

80/3987

Tuesday, October 24, 2017

11:03 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4029 दिनांक: 24/10/2017

गावाचे नाव: Juchandr

फाईलिंगचा अनुक्रमांक: VSI2-3987-2017

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: PRITY SITARAM SHARMA

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता VIJAYA BANK यांनी यांचेकडून दि. 29/09/2017 रोजी घेतलेल्या रु.2100000/-
कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH006252276201718E Defaced vide 0003617864201718 Dated.24/10/2017.

GRN is MH004939271201718E Defaced vide 0003617860201718 Dated.24/10/2017.

Joint S.R. Vasai 2

सह दुय्यम निबंधक
वसई क्र.-२ (विरार)

सूची क्र.2

दुय्यम निबंधक : Joint S.R.Vasai 2

फाईल क्रमांक : 3987/2017

नोदणी :

Regn:63m

गावाचे (Village Name) : Juchandr

विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
कर्जाची रक्कम (Loan amount)	Rs.2100000/-
भू-मापन, पोटहिस्सा व क्रमांक (असल्यास) (Property Description)	1) Corporation: वसई Other details: Building Name:SAHAKAR RESIDENCY, Flat No:502, Road:, Block Sector:, Landmark: (Survey Number: NEW 347, 346 ; HISSA NUMBER: 1 ;)
क्षेत्रफळ (Area)	1) Build Area :35.46 / Open Area :0 Square Meter
कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: PRITY SITARAM SHARMA Age: 24, Address: Building Name:FLAT NO. 007, BUILDING NO. 46, GALAXY CO. OP. SOC, MHADA COMPLEX, KANDIVALI WEST, MUMBAI, City:MUMBAI, State:MAHARASHTRA, District:MUMBAI, Pin:400092 ,PAN: GVQPS0561H 2) Name: SITARAM LAXMI SHARMA Age: 35, Address: Building Name:FLAT NO. 007, BUILDING NO. 46, GALAXY CO. OP. SOC, MHADA COMPLEX, KANDIVALI WEST, MUMBAI, City:MUMBAI, State:MAHARASHTRA, District:MUMBAI, Pin:400092
कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: VIJAYA BANK Address: VILE PARLE (VLP)
गहाण / कर्जाचा दिनांक (Date of Mortgage)	29/09/2017
नोटीस फाईल केल्याचा दिनांक (Date of filing)	24/10/2017
फायलींग नंबर (Filing No.)	3987/2017
मुद्रांक शुल्क (Stamp Duty)	Rs.5300/-
फायलींग शुल्क (Filing Amount)	Rs.1300/-
Date of submission	11/10/2017
शेरा (Remark)	-

सदकार

2

वसई (P)

350/5708

पावती

Original/Duplicate

Wednesday, June 28, 2017

नोंदणी क्र. :39म

11:45 AM

Regn.:39M

पावती क्र.: 6946 दिनांक: 28/06/2017

गावाचे नाव: जुचंद्र

दस्तऐवजाचा अनुक्रमांक: वसई3-5708-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सिताराम शर्मा - -

नोंदणी फी

रु. 23520.00

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 25080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:01 PM ह्या वेळेस मिळेल.


Sub Registrar Vasai 3

बाजार मुल्य: रु.1602000/-

मोबदला रु.2351150/-

भरलेले मुद्रांक शुल्क : रु. 141200/-

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

1) देयकाचा प्रकार: eChallan रक्कम: रु.23520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002746477201718E दिनांक: 28/06/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1560/-

Sitar Ram Sharma



CHALLAN
MTR Form Number-6

वसई - ३
दस्त क्र. ५००६ / २०१७
११०६

GRN	MH002746477201718E	BARCODE			Date	26/06/2017-20:56:46	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BEFPS0276C					
Location	THANE			Full Name	SITARAM SHARMA					
Year	2017-2018 One Time			Flat/Block No.	H/502 SAHAKAR RESIDENCY					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	141200.00		Road/Street	JUCHANDRA					
0030063301	Registration Fee	23520.00		Area/Locality	NAIGAON					
				Town/City/District						
				PIN	4	0	1	2	0	8
				Remarks (If Any)	PAN2=AAPCS4501E--SecondPartyName=SAHAKAR INFRACON PROJECTS PVT LTD-					
				Amount In	One Lakh Sixty Four Thousand Seven Hundred Twenty					
				Words	Rupees Only					
Total		1,64,720.00								
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	6910233201706270081		127583487			
Cheque/DD No.				Date	26/06/2017-20:57:11					
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	100 , 28/06/2017					

