

M/s. Shree Sai Mauli Construction



06/1700

Date :

Regd. No.:

Shri Mr. Satish Balkrushna Bhaste

Flat No. / Room No. 410

Building No. / Chawl No. 'D' - Wing

In _____

Area 485 Sq. Ft. Builtup

M/s. Shree Sai Mauli Construction

Proprietor

SURESH R. PAWSHE

Off.: Riddhi Siddhi Nagar, Adavali-Dhokli Grampanchayat,
Shree Malang Road, Kalyan (E.)



27/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 4560/2015

नोदणी :

Regn:63m

गावाचे नाव : 1) अडिवली ठोकळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1406500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1325200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/05/2015
(11) अनुक्रमांक, खंड व पृष्ठ	4560/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	70400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14100
(14) शेरा	

1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती : इतर माहिती: मीजे- आडीवली ठोकळी तालुका अंबरनाथ जिहा ठाणे येथील जमीन सर्वे नं 37/1/2, 37/7, 37/8 यावर बांधलेल्या रिछी सिध्दी नगर मधील " शिवशक्ती अपार्टमेंट " मधील सदनिका क्र 410, चौथा मजला "डी" विंग एरिया 485 चौ.फुट.. ((Survey Number : 37/1/2, 37/7, 37/8 ;)) इतर हक्क :

1) 485 चौ.फूट पोटखराब क्षेत्र : 0 NA

1): नाव:- मॅ श्री साई माउली कन्ड्रकशन तर्फे प्रो.प्र. श्री सुरेश राजाराम पावशे वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- साई कृपा बिल्डींग, साई नगर, कातेमानेवली कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AKYPP7034N

1): नाव:- सतिश बाळकृष्ण भाटे वय:-23; पत्ता:- प्लॉट नं:-, माळा नं:- रुम नं.1., इमारतीचे नाव:- भालचंद्र घरत चाळ,, ब्लॉक नं:- काल्हेर, ता.भिवंडी,, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 421203 पॅन नं:-BPGPB2645A



सह दुय्यम निबंधक यंत्र-३
उल्हासनगर क.३

मुल्यांकनासाठी 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.



Wednesday, May 27, 2015
1:09 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6852 दिनांक: 27/05/2015

गावाचे नाव: अडिवळी ढोकळी
दस्तऐवजाचा अनुक्रमांक: उह्न3-4560-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सतिश बाळकृष्ण भाष्टे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 44

रु. 14100.00

रु. 880.00

एकूण:

रु. 14980.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
1:21 PM ह्या वेळेस मिळेल.

सह दुय्यम निर्वाहक अधिकारी-२
Sub Registrar 3

बाजार मूल्य: रु.1325200 /-
भरलेले मुद्रांक शुल्क : रु. 70400/-

मोबदला: रु.1406500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.14100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001146402201516R दिनांक: 26/05/2015
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 880/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for
keeping tack of adjusted fees

S. B Bhaste

DELIVERED

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001146402201516R	BARCODE	Form ID :	Date: 26-05-2015
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR130- ULH3_ULHASNAGAR 3 JT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-BPGPB2645A	
Year	Period: From : 26/05/2015 To : 31/03/2099		Full Name SATISH B BHASHTTE	
Object	Amount in Rs.	Flat/Block No.	FLAT NO H10 4TH FLOOR D WING	
0030046401-75	70400.00	Premises/ Bldg	SHIVSHAKTI APT	
0030063301-70	14100.00	Road/Street, Area /Locality	ADHIVALI DHOKLI	
	0.00	Town/ City/ District	AMBARNATH	
	0.00	PIN	4 2 1 5 0 1	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	84500.00	Amount in words	Rupees Eighty Four Thousand Five Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 64145458		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332015052651010		
Cheque- DD No.		Date	26-05-2015	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

Print



Bhashtte

Rawasul

उ ह न - ३	
दस्त क्र. ४५६०/२०१५	
9	२०

Village : ADIVALI-DHOKALI,
 Market Value : Rs. 13,25,200/-
 Actual Value : Rs. 14,06,500/-
 Room Area : 485 sq.ft. (Built-up)
 Flat No : 410
 Floor No : 4TH
 Wing : "D"
 Building Name : SHIVSHAKI APPARTMENT



उ ह न - ३	
दस्त क्र. ४५८०/२०१५	
३	४४

FLAT SALE AGREEMENT

THIS ARTICLE OF FLAT SALE AGREEMENT is made & entered into at Ambernath, Dist. Thane, M.S. India on this 27th day of May, 2015. BETWEEN:

