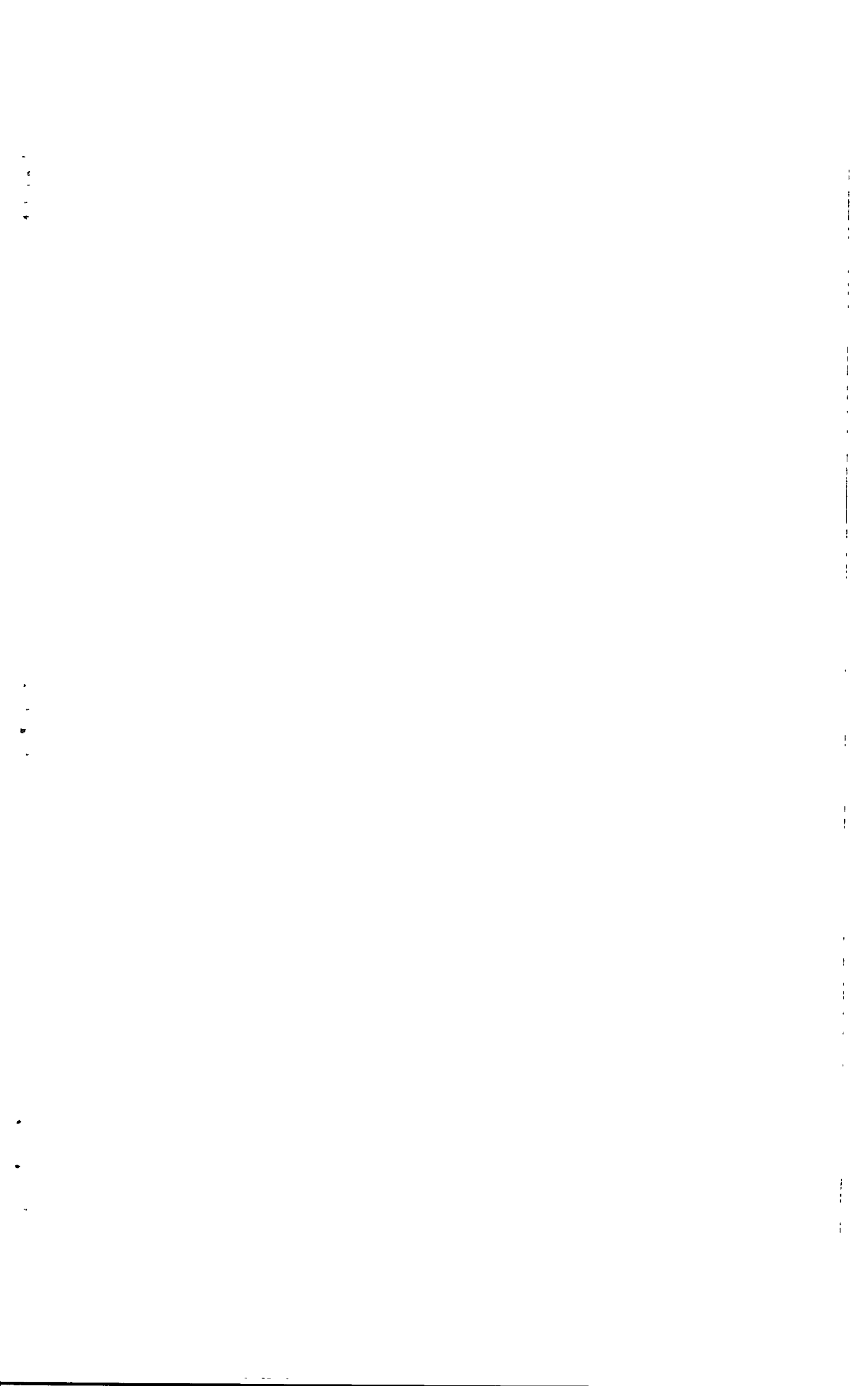
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

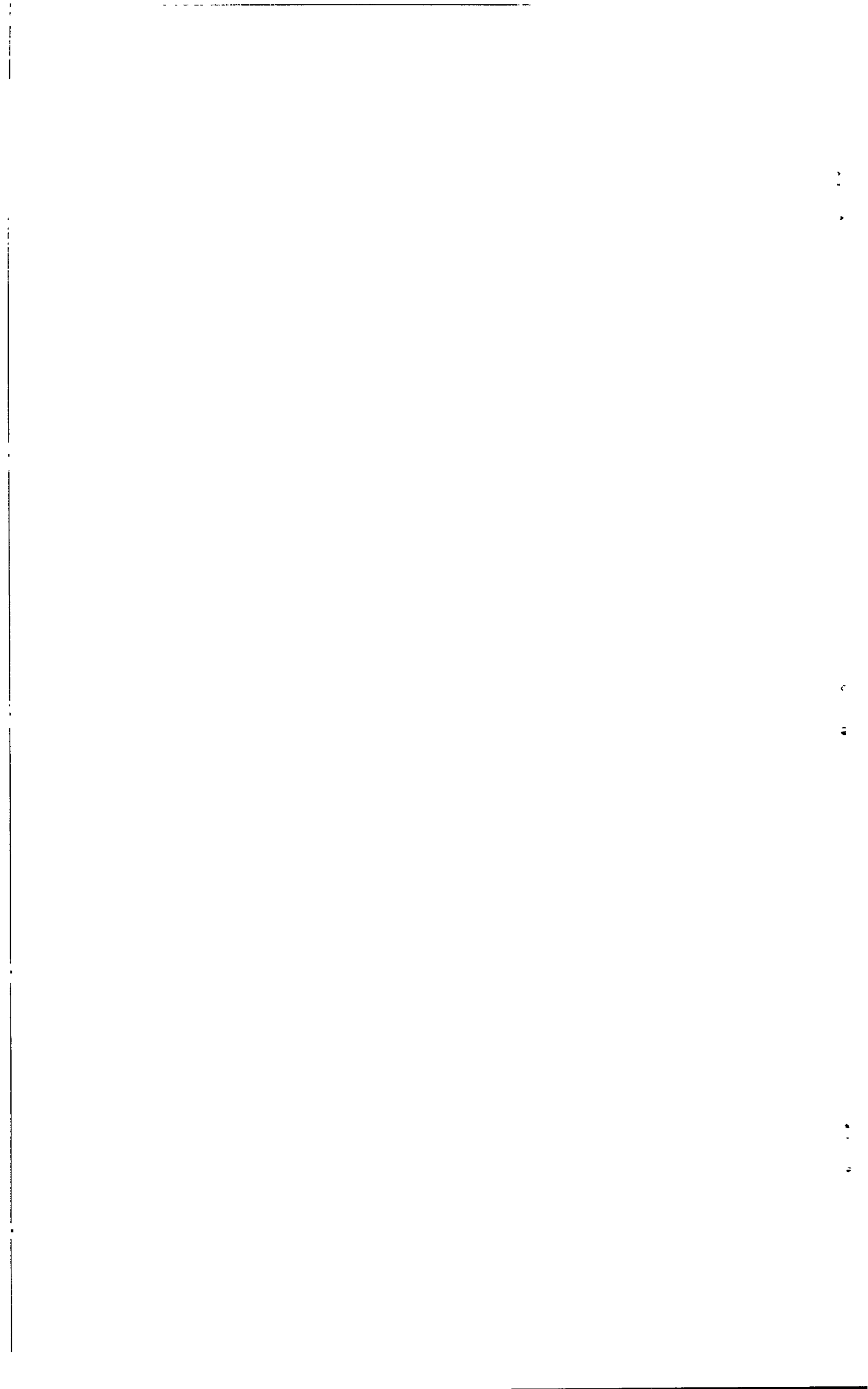
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGENDRA A MISHRA	eChallan	69103332024122310298	MH013019966202425E	156840.00	SD	0007187024202425	23/12/2024
2		DHC		1024282501134	700	RF	1024282501134D	23/12/2024
3	YOGENDRA A MISHRA	eChallan		MH013019966202425E	26140	RF	0007187024202425	23/12/2024

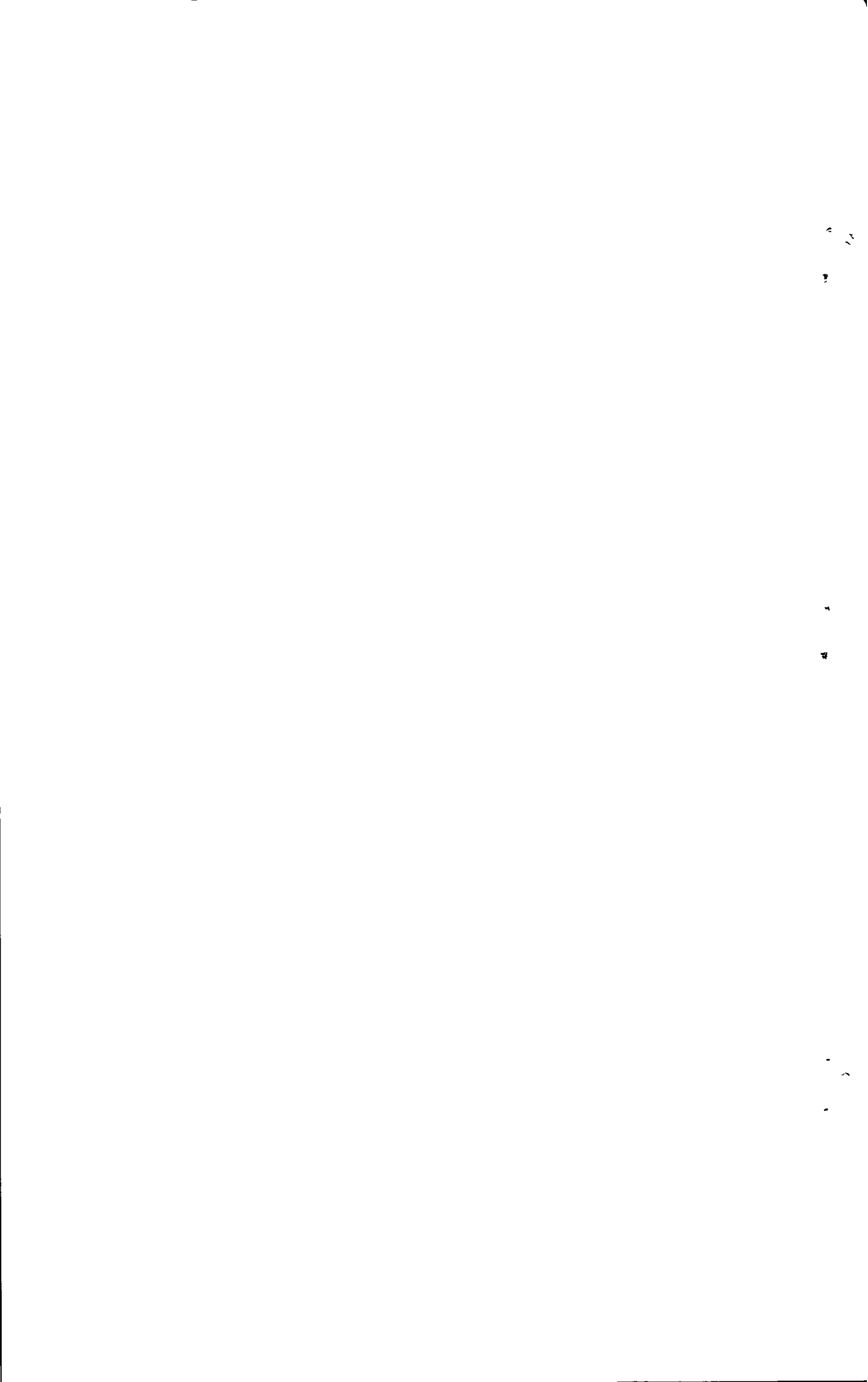
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





ORIGINAL SALE DEED

BAD LAPUR



Thursday, March 27, 2014

नोंदणी क्र. :39म

12:57 PM

Regn.:39M

पावती क्र.. 19735 दिनांक 27/03/2014

गावाचे नाव. कात्रप

दस्तऐवजाचा अनुक्रमांक: उह्न2-3504-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रिना कौशल महेश्वरी,

नोंदणी फी

रु. 18900.00

दस्त: हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 20300.00

आपणास मूळ दस्त थंबनेल प्रिंट व सीडी अदाजे 1:09 PM

Sub Registrar Ulhasnagar 2

बाजार मूल्य: रु.1658000/-

मोबदला रु.1888640/-

भरलेले मुद्रांक शुल्क: रु. 94500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.18900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002205226201314R दिनांक: 27/03/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1400/-

Reena Maheshwan

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Original/Duplicate

Thursday, March 27, 2014

नोंदणी क्र. :39म

12:57 PM

Regn.:39M

4 पावती क्र.: 19735 दिनांक. 27/03/2014

गावाचे नाव: कात्रप

दस्तऐवजाचा अनुक्रमांक: उहन2-3504-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रिना कौशल महेश्वरी

नोंदणी फी

रु. 18900.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 20300.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:09 PM
सह दुय्यम निबंधक वंग
Sub Registrar Uhasnagar 2
उहासनागर - २

बाजार मूल्य: रु.1658000/-

मोबदला: रु.1888640/-

भरलेले मुद्रांक शुल्क : रु. 94500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.18900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002205226201314R दिनांक: 27/03/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 1400/-

Reena Maheshwan

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Data of Bank Receipt for GRN MH002205226201314R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 39317786 Simple Receipt
 Pmt DtTime : 27/03/2014 11:24:56 Print DtTime :
 ChallanIdNo : 69103332014032750339 Office Name : IGR4297ULH2_ULH2 (ULH2)
 District : 1201 / THANE Office Name : IGR4297ULH2_ULH2 (ULH2)
 StDuty Amt : 003004201-75/ Stamp Duty (e-portal) 27/03/2014 78-19916
 Deface Number : 0000897376201314 AMOUNT : 18,900.00 DATE : 27/03/2014 78-19916
 Sr.No : 0000897376201314 (Rs Ninety Four Thousand Five Hundred Only)
 RgnFeeSchm : 1 0000897376201314 (Rs Ninety Four Thousand Five Hundred Only)
 Amt in words : Ninety Four Thousand Five Hundred Only
 RgnFee Amt : Rs 18,900.00/- (Rs Eighteen Thousand Nine Hundred Rupees Only)

Article : B25
 Prop Mvblty : Immovable Consideration : 18,88,640.00/-
 Prop Descr : FLAT NO 206SECEOND FLOOR KATRAP , BADLAPURTHANE
 : Maharashtra
 : 421503
 Duty Payer : PAN-AJCPM2926J REENA K MAHESHWARI
 Other Party : PAN-ACBFS0986N S AND S ENTERPRISES

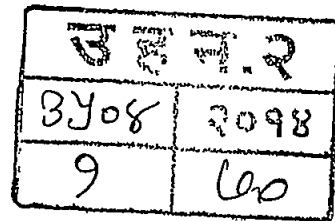
Bank Scroll No : --
 Bank Scroll Date : --
 RBI Credit Date : --
 Mobile Number : 919730390042

Only for verification-not to be printed and used

Reena Maheshwari

Signature

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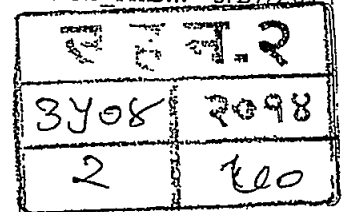
Hot Payment Successful. Your Payment Confirmation Number is 32396340



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002205226201314R	BARCODE	Form ID : Date: 27-03-2014
Department	IGR		Payee Details
Receipt Type	RE		
Office Name	IGR129- ULH2_ULHASNAGAR 2 JT SUB	Location	Dept. ID (If Any)
	REGISTRAR		PAN No. (If Applicable)
Year	Period: From : 27/03/2014 To : 31/03/2014		Full Name
			REENA MAHESHWARI K
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 206 SECEOND FLOOR
	0030046401-75	94500.00	Road/Street, Area /Locality
			KATRAP
0030063301-70	18900.00	Town/ City/ District	BADLAPUR THANE Maharashtra
	0.00	PIN	4 2 1 5 0 3
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	113400.00	Amount in words	Rupees One Lakhs Thirteen Thousand Four Hundred Only
Payment Details:IDBI NetBanking Payment ID : 39317786		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014032750339	
Cheque- DD No.		Date	27-03-2014
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



<https://inet.idbibank.co.in/corp/BANKPAYTRAN;jsessionid=0000mNADRMFC2 HiE...> 3/27/2014



Reena Maheshwari

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Ward No. :-
 Village :- KATRAP
 Market Value :- 1658000
 Actual Value :- 18,88,640
 Stamp Duty :- 94500
 Flat/Shop Area :- 449 Sq. ft. Carpet

३५५.२	
3408	2098
३	६०

SIRSI
AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at KATRAP Taluka Ambernath,
 Dist Thane; on this 27th day of MARCH ~~2013~~ 2014

३५५.२	
2098	

BETWEEN

(Signature)

Abadh

Keena Maheshwari

Perkins MIT



S & S ENTERPRISES a Partnership Firm Through its Partner **SHRI. DNYANESHWAR ARJUN KHARPURIYA** Aged 37 Years. Occu- Business having office at :- Shop No. 1, 2 & 3 Saraswati Niwas. Vivekanand Hsg.Soc.Plot No. 77 M.I.D.C.Road. Badlapur (W) Tal- Ambernath Dist- Thane 421 503 hereinafter called and referred to as the **Promoters/ Builders** (which expression shall unless it be repugnant to the context or meaning thereof and include the partners or partner for the time being of the said firm, the survivor of them and their heirs, executors and administrators of the last survivor and then his or her assigns) of the **One Part. COMPANY PAN CARD NO ACBFS0986N.**

A N D

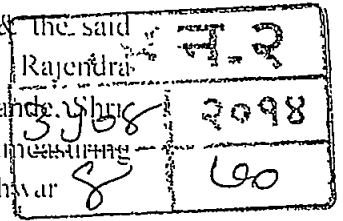
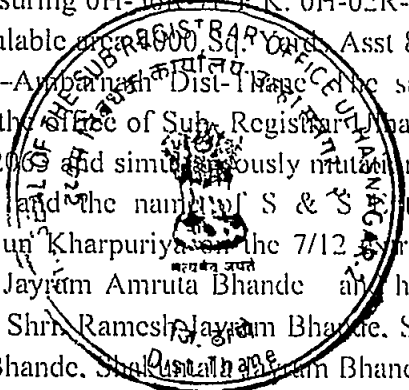
- 1) **MRS. REENA KAUSHAL MAHESHWARI** Age 55 Years
- 2) **MR. ABADII KAUSHAL MAHESHWARI** Age 32 Years
- 3) **MR. PARIKSHIT KAUSHAL MAHESHWARI** Age 28 Years

Residing at:- Pawan Dham Complex, Flat No 204, Kesari Building, Gandhari Road, Kalyan(West) 421301. Hereinafter referred to as "the **FLAT PURCHASER/S**" (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS :

S & S Enterprises i.e. Promoter/Builder are actual owners and well sufficient entitled of piece and parcel of land bearing Survey No. 91 Hissa No 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P Asst 8Rs. 82 Paise situated at Village **Katrap** Tal- Ambernath Dist- Thane within local limit of Kulgaon Badlapur Municipal Council (hereinafter referred as "said land")

AND WHEREAS, the said land was previously owned by 1) Shri Jayram Amruta Bhande. The said previous owner Shri Jayram Amruta Bhande & his legal heirs Shri. Rajendra Jayram Bhande, Shri. Ramesh Jayram Bhande, Shri Vilas Jayram Bhande, Shri Sanjay Jayram Bhande, Shakuntala Jayram Bhande sold the said property to Promoter/Builder i.e. S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya. for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P out of salable area 4600 Sq. Yards. Asst 8Rs. 82 Paise Situated at Village **KATRAP** Tal -Ambernath Dist- Thane. The said conveyance deed was duly registered at at the office of Sub. Registrar, Mansagar-2 at serial no 1170/2063 on dated 23/01/2063 and simultaneously mutation entry no. 2963 was effected on dtd. 28/02/2063 and the name of S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharpuriya as the 7/12 extract of the said land. & the said owner i.e. Shri. Jayram Amruta Bhande and his legal heirs i.e Shri Rajendra Jayram Bhande, Shri. Ramesh Jayram Bhande, Shri. Vilas Jayram Bhande, Shri Sanjay Jayram Bhande, Shakuntala Jayram Bhande had sold the area admeasuring 3211.60 Sq. Yards to S & S Enterprises Through Partner Shri Dyaneshwar



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Arjun Kharpuriya by sale deed on dt. 28/01/2063 registered at the office of Sub-Registrar Uthansagai-2 at serial no. 1287/2063 and simultaneously mutation entry no 2964 was effected on dtd 28/02/2063 and the name of S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharpuriya on the 7/12 extract of the said land

AND WHEREAS the Promoters/Builders proposed to construct on the said land having buildings as may be permissible by the Kulgaon Badlapur Municipal Council under order bearing No. JAVAK K/KBMC/BPA/00185-2062 Unique no 49-9 dated 11/04/2062 And thus, construction permission was granted for construction of building according to approved plan

AND WHEREAS order bearing No. MAHSU/K-1/1-14/NAP/SR(100/12)203-12 on dated 29/12/2062 the District Collector Thane has allowed the said land to be converted into its non-agricultural use.