DEFACED
₹164720.00
DEFACED

The Seal of Joint Sub. Registrar C.I.I. Vasai
FOR USE IN RECEIVING BANK
26/06/2017-20:57:11
IDBI BANK

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details Defacement Amount

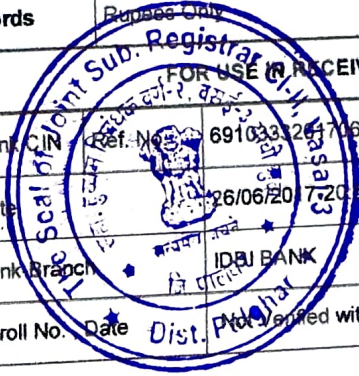
महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकल अहवाल सन २०१२



CHALLAN
MTR Form Number-6

वसई - ३
दस्त क्र. ५०००/१२०१७
Date 26/06/2017-20:56:46 Form ID 25.2
Payer Details

GRN	MH002746477201718E	BARCODE	[Barcode]		Date	26/06/2017-20:56:46	Form ID	25.2
Department	Inspector General Of Registration		TAX ID (If Any)					
Type of Payment	Stamp Duty Registration Fee		PAN No.(If Applicable)	BEFPS0276C				
Office Name	VS13_VASAI NO 3 JOINT SUB REGISTRAR		Full Name	SITARAM SHARMA				
Location	THANE		Flat/Block No.	H/502 SAHAKAR RESIDENCY				
Year	2017-2018 One Time		Premises/Building	JUCHANDRA				
Account Head Details		Amount In Rs.	Road/Street	NAIGAON				
0030046401	Stamp Duty	141200.00	Town/City/District	4 0 1 2 0 8				
0030063301	Registration Fee	23520.00	Remarks (If Any)	PAN2=AAPCS4501E~SecondPartyName=SAHAKAR INFRACON PROJECTS PVT LTD~				
Total		1,64,720.00	Amount In Words	One Lakh Sixty Four Thousand Seven Hundred Twenty Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910331247062710081	127583487			
Cheque/DD No.		Date	26/06/2017 20:57:11					
Name of Bank			Bank Branch	IDBI BANK				
Name of Branch			Scroll No.	Date	Dist.	Not Verified with Scroll		



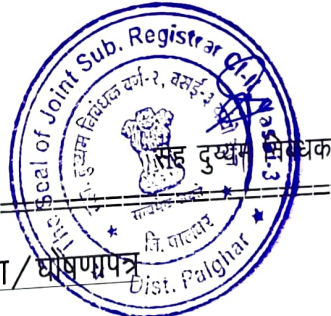
Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकल अहवाल सन २०१२

1. दस्तावा प्रकार : अ.२.२.०.१.३.१ अनुच्छेद क्रमांक २९८
2. सादरकर्त्याचे नांव : सिताराम शर्मा
3. तालुका : वसई 4. गावाचे नांव : जुंघुई
5. नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : ३४६, ३४७
6. मूल्य दरविभाग (झोन) : ६ उपविभाग ६
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / ४३,०००८
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ३५.४६ कारपेट / बिल्टअप / सुपर बिल्टअप / चौ. मीटर / फुट.
9. कारपार्किंग : गच्ची : पोटमाळा : नाही वसई - ३
10. मजला क्रमांक : उदवाहन सुविधा :- आहे / घसारा : दस्त क्र. ५००८ / २०१७
11. बांधकाम वर्षे : २ १०८
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे ज्याच्ये दिलेली घट / वाढ
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : १६,०२,०००८
14. निर्धारित केलेले बाजारमूल्य :- २३,५१,१५०/-
15. दस्तामध्ये दर्शविलेला मोबदला :- १,४१,२००/-
16. देय मुद्रांक शुल्क : २३,५२०८ 18. भरलेले मुद्रांक शुल्क : १,४१,२००/-
17. देय नोंदणी फी : २३,५२०८