६ - १५६६	
१९०९/१५६६ ३५६६	

M/S. SHREE SAI MAULI CONSTRUCTION through its proprietor - SHRI. SURESH RAJARAM PAWSHE, Age 52 years, Occupation - Business, PAN NO :- AKYPP7034N Residing at - Sai Kripa Building, Sai Nagar, Katemanivali, Kalyan (East) Taluka - Kalyan, Dist - Thane., hereinafter called the "BUILDERS" (which expression shall unless it be repugnant to the expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. SATISH BLAKRISHNAN BHASHE, Aged About 23 Years, PAN NO. BPGPB2645A. Occupation - Service, Residing at - Room No 01, Bhalchandra Gharat Chawl, Oop. Shankar Mandir, Boper village, Post - kalher, Tal - Bhiwandi, Dist - Thane Hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and assigns) or the OTHER PART.

Whereas SHRI. SURESH RAJARAM PAWSHE is the Original Land Owners of the pieces and parcels of land lying, being and situated at - Village- ADIVALI-DHOKALI, bearing Survey No. 37, Hissa No. 1/2, Survey No. 37, Hissa No. 7 & Survey No. 37, Hissa No. 8 when the limits of Grampanchayat ADIVALI- DHOKALI.

Whereas SHRI. SURESH RAJARAM PAWSHE had handed over Power of Attorney Sr. No. 1972, dated - 13/04/2011 to M/S SHREE SAI MAULI CONSTRUCTION Prop - SURESH RAJARAM PAWSHE to develop the piece or parcel of freehold land lying and being at Survey No. 37, Hissa No. 1/2, Survey No. 37, Hissa No. 7 & Survey No. 37, Hissa No. 8 of Village - ADIVALI-DHOKALI, Taluka- Ambarnath, District- Thane, at the Registration Sub-District Thane, in the Registration Sub- District ULHASNGAR and Registration Dist- Thane., admeasuring 7810 Sq. meters or thereabout more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the said land") and to construct thereon Flat/Shop in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney.

AND WHEREAS under the development Agreement Dated 25/8/2012 vide registered no 4992&4994 dated 26/4/2010. And the owners have permitted the builders/promoters to develop the said property and sell the flats and shop to be constructed thereon the terms and condition contained therein.

AND WHEREAS the builders appointed their Architect M/S Suyog Associat who prepared building plans consisting of building of Stil+Ground+ Third Floor and Total 54 flats and 4 shops on the said N.A. Plot and obtained building permission in the name of SHRI. VASANT MAHADU BHOIR from ADIVALI DHOKLI Grampanchyat vide building permission No. 79/14/1. Date 1/6/2007. the nature and construction of the building and the amenities and facilities to be provided thereof and therein are described the second schedule hereunder written.

AND WHEREAS the Builders assigned right to construct complete building and to sell Flats/Shops in the said building However the said Builders and the assignee of the Building have agreed to form and registers a co-operative Housing consisiting all the purchasers and occupants of the said building respectively M/S M/S. SHREE SAI MAULI CONSTRUCTION Builders and Developers have agreed to make a mention of such cluse in the agreement for sale proposed to be executed in favour Purchasers of Flats/Shops in the said building.

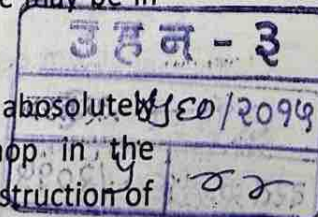
AND WHEREAS in the manner received hereinabove the Builder are fully entitled to sell , transfer or assign the residential Flats/Shops in the said building.

AND WHEREAS the Builders have appointed their Architect M/S Suyog Associates to supervise construction and completion in the building on the said N.A. plots .

AND WHEREAS the Builders also appointed their Advocate Shri ARUNKUMAR PANDURANG PULEKAR to investigate title of the said N.A. plots and the Building and for preparing requisite Agreement for sale of Flats/Shops of the said building and to such others ancillary work.

AND WHEREAS the M/S. SHREE SAI MAULI CONSTRUCTION agreed to name the building as SHIVSHAKTI HOUSING SOCIETY. (prop.) notified building as the case may be in SHIVSHAKTI HOUSING SOCIETY. (prop.)

