



प्रमाणिका, श्री अष्टावनाथ

प्रमाणिका सेंटर, शॉप नं. २६, कलेक्टर ऑफिसजवळ, ठाणे

अनुक्रम नंबर 15703 किंमत रु. 5000/-

श्री. Manoj M. Patil

स्व. self

दिनांक 5 OCT 2001

सहस्रपत्र

(डि. एस. भेलसेकर)

ट न न-१
इस क्र कि 9042 / 2002
२-१६ -२-

ट न न-१
२००२

age adult, residing at : Sai Darshan Room No.10
Shantinagar, Wagle Estate, Thane 400 604 herein
after referred to as THE VENDOR' (which expres-
sion shall mean and include his heirs, executors,
administrators and assigns) of the ONE PART.

A N D

SHRI. MANOJ MORESHWAR PATIL ,age 30 years, Occ:

Business, residing at : Aai Vadilanchi Sawali,



Manoj



अनुक्रम नंबर 15702 किंमत रु 5000/-
श्री. Manoj M. Patil
self

15 OCT 2001
[Signature]
स्टॅम्पबँडर
(डि एस मेनसेकर)

Revenue Village Wagle Estate
Flat / Shop / Office No. 1
Area Built up 110.5 X 12.15
No. of Floors of Bldg. 9.8 + 1
Consideration 80000
Market Value 134257
Stamp Duty 13450.2

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE on this 15 day of October 2001. B E T W E E N SHRI. ANANDA MAHABAL SHETTY



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ट न न - १
दस्त क्रमांक 9042/२००२
१-१६

MUNICIPAL CORPORATION OF THE CITY OF THANE

1787

Certificate No. V. P. 874 One
 (M.C. TD 0) 321
 31/7/1999

OCCUPATION CERTIFICATE V.P. 874

is Hereby Granted Partly, Fully, for the purpose mentioned below under the Provisions of Section 243 of the

- 1) Building Permit and Commencement of construction
- 2) Plinth Certificate for the construction
- 3) O. C. required above existing
- 4) O. C. Previously granted for

Commenced under No. V. P. 874	Dated 24/8/83
granted under No. V. P. 874	Dated 1/6/88
above existing	Dated
for	Dated

Site Address :

UNIT ARSENS.
 APJHUBAN APARTMENT
 - MARUTI ROAD, THANE.

Plot Address :

KUTING DEVELOPER'S ON
 L11 ON BHADANI BROTHER'S
 ANCHPAKADI, THANE.

WAGLU ESTATE

THANE. Tika No.