नाही वसई - ३
दस्त क्र. ५००८ / २०१७
२ १०८



प्रतिज्ञा / घोषणापत्र

लिपीक

मी/आम्ही

- १) श्री/श्रीमती. सिताराम शर्मा
- २) श्री/श्रीमती. प्रिती प्रस शर्मा
- ३) श्री/श्रीमती. _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली ही यापुर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल याची मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser)

1. Sita Ram Sharma
2. Pooja Sharma

वसई - ३
दस्ता क्र. ५९००८/२०१७
५१०८

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai this 28th day of June, 2017, BETWEEN : M/s.SAHAKAR INFRACON PROJCTS PVT. LTD., a company registered under the Indian Companies Act, 1956, having its office at Unit No. B/110, Building No. 6, Kanakia Space, Western Edge-II, Village Magathane, Dattapada Road, Off. Western Express Highway, Borivali (East), Mumbai - 400 066, through its one of the directors SHRI KISHORE P. AGARWAL, hereinafter referred to as "BUILDER/PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners, from time to time and their respective heirs, executors, administrators and assigns, of the ONE PART AND SHRI/SMT./M/s. Sita Ram Sharma/Prity S. Sharma having address at Bldg - 6 Flat - 00 Galaxy Co. Society, Old Mhada, Ektg Nagar, Kandivali (W), Mumbai - 400067. hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS Shri Gopal Dadu Kini was the original owner of land bearing Old Survey No. 314, Hissa No.1, New Survey No. 346, Hissa No.1, admeasuring 19580 sq. meters and Old Survey No. 315, New Survey No. 347, admeasuring 22840 sq. meters, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation, more particularly

[Signature]

Sita Ram Sharma
Prity Sharma

वसई - ३
दस्ता क्र. ५६००८ / २०१७
ए-देश (१)

collectively referred to as the "Said Larger Property" for the sake of brevity and convenience).

AND WHEREAS Shri Gopal Dadu Kini died intestate on 9th May, 1965 leaving behind him Shri Balkrishna Gopal Kini, Shri Ramji Gopal Kini (since deceased), Smt. Vitabai Ramji Kini, Tai Laxman Patil, Shanu Sudhakar Gharat, Kashi Giridhar Mhatre, Shankuntala Madan Gharat, Ramchandra Gopal Kini, Tulsi Ramchandra Kini and Laxman Ramchandra Kini as his heirs and legal representatives entitled to the estate of the deceased including the said larger property.

AND WHEREAS by a Mutation Entry No. 4097, dated 2nd May, 1981, the names of the said Shri Balkrishna Gopal Kini, Shri Ramji Gopal Kini (since deceased), Smt. Vitabai Ramji Kini, Tai Laxman Patil, Raju Sudhakar Gharat, Kashi Gireshwar Mhatre, Shankuntala Madan Gharat, Ramchandra Gopal Kini, Tulsi Ramchandra Kini and Laxman Ramchandra Kini came to be recorded in the 7/12 extract of the said larger property as the owners thereof as the legal heirs of late Shri Gopal Dadu Kini.

AND WHEREAS Shri Balkrishna Gopal Kini died intestate on 16th November, 2003 leaving behind his widow by name Smt. Kamlabai Balkrishna Kini, six sons namely Shri Manohar Balkrishna Kini, Shri Hareshwar Balkrishna Kini (since deceased), Shri Dayanand Balkrishna Kini, Shri Yuvraj Balkrishna Kini and Shri Nandkishore Balkrishna Kini as his heirs and legal representatives entitled to the undivided share of the deceased in the said larger property.