AND WHEREAS the Builders having become absolutely entitled to sell self-contained residential Flat/Shop in the buildings SHIVSHAKTI HOUSING SOCIETY. (prop.) the construction of which is commenced displayed all the relevant deeds, documents, permissions, authorities, Architects Certificate , Advocates. Certificates, amenities and facilities to be provided in the SHIVSHAKTI HOUSING SOCIETY. (prop.) under construction and self-contained residential Flat/Shop therein only for the sake of



convenience and for knowledge and information of the prospective flat purchasers, the Certificate of Architect is thereof described and annexure hereunder written and thus the Advocates Title Certificate is described and annexure hereunder written and thus the Builder have fully complied with the requisite provisions of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, agreement and transfer) Act, 1963.

AND WHEREAS the Flat Purchaser expressed to purchase or acquire what is commonly known on Ownership basis a Residential Flat No. 410. 'D' wing on 4TH Floor, or the SHIVSHAKTI HOUSING SOCIETY. (prop.) on terms and conditions hereinafter appearing-

**NOW IT IS HEREBY AGREED BY BETWEEN THE PARTIES HERETO
AS FOLLOWS:**

The Builders have commenced construction of the SHIVSHAKTI HOUSING SOCIETY. (prop.) on the nonagricultural land described in the first schedule hereunder writing consisting of flats in accordance with the plans specification signs sanctioned by the ADIVALI DHOKLI GRAMPANCHAYAT. The purchaser has seen the said plans and specifications and signs and has approved of the same and has agreed with the Builders that the Builders shall be entitled to make such variations and on modification and alterations in the said plans as may be required to be done by the Grampanchayat or any other local authorities and which the Builders may themselves consider necessary and desirable and this shall operate as and irrevocable consent of the purchaser to the Builders for making such variations, alterations and or modifications in the plan.

2. The Flat purchaser has, prior to the execution of the said Agreement, satisfied himself about the title and that he shall not be entitled to further investigate the title and no requisitions and /or objections shall be raised on any matter relating to the title certificate issued by SHREE.

दस्त क्र. ४८९/१३०९७
ARUNKUMAR PANDURANG PULEKAR Advocate.

३. The Flat Purchaser agrees to acquire Flat No. 410, "D" wing on 4th Floor, admeasuring Flat area 485 sq.ft. Built up 45.07 sq. mtr. i.e. area of building of SHIVSHAKTI HOUSING SOCIETY. (prop.) Now under contraction on the said N.A. land described in the first schedule hereunder

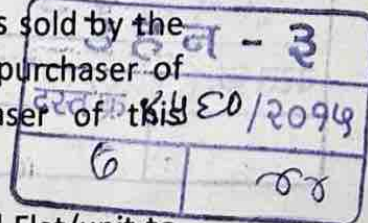
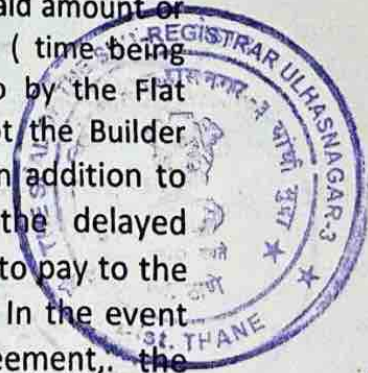
written (hereinafter referred to as the 'said unit' for a total price or consideration of **Rs. 14,06,500/- (Rupees Fourteen Lac six thousand five hundred only)** exclusive of water, electric connections and meters, expenses on accounts of formation of housing society, entrance fee, capital fee, incidental and all other expenses on account of Agreement for sale, final conveyance deeds, documents, etc.

4. The Purchaser's hereby agrees to pay to the Promoter/Seller/First Party of total Purchase price **Rs. 14,06,500/- (Rupees Fourteen Lac six thousand five hundred only)** including advance amount.

- (a) Rs. **1,40,650/-** Paid by booking time.
 (b) Rs. **12,65,850/-** To be paid by after the loan sanction.
 (c) Rs -----/- to be paid completion of Brick work.
 (d) Rs -----/- to be paid completion plaster (internal & External).
 (e) Rs -----/- to be paid completion of internal Nero, Finishing, plaster, completion of sanitation Plumbing work, electrical work & other minor works.
 (f) Rs -----/- Remaining to be paid within ----- months.