AND WHEREAS the Promoter/Builder getting Revised Building construction permission for total area admeasuring 4937.61 Sq Mts. out of total area 5960 Sq Mts. from Kulgaon Badlapur Municipal Council under order bearing No JAVAK K' KBMC/ NRV 549/2062-2063 Unique no 54 dated 06/03/2063 for construction of Residential & Commercial building as Wing A, B, C Basement, Ground Seventh floor & Wing 'D' Basement, Ground Second floor & New Wing 'D' Ground floor for commercial use.

AND WHEREAS the promoters have appointed the professional supervision of the Architect M/s Destination & Associates & R C C consultant S.V Patel & Associates to work out on the said buildings

AND WHEREAS by virtue of the above said agreements and Power of Attorney, the Promoters have the sole, absolute right to sell the flats to prospective Purchasers on ownership basis, according to the provisions of the Maharashtra Ownership of flats Act, 1963

AND WHEREAS the promoters have offered for sale of Flats in the said building that is now under construction to prospective buyers

AND WHEREAS the Purchaser in full knowledge that the various flats under constructions in said building are offered for sale, expressed his/ her desire to Purchase and or acquire Ownership Flat No. 206, on Second floor, Wing "D" building known as SATYAM PRIME, which is to have Total Admeasuring area of 3808 sq. ft. Carpet (Including area of Balconies).

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AND WHEREAS the price and/ or consideration of the said flat is agreed to be Rs.18,88,640/- (Rupees Eighteen Lakhs Eighty Eight Thousand Six Hundred Fourty Only).

AND WHEREAS upon a request of the Purchaser, the Promoters have made full and true disclosure of the nature of their title to the said land, on which the proposed building is constructed. And have also given the Purchaser inspection of the plans and specifications of the said building

AND WHEREAS the copies of Certificate of title of the said land issued by Advocate of the Promoters copies of Extract of VII-XII or any other relevant document showing the nature of the title of the said land and the copies of the plans and specifications approved by Kulgaon- Badlapur Municipal Council, and any other documents which are required to be given under Rule 4 of the Maharashtra Ownership Flats Act,1963.

AND WHEREAS the purchaser have also inspected the documents relating to the said land himself, or through his attorney/agent and is satisfied about the promoters title on the said land.

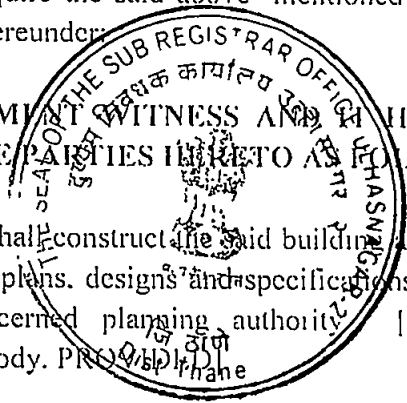
AND WHEREAS, the purchaser has seen the site of building, and the work of the construction of the said building being in progress and is satisfied with the quality of the work and has approved the same for construction till date

AND WHEREAS, the purchaser has been informed by the Promoters and thereof, knows that the Promoters have offered to sell all the respective Flats in the building under construction on the said land to different purchasers And they executed Agreement for sale of the flats with a clear-cut understanding to the Purchasers there of, that the Purchasers who are taking the said flats ultimately shall join the rest of the purchasers in forming a Co- operative Housing Society and to be a member thereof.

AND WHEREAS the promoter agree to sell to the Purchaser, and the purchasers agrees to Purchase/ acquire the said above- mentioned flat upon the terms and conditions mentioned hereunder:

NOW THIS AGREEMENT IN WITNESS AND WHEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The promoters shall construct the said building as mentioned in accordance with the plans, designs and specifications thereof approved by the concerned planning authority [i.e. Kulgaon- Badlapur Municipal Council or Body. PROVIDED]



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2. The Purchaser hereby agrees to purchase and/ or acquire from the promoters and the promoters hereby agree to sell to the purchaser Flat No. 206 on Second floor, Wing "D" building known as "SATYAM PRIME" which is to have Total Admeasuring area of 449 Sq. ft. Carpet (Including area of Balconies), now under construction and more particularly described by showing it on the plan thereof hereto annexed and marked Annexure 'D' (herein after called 'the said flat') for a total consideration of Rs.18,88,640/- (Rupees Eighteen Lakhs Eighty Eight Thousand Six Hundred Fourty Only). The Purchaser further records and confirms that the consideration fixed is lump sum, and is not calculated on the basis of the area that would be made available to the purchaser. The said consideration to be paid by the purchasers to the Promoters at various stages of construction of the building in which flat is situated, in the following manner, that is to say:-

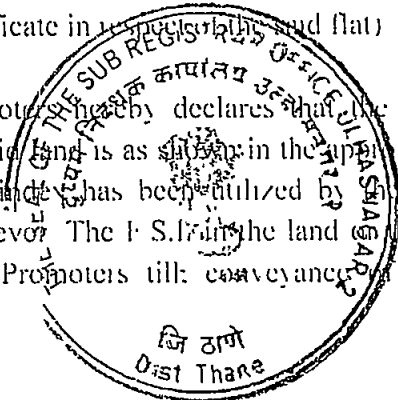
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|----|--------|---|
| a) | Rs 15% | Booking Amount |
| b) | Rs.15% | On Completion of Plinth |
| c) | Rs 7% | On completion of 1 st Slab |
| d) | Rs 7% | On completion of 2 nd Slab |
| e) | Rs. 7% | On completion of 3 rd Slab |
| f) | Rs 7% | On completion of 4 th Slab |
| g) | Rs 7% | On completion of 5 th Slab |
| h) | Rs 7% | On completion of 6 th Slab |
| i) | Rs. 7% | On completion of 7 th Slab |
| j) | Rs 7% | On completion of 8 th Slab |
| j) | Rs 7% | On completion of 9 th Slab |
| k) | Rs 3% | On completion of Brick work Plastering |
| l) | Rs 2% | On Completion of Flooring and Filing |
| m) | Rs. 2% | On Completion of Electrical/Plumbing
Final Finishing |

Total Rs.100%

3 The promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned planning Authority at the time of Sanctioning the said plan and thereafter and may before handing over possession of the said flat to the Purchaser. (obtain from the concerned Local Authority Occupation and/ or Completion Certificate in respect of the said flat)

4 The Promoter hereby declares that the floor space index available in respect of the said land is as shown in the approved plan, and that no part of the said floor space index has been utilized by the Promoters elsewhere, for any purpose what so ever. The F.S.I. in the land the layout not consumed will be available to the Promoters till conveyance of the said land with building's

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5. The promoters do hereby agree that the title of said land is clear in the hands of promoter & the promoter have constructed, building upon said land upon the specification of Kulgaon Badlapur Municipal Council thereon. The Promoter have disclosed all the common amenities to be given to flat purchaser

6. a) The Purchaser agrees that he/she shall pay each of the installments as stated in clause 2 ("a to m") hereinbefore indicated, as agreed and shall not commit any default. It is agree that each of the prescribed stage of construction as fixed in the clause '2' of this Agreement, when any installment becomes due, the promoters shall make the demand of the due installments in writing (by the letter send under Certificate of Posting) and the Purchaser shall make the payments to the promoters at their office within 7 days, from the receipt of such written communications. The purchaser agrees that his/her failure to pay the agreed installments on demand within the period of 7 days as stipulated hereinabove shall be, treated as a default on the part of the Purchaser, in which event the promoters will bring the present Agreement to its end. In such event the Purchaser will being entitled to the refund of the money paid to him/ her after deduction there from, if any.

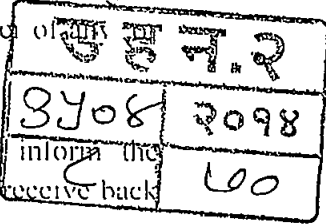
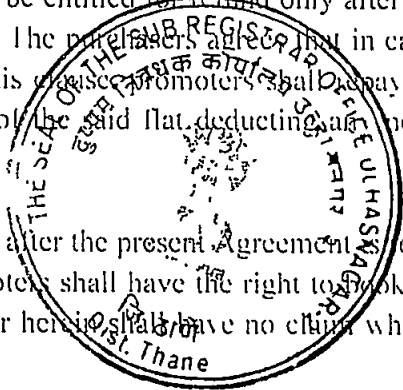
b) Provided always that the option or right if the promoters hereinbefore contain of rescinding this Agreement shall not, be exercised by the promoters unless and until the purchaser is given a 07 (Seven) days prior notice in writing, by the promoters of their intention to terminate this Agreement mentioning therein, on default on the part of the purchaser in payment of the amounts of installments and other outgoings.

c) The Builder / promoter shall give the possession of said premises to flat purchaser on or before ----- from execution of this Agreement. Subject to full & final payment of consideration as agreed here in above & further such sums which purchaser is liable to be paid to Builder ' Promoter herein terms of present agreement.

d) The purchaser agrees that he/ she shall not claim a refund of his/ her money immediately, and shall be entitled for refund only after a fresh booking of the said flat by the promoters. The purchaser agrees that in case this Agreement is rescinded by them under this clause promoters shall pay the purchaser his her money on fresh booking of the said flat, deducting all necessary charges if any.

e) It is hereby agreed that after the present Agreement is rescinded for reason stated in the clause, the promoters shall have the right to book the said flat again to the others and the purchaser herein shall have no claim whatsoever over the said flat.

f) After fresh booking of the said flat the promoters, will inform the purchaser (who has committed a default) about the time and place to receive back his/ her money)



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7 If the promoters elects not to exercise their option of rescinding the present Agreement on account of any default committed by the Purchaser as contemplated by Clause 6 of the Agreement. The Purchaser will agree to pay to the Promoters interest at the rate of 18% per annum, on all the amounts which becomes due and payable by the Purchaser to the Promoters, under the terms of this Agreement from the date of said amount becomes due.

If the completion of Building in which the flat is to be situated is delayed on account of

- i) Non-availability of steel, cement or other Building material, water or electric supply, strike of labours.
- ii) War, civil commotion or act of God.
- iii) Any notice, order, rule, notification of the Government and/or other public or Competent Authority.
- iv) Or any other reasons

Above mentioned situation the purchaser will not be entitled to hold the Promoters liable in that behalf and the Promoters shall be entitled to reasonable extension of time for giving of the Flat to the Purchaser

8. The Purchaser shall take possession of the said flat, within 07 (Seven) days of the Promoters giving written notice to the Purchaser intimating that the said flat is ready for use and occupation.

9. The Purchaser shall use the flat or any part thereof or permit the same to be used only for the purpose of residence/ office/ showroom/ shop/ godown on for carrying on any profession or business. The Purchaser shall use the parking space only for the purpose of keeping the Purchaser's own vehicles

10 It is agreed that the Purchaser along with other Purchaser of the flats in the said building will join in forming and registering the Society, or a limited company to be known by such names as the Promoters may decide, and for this purpose also from time to time sign and execute necessary papers and documents required for the purpose of formation and/ or registration of a Co- operative Housing Society And for becoming member thereof including the Bye- laws of the proposed Society and duly fill in, sign and return to the Promoters by the Purchaser, so as to enable the Promoters to register the organization of the Purchaser of the flats in the said Building under section 10 of the Maharashtra Ownership Flats Act, 1963 (regulation of the said Society) No objection shall be taken by the purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and Articles of Associations as may be required by the Register of the Co-operative Societies or any other Competent Authority. It is agreed that the execution of all the necessary documents required for the formation and registration of a Co- Operative Society shall be a pre-condition for occupation of the said flat by the purchaser. It is specifically agreed that only in the flats, the Promoters shall take step for formation and registration of Co-operative Housing Society

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11. Unless it is otherwise agreed to by the between the parties hereto, the promoters after registration of the society, as aforesaid cause to be transferred to the said Society all the right, title and interest of the said owners/Promoters in the said land together, with the said building thereon in favour of the said society and such conveyance shall be in keeping with the terms and condition of this agreement. The Promoters shall take steps for formation and registration of the Co-operative Housing Society only upon sale of all the flat in the said building and the Purchaser shall not take any objection in that behalf

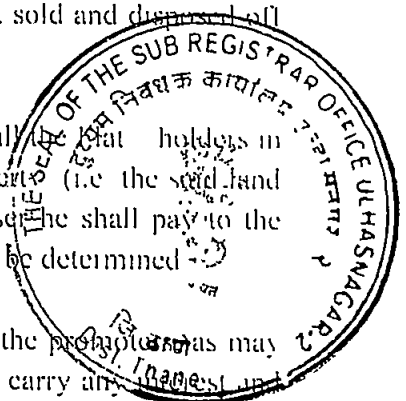
12. Commencing a Seven Days after notice in writing is given by the Promoter's to the Flat purchaser that the said Flat is ready for use and occupation the Flat Purchaser shall by regularly & punctually whether demand or not at all times his/her share (i.e. in proportion to the floor area of the flat) on the basis of Municipal and Revenue assessment in respect of the said flat pay all outgoings such as rates, taxes dues, duties impositions insurances premium maintenance charges for common lights and repairs salaries of employees such as Clerks, chowkidars, sweepers and all other incidental expenses necessary.

And incidental to the management and maintenance of the said land building The Flat Purchaser shall pay to the Promoters such proportionate share or outgoings as may be determined. The Flat Purchaser further agrees that till the flat purchasers share is so determined the Flat Purchaser shall pay to the Promoters provisional monthly contribution of Rs _____ /- per month (which amount does not include the local taxes etc.) towards the outgoings. The Flat Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly, on the 10th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Flat Purchaser along with other Flat Purchaser's will not require the Promoters to contribute a proportionate share of the maintenance charges of the flats which are not sold and disposed off by the Promoters.

13. It is agreed that as long as the proposed society of all flat holders in the said building is not registered, and so long as the property (i.e. the said land with building/s thereon) is not conveyed to it the Purchaser shall pay to the promoters such proportionate share of the outgoing as may be determined

a) The Purchasers shall also deposit the amount with the promoters as may be called upon by the promoters and the deposits shall not carry any interest and will remain with the Promoters until the Deed of Conveyance is executed in favour the Society or any other Cooperative Body. And the Deposits shall then be paid over to the Society or Corporative Body so formed, as the case may be, after deducting there from the actual expenses incurred on various accounts

14. At the time of registration, the Purchasers shall pay to the Promoters the Purchasers share of Stamp Duty and Registration charges payable if any by the said Society, on the Conveyances in respect of the said land and thereon to be executed in favour of the Purchaser's Society.



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15. The Purchasers both hereby Covenants with the promoters as follows:-

a) The Purchasers shall from date of possession, maintain the said flat at his/her own cost in good and tenantable condition, and shall not do or suffer to be done anything in or to the said building or the said flat, staircase or any passages which may be against the rules and regulations and bye- laws of any concerned local authority or government. Nor shall the purchaser change, alter or make addition in or to the said flat or to the building or any part thereof. The Purchaser shall be responsible for any breach of the provision.

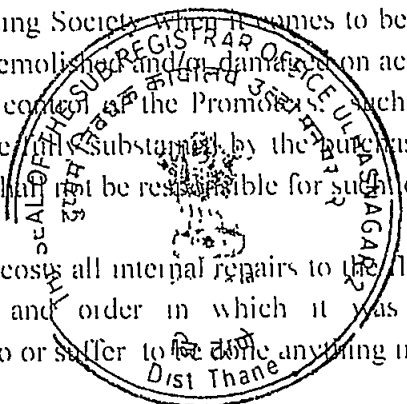
b) The Purchaser shall not store in the flat any goods, which are hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected by the concerned local authority or other authority and shall not carry or cause to carried out heavy packages on upper floors, which may damage of likely to damage staircase, common passages or any other structure of the building which the flat is situated. And in case any damages is caused to the flat on account of negligence or default of the Purchaser in this behalf, the purchaser shall be liable for the consequences of the breaches

c) The Purchasers shall at his/her own costs maintain the flat in same condition state and order in which it was delivered by the Promoters to the Purchaser, and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be against the rules and regulation an bye-laws of the concerned local authority or other public Authority. And in the event of the purchaser committing default shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority

d) The Purchaser further covenants with promoters that, he/she shall not demolish or cause to be demolished flat or any part of the building in which the said flat is situated. Neither will he/she at any time make or cause to made any new construction of whatsoever nature in the said building, nor will he/she made any addition or alternation of whatsoever nature is or to the said flat or any part thereof without the previous consent and /or permission in writing of the Promoters or the said co-operative Housing Society when it comes to be formed. The Purchaser shall not be permitted the closing of Varandha or Balconies or make any alternations in the elevation and outside Colour Scheme of that flat to acquired by him/her, without the previous permission in writing of the Promoters or the Co-operative Housing Society when it comes to be formed. If the building or any part thereof gets demolished and/or damaged on account of any act of god, such as the beyond the control of the Promoters, such losses incurred to the structure /building will be fully Substantiated by the purchaser along with the other Purchaser and promoter shall not be responsible for such losses

to carry at his own costs all internal repairs to the flat and maintain it in the same conditions, state and order in which it was delivered to the flat Purchaser, and shall not do or suffer to be done anything in or to the building

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in which the flat is situated or the flat which may be against the rules, regulations and bye-laws of the concerned local authority or other public authority and the flat Purchaser shall be responsible to the concerned local authority and/or other public authority. And in the event of the flat purchaser committing any act in contravention of the above provision, he shall be responsible and liable for the consequences hereof the concerned local authority and/or other public authority.

f) Not to do or permit to be done any act, or thing which may render void or avoidable any insurance of the said land and the building in which, the flat is situate of any part thereof or whereby any increased premium shall become payable of the insurance.

g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the flat in the compound or any portion of the said land and the building in which the flat is situated.

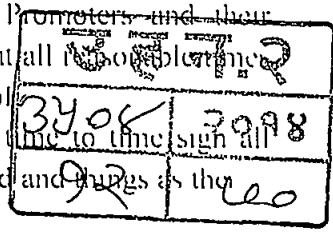
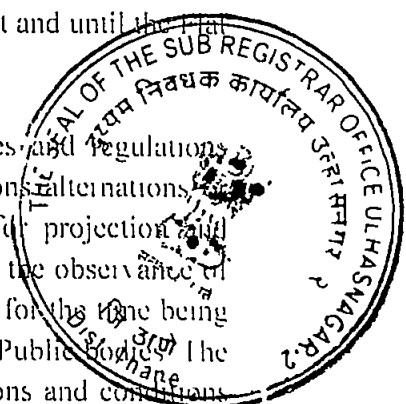
h) To bear and part increase in local taxes, water charges, and such other levies if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of use of the flat by the flat Purchaser viz. user for any purpose other than for residential purpose

i) The flat Purchaser shall not let, sublet, transfer assign or part, with his interest or benefit factor of this agreement or part with the possession of the flat, until all the dues payable by him to the Promoters under this Agreement are fully paid up and only if the Flat Purchaser had, not been guilty of breach or non observance of any of the terms and conditions of this Agreement and until the flat Purchaser has intimated in writing to the Promoters

j) The Flat Purchaser shall observe and perform all the rules, regulations and bye-laws which the society may adopt at its inception, and the additions, alterations, amendments thereof that may be made from time to time for the maintenance of the said building And the flats therein and for the observance of performance of the Building Rules, Regulations and Bye Laws for the time being of the concerned local authority and of Government and other Public Bodies. The flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the society/ limited Company regarding the Occupation and use of the flat in the building, and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

k) Till a Conveyance of building in which the flat is situated is executed the flat Purchaser shall with prior permission permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times to enter into view and examine the state and condition thereof.

16. The Flat Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the



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Promoters and /or the flat Purchaser and other flat Purchasers of the Flat in the said building

17. Nothing contained in this Agreement is intended to, nor shall be constructed as a grant, demise or assignment in law of the flat or of the said land and building or any part thereof. The flat Purchaser shall have no clean save and except in respect of the flat hereby agreed to be sold to him and all open spaces parking spaces, lobbies staircase, terraces, till recreation spaces, etc. will remain the property of the Promoters till the same is handed over to the society as hereinbefore mentioned.