AND WHEREAS by a Mutation Entry No. 6346, dated 16th November, 2005, the names of Smt. Kamlabai Balkrishna Kini, six sons namely Shri Manohar Balkrishna Kini, Shri Hareshwar Balkrishna Kini (since deceased), Shri Dayanand Balkrishna Kini, Shri Yuvraj Balkrishna Kini and Shri Nandkishore Balkrishna Kini

Sita Ram Sharma
Poty Sharma

वसई - ३
दस्त क्र. ५००८ / २०१७
७ १०८

came to be recorded in the 7/12 extract of the said larger property as the legal heirs of late Shri Balkrishna Kini.

AND WHEREAS by a Deed of Family Settlement cum Partition, dated 22nd December, 1994, effected amongst the legal heirs of Shri Dadu Gopal Kini, an area admeasuring 4852 sq. meters, forming the portion of the said larger property came to be apportioned to the share of Smt. Kamlabai Balkrishna Kini, Shri Balkrishna Gopal Kini, Shri Manohar Balkrishna Kini, Smt. Shobana Manohar Kini, Shri Hareshwar Balkrishna Kini, Smt. Megha Hareshwar Kini, Shri Dayanand Balkrishna Kini, Smt. Ashalata Dayanand Kini, Shri Yuvraj Balkrishna Kini, Smt. Yogita Yuvraj Kini and Shri Nandkishore Balkrishna Kini of the One Part and an area admeasuring 2426 sq. meters, forming the portion of the said larger property came to be apportioned to the share of Smt. Tulsibai Ramchandra Kini, Shri Laxman Ramchandra Kini, Smt. Anusuya Laxman Kini, Shri Pandurang Ramchandra Kini, Smt. Pratima Pandurang Kini, Smt. Rukmini Balkrishna Gharat of the Other Part and accordingly, by a Mutation Entry No. 6490, dated 17th April, 2007, the names of the said Smt. Kamlabai Balkrishna Kini, Shri Balkrishna Gopal Kini, Tai Laxman Patil, Shanu Sudhakar Gharat, Kashi Giridhar Mishra, Shankuntala Madan Gharat, Tulsi Ramchandra Kini, Laxman Ramchandra Kini, Pandurang Ramchandra Kini, Rukmini Balkrishna Kini, came to be recorded in the 7/12 extract of the said larger property as the absolute owners thereof.

AND WHEREAS Smt. Tulsibai Ramchandra Kini died intestate on 17th September, 2006 leaving behind her two sons namely Shri Laxman Ramchandra Kini, Shri Pandurang Ramchandra Kini, one daughter by name Smt. Rukmini Balkrishna Kini as her heirs and legal representatives entitled to the undivided share of the deceased in the said larger property.

[Handwritten signature]

Sita Ram sharma
Prady sharma

दस्त क्र. 9000
L 100

AND WHEREAS by a Mutation Entry No. 6832, dated 17th September, 2009, the names of Shri Laxman Ramchandra Kini, Shri Pandurang Ramchandra Kini and Smt. Rukmini Balkrishna Kini came to be recorded in the 7/12 extract of the said larger property as the legal heirs of Smt. Tulsibai Ramchandra Kini.

AND WHEREAS by an Agreement for Sale, dated 27th September, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/10418/2010, dated 27th September, 2010, Shri Laxman Ramchandra Kini, Shri Pandurang Ramchandra Kini and Smt. Rukmini Laxman Kini had agreed to sell an area admeasuring 22840 sq. meters forming the portion of land bearing Old Survey No. 315, New Survey No. 347, situate, lying and being at Village Juichandra, Taluka Vasai, District Palghar to M/s. S. N. Developers at the price and on the terms and conditions stipulated therein.

AND WHEREAS by a Mutation Entry No. 7027, dated 12th October, 2010, the name of M/s. S. N. Developers came to be recorded in the 7/12 extract of the said larger property.

AND WHEREAS by a Deed of Conveyance, dated 23rd December, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/14168/2010, Smt. Kamlabai Balkrishna Kini, Shri Manohar Balkrishna Kini, Shri Dayanand Balkrishna Kini, Shri Yuvraj Balkrishna Kini, Shri Nandkishore Balkrishna Kini, Smt. Megha Hareshwar Kini, Smt. Poornima Purvesh Gharat, Smt. Ranjana Ganesh Bhoir, Shri Bhushan Hareshwar Kini, Smt. Bharti Hareshwar Kini alias Bharti Yogesh Patil and Priti Hareshwar Kini sold, transferred and conveyed the said larger property to M/s. S. N. Developers for the consideration mentioned therein.