TOTAL RS. 14,06,500 /-

on failure of the Flat purchaser to pay the aforesaid amount or any part thereof on their respective due dates (time being essence of the Agreement expressly agreed to by the Flat purchaser) whether formally demanded or not the Builder shall have option to terminate this Agreement in addition to claim, demand and recover interest for the delayed payment which the flat purchaser has agreed to pay to the builders at Twenty four percent per annum . In the event the Builder decide to terminate this Agreement, the Builders shall refund the amount as received without any interest by deduction a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) as token liquidated damages and whatever the balance that remains, the same shall be refunded to the Flat purchaser as and when the said flat is sold by the Builders in fever of the new incumbent Flat purchaser of the said flat in place of the Flat purchaser of this Agreement.



5. The Builders agrees to give possession the said Flat/unit to the purchaser by end of ----- subject to prompt payment by Flat purchaser as per clause 4. However, the Builder shall not incur any liability if they

are unable to deliver possession of the said unit by the aforesaid date. If the completion of the project is delayed by the reason of the non availability of cement, steel, water for commotion or any act of God or natural calamities such as earthquakes, flood etc. or as a result of any notice, order public or Competent Authority or for any reason beyond the control of the Builder and in any of the aforesaid events the Builder shall be entitled to reasonable extension of time for delivery of possession of the said unit to the Flat Purchaser.

6. The parties hereto specifically declare and confirm that ;

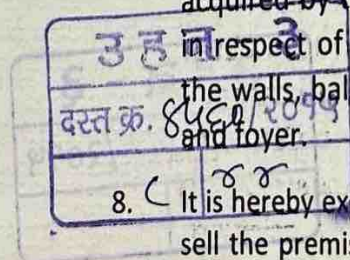
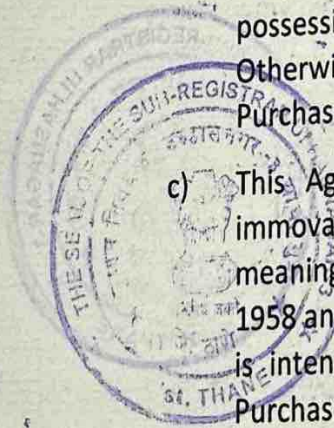
a) The possession of the said unit is not transferred to the or after before the execution or at the time of execution or after the execution of this Agreement without executing conveyance in respect thereof. The conveyance if any to be executed in pursuance thereof shall be completed on or before the time of handing over of the possession of the said Flat.

b). In the event however, the Purchaser insist on receiving possession prior thereof and if the Builders ate in a position to give the same and any stamp duty and/or either charges, duties and/or on such possession letter and/or on any record thereof or Otherwise, the same shall be borne and paid by the Purchaser alone.

c) This Agreement is not an Agreement to sell as immovable property or conveyance within the meaning of the terms under the Bombay Stamp Act, 1958 and no interest in the immoveable property is or is intended to be transferred inter Vivos in the Purchaser.

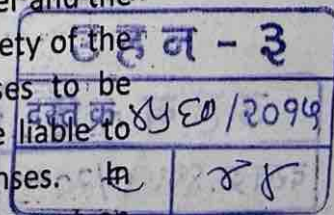
7. It is specifically agreed that the built-up area agreed to be acquired by the flat Purchaser from the Builder hereunder in respect of the said unit shall be inclusive of the area of the walls, balconies, staircase, passages, common passages and foyer.

8. It is hereby expressly agreed that the Builder shall be entitle to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes for residential or for commercial user and/ or any other user that may be permitted by the GRAMPANCHAYAT

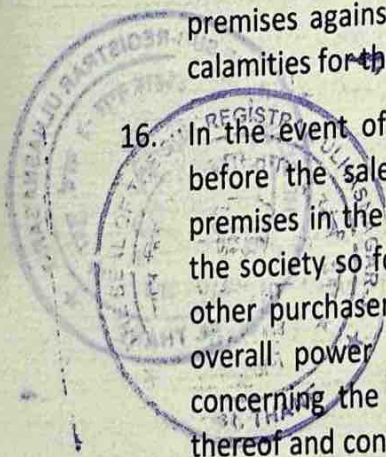


ADIVALI DHOKLI and other authorities in that behalf and the purchaser of his assignee or assignees shall not object to the user of the premises for the aforesaid purposes at any time in future by the respective Flat Purchasers thereof.