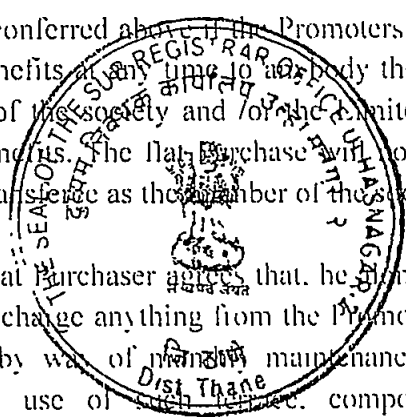
18 Any delay tolerated indulgence shown by the Promoters in enforcing the terms of this Agreement, or any for any for balance of giving of time to the flat purchasers by the promoters shall not constructed as a waiver in the part of the Promoter's of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Promoters

19 All costs, charges and expenses, penalties sales tax, if any including stamp duty registration charges and expenses in connection with the preparation and execution of this Agreement or any other document or the conveyance in favour of society shall be borne shared and paid by all the Flat Purchaser's of the flats in the said building in proportion to the purchase price of their respective flats garages or other spaces The Promoters shall not contribute anything towards all expenses The Promoters shall present this Agreement at the proper registration office for registration within the time prescribed by the Registration act and the Promoter's will attend such office and admit execution thereof

20. (a) The Promoters shall be entitled to transfer, assign, dispose of and /or sell in any manner as they deems, proper the stilt open terraces, parking spaces (if any) garages society office etc. to anybody The Flat Purchaser along with the other Flat Purchasers will not raise any objection of whatsoever nature.

b) The promoters shall become member of the Society in respect of their rights, and benefits conferred above, if the Promoters transfer assign and dispose of such rights and benefits at any time to anybody the assignee/ transferee shall become the member of the society and /or the Limited Company in respect of the said rights and benefits. The flat Purchase will not have any objection to admit such assignee or transferee as the member of the society

c) The flat Purchaser agrees that, he along with the other flat Purchaser's of flats will not charge anything from the Promoters or their nominees or transferee any amount by way of ~~monthly~~ maintenance charges or any other charges or outgoing for use of such terrace, compound, compound wall display of advertisements or hoarding etc. for the purpose mentioned hereinabove



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The Flat Purchaser shall not decorate the exterior of the Flat or the building otherwise than in a manner agreed to with the Promoters

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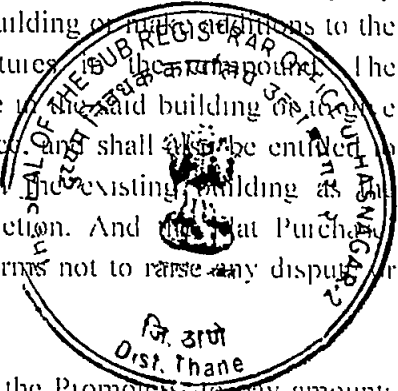
e) Even after the execution of conveyance in respect of the said land, of any additional construction in available by way of additional F.S I. or balance F S I., then the Promoters shall be entitled to put up such additional construction at their cost and to sell the tenements thereon the ownership basis. The co-operative society/company to be formed by the Flat Purchases of the flat shall admit the Flat Purchaser's of such tenements as its members.

f) The Flat Purchaser shall also pay the Proportionate share of development charges levies by the Municipal Authority.

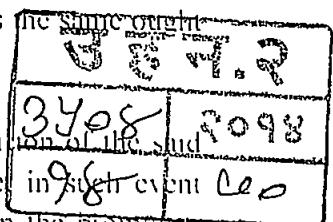
21. The Flat Purchaser will not be entitled to any rebate and /or concession in the price of his/her Flat. on account of the construction of additional floors in the said building and/or on account of the construction of any other building structures etc. and/or the changes alternations and additions made in the building. The Flat Purchaser shall also not claim any deduction in the cost of his/her flat on account of deduction of any item of construction as per his requirement in his flat

22 If additional amenities are required by the flat purchasers, then in that event the flat Purchaser/s agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Architects of the Promoters and their decision shall be final and binding.

23. It is expressly agreed between the promoters and the flat purchaser, that the Promoters alone shall be entitled to the benefit for and utilization of the additional F.S.I. that may be available either in respect of the said land or byway of transfer of development rights, and the promoter will be at liberty to put up any number of additional floors over and above the building or buildings other structures constructed building or buildings other structures. The Promoters shall also be entitled to use the terrace in the said building or to allot sell assign, lease for consideration the terrace and shall be entitled to use the terrace for putting additional floors on the existing building as promoters may deem fit in their absolute discretion. And the Flat Purchaser hereby exclusively agrees and declares and confirms not to raise any dispute or objection to such reservation of the Promoters



24. The Flat Purchaser hereby covenant with the Promoters to pay amounts liable to be paid by the flat purchaser as agreed under this agreement and to observe and perform the covenants and conditions in this Agreements, and to keep the Promoters indemnified against the said payments and observances and performance of the said covenants and conditions except so far as to be observed by the promoters.



25. If the Planning authority intends to acquire a part or portion of the said land for the purpose of road widening or for any other purpose, then the compound wall constructed is required to be demolished then the promoters shall not be required to construct a new compound wall. The Flat Purchaser along with

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other flat Purchaser in the building shall be liable to construct the same at their own expenses.

26. The name of the building to be constructed by the promoters shall be "SATYAM PRIME" and shall, not be changed without the written permission of the Promoters.

27. In the event of the co-operate body being formed and registered before the sale and disposal by the promoter's of all the flats in the said building, the powers and authority of the flat purchaser shall be subject to the overall control of the Promoters in respect of any other matters concerning the said building the construction and completion thereto and all amenities pertaining to the same in particular, the Promoters shall have absolute authority and control as regards to the unsold flats or other units and the disposal thereof

28 The Promoters will also control the management of the building, realization of the outgoings and the disbursement of the apartments to be made till the conveyance and the flat purchase along with other flat purchase's, and/or corporate body will have no objection to the same till the Deed of conveyance of the said land and building is executed in favour of the corporate body as contemplated herein

29 All notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to be been duly served if sent to the Flat Purchaser, by Regd. Post A.D. or under certificate of posting at his / her address specified below -

- 1) MRS. REENA KAUSHAL MAHESHWARI Age 53 Years
- 2) MR. ABADII KAUSHAL MAHESHWARI Age 32 Years
- 3) MR. PARIKSHIT KAUSHAL MAHESHWARI Age 28 Years

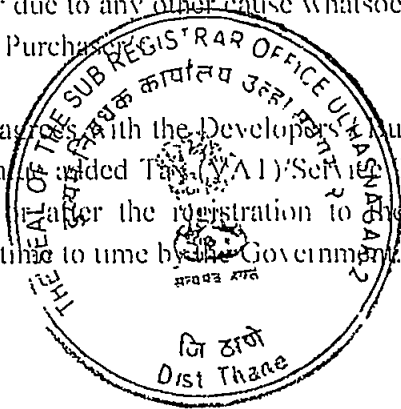
All Residing at:- Pawan Dham Complex, Flat No 204, Kesari Building, Gandhari Road, Kalyan(West) 421301

30 This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats, Act, 1963, and the rules made there under

31. In case of any dispute pertaining to this agreement in shall be solely referred arbitrator under the Arbitration Act.

32. The Developers/Promoters shall not be liable for any loss caused by fire, riot, strikes, earth quakes or due to any other cause whatsoever after handing over possession of the flat to the Purchaser.

33 The Purchaser hereby agrees with the Developers/Builders that, he/she will pay amount of sales tax/VAT (including Tax (VAT) Service Tax or any other taxes at the time of registration and after the registration to the Builders as may be necessary demanded from time to time by the Government.



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Abadii

Abadii

Reena Maheshwari

PARIKSHIT

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of N.A. land situate and lying and being at Survey No. 91 Hissa No. 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P Asst 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane within local limit of Kulgaon Badlapur Municipal Council.

Bounded as follows:-

- EAST : ROAD
- WEST : TULSI AANGAN
- SOUTH : ROAD
- NORTH : S & S ENTERPRISES

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of N.A. land situate and lying and being at Flat No.206 on Second floor, Wing "D" building known as "SATYAM PRIME" which is to have Total Admeasuring area of 449 Sq. ft. Carpet (Including area of Balconies) Situated at KATRAP Tal- Ambarnath Dist- Thane Local Limits of Kulgaon Badlapur Municipal Council.

:-THE SECOND SCHEDULE ABOVE REFERRED TO :-

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorate right along with all flat purchasers of the premises in the said property in limited common area i.e to say staircase landing entrance hall Terrace. Compound lobbies passage.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands, seal the day and the year hereinabove mentioned

SIGNED & DELIVERED BY

The Within named PROMOTERS

S & S ENTERPRISES

a Partnership Firm

Through its Partner

SHRI. DNYANESHWAR ARJUN KHARPURIYA

COMPANY PAN CARD NO. ACBFS0986N.

SIGNED & DELIVERED BY

The Within named

THE FLAT PURCHASERS

- 1) MRS. REENA KAUSHAL MAHESHWARI
PAN CARD NO. AJCPM2926J

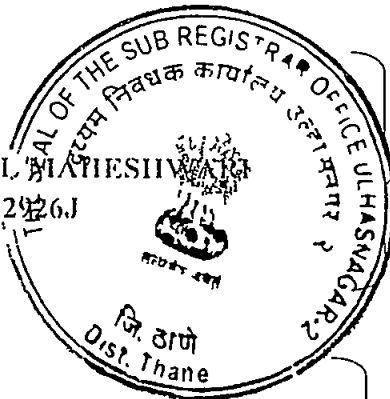
- 2) MRS. ABADH KAUSHAL MAHESHWARI

PAN CARD NO. ANJPM4811C

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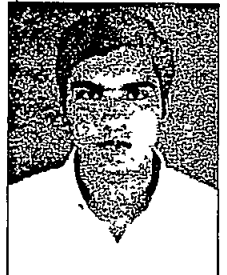
Signature




Reena Maheshwari

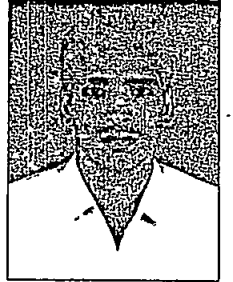


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3) MRS. PARIKSHIT KAUSHAL MAHESHWARI
PAN CARD NO. AXOPM9384J

PARIKSHIT




Witness :-

Sign K. Maheshwari

1. Name - K. K. Maheshwari
Rat - 204, Pawan Dham
Kebari Building,
Gandhari Road
Kalyan. (W) 421301

Sign 

2. Name - Belhekar Tejas Ashok
Rat - A-002, Jai Heramb CHS, New
D.P. Road, Kalap, Badlapur (E)



3408	2018
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RECEIPT

RECEIVED of from the flat Purchaser above named the sum of Rs. 88,640/- (Rupees Eighty Eight Thousand Six Hundred Fourty Only) by Cheque No / Cash in following manner:-

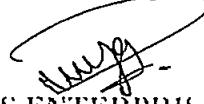
Date	Cheque No.	Amount	Name of Bank
19/03/2014	165686	88,640/-	CANARA BANK

Regarding Flat No.206 on Second floor, Wing "D" building known as "SATYAM PRIME" which is to have Total Admeasuring area of 449 Sq. ft. Carpet (Including area of Balconies) Constructed on Survey No. 91 Hissa No 5/2 Area Admeasuring 011-56R-7P P.K. 011-02R-9P Total Area Admeasuring 011-59R-6P Asst 8Rs. 82 Paise Situated at Village KATRAP Tal Ambarnath Dist Thane. being the sum of earnest part payment paid to us as within mentioned.

Rs. 88,640/-

I say Received

Sign



S & S ENTERPRISES

a Partnership Firm Through its Partner

SHRI. DNYANESHWAR ARJUN KHARPURIYA
THE PROMOTER

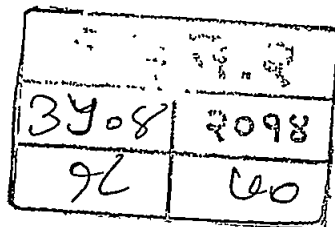
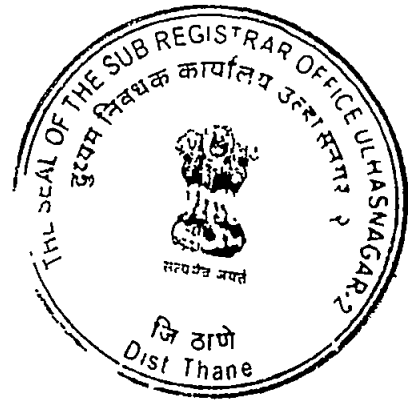
Witness:-

Sign K. K. Maheshwari

1.Name :- K. K. Maheshwari
R/at:- 204, Pawan Dham
Kelasi Building, Gaudhari
Kalyan (W) Road

Sign [Signature]

2.Name- Belhekar Tejas Ashok
R/at:- A-002, Tai Hestamb CHS,
New Dip Road, Kalyan, Badlapur (E)



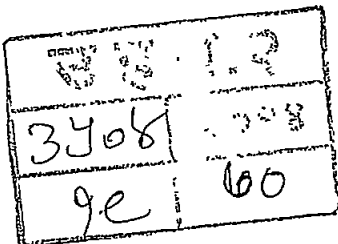
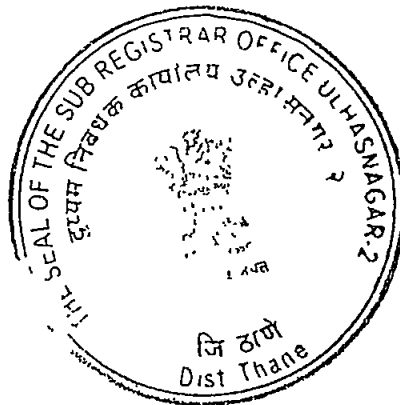
ANNEXURE
LIST OF AMENITIES

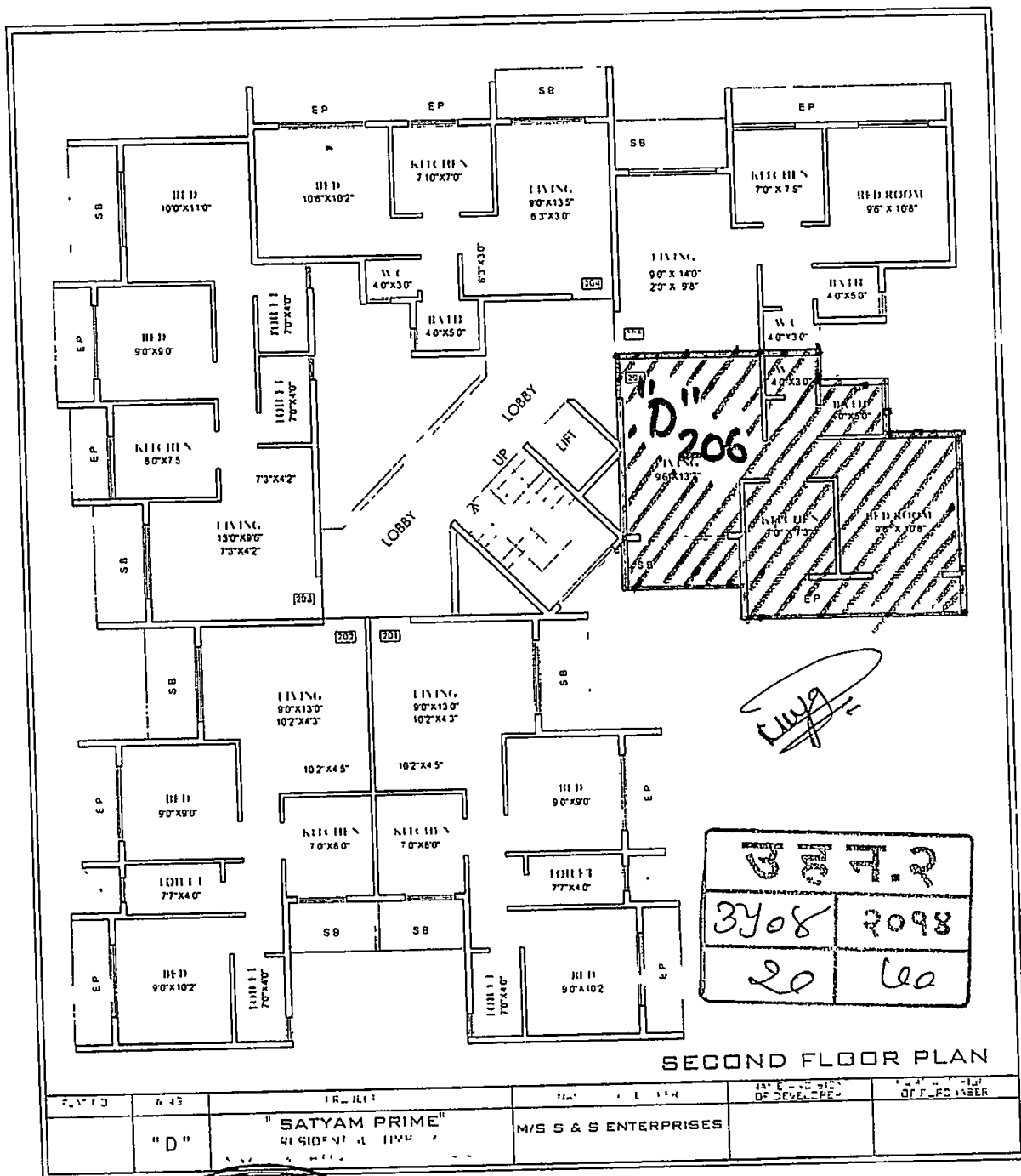
- 1) Joint Free Flooring in all Rooms with matching skirting.
- 2) Designer Glaze Tiles in Bathrooms and W.C.
- 3) Green Marble top Kitchen Platform with S.S. Sink
- 4) Glazed Tiles in Kitchen window Level.
- 5) Marble Frame for W.C. & Bath Doors & all Windows
- 6) 3/4 Aluminium Sliding Windows
- 7) Concealed wiring with attractive switches.
- 8) Main Door with Wooden Frame & Good Quality Flushed Doors.
- 9) Concealed Plumbing, Quality Sanitary Ware & Fittings.
- 10) All Exterior Walls finished with Double Coat Plaster & Paint with good Quality Paint.
- 11) All Rooms Paint by Good Distemper Paint.

Handwritten signature

Abadh

Reena Maheshwari





Abaseth
 Reena Maheshwari
 DATESHANT

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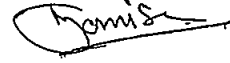
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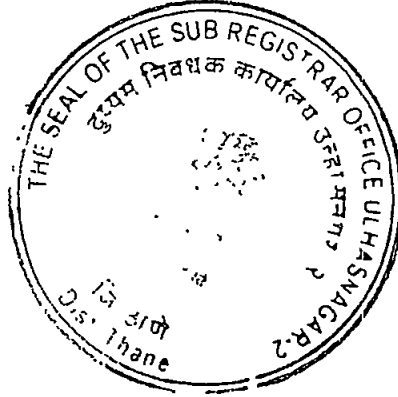
-घोषणापत्र-

मी मीनिष को. जेन याद्वारे घोषित करतो की, दुय्यम निबंधक
(कार्यालयात) उल्हासनगर - २ यांचे कार्यालयात - खेदीखत या शिर्षकाचा दस्तऐवज नोंदणीसाठी सादर
करण्यांत आलेला आहे. सु. अ. सु. तं २२/५/२०१८ यांनी दि. २९/०४/२०१८
तर्फे श्री. शोनेश्वर अजुन खारपुरीया
रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्तऐवज नोंदणीस सादर केला आहे
/निष्पादिन करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी
कुलमुखत्यार पत्र रद्द केलेले नाही. किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तींपैकी कोणीही
मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही.
सदरचे कुलमुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणा-
या शिक्षेस पात्र राहीन. याची मला जाणीव आहे.