Plot No. 427 TO 435 & 485
 Road

THANE

Permission is hereby granted to develop the Building Partly/fully as

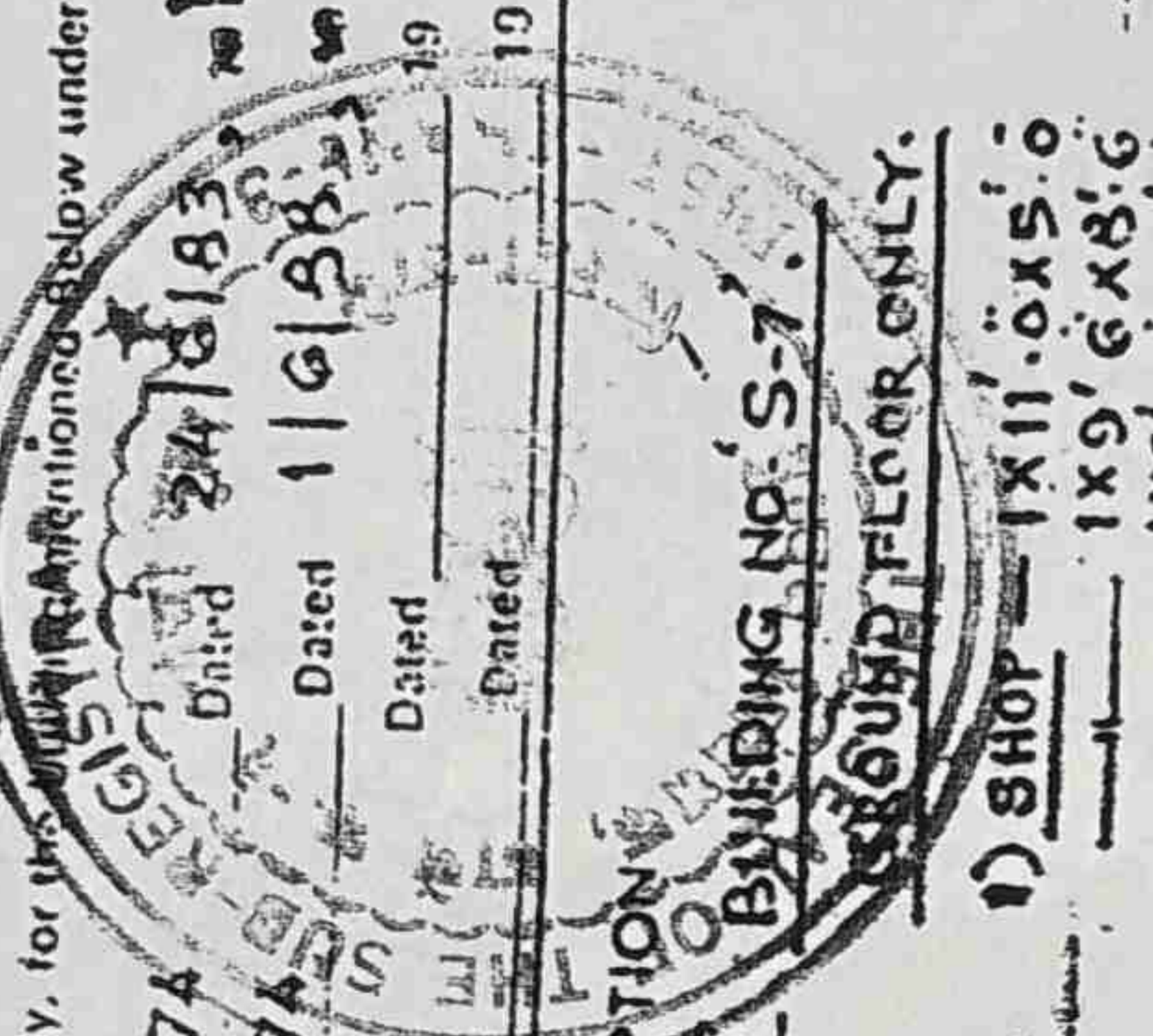
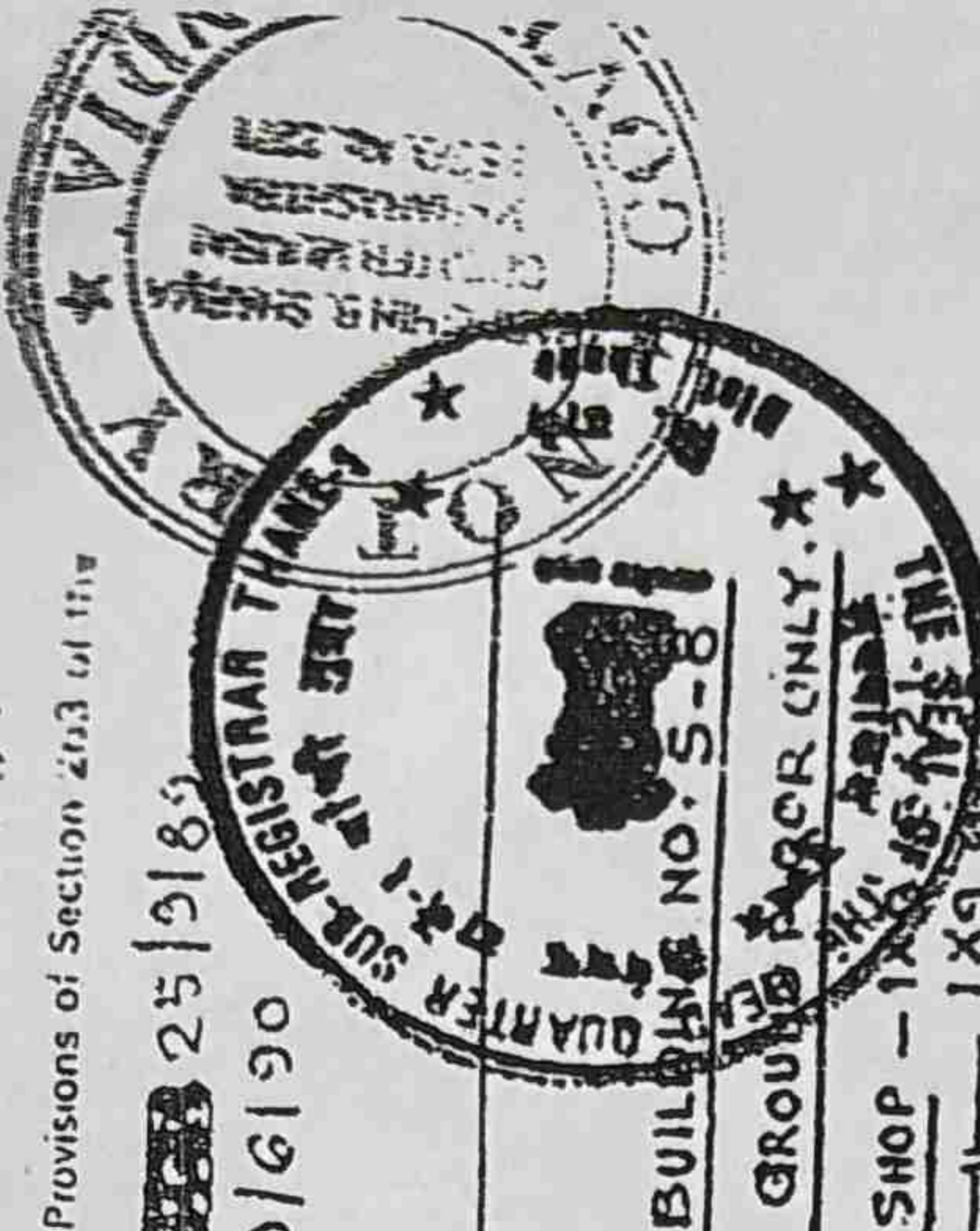
mentioned above
 Property tax will be levied from the actual occupation or from the date on which of occupation is granted whichever is earlier.