AND WHEREAS by a Mutation Entry No. 7123, dated 2nd February, 2011, the name of M/s. S. N. Developers came to be recorded in the 7/12 extract of the said larger property.



Sita Ram Sharma
Daisy Sharma

वसई - ३
दस्त क्र. ५००८/२०१७
१०८

AND WHEREAS the Collector of Thane had also granted N.A. Permission in respect of the said larger property vide an Order No.Revenue/K-1/T-9/NAP/Juichandra-Vasai/SR-65/2011, dated 22nd February, 2012.

AND WHEREAS the Vasai Virar City Municipal Corporation had issued the Commencement Certificate No. VVCMC/TP/CC/VP-0429, dated 25th April, 2011 and the same has been revised vide Commencement Certificate No. VP/0936/2664/2011-12, dated 26th March, 2012, to commence with the construction of the building in the layout of the said larger property.

AND WHEREAS the Vasai Virar City Municipal Corporation had issued the Development Permission vide its Order No. VVCMC/TP/DP/VP—0429 & VP-5346/0259/2014-15, dated 24th December, 2014.

AND WHEREAS by a Development Agreement, dated 13th April, 2015, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-4/1978/2015, M/s. S. N. Developers had agreed to grant development rights of Building No. 'G' wing admeasuring 1172.80 sq. meters of F.S.I. (built-up), Building No. 'H' wing, admeasuring 1746.6 sq. meters of F.S.I. (built-up) and Building No. 'I' wing, admeasuring 1104.24 sq. meters of F.S.I. (built-up) to be constructed in the layout of land bearing Old Survey No. 314, Hissa No.1, New Survey No. 346, Hissa No.1 and Old Survey No. 315, New Survey No. 347, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Said Buildings" for the sake of brevity and convenience) to the Builder/Promoter herein for the consideration mentioned therein.



Sitaran Sharma
Pooja Sharma

वसई - २
दस्त क्र. 4006/2015
90/06

WHEREAS under the said Development Agreement, dated 13th April, 2015, M/s. S. N. Developers had agreed to get amended the plan of the said buildings from the Vasai Virar Municipal Corporation to raise the additional two floors above the seventh floor of the said buildings.

AND WHEREAS in compliance with the terms and conditions stipulated in the said Development Agreement, dated 13th April, 2015, M/s. S. N. Developers had got amended the plan of the said buildings from the Vasai Virar Municipal Corporation under V.P. No. VVCMC /T.P./AMEND/B.P./V.P./429 & other 1066/2015-16, dated 9th June, 2015 and thereby M/s. S. N. Developers had got raised additional two floors above the seventh floor of the said buildings.

AND WHEREAS M/s. S. N. Developers had also obtained Revised Development Permission from the Vasai Virar Municipal Corporation in respect of the said buildings vide V.P.No. VVCMC /T.P./RD/1066/2015-16, dated 9th June, 2015 in respect of the said buildings.



AND WHEREAS by a Supplementary Agreement, dated 18th September, 2015, M/s. S. N. Developers had confirmed and ratified the grant of F.S.I. of Building No. 'G' Wing consisting of ground + nine upper floors, admeasuring 1172.86 sq.meters of F.S.I. (built-up), Building No. 'H' wing consisting of ground + nine upper floors, admeasuring 1746.6 sq. meters of F.S.I. (built-up) and Building No. 'I' wing consisting of ground + nine upper floors, admeasuring 1104.24 sq. meters of F.S.I. (built-up) to be constructed in the layout of the said property, more particularly described in the First Schedule hereunder written to the Builder/Promoter herein.

AND WHEREAS in the premises aforesaid, the Builder/Promoter herein is entitled to construct the said buildings in the layout of the said larger property, more particularly described in the First Schedule hereunder written.