कुलमुखत्यार पत्र धारकाचे नांव व सही

दिनांक :- २०/०३/२०१८

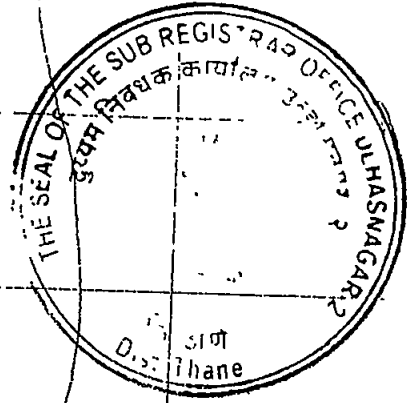


रु. नं. २	
३५०४	२०१८
२१	६०

जमीन भासूल अधिकारी अधिलेख अ. के नं. ११७१ (संगर करण व सुरथितीत ठेवणे) नियम, १९७१ गालीत विनियम १०।

कायम तालुका : आबरोनाथ जिल्हा : ठाणे

प्राचीन संवत्संकेत	राषट्रिय केलेल्या अधि जमिन करणा	परिणाम झालेले भूमापन व जमिनीभाग क्रमांक	चाचणी अधिवा गरी आचार्य डी वि. नं. :-
<p>2003</p> <p>तारीख ८/२/२०१३ खरेदी</p> <p>अ. नं. पी जमीन अस. मंड</p> <p>अस. इंटरप्रायझेस जागीदारी</p> <p>संस्था तर्फे जागीदार ज्ञानेश्वर</p> <p>अनुज खारपुरिया मानी १)</p> <p>जयशंकर अमृता अमंडे २) शंभुजी</p> <p>जयशंकर अमंडे ३) रंगरा जयशंकर</p> <p>अमंडे ४) विलास जयशंकर अमंडे</p> <p>५) संजय जयशंकर ६) अ. नं. १</p> <p>जयशंकर अमंडे, वरील अ. नं. १ ते</p> <p>१०) कुलभुषण ल्यारी म्हणून</p> <p>अस. मंड अस. इंटरप्रायझेस</p> <p>जागीदारी संस्था तर्फे जागीदार</p> <p>ज्ञानेश्वर अनुज खारपुरिया</p> <p>जायशंकर अमंडे २, ५० = ०.०००१-</p> <p>जायशंकर अमंडे अमंडे लीन कोटी</p> <p>जायशंकर ल्यारी कायम दिनांक २३/१/१३</p> <p>राजेश कायम खरेदीखताने विकत</p> <p>येतली असे.</p> <p>म. नं. दि. नं. :- अ. नं. आचार्य</p> <p>२३/१/२० ०-५६-७ ८-८५</p> <p>२३/१/२० ०-०२-८</p> <p>२३/१/२० ०-५२-६</p> <p>येकी विकत येतलेय कायम ४०००२००</p> <p>ये वार (३३४४ = ४८ फी. मी.)</p> <p>(नॉ) नदी जमीन खरेदीखत व सुची</p> <p>३३४४ नं. ११५०/२०१३ दिनांक</p> <p>२३/१/२०१३ मी. नं. ११५०/२०१३</p> <p>अनुज खारपुरिया राजेश कायम</p> <p>जायशंकर अमंडे अमंडे लीन कोटी</p> <p>जायशंकर ल्यारी कायम</p>	<p>२९/५/१२</p> <p>१५५/१३३</p> <p>२८५/१३२</p> <p>२८५/१३३</p> <p>२८५/१३४</p> <p>२८५/१३५</p> <p>२८५/१३६</p> <p>२८५/१३७</p> <p>२८५/१३८</p> <p>२८५/१३९</p> <p>२८५/१४०</p> <p>२८५/१४१</p> <p>२८५/१४२</p> <p>२८५/१४३</p> <p>२८५/१४४</p> <p>२८५/१४५</p> <p>२८५/१४६</p> <p>२८५/१४७</p> <p>२८५/१४८</p> <p>२८५/१४९</p> <p>२८५/१५०</p> <p>२८५/१५१</p> <p>२८५/१५२</p> <p>२८५/१५३</p> <p>२८५/१५४</p> <p>२८५/१५५</p> <p>२८५/१५६</p> <p>२८५/१५७</p> <p>२८५/१५८</p> <p>२८५/१५९</p> <p>२८५/१६०</p> <p>२८५/१६१</p> <p>२८५/१६२</p> <p>२८५/१६३</p> <p>२८५/१६४</p> <p>२८५/१६५</p> <p>२८५/१६६</p> <p>२८५/१६७</p> <p>२८५/१६८</p> <p>२८५/१६९</p> <p>२८५/१७०</p> <p>२८५/१७१</p> <p>२८५/१७२</p> <p>२८५/१७३</p> <p>२८५/१७४</p> <p>२८५/१७५</p> <p>२८५/१७६</p> <p>२८५/१७७</p> <p>२८५/१७८</p> <p>२८५/१७९</p> <p>२८५/१८०</p> <p>२८५/१८१</p> <p>२८५/१८२</p> <p>२८५/१८३</p> <p>२८५/१८४</p> <p>२८५/१८५</p> <p>२८५/१८६</p> <p>२८५/१८७</p> <p>२८५/१८८</p> <p>२८५/१८९</p> <p>२८५/१९०</p> <p>२८५/१९१</p> <p>२८५/१९२</p> <p>२८५/१९३</p> <p>२८५/१९४</p> <p>२८५/१९५</p> <p>२८५/१९६</p> <p>२८५/१९७</p> <p>२८५/१९८</p> <p>२८५/१९९</p> <p>२८५/२००</p>	<p>२८५/१३३</p> <p>२८५/१३४</p> <p>२८५/१३५</p> <p>२८५/१३६</p> <p>२८५/१३७</p> <p>२८५/१३८</p> <p>२८५/१३९</p> <p>२८५/१४०</p> <p>२८५/१४१</p> <p>२८५/१४२</p> <p>२८५/१४३</p> <p>२८५/१४४</p> <p>२८५/१४५</p> <p>२८५/१४६</p> <p>२८५/१४७</p> <p>२८५/१४८</p> <p>२८५/१४९</p> <p>२८५/१५०</p> <p>२८५/१५१</p> <p>२८५/१५२</p> <p>२८५/१५३</p> <p>२८५/१५४</p> <p>२८५/१५५</p> <p>२८५/१५६</p> <p>२८५/१५७</p> <p>२८५/१५८</p> <p>२८५/१५९</p> <p>२८५/१६०</p> <p>२८५/१६१</p> <p>२८५/१६२</p> <p>२८५/१६३</p> <p>२८५/१६४</p> <p>२८५/१६५</p> <p>२८५/१६६</p> <p>२८५/१६७</p> <p>२८५/१६८</p> <p>२८५/१६९</p> <p>२८५/१७०</p> <p>२८५/१७१</p> <p>२८५/१७२</p> <p>२८५/१७३</p> <p>२८५/१७४</p> <p>२८५/१७५</p> <p>२८५/१७६</p> <p>२८५/१७७</p> <p>२८५/१७८</p> <p>२८५/१७९</p> <p>२८५/१८०</p> <p>२८५/१८१</p> <p>२८५/१८२</p> <p>२८५/१८३</p> <p>२८५/१८४</p> <p>२८५/१८५</p> <p>२८५/१८६</p> <p>२८५/१८७</p> <p>२८५/१८८</p> <p>२८५/१८९</p> <p>२८५/१९०</p> <p>२८५/१९१</p> <p>२८५/१९२</p> <p>२८५/१९३</p> <p>२८५/१९४</p> <p>२८५/१९५</p> <p>२८५/१९६</p> <p>२८५/१९७</p> <p>२८५/१९८</p> <p>२८५/१९९</p> <p>२८५/२००</p>	



उ. ह. न. २

दि १/३/२०१३

सहाय्यी सहाय्यी



Mondsy, January 02, 2012

- 20 20 Pm

ORIGINAL

नोंदणी 39 म.

Regn 39 M

पावती

उहना

पावती क्र. : 3

गावाचे नाव उल्हासनगर कॅम्प क्र.1

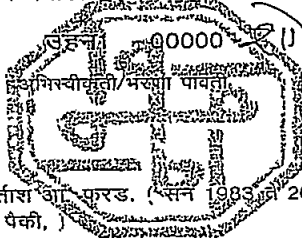
दिनांक 02/01/2012

दस्ताऐवजाचा अनुक्रमांक

उहना 00000

214 - 2192

दस्ता ऐवजाचा प्रकार



गदर करणाराचे नाव: श्री.सतीश वि. पुरड. (सन 1983) 2012 मोजे कात्रप येथील स न 91/5 पेकी,)

शोध व निरीक्षणे

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750.00

आपणास हा दस्त अंदाजे 4:35PM ह्या वेळेस मिळेल

दुय्यम निबंधक

उल्हासनगर इ. उ. उल्हासनगर इ. उ.



उहना
3408
28 60

Mobile No:- 9822825660.

MR. SATISH ANAND FARAD

SEARCHER

Office At:- Vikas Smruti, Ward No.4, Kalanagar, Vangani
(E) Tal-Ambarnath Dist- Thane. 421503

Ref.

Date:- 02/01/2012.

SEARCH REPORT

DESCRIPTION OF PROPERTY :-

S. No.9) IIissa No. 5 (Part) Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P
Total Area Admeasuring 0H-60R-7P Asst.8Rs. 85Paise. Situated at Village
KATRAP Tal -Ambarnath Dist-Thane. Within local limit of Kulgaon Badlapur
Municipal Council and Sub Register Ulhasnagar -2 at Badlapur.

I have taken the Search in respect of above mentioned property and he have gone
through available Index II Registered kept in the office of Sub- Registered
Ulhasnagar II & III for the period of 30 years i.e. 1983 to 2012 (Upto 02/01/2012)

Search report as under:-

Year	Transaction	Year	Transaction
1983	Books Not Available	1998	Nil
1984	Books Not Available	1999	Nil
1985	Books Not Available	2000	Nil
1986	Books Not Available	2001	Nil
1987	Books Not Available	2002	Nil
1988	Books Not Available	2003	Nil
1989	Books Not Available	2004	Nil
1990	Torn Condition	2005	Nil
1991	Torn Condition	2006	Nil
1992	Torn Condition	2007	Nil
1993	Torn Condition	2008	Nil
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Nil
1997	Nil	2012	Nil

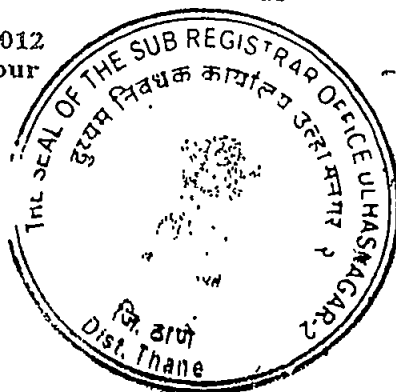
Search Receipt No :- 00003

Search Application No:- 3/2012

HENCE THIS SEARCH REPORT

Date : 02/01/2012

Place: Badlapur

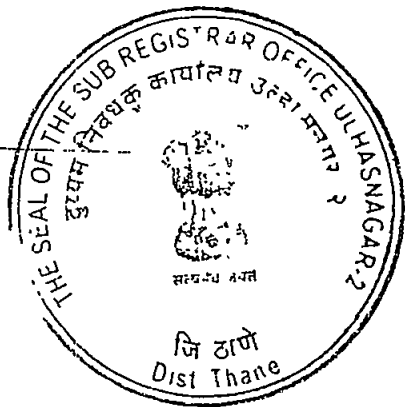


Searcher

SATISH A. FARAD
Vikas Smruti, Ward No.4, Vangani (E)
Tal.Ambarnath, Dist. Thane

उह न.२	
3408	२०१४
24	७०

3408	28
28	60



(वि नि नमुना क्र. १) (Fin. R. Form No 1)

सर्वता १११ मं.
Gen 113 me.

मूळ प्रत [अव्याज्य] ११/१/२०१३
ORIGINAL COPY [NON-TRANSFERABLE]

शासनास केलेल्या प्रवानाची पावती शीघ्र १६०/१३

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... किरकोळ... दिनांक/Date... ११/१/२०१३ . 1
... शिवाय ५२३ ... याचाकडून

Received from... ~~...~~ (रुपे/Rupees) ... (पन्नास भूत)

र./Rs. १५०/- (रुपे/Rupees) ... याकारिता मिळाले.

on account of... २०१२-१३ ११/५/१२

रोखपास वा सेवकापास (सही/Signature) ११/१/२०१३

Cashier or Accountant. ११ वर्ष - २ (परनाम/Designation)

श.क्र.म.५-५०,०००५. (२००५-०६-११-१०१३-१०१३) ३०४

Mobile No:- 9822825660

**MR. SATISH ANAND FARAD
SEARCHER**

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref.

Date:-11/03/2013.

SEARCH REPORT

DESCRIPTION OF PROPERTY:-

Survey No. 91, Hissa No.5, Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P
Total Admeasuring Area 0H-60R-7P Asst.8-85 Paise Situated at Village
KATRAP Tal -Ambernath Dist-Thane. Within local limit of Kulgaon Badlapur
Municipal Council & Sub-Registrar Ulhasnagar- 2

I have taken the Search in respect of above mentioned property and I have
gone through available Index II Registered kept in the office of Sub- Registered
Ulhasnagar -2 for the period of 2 years i.e. 2012 to 2013 (Upto 11/03/2013)
Search report as under:

Year	Transaction
2012	Transaction
2013	Transaction

1)Transaction for Year 2012:-

Nature of Transaction:- Agreement For Sale

Actual Value of Value:- 3,50,00,000/-

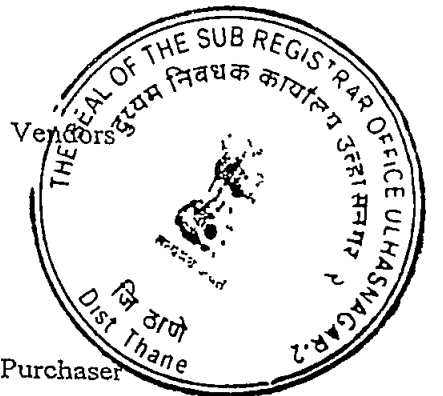
Market Value of Rs:- 2,48,87,000/-

Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Area 0H-
56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable
Area 4000 Sq.Yard Asst.8-85 Paise Situated at Village KATRAP Tal -
Ambernath Dist-Thane.

- 1) Shri.Jayram Amruta Bhande
- 2) Shri.Rajendra Jayram Bhande
- 3) Shri.Ramesh Jayram Bhande
- 4) Shri.Vilash Jayram Bhande
- 5) Shri.Sunjay Jayram Bhande
- 6) Smt.Shakuntala Jayram Bhande

AND

S & S Enterprises Partnership Firm Through Partner
Shri. Dnyaneshwar Arjun Kharpuriya



..... Purchaser

Date of Execution :- 17/01/2012
Date of Registration :- 17/01/2012
Register Document No:- 662/2012
Stamp Duty Paid of Rs. 21,00,000/-
Registration Charges of Rs. 30,000/-

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२०	००

[Handwritten signature]

2)Transaction for Year 2012:-
Nature of Transaction:- Power Of Attorney
Actual Value of Value:- 0.00/-
Market Value of Rs:- 0.00/-

Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Arca 0H-56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable Area 4000 Sq.Yard Asst.8-85 Paise Situated at Village KATRAP Tal -- Ambernath Dist-Thane.

- 1) Shri.Jayram Amruta Bhande
 - 2) Shri.Rajendra Jayram Bhande
 - 3) Shri.Ramesh Jayram Bhande
 - 4) Shri.Vilash Jayram Bhande
 - 5) Shri.Sunjay Jayram Bhande
 - 6) Smt.Shakuntala Jayram Bhande
- } Principals

A N D

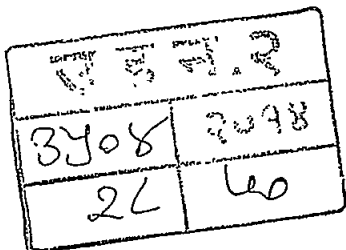
S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya Power Of Attorney Holder

Date of Execution :- 17/01/2012
Date of Registration :- 17/01/2012
Register Document No:- 663/2012
Stamp Duty Paid of Rs. 100/-
Registration Charges of Rs. 100/-

3)Transaction for Year 2012:-
Nature of Transaction:- Agreement For Sale
Actual Value of Value:- 3,31,32,000/-
Market Value of Rs:- 3,31,32,000/-

Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable Area 3211.60 Sq.Yard i.e.2685.28 Sq.Mitr Asst.8-85 Paise Situated at Village KATRAP Tal --Ambernath Dist-Thane.

- 1) Shri.Jayram Amruta Bhande
 - 2) Shri.Rajendra Jayram Bhande
 - 3) Shri.Ramesh Jayram Bhande
 - 4) Shri.Vilash Jayram Bhande
 - 5) Shri.Sunjay Jayram Bhande
 - 6) Smt.Shakuntala Jayram Bhande
- } Vendors



Mobile No:- 9822825666

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref.

Date:-11/03/2015.

A N D

S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

Purchaser

Date of Execution :- 13/12/2012
Date of Registration :- 14/12/2012
Register Document No:- 12825/2012
Stamp Duty Paid of Rs. 16,56,600/-
Registration Charges of Rs. 30,000/-

4) Transaction for Year 2012:-
Nature of Transaction:- Power Of Attorney
Actual Value of Value:- 0.00/-
Market Value of Rs:- 0.00/-

Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable Area 3211.60 Sq.Yard i.e.2685.28 Sq.Mitr Asst.8-85 Paise Situated at Village KATRAP Tal -Ambernath Dist-Thane.

- 1) Shri.Jayram Amruta Bhande
- 2) Shri.Rajendra Jayram Bhande
- 3) Shri.Ramesh Jayram Bhande
- 4) Shri.Vilash Jayram Bhande
- 5) Shri.Sunjay Jayram Bhande
- 6) Smt.Shakuntala Jayram Bhande

Principals

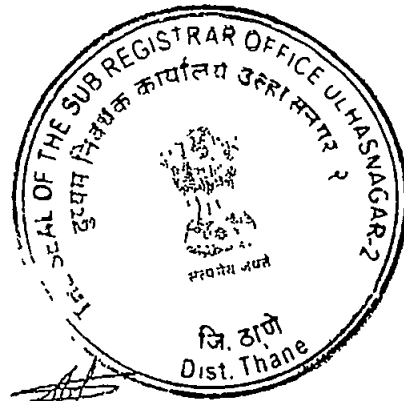
A N D

S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

Power Of Attorney

Date of Execution :- 14/12/2012
Date of Registration :- 14/12/2012
Register Document No:- 12826/2012
Stamp Duty Paid of Rs. 100/-
Registration Charges of Rs. 100/-

5) Transaction for Year 2013:-
Nature of Transaction:- Sale Deed
Actual Value of Value:- 3,50,00,000/-
Market Value of Rs:- 2,48,87,000/-



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3508	2098
2e	60

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Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable Area 4000 Sq.Yard Asst.8-85 Paise Situated at Village KATRAP Tal - Ambernath Dist-Thane.

- 1) Shri.Jayram Amruta Bhande
 - 2) Shri.Rajendra Jayram Bhande
 - 3) Shri.Ramesh Jayram Bhande
 - 4) Shri.Vilash Jayram Bhande
 - 5) Shri.Sunjay Jayram Bhande
 - 6) Smt.Shakuntala Jayram Bhande
- No.1 To 6 Though Power Of Attorney Holders
S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

Vendors

A N D

S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

.... Purchaser

Date of Execution :- 23/01/2013
Date of Registration :- 23/01/2013
Register Document No:- 1170/2013
Stamp Duty Paid of Rs. 100/-
Registration Charges of Rs. 100/-

6) Transaction for Year 2013:-
Nature of Transaction:- Sale Deed
Actual Value of Value:- 3,31,32,000/-
Market Value of Rs:- 3,31,32,000/-

Description of Property :- Survey No. 91, Hissa No.5, Admeasuring Area 0H-56R-9P P.K. 0H-03R-8P Total Admeasuring Area 0H-60R-7P Out Of Salable Area 3211.60 Sq.Yard i.e.2685.28 Sq.Mitr Asst.8-85 Paise Situated at Village KATRAP Tal -Ambernath Dist-Thane.

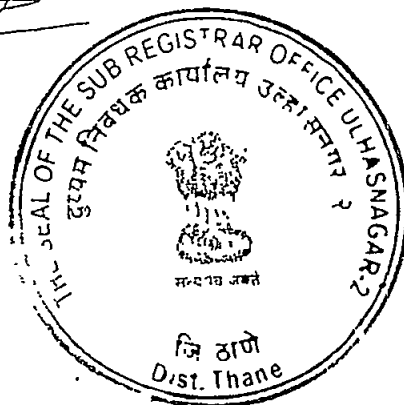
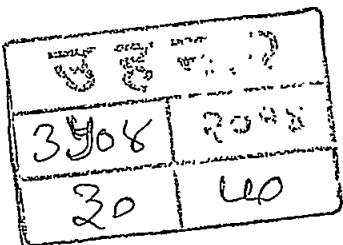
- 1) Shri.Jayram Amruta Bhande
 - 2) Shri.Rajendra Jayram Bhande
 - 3) Shri.Ramesh Jayram Bhande
 - 4) Shri.Vilash Jayram Bhande
 - 5) Shri.Sunjay Jayram Bhande
 - 6) Smt.Shakuntala Jayram Bhande
- No 1 To 6 Though Power Of Attorney Holders
S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

Vendors

A N D

S & S Enterprises Partnership Firm Though Partner
Shri. Dnyaneshwar Arjun Kharपुरiya

.... Purchaser



Mobile No:- 9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambernath Dist- Thane


Ref

Date:-11/03/2013.

Date of Execution :- 23/01/2013
Date of Registration :- 23/01/2013
Register Document No:- 1287/2013
Stamp Duty Paid of Rs. 100/-
Registration Charges of Rs. 100/-

Search Receipt No. :-
Search Application No:-

Searcher


SATISH A. FARAD
Vikas Smruti, Ward No.4, Vangani (E)
Tal- Ambernath Dist Thane

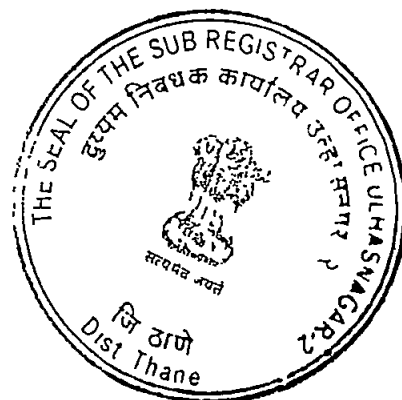
HENCE THIS SEARCH REPORT

Date : 11/03/2013

Note :- Place: Nadlapur

At the time of taking search it was found that

- Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- The Index II from 2002 to 2013 is not properly binded hence the report is also subject to said condition, search is taken as per available record.



उ.ह.न.२	
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KIRAN B. BANGTE

B.A.LL.B.

ADVOCATE HIGH COURT

Mobile No 927639187

Office No 982, 1st floor,

10/11/12 Apartment, First Floor, Near Karnavat Glass, Opp. Maruti Temple, Gandhi Chowk
Badlapur, Tal - Ambarnath Dist - Thane - 401 503 E-mail Id - kiran4546@rediffmail.com

Date - 15/09/2012

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY

Survey No 91 Hissa No 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R 9P
Total Area Admeasuring 0H-59R-6P Assi 8Rs 82 Paise Situated at Village
KATRAP Tal - Ambarnath Dist-Thane Within local limit of Kulgaon- Badlapur
Municipal Council and Sub -Registrar Ulhasnagar -2 at Badlapur

PLACING OF TITLE:-

BY DOCUMENTS PERSUED

READ AS:-

1) Read 7/12 extract of Survey No 91 Hissa No 5.2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P Assi 8Rs. 82 Paise Situated at Village KATRAP Tal - Ambarnath Dist-Thane within local limit of Kulgaon- Badlapur Municipal Council and Sub -Registrar Ulhasnagar -2 at Badlapur in the name of S & S Enterprises A Partnership Firm Through Partner Mr. Dyaneshwar Arjun Kharpuria.