Total floor area of each plot is as follows

T.F.

Municipal Corporation of Thane

For Commissioner
 Municipal Corporation of the City of Thane.



DESCRIPTION
 BUILDING NO. S-7
 GROUND FLOOR ONLY.

- 1) SHOP - 1X2.81X4.51 + 3.44X1.88
 - 1X2.85X3.38
 - 1X2.85X3.38 + 1.50X3.10
 - 1X2.85X4.54
- FIRST FLOOR ONLY
- 1) LIVING - 2X2.85X3.38
 - 2) BED - 2X2.85X3.38
 - 3) KITCHEN - 2X2.11X3.05
 - 4) BATH - 2X1.22X1.96
 - 5) W.C. - 2X0.91X1.22
 - 6) BALCONY - 2X1.22X3.05

DESCRIPTION
 BUILDING NO. S-7
 GROUND FLOOR ONLY.

- 1) SHOP - 1X11.0X5.0
 - 1X9.6X8.6
 - 1X9.6X13.0
 - 1X9.6X18.0
 - 1X9.6X22.0
 - 1X9.6X16.6
 - 1X9.6X10.0
 - 1X9.6X17.6
 - 1X9.6X24.6
 - 1X9.6X23.6
 - 1X9.6X23.6
 - 1X9.6X22.6
- 2) W.C. - 2X3.0X4.6

2) W.C. - 2X4.0X3.0

25-25
 9899
 5-11-12





Wednesday, February 13, 2002

3:37:04 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 43

दिनांक 13/02/2002

गावाचे नाव पाचपाखाडी

दस्तऐवजाचा अनुक्रमांक टनन1 - 01052 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