9. The Flat Purchaser has informed the Builder that he desires to use the said premises for residential purpose and/or any other purposes or us as may be permitted by the Builder and the GRAMPANCHAYAT ADIVALI DHOKLI and other authorities from time to time. However, the Flat Purchaser shall not change the user of the premises without prior written permission of the Builder.
10. It is hereby expressly agreed that the terrace & parking Space on the said building shall be always belong to the Builders till life time and they shall be entitled to deal with the disposal of the same in such manner as they deem fit and proper. The Builder shall alone be entitled to any or additional structure on terrace and sell the same at any time in future even after execution and registration of final conveyance of the land and building under construction.
11. The Builder shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title or interest in the said land and the building to be constructed by the Builder or any part thereof in accordance with the provisions of law for the time being in force.
12. The Flat Purchaser shall, on demand, pay to the Builder a sum of Rs. -----/- (Rupees----- only) in addition to the cost of the flat/unit agreed to be acquired as stated above, being his proportionate share in the general expenses such as entrance fees of the society, share money, charges for laying cables, for electric and water meters to be paid to the GRAMPANCHAYAT or Municipal Corporation expenses for formation of the Society and the professional costs of the Advocates and solicitors of the Flat purchaser as per the said order and the Conveyance to be executed in favour of the society of the Purchasers and all other miscellaneous expenses to be incurred by the Builder. The Builder shall not be liable to render any accounts for the aforesaid expenses. In addition to the above sum, if any amount on account on account of stamp duty for the said flat or premises is required to be paid at the time Flat Purchaser.



13. The Flat Purchaser shall permit the Builder and their Surveyors and agents with or without workmen and others at all reasonable times to enter upon his premises or any part thereof for the purpose of repairing any part of the Building and for laying, checking and repairing cables, water lines, gutters, wires, structure and other conveniences belonging to or servicing to or used for the said building and also for the purpose of cutting of the supply of water to the premises or any other premises in the building in respect whereof the purchaser or the occupier of such premises the case may be shall have committed default paying is share of the water tax and/or other outgoings and the electric charges and all other outgoing.
14. After the possession of the premises is handed over to the Flat Purchaser, if any additions or alternations in or about or relating to the said building are required to be carried out by the Government Municipality and any other statutory authority, the same shall be carried out by the Flat purchaser of the premises in the said building at his own costs and the Builder shall be in any way or manner liable or responsible for the same.
15. The Flat Purchaser shall insure and keep insured the said premises against loss or damage by the fire or any other calamities for the full value thereof.
16. In the event of the society being formed and registered before the sale and disposal by the builder of all the premises in the said building, the power and authority of the society so formed or of the flat purchaser therein and other purchasers of the premises shall be subject to the overall power of the builder in any of the matters concerning the building the construction and completion thereof and control as regards the unsold premises and the disposal thereof irrespective of the fact that the purchasers of the different premises have formed a co-operative society, ad-hoc committee or any other body.
17. Any delay or indulgence by the builder in enforcing the terms of this agreement or any forbearance or giving time to the flat purchaser for any reason whatsoever shall not be considered as a waiver on the part the builders of any breach or noncompliance of any of the terms and conditions of this agreement by the flat purchaser nor shall



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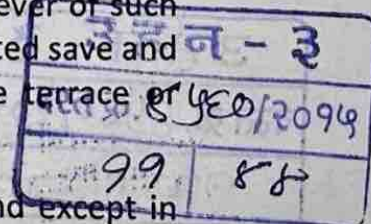
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दस्त क्र. ४५८०/१०३८८

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the same in any manner prejudice the remedies of the builder.

18. The letters, receipts, and/or notice issued by the builder dispatched under certificates of posting to the address given by the purchaser or passed on the conspicuous part of the said building will be sufficient proof of receipt of the same by the flat purchaser and shall completely and effectively discharge the builder.
19. If the Flat Purchaser neglects, omits or fails to pay for any reason whatsoever to the builder any part of amount due and payable to the Builder under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of the possession) Within the time herein specified or observe any of the covenants and stipulations herein contained or referred to Builder shall be entitled to re-enter upon and resume possession of the said premises and this agreement shall cease and resume possession of the said premises and this agreement shall cease and stand terminated.. The Flat purchaser agreed that on the Builder re-entry on the said premises as aforesaid all the right, title and interest of the Flat purchaser agreed shall cease and the flat purchaser shall also be liable for immediate adjustment of the flat purchaser as a trees-passer.
20. The name of the society or such other body shall be determined by the Builder and the Flat purchaser shall not entitle to change such name in future at any time.
21. Nothing herein contained shall be construed to confer upon the Flat Purchaser right, title, or interest of any nature whatsoever in to, or upon the said property or building or any part thereof, or the said flat. Such conferment shall take place only upon a co-operative society or a limited Company or an Association being formed by the Purchaser of different flats in the said building and execution of the Conveyance in favor of such society or a limited Company as hereinafter stated save and except absolute right of Builder alone on the terrace intended construction or terrace.
22. The Flat Purchaser shall have no claim save and except in respect of the Flat agreed to be acquired by him that is to say, the open space, lobbies, terrace, flats etc will therein the property of the Builder alone.