2) Read 7/12 extract in year 45 - 46 to 63 - 64

3) Read Copy of Aakarband of Survey No 91 issued by Land Record office: Ambarnath

4) Read Copy of Aakarband of Survey No 91 issued by Land Record office: Ambarnath

5) Read Mutation entry No 704

6) Read Mutation entry No 864

7) Read Mutation entry No 917

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8. Read Mutation entry No 2360
 9. Read Mutation entry No 2510
 10. Read Mutation entry No 2520
 11. Read Mutation entry No 2649
 12. Read Mutation entry No 2677
 13. Read Mutation entry No 2815

14) Read Agreement For Sale dt. 17/01/2012 registered at the office of Sub-Registrar Ulhansagar-2 at serial no 0662/2012 between Shri Jayram Amruta Bhande (As Vendor) & 1) Shri Rajendra Jayram Bhande 2) Shri. Ramesh Jayram Bhande, 3) Shri. Vilas Jayram Bhande, 4) Shri. Sanjay Jayram Bhande, 5) Shakuntala Jayram Bhande (As Confirming Party) and S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharपुरiya (As a Purchaser) for land bearing Survey No 91 Hissa No. 5/2 Area Admeasuring 011-56R-7P P.K 011-02R-9P Total Area Admeasuring 011-59R-6P out of salable area 4000 Sq Yards Asst 8Rs 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane

15) Read Power of attorney dt 17/01/2012 registered at the office of Sub-Registrar Ulhansagar-2 at serial no 0663/2012 between 1) Shri Jayram Amruta Bhande 2) Shri Rajendra Jayram Bhande, 3) Shri Ramesh Jayram Bhande 4) Shri Vilas Jayram Bhande, 5) Shri Sanjay Jayram Bhande, 6) Shakuntala Jayram Bhande (As a Principal) and S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharपुरiya (As Power of Attorney Holder) for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 011-56R-7P P.K 011-02R-9P Total Area Admeasuring 011-59R-6P out of salable area 4000 Sq Yards Asst 8Rs 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane

16) Read Conveyance Deed dated 23/01/2013 registered at the office of Sub-Registrar Ulhansagar-2 at serial no. 1170/2013, between 1) Shri Jayram Amruta Bhande 2) Shri Rajendra Jayram Bhande, 3) Shri Ramesh Jayram Bhande, 4) Shri Vilas Jayram Bhande, 5) Shri. Sanjay Jayram Bhande, 6) Shakuntala Jayram Bhande No 1 to 6 Power of Attorney Holder S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya (As Vendor) and S & S Enterprises Through

CSA



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Shri Vilas Jayram Bhande, 5) Shri Sanjay Jayram Bhande, 6) Shakuntala Jayram Bhande No 1 to 6 Power of Attorney Holder S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya (As Vendor) and S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya (As Purchaser) for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P out of salable area 3211.60 Sq Yards Asst 8Rs 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane

1) Read Mutation entry No 2964

2) Read Building construction permission granted by Kulgaon Badlapur Municipal Council under order hearing No JAVAK K/KBMC/BPA/00185-2012 Unique no 49-9 dated 11/04/2012

3) Read Floor plan duly approved by Kulgaon Badlapur Municipal Council under order hearing JAVAK K/KBMC/BPA/00185-2012 Unique no 49-9 dated 11/04/2012

4) Read N.A Order issued by District Collector Thane dated 29/12/2012 bearing no MAHSUL/K-1/T-14/NAP/SR(100/12)203-12.

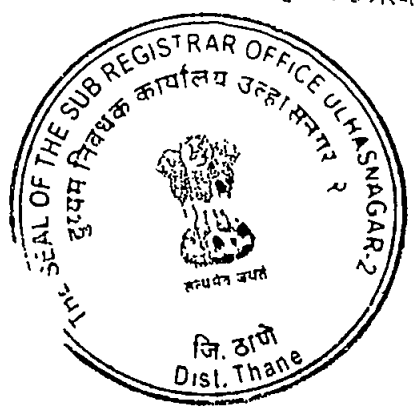
5) Read Revised Building construction permission granted by Kulgaon Badlapur Municipal Council under order hearing No JAVAK K/KBMC/NRV/549 2012-2013 Unique no 54 dated 06/03/2013

Read Search Report issued by Searcher Shri Satish Anand Farad on Dated 11/04/2012 From 1983 to 2012 regarding Survey No 91 Hissa No. 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P Asst 8Rs 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane

Read Search Report issued by Searcher Shri Satish Anand Farad on Dated 11/04/2013 From 2012 to 2013 (1 Year) regarding Survey No 91 Hissa No. 5/2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P Asst 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane

WHEREAS the land bearing Survey No 91 Hissa No 5 2 Area Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P

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11
KIRAN B. BANOTE

B.A.LL, E.

ADVOCATE HIGH COURT

Mobile No 9324629187
Office No 95251-2699069

Office at - Trimbh Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambarnath Dist- Thane. 421 503 E-mail Id :- kbn4546@rediffmail.com

Date :- 25/09/2015

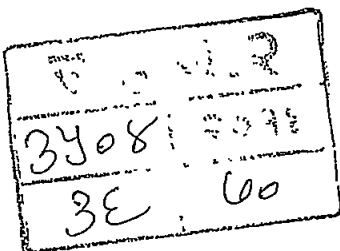
18
Plot 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-
Thane, within local limit of Kulgaon- Badlapur Municipal Council and Sub -
Register Ulhasnagar -2 at Badlapur, is Mutated in the name of S & S Enterprise,
A Partnership Firm Through Partner Shri Dyaneshwar Arjun Khairpuria as
owner according to latest 7/12 Extract issued by Talathi Saja Kulgaon

AND WHEREAS as for the 7/12 extract in 1945-46 the said land was previously
owned by Shri. Yashwant Dattatray Amdekar & as per the Aakarband the said
land show in the Name of Shri Yashwant Dattatray Amdekar & as per the
Aakarband issued by land record officer Ambarnath the land bearing Survey No 9,
Village KATRAP divided in to Six Part & Survey No. 91 Hissa No 5 in the
name of Shri Yashwant Dattatray Amdekar.

AND WHEREAS according to mutation entry No. 704 certified by Talathi Saja
Kulgaon, is related to Indian Coin Act

AND WHEREAS according to mutation entry No. 864 certified by Talathi Saja
Kulgaon. The said land was purchased by Tenant Shri. Kaminu Govind Bhande
from land lord Shri Yashwant Dattatray Amdekar under provision of sec 32 of
Bombay Tenancy & Agricultural Land Act, by order bearing no 77 dated
16/06/1975 & he had paid the amount of Rs 600/- & hence the Charge of original
Land Owner was deleted from other right column of 7/12 extract of said land

AND WHEREAS according to mutation entry No. 917 certified by Talathi Saja
Kulgaon the said land was purchased by Shri Jayram Amruta Bhande from 1)
Kaminu Govind Bhande & 2) Krishna Govind Bhande by Sale Deed on 14
02/1976 & before prior Sale Permission dtd 28/01/1975 bearing No
INC/SR 74-75 hence the name of Shri Jayram Amruta Bhande was carried out
of the 7/12 extract of the said land



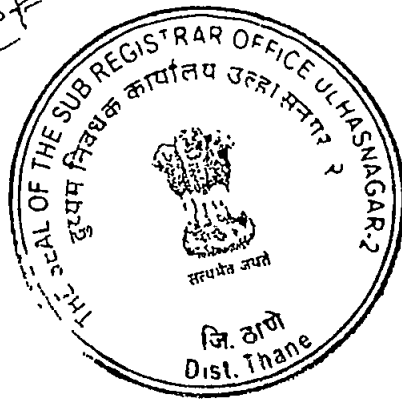
AND WHEREAS according to mutation entry No. 2360 Certified by Talathi saka Kulgaon on dt 24/11/2006, the said land was declared surplus according to provisions of Urban Land (Ceiling & Regulation) Act, 1976, the thus according to order of Additional Collector & Competent Authority Ulhasnagar Agglomeration Thane hearing No ULC/ULN/6(1)/SR-23 the said land was mutated in the name of Government of Maharashtra

AND WHEREAS according to mutation entry No. 2510 Certified by Talathi saka Kulgaon on dt 07/05/2009 According to provision of sec 20 & 21 of Urban Land Ceiling & Regulation Act, 1976 scheme was passed upon said land according to order of Additional District Collector And Competent Authority Ulhasnagar Agglomeration on dt. 31/12/2008 bearing no ULC/ULN/T-57 scheme adnika 7/12/K.V. 1518,2008.

AND WHEREAS according to mutation entry No.2520 Certified by Talathi saka Kulgaon on dt 17/06/2009 As scheme was passed under provision of sec 20 & 21 of Urban Land Ceiling & Regulation Act, 1976 and therefore restriction for transfer of said land without permission was levied upon said land.

AND WHEREAS according to mutation entry No 2649 Certified by Talathi saka Kulgaon on dt 15/10/2010 As the said was declared surplus according to provision of Urban Land Ceiling & Regulation Act, 1976 by order of Additional District Collector and Competent Authority Ulhasnagar Agglomeration on dt. 30/07/2010 bearing no. ULC/ULN/6 (1) SR/3/Katrap. The said land was freehold and the name of Govt. of Maharashtra was deleted upon said land. And the name of land owner was mutated upon said land.

AND WHEREAS according to mutation entry No 2677 Certified by Talathi saka Kulgaon on dt 01/01/2011 Application was filed by Shri Jayram Anant Ghatge for deleting the entry of restriction for transfer of said land without prior permission under 20 & 21 of Urban Land Ceiling & Regulation Act, 1976 from the 7/12 extract of said land, and therefore by Order dt 18/01/2011 passed by Dy. District Collector and Competent Authority Ulhasnagar Agglomeration Thane bearing no. ULC/ULN/6 (1) SR/3 /Katrap The said entry for sale of said land without prior permission was deleted and therefore according to Taluka Hukam of Tahasildar Ambernath on dt 19/01/2011 bearing no Hakknond / 1-4 effect was given upon 7/12 extract of said land.



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23

KIRAN B. BANOTE

B.A.L.L.B.

ADVOCATE HIGH COURT

Mobile No. 9324639157
Office No. 95281-2699069

Office at - Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Baulapur (E) Tal- Ambernath Dist- Thane 421 503 E-mail Id :- krr4546@rediffmail.com

Ref

Date :- 25/09/2013

AND WHEREAS according to mutation entry No.2815 Certified by Talthi saja Kulgaon, as per the letter issued by Taluka Inspector of land record Ambernath bearing no Sub divide letter Mojani Register No 116/09 dtd 05/02/2009, the said bearing survey no. 91/5 divide by 2 parts, the one part in the name of Shri. Jai Dattatray Apte area 011-60R-0P i.e survey no 91/5/1 & second part in the name of Jayram Amruta Bhande area 011-59R-6P i.e. survey no 91/5/2

AND WHEREAS according to Agreement For Sale dt 17/01/2012 registered at the office of Sub- Registrar Ulhansagar-2 at serial no 0662/2012 between Shri Jayram Amruta Bhande (As Vendor) & 1) Shri. Rajendra Jayram Bhande, 2) Shri. Ramesh Jayram Bhande, 3) Shri. Vilas Jayram Bhande, 4) Shri. Sanjay Jayram Bhande, 5) Shakuntala Jayram Bhande (As Confirming Party) and S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharpuriya (As a Purchaser) for land bearing Survey No. 91 Hissa No. 5/2 Area Admeasuring 011-59R-7P P.K. 011-02R-9P Total Area Admeasuring 011-59R-6P out of saleable area 1000 Sq. Yards Asst 8Rs 82 Parse Situated at Village KATRAP Tal -Ambernath Dist-Thane. The said Vendor & Confirming Party have sold the said land to the Purchaser for lumpsum consideration of Rs 3,50,00,000/- (Three Crore Fifty Lacs Only) And therefore simultaneously Power of attorney on dt 17/01.2012 registered at the office of Sub- Registrar Ulhansagar-2 at serial no 0663/2012 as granted by 1) Shri. Jayram Amruta Bhande 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 3) Shri. Vilas Jayram Bhande, 4) Shri. Sanjay Jayram Bhande, 5) Shakuntala Jayram Bhande (As a Principal) to S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharpuriya (As Attorney) for the said land for effective development of the said land, the principals have granted full rights and authority for development of the said land in favour of attorney

AND WHEREAS according to Conveyance Deed dated 23/01/2013 registered at the office of Sub- Registrar Ulhansagar-2 at serial no 1170/2013 between 1) Shri



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1) Shri. Jayram Amruta Bhande 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Vilas Jayram Bhande, 5) Shri. Sanjay Jayram Bhande, 6) Shakuntala Jayram Bhande No 1 to 6 Power of Attorney Holder S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya (As Vendor) and S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya (As Purchaser) for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P out of salable area 1000 Sq Yards Asst 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane. The said land owner have sold the said land to purchaser to lumpsum consideration mentioned above and simultaneously mutation entry no 2903 was effected on dtd. 28/02-2013 and the name of S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya on the 7:12 extract of the said land.

AND WHEREAS according to Agreement for Sale dt 14/12/2012 registered at the office of Sub- Registrar Ulhansagar-2 at serial no 12825/2012 between Shri. Jayram Amruta Bhande (As Vendor) & 1) Shri. Rajendra Jayram Bhande, 2) Shri. Ramesh Jayram Bhande, 3) Shri. Vilas Jayram Bhande, 4) Shri. Sanjay Jayram Bhande, 5) Shakuntala Jayram Bhande (As Confirming Party) and S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya (As a Purchaser) for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P out of salable area 1000 Sq Yards Asst 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambarnath Dist-Thane. The said Vendor & Confirming Party have sold the said land to purchaser for Kind Consideration of 15,500 Sq Ft salable area and therefore simultaneously Power of attorney on dt 14/12/2012 registered at office of Sub- Registrar Ulhansagar-2 at serial no 12826/2012 was granted by 1) Shri. Jayram Amruta Bhande 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Vilas Jayram Bhande, 5) Shri. Sanjay Jayram Bhande and Shakuntala Jayram Bhande (As a Principal) to S & S Enterprises Through Partner Shri. Dyaneshwar Arjun Kharpuriya (As Attorney) for said land for effective development of the said land, the principals have granted full rights and authority for development of the said land in favour of attorney.

AND WHEREAS according to Conveyance Deed dated 28/01/2013 registered at the office of Sub- Registrar Ulhansagar-2 at serial no 1287/2013 between 1) Shri. Jayram Amruta Bhande 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Vilas Jayram Bhande, 5) Shri. Sanjay Jayram Bhande and Shakuntala Jayram Bhande No 1 to 6 Power of Attorney Holder S & S



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KIRAN B. BANOTIA

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No 932639137
Office No 93251-2699069

Office at - Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Kashti Chavak, Kurlion Badlapur (1) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kin4546@rediffmail.com

Date :- 25/09/2013

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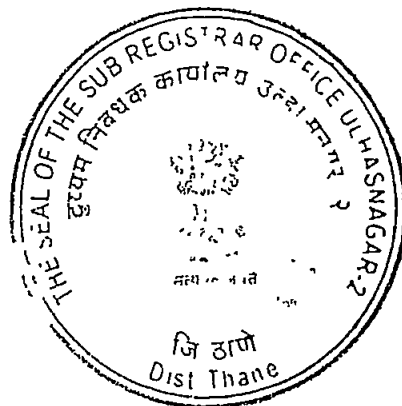
Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya (As Vendor) & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya (As Purchaser) for land bearing Survey No 91 Hissa No 5/2 Area Admeasuring 0H-02R-9P Total Area Admeasuring 0H-59R-6P out of salable area 2160 Sq Yards Asst 8Rs. 82 Paise Situated at Village KATRAP Tal - Ambernath Dist-Thane. The said land owner have sold the said land to purchaser for lumpsum consideration mentioned above and simultaneously mutation entry was effected on dtd 28/02/2013 and the name of S & S Enterprises Through Partner Shri Dyaneshwar Arjun Kharपुरiya on the 7/12 extract of the said land.

AND WHEREAS Building construction permission was granted by Kurlion Badlapur Municipal Council under order bearing No JAVAK/K/BMC/SP/2012 Unique no 49-9 dated 11/04/2012 for construction of building upon said land. Construction was granted for residential building as Stilt, Ground + Seventh floors.

AND WHEREAS according to N.A. Order issued by District Collector Thane dated 29/12/2012 bearing no MAHSUL/K-1/T-14/NAP/SR(100/12)2012. The said office have granted permission for Non- Agricultural use of the said land upon the specific terms and conditions mentioned therein.

AND WHEREAS Revised Building construction permission was granted by Kurlion Badlapur Municipal Council under order bearing No JAVAK/K/BMC/NRV/549/2012-2013 Unique no 54 dated 06/03/2013 for construction of building upon said land for area admeasuring 4937.61 Sq.Mts. out of total area 5900 Sq Mts. Construction was granted for Residential & Commercial building as Wing A B C Basement, Ground + Seventh floor & Wing 'D' Basement Ground + Second floor & New Wing '1' Ground floor for commercial use.

[Handwritten Signature]



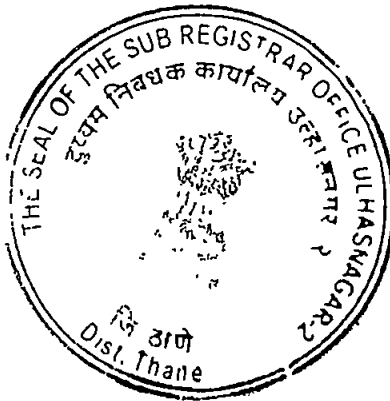
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AND WHEREAS according to Search Report issued by Shri. Satish Anand Farad on Dated 02/01/2012 From 1983 to 2012 regarding Survey No. 91 Hissa No. 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P Asst 8Rs. 82 Parse Situated at Village KATRAP Tal -Ambarnath Dist-Thane There is no adverse entry on the Index of the said land.

AND WHEREAS according to Search Report issued by Searcher Shri. Satish Anand Farad on Dated 11/03/2013 From 2012 to 2013 (1 Year) regarding Survey No. 91 Hissa No. 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P Asst 8Rs. 82 Parse Situated at Village KATRAP Tal -Ambarnath Dist-Thane There is no adverse entry on the Index of the said land

It is further observed from the document submitted before me that in pursuant of the above 712 extract, Agreement for Sale, Conveyance Deed, relevant mutation entry, N.A. Order, Building permission The above mentioned Developer/Builder have rights & title to develop land Plots mentioned above by construction of building known as "SATYAM PRIME" consisting of Wing 'A' 3 C Basement, Ground + Seven & Wing 'B' Basement, Ground + Second floor & New Wing 'F' Ground floor for commercial & residential use, for sale on ownership basis excluding the flats in the share of original land owner area measuring 15,500 Sq. Ft. salable as mentioned in the Agreement for Sale on dtd. 14/12/2012 & Conveyance Deed on dtd. 28/01/2013 as above and thus the developer can sale rest of the flat as per the provisional Maharashtra Ownership Flats (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made there under excluding the flats to be given to land owner as mentioned in the Agreement for Sale on dtd. 14/12/2012 & Conveyance Deed on dtd. 28/01/2013 mentioned above and, for constructing of building on land bearing Survey No. 91 Hissa No. 5/2 Area Admeasuring 011-56R-7P P K 011-02R-9P Total Area Admeasuring 011-59R-6P Asst 8Rs. 82 Parse Situated at Village KATRAP Tal -Ambarnath Dist-Thane Within local limit of Kulgaoon- Badlapur Municipal Council and Sub -Registrar Ulhasnagar -2 at Badlapur

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KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324619187
Office No. 95251260060

Trinity Apartment, First Floor, Near Karnavat Glass, Opp Maruti Temple, Gandhinagar, Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kbn4546@rediffmail.com

Date :- 25/09/2013

11


CERTIFICATION OF TITLE.-

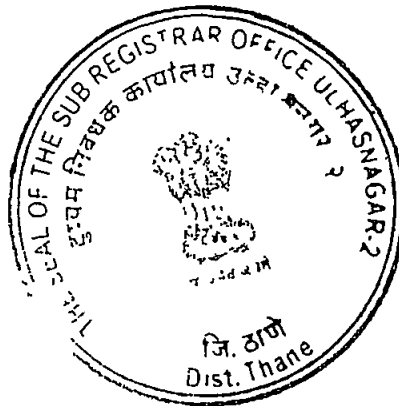
In the aforementioned circumstance I am of the Opinion that Property bearing Survey No 91 Hissa No 5/2 Area Admeasuring 0H-56R-7P P.K. 011 02R-9P Total Area Admeasuring 0H-59R-6P Assi 8Rs. 82 Paise Situated at Village KATRAP Tal -Ambernath Dist-Thane. has Good Marketable Title and is free from all encumbrance

Signed Under my hands and seal on this 25th September 2013

Sign

Shri. K.B. Banote
(Advocate High Court)

 Kiran B. Banote
Trinity Apartment,
Near Karnavat Glass,
Opp. Maruti Temple, Gandhinagar,
Kulgaon Badlapur (E),
Tal -Ambernath, Dist.-Thane.