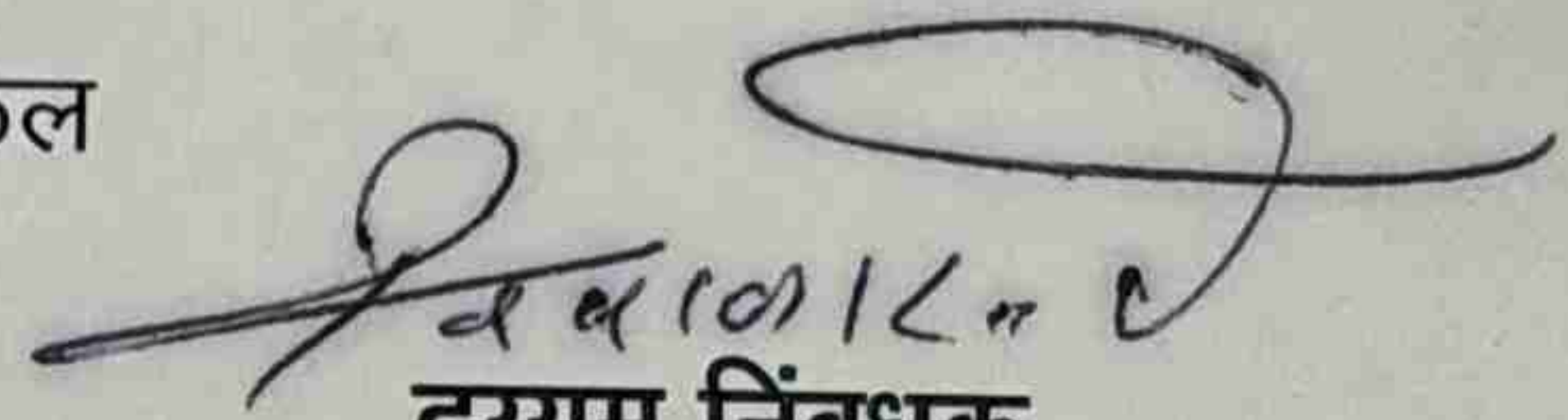
साक्षर करणाराचे नाव मनोज मोरेश्वर पाटील

नोंदणी फी :- 1340.00

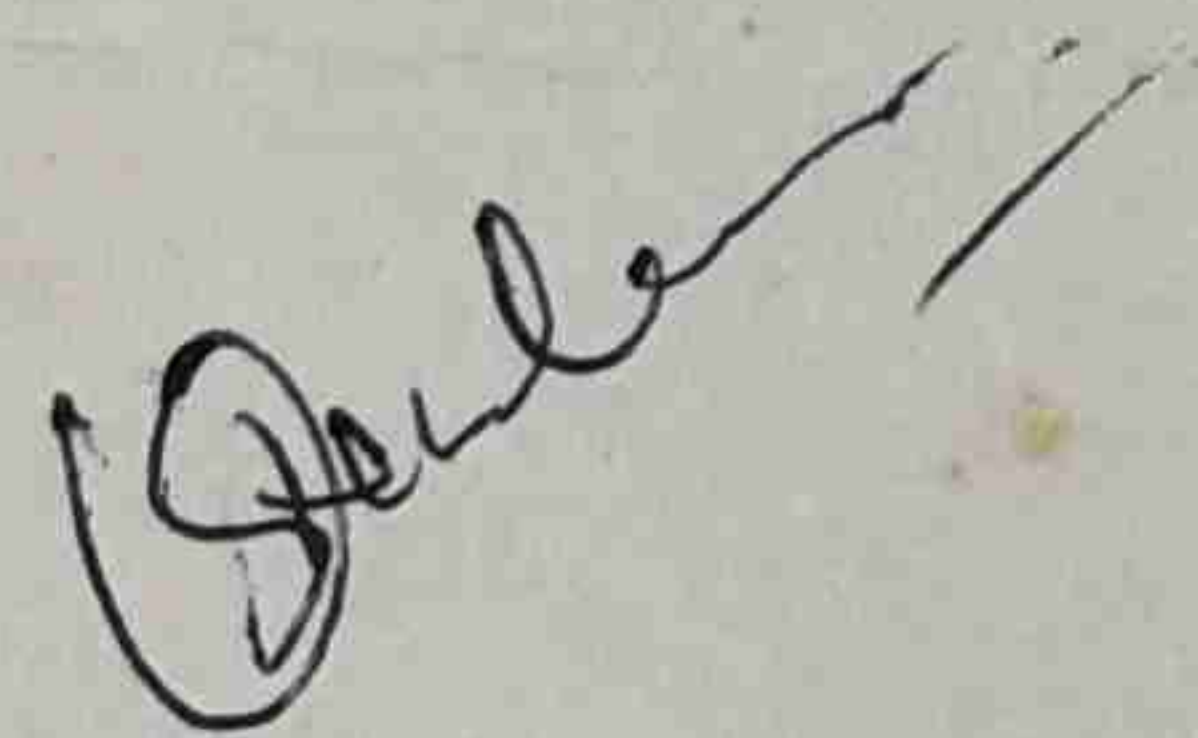
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16) :- 320.00