Sita Ram Sharma
Rajy Sharma

वसई - ३

दस्त क्र. 500/2017

9/10

AND WHEREAS in the premises aforesaid, the Builder/Promoter herein alone has the sole and exclusive right to sell the flats in the said buildings and to enter into an agreement for sale under the provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act with the Purchaser/s of the flats and to receive the sale price from the prospective purchaser/s thereof.

AND WHEREAS the flat Purchaser/s demanded from the Builder/Promoter and the Builder/Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said larger property, the said orders and permissions granted by the authorities concerned and also approved building plans, designs and specifications and of such other documents as are specified under the provisions of Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963 (hereinafter referred to as the said "Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of title to the said larger property issued by the Advocate of the Builder/Promoter, copies of record of rights, mutation entries and other relevant revenue record showing the nature of title and the legal rights of the Builder/Promoter to the said larger property and copies of the plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Purchaser/s has/have agreed to purchase Flat No. 502, admeasuring 29.55 Sq. meters (Carpet) on the 5th floor in the said buildings (hereinafter referred to as the "Said Premises" for the sake of brevity and convenience) more particularly described in the Third Schedule hereunder written, from the Builder/Promoter and the Builder/Promoter agreed to sell the said buildings, more particularly described in the Third Schedule hereunder written to the Purchaser/s at the price and on the terms and conditions

Sita Ram Sharma
Pooja Sharma



28/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 5708/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) जुचंद्र

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	2351150
(2)	मोबदला	1602000
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4)	भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	
(5)	क्षेत्रफळ	
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(8)	दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9)	दस्तऐवज करुन दिल्याचा दिनांक	28/06/2017
(10)	दस्त नोंदणी केल्याचा दिनांक	28/06/2017
(11)	अनुक्रमांक,खंड व पृष्ठ	5708/2017
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	141200
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	23520
(14)	शेरा	

करारनामा

2351150

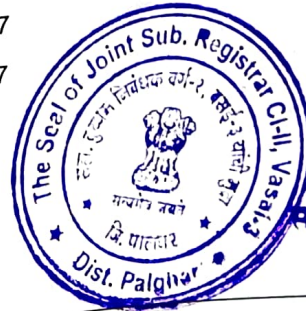
1602000

1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: सदनिका नं: 502,एच विंग, माळा नं: पाचवा मजला, इमारतीचे नाव: सहकार रेसीडेन्सी, ब्लॉक नं: बिल्डींग नं 3,ए टाईप, रोड नं: जुचंद्र, इतर माहिती: विभाग क्रं. 6((Survey Number : 346, 347 ;))

1) 35.46 चौ.मीटर

1): नाव:-मे सहकार इन्फ्राकोन प्रोजेक्टस प्रा लि चे संचालक श्री. किशोर पी अगरवाल तर्फे कु मु स्वप्रिल कदम -- वय:-25; पत्ता:-प्लॉट नं: युनिट नं - बी /110, माळा नं: -, इमारतीचे नाव: कनाकिया स्पेस, वेस्टन एडज - 2, ब्लॉक नं: बिल्डींग नं 6, रोड नं: विलेज मागाठणे,दत्तपाडा रोड, ऑफ वेस्टन एक्सप्रेस हायवे, बोरीवली - पू, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:- AAPCS4501E

1): नाव:-सिताराम शर्मा -- वय:-35; पत्ता:-प्लॉट नं: फ्लॅट - 007, माळा नं: -, इमारतीचे नाव: गॅलेक्सी को- सोसायटी, जुना म्हाडा , ब्लॉक नं: बिल्डींग - 46, रोड नं: एकता नगर, कांदीवली प, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BEFPS0276C
2): नाव:-प्रिती एस. शर्मा -- वय:-24; पत्ता:-प्लॉट नं: फ्लॅट - 007, माळा नं: -, इमारतीचे नाव: गॅलेक्सी को- सोसायटी, जुना म्हाडा , ब्लॉक नं: बिल्डींग - 46, रोड नं: एकता नगर, कांदीवली प, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-GVQPS0561H



(Signature)

सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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