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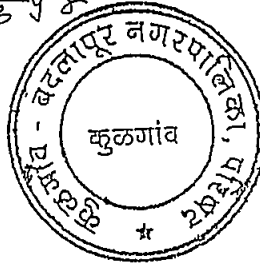
कुळगांव बदलापूर नगरपरिषद

नगरपालिका मुख्यालय इंधारवा, पश्चिमी भागा, आदर्श विद्यामंदिर रा. बदलापूर रुग्ण स्थान (पुर्ण) कुळगांव, पिन-४२१००२, ना.अ.स. ना.पि.हा.
ईमेल:- kbmc123@gmail.com, वेबसाईट:- http://kbmc.gov.in

संदर्भ : क्र.कुचनप/नरवि/५४८/२०१२-२०१३. **वृत्ति ३५४**

दिनांक : ६/३/२०१३

प्रति,
श्री.जयराग अमृता शाडे,
द्वारा श्री.धर्मेश व्ही.भलानी
(वास्तुशिल्पकार) नवि मुंबई.



विषय : स.नं.९१, हि.नं.५/२, मौजे-कात्रप, ता.अंबरनाथ, येथे सुधारीत बांधकाम करण्याच्या मंजूरी बाबत.

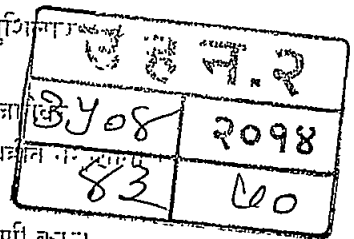
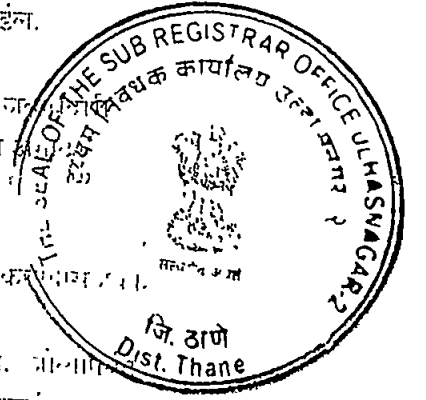
संदर्भ : आपला दि.१२/२/२०१३ चा अर्ज क्र.२५६८

श्री.धर्मेश व्ही.भलानी (वास्तुशिल्पकार) नवि मुंबई, यांचे गाफत सादर केलेले अर्ज महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं.९१, हि.नं.५/२, मौजे-कात्रप, मध्ये ५९६०.०० चौ.मी. पैकी ४९३७.६१ चौ.मी. नियोजित क्षेत्र भूखंडाच्या विभाग नगरपालिका महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.१२/२/२०१३ चा अर्ज पुढील शर्तीस अधिन राहून तुमच्या मान्यतेच्या जागेत ----- रसाने दुरुस्ती दाखविल्याप्रमाणे, तळघर,तळमजला/पाचव्या मजला/दुसरा मजला/तिसरा मजला/चौथा मजला/पाचवा मजला/सहावा मजला/सानवा मजला/सातवा मजला/आठवा मजला/दहावा मजला/बांधकामाच्या सुधारीत बांधकाम परवाना/प्रारंभ प्रमाण पत्र. प्रमाण येत आहे. (विंग अ.बी.सी-तळघर,तळमजला+सान मजले, विंग डी-तळघर,तळमजला+दोन मजले, नविन विंग एफ-तळमजला+दोन मजले)

-:अट:-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगी नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल अशाप्रकारचे नूतनीकरण प्रकृत तीन वर्षे करता येतील. पैय मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे नूतनीकरण करताना किंवा नवीन परवानगी घेताना गावे/अग्निशात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने उभारी करण्यात येईल. नकाशात----- रसाने केलेल्या दुरुस्त्या आपल्यावर बांधकाम करताना राहतात.
- मा.निलहाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पथरा (१५) टिचग नगरपालिकेकडे पाठविणे आवश्यक राहिल
- बांधकाम चालू करण्यापूर्वी (५) दिवस आधी नगरपालिकेकडे वगळता येईल अशाप्रकारचे नकाशा घ्यावे.
- ही परवानगी आपल्या मान्यतेच्या जागेत राहिल अशाप्रकारचे नकाशा घ्यावे. नकाशा घ्यावे
- बांधकाम या सोबतच्या मजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. बांधकाम बांधकाम झाल्यानंतर वास्तुशिल्पकाराने, मंजूर नकाशाप्रमाणे बांधकाम केलेल्या बांधकाम प्रमाणपत्र नगरपालिकेकडे सादर करण्यात यावे त्यानंतरच जोलागरील बांधकाम करावे
- भूखंडाचे हद्दीत भोवती भोकळा सोडागमाच्या जागेत बाटल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केलेल्या बांधकामाचे आखण सटरी बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इंगारतीच्या बांधकामाच्या सुरक्षिततेची उमी (स्ट्रक्चरल सेप्टी) जबाबदारी सर्वस्वी आपल्या वास्तुशिल्पकाराच्या स्थापत्य विशारद याचेवर राहिल
- बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. बांधकाम पूर्ण झाले आहे अशा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विद्यमान नकाशाच्या आधारे (५ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा
- बांधकाम चालू करण्यापूर्वी नगरपालिका अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करावी घेण्यात यावी आणि तसा दाखला नगरपालिकेकडे सादर केल्यानंतर बांधकाम सुरु करावे
- नकाशात दाखविलेल्या गाळ्यांच्या मंथनाने व नियोजनामध्ये पूर्वपरवानगीशिवाय बांधकाम करू नये
- नवीन उभारणीस मंजूर नकाशा प्रमाणे -० टिक टेंक पाहिजे व नकाशा बांधकाम करताना गाळ्यांच्या मंथनाने बांधकाम



बाचले :-

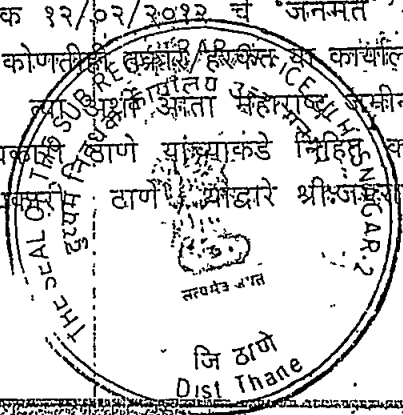
१. श्री.जयराम अमृता भांडे यांचे यांचे कु.मु.धारक श्रीसत्यम डेव्हलपर्स तर्फे भागिदार श्री.दिनेश प्रेमजीभाई पटेल रा. ७७, सरस्वती निवास, एम.आय.डी.सी रोड, शिरगाव, बदलापुर (पु.) ता. अंबरनाथ जि.ठाणे यांचा दि. २७/०१/२०१२ रोजीचा अर्ज
२. तहसिलदार अंबरनाथ यांचे कडील स्थळ पाहणी अहवाल पत्र क्र. जमिनबाब/टे-३/बिनशेती/ एसआर ३७/२०१२ दि. १३/०१/२०१२
मुख्याधिकारी कुळगाव बदलापुर नगरपरीषद यांनी यांचेकडील जावक क्रमांक /कु.ब.न.प./ ल.पा/ब.प./२४०५-३२८ दि. १९/०१/२०१२
जिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर - ३ ठाणे यांचे कडील पत्र क्र.भूस/मे.सें./ एसआर-१९२ दि. ०२/०३/२०१२
जिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ३ रा माळा यांचे कडील पत्र क्र.भूसं/ ल.पा/एस.आर/२०० दि. १७/०३/२०१२
६. भूमि संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचे कडील पत्र क्र.भूसविअ/माहदा ५०८ दि. ०१/०३/२०१२
७. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प ठाणे यांचे कडील पत्र क्र.भूसंपादन/ टे.नं.२/सी- ६१६३ दि. ०१/०३/२०१२
८. उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ५ वा मजला यांचे कडील पत्र क्र.भूसंपादन/एसआर/टे-१/वशि-१८८/२०१२ दि. ०९/०३/२०१२
९. उपविभागीय अधिकारी उल्हासनगर विभाग उल्हासनगर यांचे कडील पत्र क्र.उपविअ/ जमिनबाब/टे-१/कॉवि- ७९/१२ दि. ०६/०३/२०१२
१०. अर्जदार व कुळमुख्यात्यार पत्रधारकांचे यांचे विहित नमुन्यातील हंभिपत्र/प्रतिज्ञापत्र दिनांक २७/०१/२०१२
११. अर्जदार यांनी शासनाकडील विहित नमुन्यात दिलेले शपथपत्र/बंधपत्र दिनांक २७/०१/२०१२
१२. दिनांक २२/०२/२०१२ चे 'महाराष्ट्र जनमुद्रा' व दिनांक १२/०२/२०१२ चे 'जनमत' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

ज्या अर्थी श्री.जयराम अमृता भांडे यांचे यांचे कु.मु.धारक श्रीसत्यम डेव्हलपर्स तर्फे भागिदार श्री.दिनेश प्रेमजीभाई पटेल रा. ७७, सरस्वती निवास, एम.आय.डी.सी रोड, शिरगाव, बदलापुर (पु.), ता. अंबरनाथ जि.ठाणे यांनी दि. २७/०१/२०१२ रोजी ठाणे जिल्हातील अंबरनाथ तालुक्यातील मौजे कात्रप या ठिकाणी संव्हे नं ४२/३ क्षेत्र २६००-०० हजेरी मधील या मालकीच्या जमिनीतील जागेचा रहिव्यास या बिगरशेतकी प्रयोजनाथ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी या कार्यालयाने दिनांक २२/०२/२०१२ चे 'महाराष्ट्र जनमुद्रा' व दिनांक १२/०२/२०१२ चे 'जनमत' या वृत्तपत्रात जाहिरात दिलेली होती व त्यावर मुदतीत कोणतीही अर्जात वा कार्यालयास प्राप्त झालेली नाही.

ज्या अर्थी अमृता अहवाल जमीन महसूल अधिनियम १९६६ चे कलम ४४अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकांसाचा वापर करून मी जिल्हाधिकारी ठाणे यांचे द्वारे श्री.जयराम अमृता भांडे यांना मौजे कात्रप, ता.अंबरनाथ



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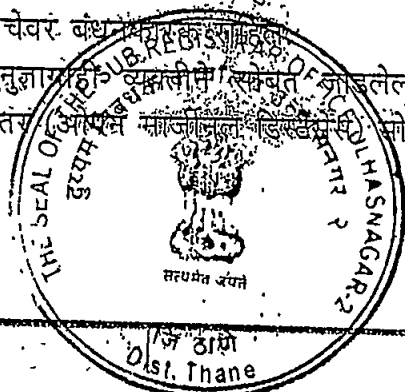
जि.ठाणे येथील सध्द नंबर ४२/३ क्षेत्र २६००-०० चा.मा. राहवास प्रयाजनाथ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यात येत असून कुळगाव बदलापुर नगरपरिषद यांचे कडील मंजूर बांधकाम-नकाशांनुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

३८

१. रिक्रेशन ग्राउंड २०% ५२०.०० चौ.मी.

त्या शर्ती अशा :-

१. ही परवानगी अधिनियम व त्याखालील केलेले नियम यांना अधिन राहून देण्यात आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (प्लॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीचा आणि अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यात येत आहे त्या वेळात आली असेल त्या प्रयोजनार्थच केवळ केला पाहिजे आणि त्याने अशी जमीन त्या वेळात तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यात येईल अनुज्ञाग्राही व्यक्तीने उक्त जमीनीबाबत कुळगाव बदलापुर नगरपरिषद यांचे कडील नव्याने सुधारित बांधकाम/रेखांकन मंजूरी घेतल्यास इकडील कार्यालयाकडून त्या अनुषंगाने नव्याने विनंती अर्जासह घेणेस बांधकामकारक राहिल
४. अशी परवानगी देणा-या प्राधिकार्याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आगाऊ पोटवि. वा. कर करता कामा नये.
५. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबधित नगरपालिका प्राधिकरणा यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशांच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाईल अशा जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
६. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकासाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसार अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा त्यास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
७. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यात आलेली आहे सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विभा इंधकाम मोकळे सोडले पाहिजे.
८. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असेल
९. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास लागू करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (प्लॅटीने) कुळगाव बदलापुर नगरपरिषद यांचेकडून बांधकाम परवानगीचे नूतनीकरण करून घेउन त्यानंतरच बांधकाम करणे अनुज्ञाग्राही यांचेवर बांधकामकारक राहिल
१०. अनुज्ञाग्राही व्यक्तीने उक्त जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांकीकृत जमीनीचे अंतर आग्नेय मोजणीनुसार विल्हेवाट लावले पाहिजे



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११. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनांसाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१२. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्या मार्फत जिल्हा तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ नुसार नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.



अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-०८-० पैसे या दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अशा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

१४. अनुज्ञाग्राही व्यक्तीने सदर जागेची अतितातडी मोजणी फी रक्कम रु. ६,०००/- (अक्षरी रु. सहा हजार मात्र) चलन क्र.२७३/१२ (भारतीय स्टेट बँक शाखा ठाणे संत न. न. १११५ /१२) दि.२५/०४/२०१२ अन्वये शासन जमा केली आहे.

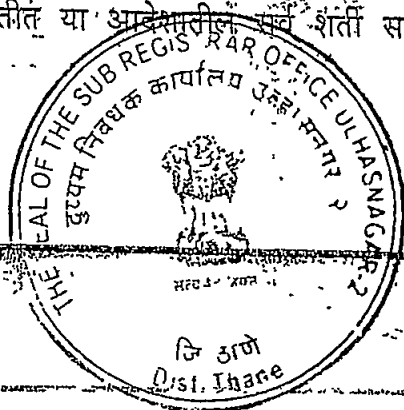
१५. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळातुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणीच्या बदल करण्यांत येईल.

१६. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करवा लागेल.

१७. पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता काय नये, मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकार्यांचे परवानगी घेतली असेल आणि अशा भरचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

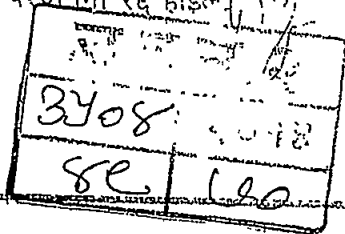
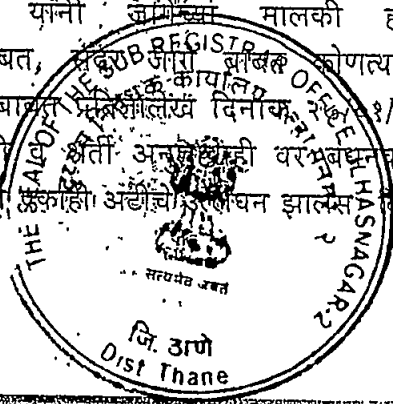
१८. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरात अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याच्या निचरा करण्याची व्यवस्था केली पाहिजे.

१९. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यास एक सनद करून देऊन ती या आदेशातील बिनशेती समाविष्ट करणे त्यास बंधनकारक असेल.



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- २०. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राहक कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन केंद्र अर्जदाराच्या ताब्यात राहण्याचा अधिकार असेल.
- २१. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर गिनिदिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे पिथी ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल. बदलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या त्या अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.
- २३. अनुज्ञाग्राही यांनी बिंगरशेतकी आकारणीच्या पांचपट रक्कम रु.१,०४०/- (अक्षरा स्पष्ट एक हजार चाळीस मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडील कार्यालयाचे चलन क्र.३३५/२०१२ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.१३६२/१२) दि.२५/०४/२०१२ अन्वये वसूल केलेली आहे.
- २४. अनुज्ञाग्राही यांनी कुळगाव बदलापूर नगरपरिषद यांचे कडील गंजूर बांधकाम बांधकाम केले पाहिजे.
- २५. अनुज्ञाग्राही यांनी कुळगाव बदलापूर नगरपरिषद यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामांमध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा करणे दूर करण्यास पात्र राहतील.
- २६. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे याबाबत खात्री झाल्याशिवाय कुळगाव बदलापूर नगरपरिषद संबंधित विकासकाम इमारत वापर परवानग्या देणे नसे.
- २७. महाराष्ट्र चेंबर्स ऑफ हॉऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील निल याचिका क्र.६७०२/२०११ मधील मा.न्यायालयाचे अंतीम स्थगितीद्वारा महसूल व वनविभागाचे क्र.गौ.खनि-१०/१०११/प्र.क्र.६१८/ख १७/११/२०१२ मधील सुचनानुसार मा.न्यायालयाचे अंतिम आदेशास अधिन राहून सदर परवानगी रद्द आली असून मा.उच्च न्यायालय/ शासन याबाबतीत जे निर्णय /आदेश देतील ते अर्जदाराचे वर बंधनकारक राहतील.
- २८. अर्जदार यांनी जमिनी मालकी हक्काबाबत जागेवर कोणत्याही व्यक्तीने असलेल्या कोणत्याही न्यायालयात दावा प्रस्तावित इत्यादी बाबत प्रतिज्ञालेख दिनांक २४/१२/२०१२ रोजी दिलेला आहे. सदर प्रतिज्ञालेखात सर्व अटी शर्ती अनुज्ञाग्राही वर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी कोणत्याही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.



२९. सदर स.नं. हा माथेरान इको सेन्सेटीव्ह तसेच महाराष्ट्र राज्याचे कलम १९७५चे कलम २२अ व ६ च्या तरतुदी लागू झाल्यास सदरचा विनशेती आदेश रद्द समजावता येईल.

३०. प्रकरणी सादर केलेली कंगदपत्रे खोटी, बनावट अगर विशाभुल करणारी अटकलधार दिलेली अकृषीक परवानगी रद्द समजावता येईल व होणा-या परीक्षाभास आणि नुकसानाची जाबाबदार्या प्रजाधार याची शोषावलीत राहिल.

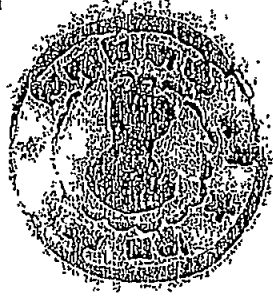
३१. कुळगाव बदलापूर नगरपालिका अकृषीक परवानगीकरीता ना-हरकत दाखला दिला असुन त्यानुसार सदरच्या आसखड्यांना मंजूरी देणेत आली आहे. तथापि अंतिम मंजूरी आसखड्यात बदल झाल्यास त्यानुसार सुधारीत आदेश पारीत करुन देणे अनुज्ञाप्राही.



सदर / विक्रीसक / योग्यतेने बांधकामाक अर्जाहिल. प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेशी विकास प्राधिकरणांने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर व याबाबतचे आदेशास अधिनियम १९६६ ही परवानगी देण्यात येत आहे.

सही/-
(ए.एल.जगहाड)
जिल्हाधिकारी, ठाणे

प्रत :- श्री.जयराम आमता भाडे
रा. कात्रप, त. अंबेरली, जि. ठाणे



आदेश निर्गमित केले
जिल्हाधिकारी ठाणे कारता



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पावती

Original/Duplicate

Monday, April 29, 2013

नोदणी क्र 39म

4:34 PM

Regn. 39M

पावती क्र. 5738 दिनांक 29/04/2013

गावाचे नाव: कात्रप
दम्नगेवजाचा अनुक्रमांक: उह्न2-5595-2013
दम्नगेवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मनिष वी. जैन

नोदणी फी ₹ 100 00
दस्त हाताळणी फी ₹ 200 00
पृष्ठाची संख्या 10

एकूण - 300 00

आपणाम हा दम्नगेवजा अदाज 5 01 PM ह्या वेळेस मिळेल आणि सोबतच शत्रुनेक प्रत व CD
व्यावी

(Signature)
Sub Registrar, District Office, Solapur

वाजार मूल्य ₹ 0/-
भरणेले मद्राक शुल्क ₹ 100/-

मावदला ₹ 0/-

- 1) देयकाचा प्रकार By Cash रक्कम ₹ 100/-
- 2) दयकाचा प्रकार By Cash रक्कम ₹ 200/-

(Signature)



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S & S ENTERPRISES a Partnership Firm Through its Partner
SHRI. SHRI. DNYANESHWAR ARJUN KHARPURIYA Aged 37 Years,
Occu- Business having office at :- Shop No. 1, 2 & 3 Saraswati
Niwas, Vivekanand Hsg.Soc.Plot No. 77 M.I.D.C.Road, Badlapur
(W) Tal- Amberanth Dist- Thane 421 503 COMPANY PAN CARD NC.