एकूण 1660.00

आपणास हा दस्त अंदाजे 3:51PM ह्या वेळेस मिळेल


दुय्यम निबंधक
दुय्यम निबंधक ठाणे क्र. १

मुद्रांक शुल्क :- 13350



ओरीजनल दिला

दि. 20/2/2002



श्री अणुदा म. शेट्टी
15708
श्री अणुदा म. शेट्टी
sell

5 OCT 2001

(Signature)
रि. एस. भेजसेन्ट

टनन-१
२००२

-7-

NOW THIS INDENTURE WITNESSETH AS UNDER :

1) The vendor hereby agrees to sell and the Purchaser hereby agrees to purchase the said shop No.1, situated in Jakatnaka Shopping Centre, S-7 and S-8, Sector No.1, Shree Nagar, Wagle Estate Thane 400 604 Survey No. 430, for a total consideration of Rs.80,000/- (RUPEES EIGHTY THOUSAND ONLY)



-8-

(Signature)

टनन-१
दस्तावेज क्रमांक 9042/२००२
७-१६

JAKAT NAKA SHOPPING COMPLEX PREMISES CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the Maharashtra Co-operative Societies Act, 1960

(Registration No. TNA/TNA/GNL/EC/801/Yr. 2000-2001 Date 7/7/2000)

Serial No. 1

Authorised Share Capital Rs. 7000 Divided into 5 Shares each of Rs. 50/- only

Members Registration No. 001

THIS IS TO CERTIFY that Shri / Smt. Manoj M Patil

of Shop No. 1 is the Registered Holder of Five Shares from No 001 to 005 of Rs. 50/- each (Rs. Fifty each)

in **THE** Jakat Naka Shopping Complex Premises **CO-OPERATIVE HOUSING SOCIETY LIMITED**, Shreenagar, Thane subject to the Bye-laws of the said Society

and that upon such Shares the sum of Rs 250/- (Rupees Two hundred fifty) has been paid.

GIVEN under the Common Seal of the said Society at 7th July this 2000
Day of _____

[Signature]

Chairman

[Signature]

Hon Secretary

Member of the Committee

P. T O



श्री अनांदा म. शेल्टी
15205
श्री अनांदा म. शेल्टी
self

5 OCT 2001

डन नं-१
11 OCT 2001
वला क्र. 9042/२००१
४-१६

[Signature]
दि. एम. के. के. के.

डन नं-१
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AND S-8, SECTOR No.1, COMPLEX, SHREE NAGAR,
WAGLE ESTATE, THANE 400 604 , bearing Survey
No.430 Hissa No. Pt. Tal. & Dist. Thane, admeasu-
ring 130 sq.ft. built up/super built up/carpet
area. in Jakatnaka Shopping Centre.

AND WHEREAS the vendor is also member of Jakatnaka
Shopping Centre. AND WHEREAS all the documents



[Handwritten Signature]



प्रमाणित किया जाता है, कि निम्नलिखित...
 अश्लील बात, चीजें, पत्र, चित्र, आदि...
 क्रमांक 15704
 श्री. Ananda M. Shetty
 से self

दिनांक 15 OCT 2001
 टन नं-२
 क्रमांक 9042/1000
 3-9E

[Signature]
 दि. ल. वे. के.

टन नं-२
 २००२

Patilwadi, Sawarkar Nagar, Thane 400 606 hereinafter referred to as 'THE PURCHASER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor / Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled into the SHOP PREMISES, SHOP NO.1, S-7



[Signature]

त न न-१
२००२

on the day & year mentioned hereinabove.

SIGNED SEALED & DELIVERED

by the withinnamed VENDOR

MR. ANANDA MAHABAL SHETTY.

in the presence of..

1. [Signature]
(Anant B. Salvi)

2. [Signature]
[सुभाष ग. मालुकर]

[Signature]

SIGNED SEALED & DELIVERED

by the withinnamed PURCHASER

MR. MANOJ MORESHWAR PATIL

in the presence of...

1. [Signature]
(Anant B. Salvi)

2. [Signature]
[सुभाष ग. मालुकर]

[Signature]

त न न-१
दस्त क्रमांक १०५२/२००२
१२-१६





स्वकाचे ठिकाण, श्री अ. हावना...
ऑफिस सेंटर, शॉप नं. २६, कलेक्टर ऑफिसजवळ, ठाणे
शुक्रवारी, 15704 किंमत रु. 1000/-
श्री. Ananda M. Shetty
self

15 OCT 2001

त न न-१
वसुध कृ 9042/1100
3-95

(Signature)
रजिस्ट्रार
(डि. एस. थेनसेलर)

त न न-१
२००१

Patilwadi, Sawarkar Nagar, Thane 400 606 hereinafter referred to as 'THE PURCHASER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor / Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled into the SHOP PREMISES, SHOP NO.1, S-7



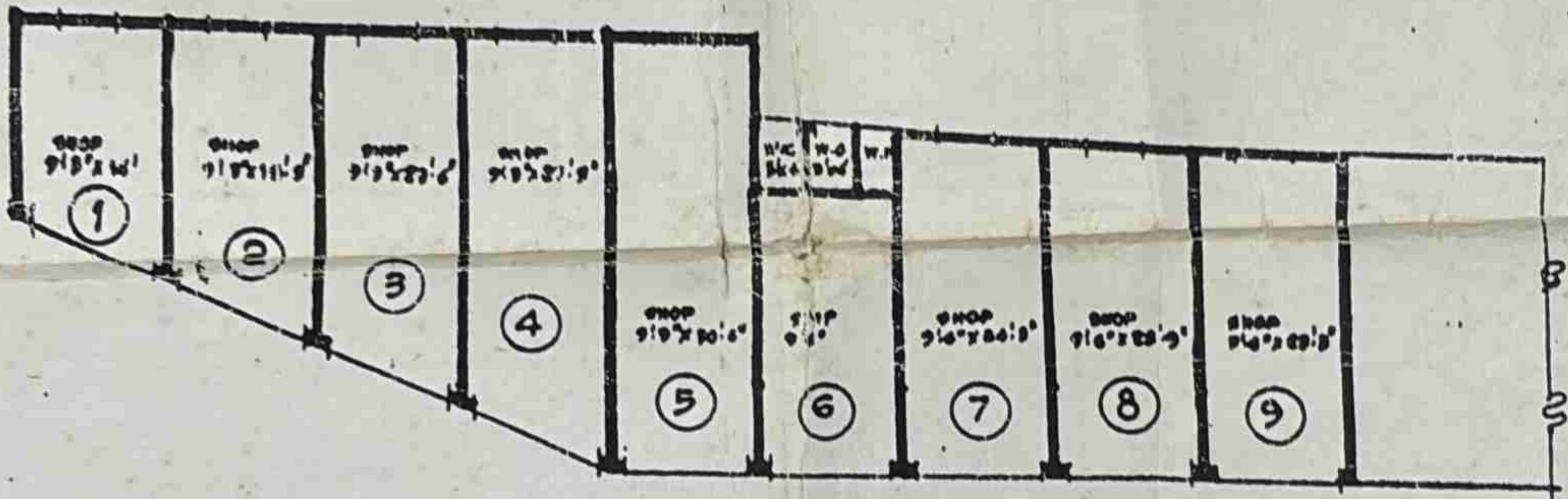
(Signature)

PROPOSED SHOPPING CENTRE ON PLOT BEARING
S.NO.427 TO 435 and 485 AT SHREE NAGAR
PANCHPAKHADI THANE

BUILDING NO. S-7 and S-8

SHOP NO. ONE

CARPET AREA 130200 SQ. FT.



UNIT ARSENS
ARCHITECTS
MADHUBAN APARTMENTS
RAMMARUTI ROAD, THANE



गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 80,000.00
बा.भा. रु. 133,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) सर्वे क्र.: 430 वर्णन: (असल्यास)
- (3) क्षेत्रफळ (1) 10.31 चौ. मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री आनंद महाबल शेट्टी - -; घर/फ्लॉट नं: शांतीनगर वागळे इस्टेट ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मनोज मोरेश्वर पाटील - -; घर/फ्लॉट नं: आई वडिलांची सावली, पाटील वाडी ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (7) दिनांक करून दिल्याचा 13/02/2002
- (8) नोंदणीचा 13/02/2002
- (9) अनुक्रमांक, खंड व पृष्ठ 1052 /2002
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 13350.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 1340.00
- (12) शेरा कोणत्याही रकान्यात बदल केलेला नाही.



मी नक्कल केली
मी वाचली
मी रुजूवात घेतली

स्वरी नक्कल



महदु नक्कल मी... दिनेश... मी दाग
...चा मर्ज क्रमांक 10083.../2002... केली
त्यांना दिदी मने 22/09/2002

[मज निबंधक मने ड. !

दुय्यम निबंधक, ठाणे - १.