_____ SEND GREETINGS:-

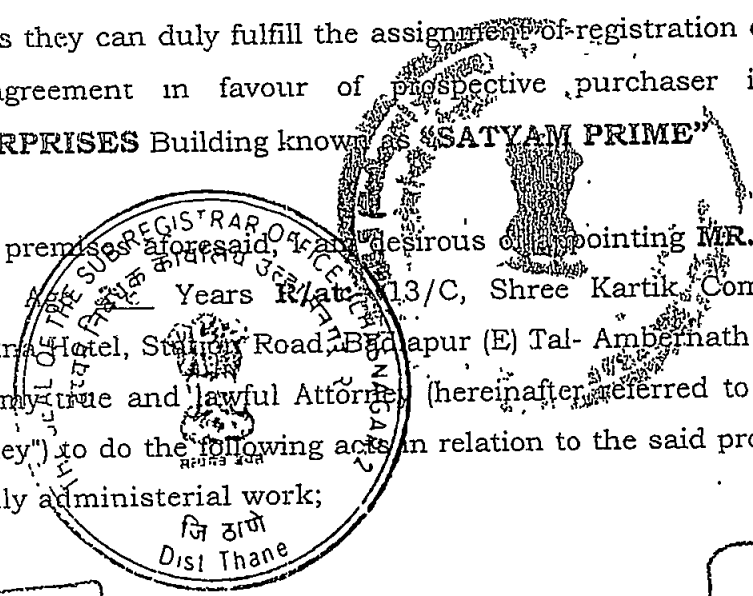
WHEREAS:-

a) We have develop land situated Village **KATRAP** Tal- Ambernath
Dist- Thane on land bearing Survey No. 91 Hissa No. 5/2 Area
Admeasuring 0H-56R-7P P.K. 0H-02R-9P Total Area Admeasuring
0H-59R-6P Asst 8Rs. 82 Paise

b) I am the Partner of **S & S ENTERPRISES** . I have assign rights in
favour of any person for only registration of Flat/Shop Sale Agreement of
S & S ENTERPRISES a Partnership Firm Through its Partner
SHRI. SHRI. DNYANESHWAR ARJUN KHARPURIYA Building known
as "**SATYAM PRIME**" to be registered in favour of prospective
purchaser at the office of Sub-registrar Ulhasnagar-II at Badlapur.

c) That as I am busy due to heavy schedule of work it is impossible
for me to attend the office of Sub-registrar day today for registration of
Flat/Shop Sale Agreement in **S & S ENTERPRISES** Building Known as
"**SATYAM PRIME**" and thus I am eager to appoint appropriate
persons they can duly fulfill the assignment of registration of Flat/Shop
sale agreement in favour of prospective purchaser in **S & S**
ENTERPRISES Building known as "**SATYAM PRIME**"

In the premises aforesaid, I am desirous of appointing **MR. MANISH B.**
JAIN Age _____ Years R/at. 13/C, Shree Kartik Complex, Above
Navratna Hotel, Station Road, Badlapur (E) Tal- Ambernath Dist- Thane.
to be my true and lawful Attorney (hereinafter referred to as the "said
Attorney") to do the following acts in relation to the said property, which
are only administerial work;



Manish

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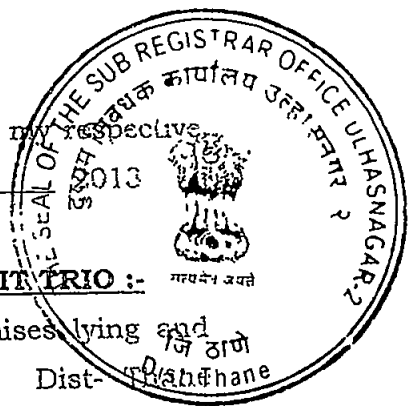
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6. That my attorney can individually and separately according to their wish can register agreement for sale of said Flat/Shop constructed in **S & S ENTERPRISES** Building Known as "**SATYAM PRIME**" in favour of prospective purchaser at the office of Sub-registrar Ulhasnagar-2 at Badlapur

7. My power of attorney is at liberty to do each and every act and necessary for smoothly registration of Flat/Shop sale agreement of **S & S ENTERPRISES** Building Known as "**SATYAM PRIME**"

AND WE Do hereby ratify and confirm all the whatsoever our said attorney shall purport to do or cause to be done by virtue of these presents of acts to be done by our attorney shall be deem as done by us and shall be legal binding upon us.

IN WITNESS WHEREOF I have set and subscribed my respective hands as hereunder written on this 29 day of April 2013

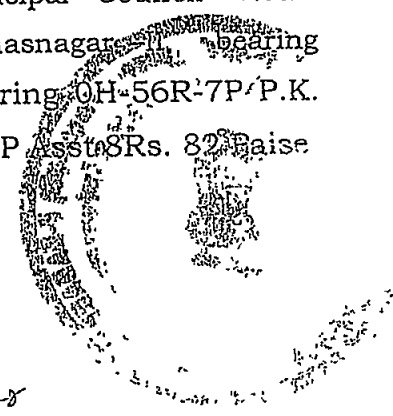


THE SCHEDULE ABOVE REFERRED TO AS ORCHITRIO :-

ALL THAT PIECE AND PARCEL of N.A. land and premises lying and situate at Revenue Village **KATRAP** Tal- Ambernath Dist- **Thane** within the limits of Kulgaon Badlapur Municipal Council within Registration District Thane Sub-Registration Ulhasnagar-2 bearing Survey No. 91 Hissa No. 5/2 Area Admeasuring 0H-56R-7P/P.K. 0H-02R-9P Total Area Admeasuring 0H-59R-6P Rs. 82 Paise

Bounded as follows:-

- EAST** : Road
- WEST** : T.W. Krunjan
- SOUTH** : ~~From~~ S & S Enterprises
- NORTH** : Road,



[Handwritten signature]

[Handwritten signature]

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4409
उल्हासनगर
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NOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I S & S ENTERPRISES a Partnership Firm Through its Partner SHRI. SHRI. DNYANESHWAR ARJUN KHARPURIYA do hereby irrevocably jointly and severally nominate, constitute and appoint to MR. MANISH B. JAIN to be my true and lawful Attorney for me, in my name and on my behalf to do all acts, deeds and things in connection with the said property, our attorney can jointly and separately do and execute the rights mentioned herein as under personal capacity.

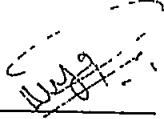


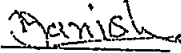


This Power of Attorney is in respect of the said property more particularly described in the Schedule hereunder written for execution & registration of sale of flat sale agreement situated on land mentioned in the schedule of property herein under written in Building Known as "SATYAM PRIME"

1. To get the said Agreement for sale of flats, Rectification deed registered and obtain Index II from sub-registrar Ulhasnagar-II at Bhiwapur.
2. To be present at the office of Sub-registrar Ulhasnagar-II for getting the said agreement for sale, Rectification Deed for flats situated in S & S ENTERPRISES a Partnership Firm Through its Partner SHRI. DNYANESHWAR ARJUN KHARPURIYA Building Known as "SATYAM PRIME"
3. To affixed photographs, Thump impressions before Sub-registrar Ulhasnagar- II on behalf of me.
4. To sign index -II at the office of Sub-registrar Ulhasnagar-2 for said flats on behalf of me.
5. It is specifically admitted by my attorney that this power of attorney thus not any right to our attorney to receive any token amount or part payment amount to be paid by prospective flat purchaser in their individual name nor they have any right to sale the said flat and receive any amount on behalf of me

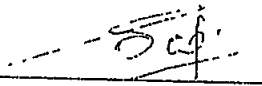
Manish



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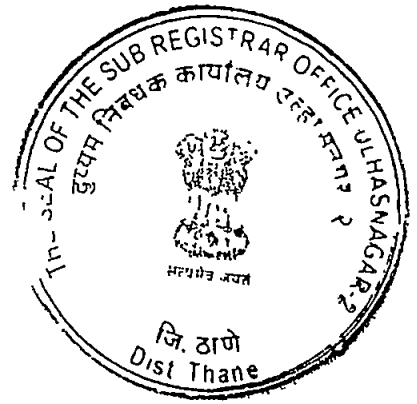
Name	Thump	Photo
<p>SIGNED AND DELIVERED by the Within named - EXECUTANT</p> <p></p> <p>S & S ENTERPRISES Through its Partner SHRI. DNYANESHWAR ARJUN KHARPURIYA</p>		
<p>SIGNED AND DELIVERED by the Within named - I SAY ACCEPTED</p> <p></p> <p>MR. MANISH B. JAIN</p>		

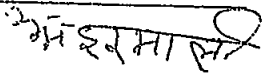
Witness:-

Sign 

Name Suniti, Ravindra, Padhan

R/at: _____



Sign 

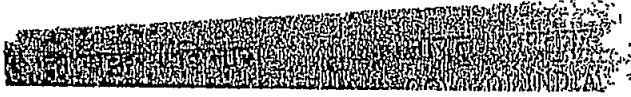
Name अनंता महाबान इवमासे

R/at: _____



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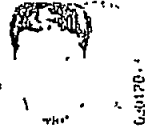
11/04/74

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ONYANESHWAR ARJUN KHARPURIYA

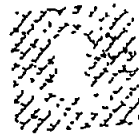
ARJUN LALDAS KHARPURIYA

01/07/1974
Permanent Account Number -
AKEPK7259F

J. K. SHARMA

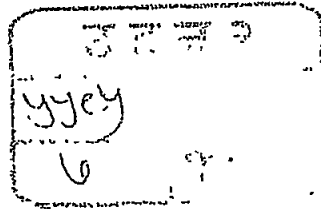
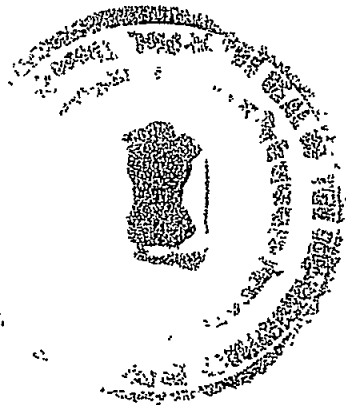


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S & S ENTERPRISES



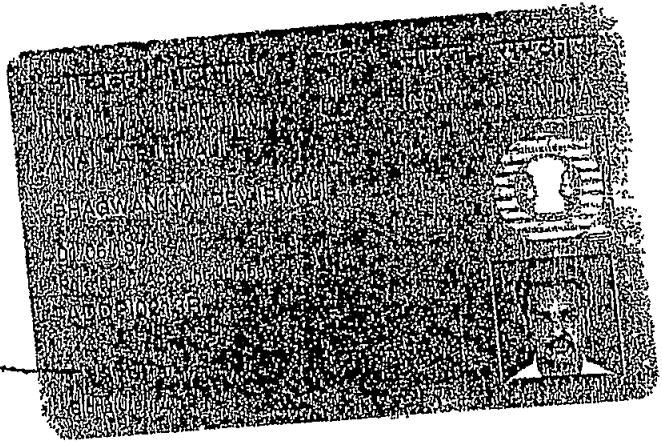
26/12/2011
Permanent Account Number
ACBFS0988N

17012012

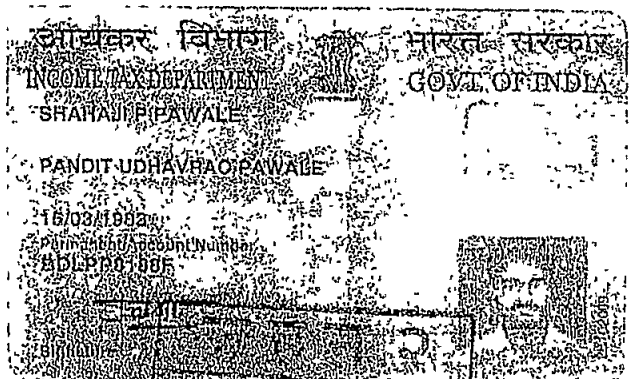
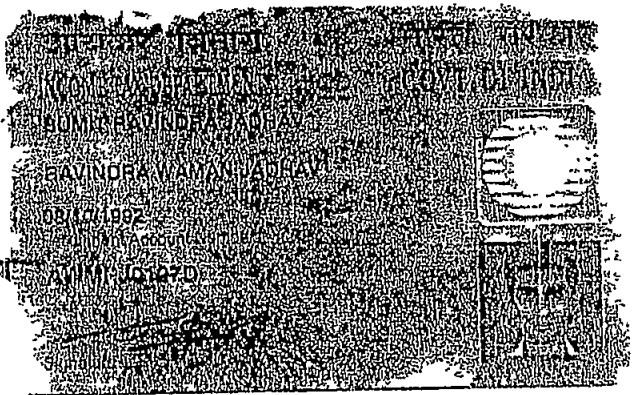


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Summary 1 (GoshwaraBhag-1)

सोमवार, 29 एप्रिल 2013 4:34 म.न

दस्त गोषवारा भाग-1

उद्दण 2 ६ -- १२३
दस्त क्रमांक: 5595/2013

दस्त क्रमांक उद्दण 2 /5595/2013

वाजारा मूल्य रु 00/-

मोचदना रु 00/-

भरलेले मुद्राक शुल्क रु 100/-

द नि मह दु नि उद्दण 2 याचे कार्यालयान

पावती 5738

पावती दिनांक: 29/04/2013

अ क्र. 5595 वर दि 29-04-2013

मादरकरणाचे नाव मनिष बी. जैन

गेजी 4 40 म.न वा हजर केला.

नोंदणी फी

रु 100 00

दस्त हाताळणी फी

रु 200.00

पृष्ठांची संख्या 10

गण 300 00

दस्त हजर करणाऱ्याची मही

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार, कुलमुखत्यागपत्र

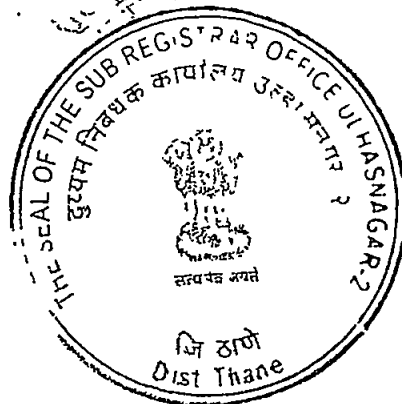
मुद्राक शुल्क (48-व) जेव्हा डलाखा लघुवाद न्यायालय अश्रिनियम@1882 याव्हालील दाव्यांन किवा कार्यवाहीन आवश्यक असेल तेव्हा

शिक्का क्र 1 29 / 04 / 2013 04 40 44 PM ची वेळ (मादरनीकरण)

शिक्का क्र 2 29 / 04 / 2013 04 41 01 PM ची वेळ (फी)

Garish

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Summary-2(दस्त गोषवारा भाग - २)

29/04/2013 4 36 12 PM

दस्त गोषवारा भाग-2

उहण 2.7.55 - 5595
दस्त क्रमांक.5595/2013


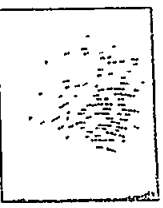


दस्त क्रमांक उहण2/5595/2013
दस्ताचा प्रकार -कुलमुखत्यारपत्र

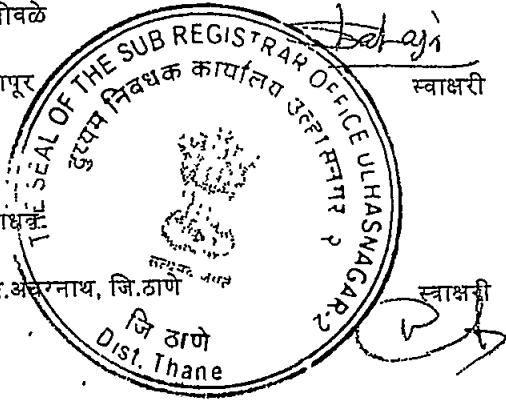
अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठम्मा
1	नाव:मनिष ब्री. जैन पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर.	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
2	नाव:गणू गण्ड एम एन्टरप्रायझेस तर्फे भागीदार जानेश्वर अर्जुन खरपुरीया पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांभू नं. 1,2 व 3, मरुस्वती निवास, विवेकांद्र जो ऑप.हौ.सोसा., प्लॉट नं. 77, ब्लॉक नं. गणू शास्त्री डी.सी रोड, बदलापूर (पूर.), रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर.ACBFS0986N	कुलमुखत्यार देणार वय -37 स्वाक्षरी-		

वरील दस्तावेज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात
दिनांक 29/04/2013 04:41:56 PM

ओळख:-

घातकील इमज भ्रम निवडीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

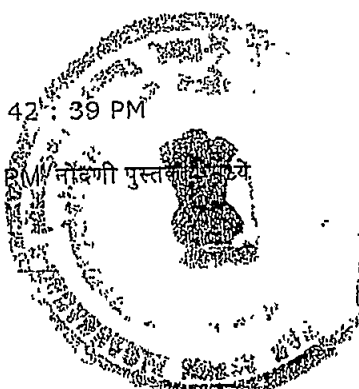
अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठम्मा
1	नाव:शहाजी पंडित पोवळे वय 30 पत्ता:शिरगांव, बदलापूर पिन कोड:421503		
2	नाव:रविंद्र वामन जाधव वय,46 पत्ता:भाक्षी चौक, ता.अचरनाथ, जि.ठाणे पिन कोड:421503		



शिवका क्र.4 ची वेळ:29 / 04 / 2013 04 : 42 : 39 PM

शिवका क्र.5 ची वेळ 29 / 04 / 2013 04 : 42 : 56 PM

Sub Registrar Ulhasnagar 2



उहण 2
3408
5595/2013

Index-2(सूची - २)

29/04/2013

सूची क्र.2

दरम निबंधक - मह द नि उल्हासनगर २
दरम क्रमांक 5595/2013
नोदणी.
Regn 63m

गावाचे नाव - 1) कात्रप

(1) विलखाचा प्रकार	कुनासुखन्यासपत्र
(2) गोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या नावनिपट्टाकार आकारणी देतो की 'दटेदार ने तमुद करावे')	0
(4) म-सापन पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे भाव वृळगाव-वदराणगरवर वर्णन , ब्लॉक न मंत्रे- कात्रप, ५५४ माहिती मोज- कात्रप रा.न 91, हि न 5/2, अंश 0 व 56 आर 7 प्रति + पो ख 0 व 02 आर 9 प्रति पत्रण क्षेत्र 0 व 59 आर 6 प्रति, आकार 8 व 82 पैगे ((Survey Number 91 HISSA NUMBER : 5/2 .))
(5) अत्रफल	1) 596 चौ.मीटर
(6) आकारणी किंवा जूटी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मणू गण्ड मणू एल्हासप्रायझेम नवे, भागीदार जालेश्वर अर्जुन खरपुगीर वर -37, पत्ता -प्लॉट न - , माळा न - , इमारतीचे नाव: शाप न 1,2 व 3, मरगवनी निदण, त्रिनेकाद को ऑप,हौ,सोमा, प्लॉट न. 77, ब्लॉक न एम.आय.डी.पी रोड, वदराणपूर (प) रोड न - , महाराष्ट्र, ठाणे पिन कोड-421503 पं न -ACBFS0986N
(8) दस्तावेज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मनिष श्री रंजन वर -30, पत्ता -प्लॉट न - , माळा न - इमारतीचे नाव - ब्लॉक न - , रोड न - महाराष्ट्र ठाणे पिन कोड-421503 पं न -
(9) दस्तावेज करून दिल्याचा दिनांक	29/04/2013
(10) दस्त नोदणी कल्याचा दिनांक	29/04/2013
(11) अत्रक्रमांक, खड व पत्र	5595/2013
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेर	

मुद्राकन्यागी विभाग घेतलेला नपथीत -

मुद्राक शुल्क आकारमाना निवेदलेला

3408	3348
82	100

(48-b) when required in suits of proceedings under Presidency Small Course Act, 1882

Witness - (2)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

TEJAS ASHOK BELHEKAR

ASHOK EKNATH BELHEKAR

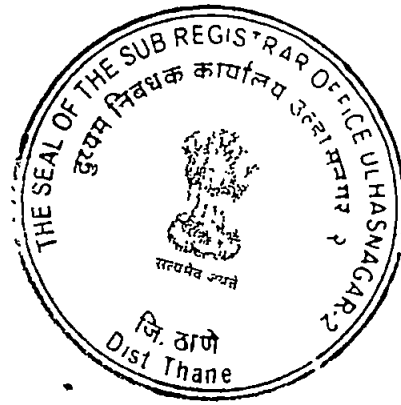
28/11/1987

Permanent Account Number
APBB0146C

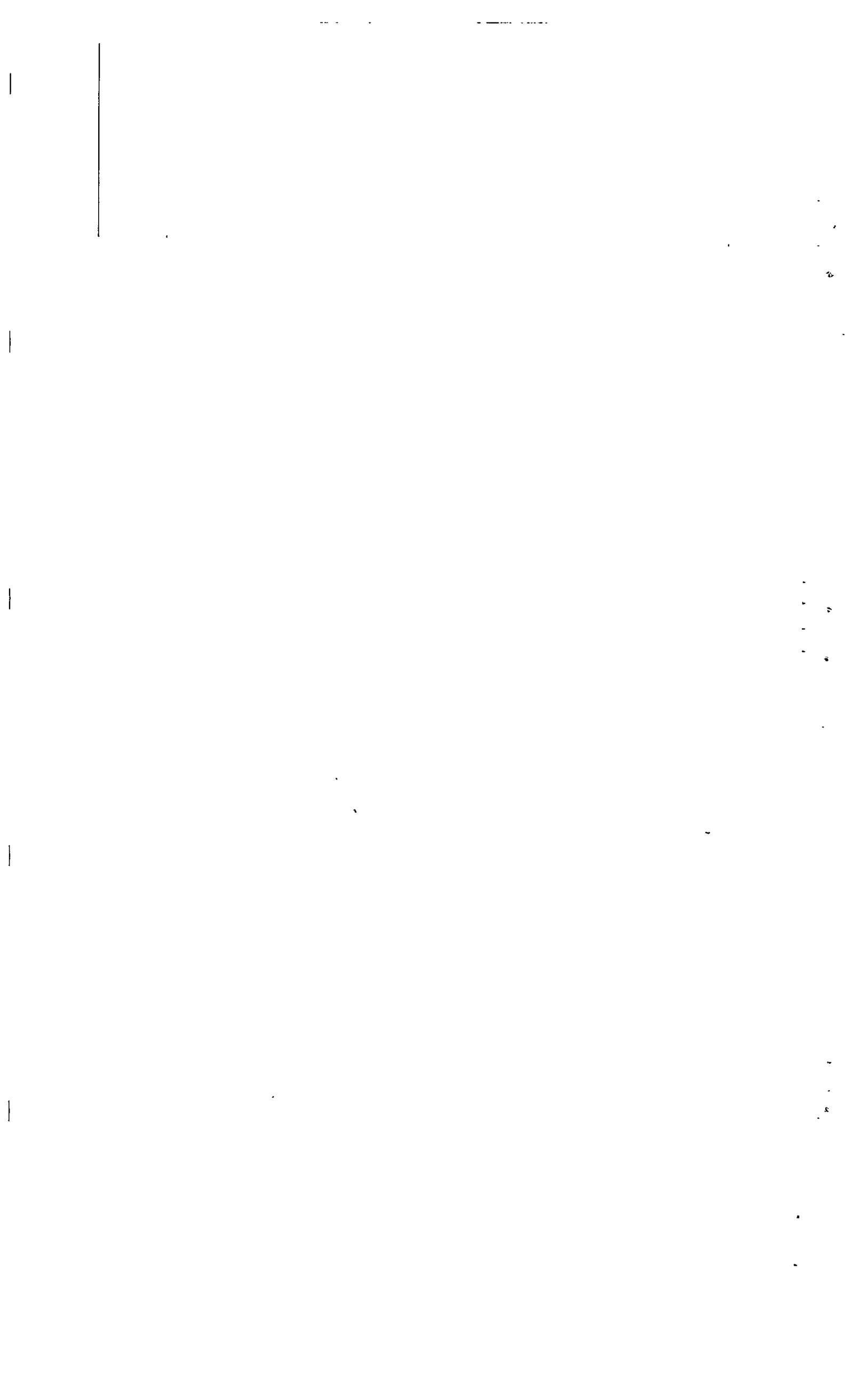
Signature



Address :- A-002, Jai Hemamb CHS, New Dip Road,
Katre, Bandrapur (E).



उह न.२	
3708	२०१४
६३	७०



12/11/15 - ①

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSHAL KISHOR MAHESHWARI

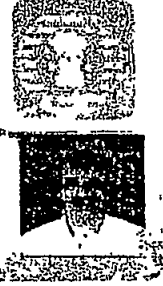
VIR KISHO MAHESHWARI

01/04/1953

Permanent Account Number

AJDPM6474A

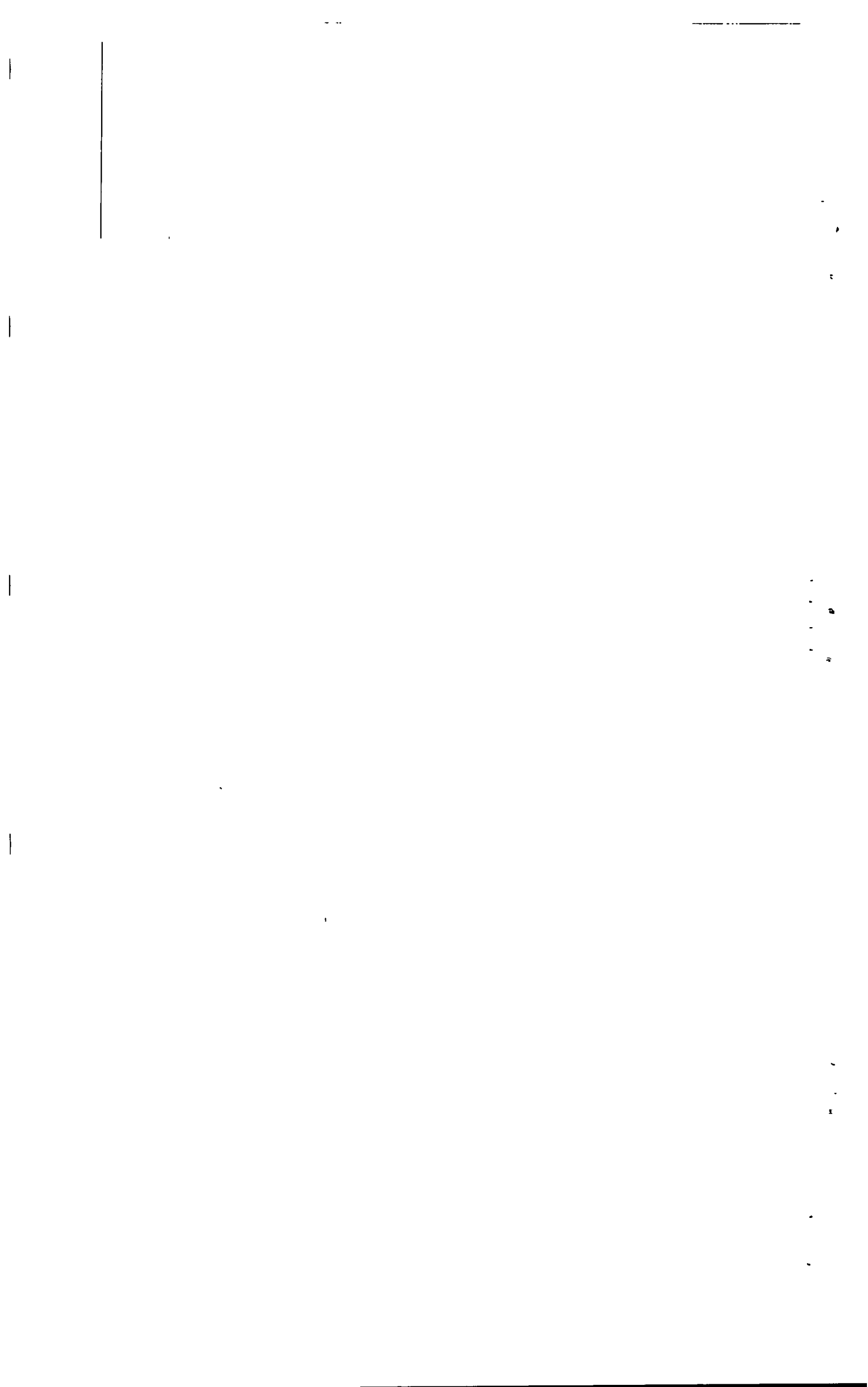
Signature



K. Maheshwari



उह न.२	
3408	2098
88	60



①.

आयकर विभाग
INCOME TAX DEPARTMENT



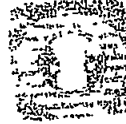
भारत सरकार
GOVT. OF INDIA

MAHESHWARI REENA KAUSHAL
MAHESHWARI SHYAMLAL

08/07/1959

AJCPM2926J

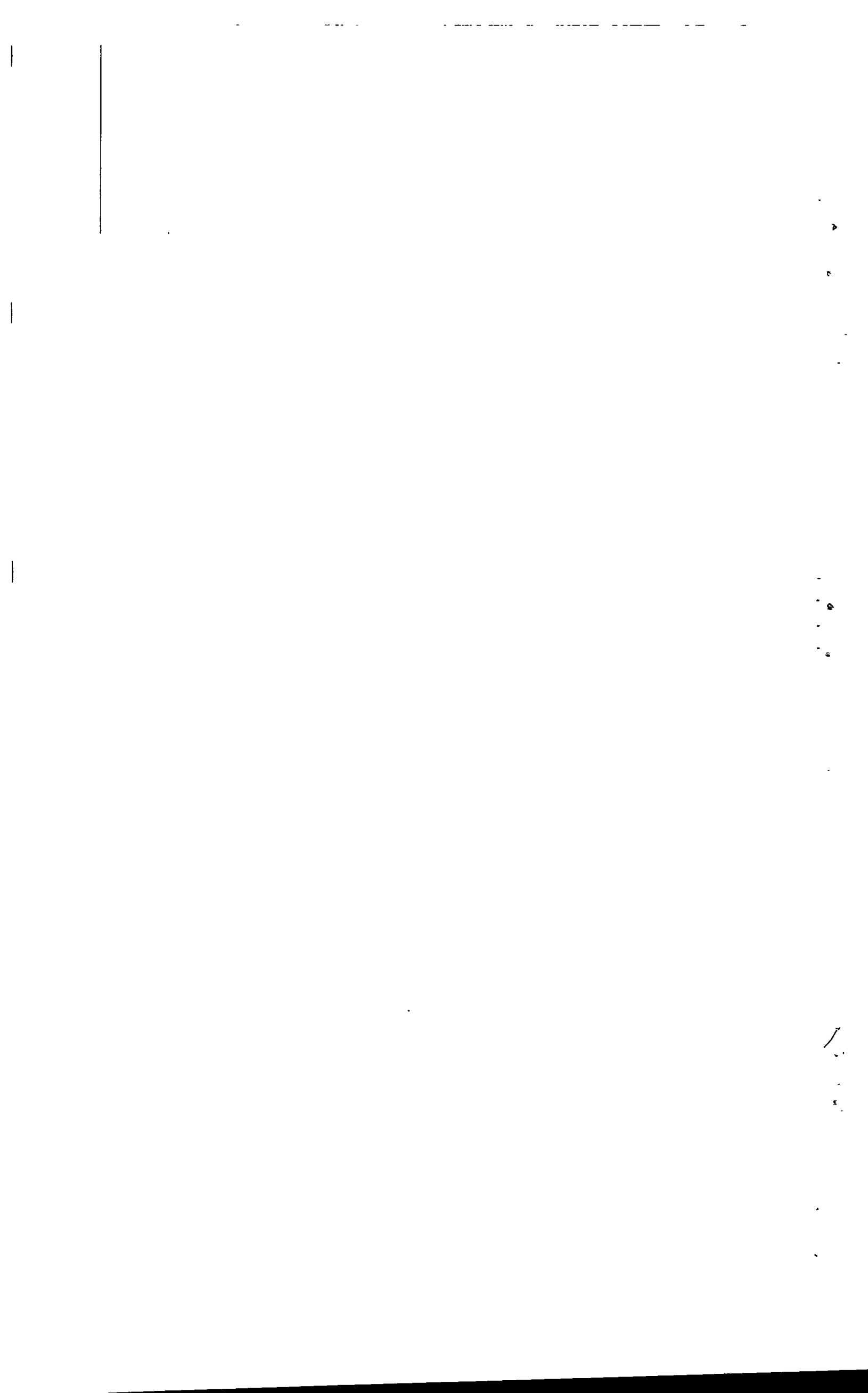
Reena Maheshwari



Reena Maheshwari



उल्लं.२	
3408	२०१४
०५	८०



2nd

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABADH MAHESHWARI
K.V.K. MAHESHWARI
01/09/1982
Permanent Account Number
ANJPM4810G

Abadh
Signature

Abadh




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARIKSHIT MAHESHWARI
KAUSHAL MAHESHWARI
05/12/1986
Permanent Account Number
AXOPM9384J

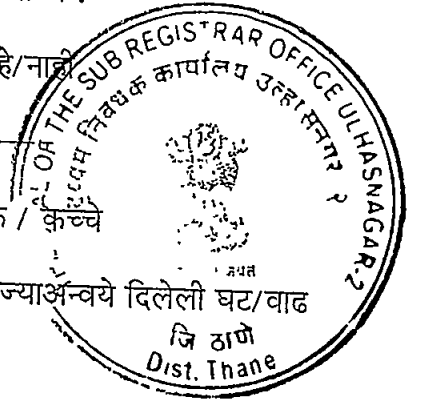
Parikshit
Signature



उत्तम.२	
37/88	२०१४
६६	७०

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल - सन २०१६

१. दस्ताचा प्रकार :- कुत्रा (नाम) अनुच्छेद क्रमांक २५ (क)
२. सादर कत्याचे नांव रिना कोबाठ महेस्वरी
३. तालुका :- अंबरनाथ, जि. ठाणे.
४. गावाचे नांव :- कोबाठ कांठप
५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक ९१
६. मुल्य दरविभाग (झोन) :- १०/२५, उपविभाग
७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ.मी. वार ३३१००- यु.न्ये. रि. ए
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- कारपेट चौ.मीटर/फूट / बिल्ट अप
१००-००-५०० काठप
९. कारपार्किंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक दुकान उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष :- १९९९, घसारा :-
१२. बांधकामाचा प्रकार :- आस्वारीसी / इतर पक्के / अर्धे पक्के / कुच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्याअन्वये दिलेली घट/वाढ
जि ठाणे
१४. भाडेकरु व्याप्त मिळकत असल्यास :-



१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-

२. नवीन इमारतीत दिलेले क्षेत्र :-

३. भाड्याची रक्कम :-

१५. लिव्ह अॅन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी

२. अनामत रक्कम / आगावू भाडे :-

३. कालावधी :-

उल्हासनगर	
३५०४	२०१४
६६	६०

१६. निर्धारित केलेले बाजारमुल्य :-

३६,५९,०००/-

१७. दस्तामध्ये दर्शविलेली मोबदला :-

१९,९६,६४०/-

१८. देय मुद्रांक शुल्क :- ६४५००/- भरलेले मुद्रांक शुल्क :- ६४५००/-

१९. देय नोंदणी फी :- १९९००/-

लिपिक

सह दुय्यम निबंधक, उल्हासनगर-२



गुरुवार, 27 मार्च 2014 12:58 म.नं.

दस्त गोषवारा भाग-1

उह्न2

84/60

दस्त क्रमांक: 3504/2014

दस्त क्रमांक: उह्न2 /3504/2014

बाजार मूल्य: रु. 16,58,000/- मोबदला: रु. 18,88,640/-

भरलेले मुद्रांक शुल्क: रु.94,500/-

दु. नि. मह. दु. नि. उह्न2 यांचे कार्यालयात

अ. क्र. 3504 वर दि.27-03-2014

रोजी 12:48 म.नं. वा. हजर केला.

पावती:19735

पावती दिनांक: 27/03/2014

सादरकरणाराचे नाव: रिना कौशल महेश्वरी

नोंदणी फी

रु. 18900.00

दस्त हाताळणी फी

रु. 1400.00

पुष्टांची संख्या: 70

Reena Maheshwari

दस्त हजर करणाऱ्याची सही:

एकूण: 20300.00

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

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 (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 27 / 03 / 2014 12 : 48 : 47 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 03 / 2014 12 : 49 : 41 PM ची वेळ: (फी)



दस्तऐवजासोबत जोडलेले कागदपत्र कुलमुखत्यारफ

व्यक्ती इत्यादी बजावद नोंदवून

संपूर्ण मनाबादा

जमा याची
सही

Reena Maheshwari
लिहून घेणार

लिहून देणार

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14 2

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14 2

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27/03/2014 1 00:22 PM

दस्त गोषवारा भाग-2

उह्न2 Eeloo
दस्त क्रमांक.3504/2014

दस्त क्रमांक :उह्न2/3504/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिना कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: पॅन नंबर:AJCPM2926J	लिहून घेणार वय :-55 स्वाक्षरी:- <i>Reena Maheshwarin</i>		
2	नाव:अबाध कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ANJPM4810G	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Abadh</i>		
3	नाव:परिक्षीत कौशल महेश्वरी पत्ता:प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, , ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AXOPM9384J	लिहून घेणार वय :-28 स्वाक्षरी:- <i>Parikshit</i>		
4	नाव:एस ऍण्ड एस एन्टरप्रायझेस तर्फे भागीदार ज्ञानेश्वर अर्जुन खरपुरिया यांचे कु. मु. व क.ज देणार श्री. मनिष वी जैन पत्ता:प्लॉट नं: 77 दुकान क्र 1 2 आणि 3,, माळा नं: -, इमारतीचे नाव: सरस्वती निवास विवेकानंद हौ सोसा लि, ब्लॉक नं: एम आय डी सी रोड, रोड नं: बदलापूर प, महाराष्ट्र, ठाणे. पॅन नंबर:ACBFS0986N	लिहून देणार वय :-27 स्वाक्षरी:- <i>Smit</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:27 / 03 / 2014 12 : 51 : 25 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कौशल किशोर महेश्वरी वय:60 पत्ता:204, दुसरा मजला, पवन धाम कॉम्प्लेक्स, केसरी बिल्डींग, गांधारी रोड, कल्याण प. पिन कोड: 421301	स्वाक्षरी <i>K. Maheshwarin</i>		
2	नाव:तेजस अशोक वेल्हेकर वय:26 पत्ता:ए-002, जय हेरंब सोसायटी, न्यु डी.पी.रोड, कात्रप,	स्वाक्षरी		

Summary-2(दस्त गोषवारा भाग - २)

बदलापूर पूर्व
पिन कोड:421503



शिकका क्र.4 ची वेळ:27 / 03 / 2014 12 : 52 : 13 PM

शिकका क्र.5 ची वेळ:27 / 03 / 2014 12 : 52 : 23 PM नोदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

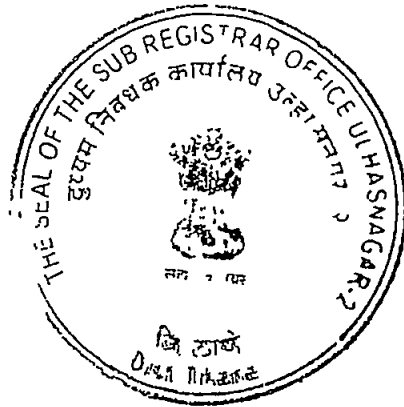
3504 /2014

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धस्तास एकूण ७० पाने
धस्तून त्यांना १ ते ७० पर्यंत
क्रमांक दिल आडा

KRM
मह दुयम निबधक वर्ग
उह नगर क्रमांक २
स्तक क्रमांक १ ते
न क्र ४३३४ अन्वये नोदले.
KRM
मह दुयम निबधक वर्ग



27/03/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर
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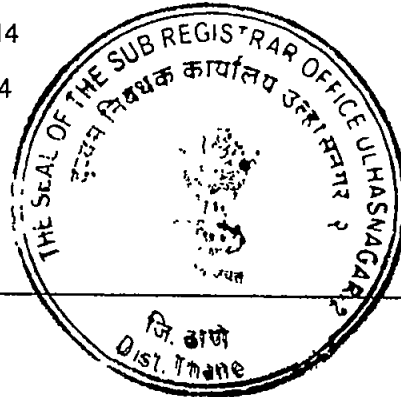
दस्त क्रमांक : 3504/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कात्रप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1888640
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1658000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : सदनिका नं: 206, माळा नं: दुसरा मजला, इमारतीचे नाव: सत्यम प्राईम, डी विंग, ब्लॉक नं: मौजे कात्रप, इतर माहिती: मौजे- कात्रप, स. नं 91, हि.नं 5/2, क्षेत्र 5960 चौ.मी.; यावरील सत्यम प्राईम, सदनिका क्र. 206, दुसरा मजला, डी विंग, क्षेत्र 449 चौ.फुट. (कार्पेट) (Survey Number : 91 ; HISSA NUMBER : 5/2 ;)
(5) क्षेत्रफळ	1) 449 चौ.फुट
(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: एस. एंड. एस. एन्टरप्रायझेस तर्फे भागीदार ज्ञानेश्वर अर्जुन खरपुरिया यांचे कु. मु. व क.ज. देणार श्री. मनिष बी जैने वय:-27; पत्ता:- प्लॉट नं: 77 दुकान क्र 1 2 आणि 3,, माळा नं: - इमारतीचे नाव: संस्वती निवास विवेकानंद ही सोसा लि, ब्लॉक नं: एम आय डी सी रोड, रोड नं: बदलापूर प, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACBFS0986N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रिना कौशल महेश्वरी वय:-55; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, पिन कोड:-421301 पॅन नं:-AJCPM2926J 2): नाव:-अबाध कौशल महेश्वरी वय:-32; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ANJPM4810G 3): नाव:-परिक्षीत कौशल महेश्वरी वय:-28; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला,, इमारतीचे नाव: पवन धाम कॉम्प्लेक्स, केसरी विल्डींग, ब्लॉक नं: गांधारी रोड, कल्याण प., रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AXOPM9384J
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2014
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2014
(11) अनुक्रमांक, खंड व पृष्ठ	3504/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	94500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18900
(14) शेरा	



सह दुय्यम निबंधक वग
उल्हासनगर - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or
Cantonment Area annexed to it, or any rural area within the limits of the
Mumbai Metropolitan Region Development Authority or any other Urban
area not mentioned in sub clause (i), or the Influence Areas as per the
Annual Statement of Rates published under the Maharashtra Stamp
(Determination of True Market Value of Property) Rules, 1995.

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