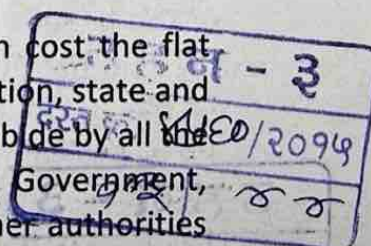
23. The Builders shall have right until the execution of the Conveyance in favor of the proposed society or the Limited Company or such other corporate body or an association to make additions or to put up any additional structure or stores or as they may be permitted by the Government of Maharashtra or other competent authorities and such additions, structures or stores shall be the property of the Builder who will be entitled to dispose of the same in such a manner as they may deem fit. For the said purpose the Builder shall be entitled to make such notification and/or alternations in the building plans as the Builder shall deem fit, and this shall operate as in irrevocable consent of the Flat Purchaser to the Builder making such alternations and/or additions provided that the rights granted in favor of the Flat Purchaser in respect of the flat agreed to be acquired by the Flat Purchaser. The Builder shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title or interest to be constructed by the Builder, provided however and it is hereby agreed and declared that for the aforesaid purposes, the Builder, shall be entitled to have the said plans, altered, modified, amended, and/or varied and duly sanctioned by the Grampanchayat and that the Flat purchaser shall be deemed to have consented to such changes, additions, alternations, and/or modifications being made in the said plans and this shall be deemed in irrevocable consent on the part of the Flat Purchaser to the Builders making such alterations and/or modifications and/or additions in the said plans which have already been duly sanctioned by the **GRAMPANCHAYAT ADIVALI DHOKLI**

24. As soon as the Building is notified by the Builder as complete, each of the Purchaser of the flat (including the flat purchaser herein), shall pay the respective arrears of the price payable by them within 15 days of such notice being served individually or to be put in any prominent place in the said building. If any of the Flat Purchaser fails to pay the arrears as aforesaid the Builder shall be entitled to terminate this Agreement with such Flat Purchaser, and the Builder shall have right to dispose the said flat or unit to the third party.

25. Under no circumstances possession of the Flat shall be given by the Builder to the flat purchaser until all payments required to be made under this Agreement by the Flat

purchaser have been made to the Builder and conveyance required to be executed as provided herein is to be executed. The Builder shall, in respect of any amount remaining unpaid by the flat purchaser under the terms and conditions of this Agreement, have a first lien and charge on the said flat agreed to be acquired by the Flat purchaser.

26. The Builder shall execute and/or cause to be executed in favor of the society or Limited Company or any other incorporated body or an Association to be formed by the purchasers of flats in the said building the conveyance or Deed of Assignment in respect of the said property together with the building or buildings to be constructed thereon by the Builder. such Conveyance or Deed of Assignment shall be prepared by **SHRI. ARUNKUMAR PANDURANG PULEKAR** Advocate and shall contain such provisions as the said Advocate shall deem fit and necessary.
27. So long as the said flat in said building shall not be separately assessed for Municipal Charges and water rates, the Purchaser shall pay **Rs 600/- (RUPEES SIX HUNDRED ONLY)** PER flat monthly in advance towards the proportionate share of the property taxes water tax or other Municipal taxes and outgoings in respect of whole building in proportion to the area of the flat to be acquired by the flat purchaser.
28. The Flat purchaser hereby agrees that in the event of any amount due to the Municipal or to the state Government or betterment charges for development tax, or payment of similar nature becoming payable by the Builder, the same shall be reimbursed by the flat purchaser in the proportion to the area of the flat agreed to be acquired by the flat purchaser.
29. The Flat purchaser shall maintain at his own cost the flat agreed to be purchased by him in good condition, state and order in which it is delivered to him and shall abide by all the byelaws, rules and regulations of the Government, **GRAMPANCHAYAT ADIVALI DHOKLI AND** Any other authorities and local bodies and shall attend, answer and be responsible for all actions and violations of any of the conditions, rules or byelaws and shall observe and perform all the terms and conditions contained in his agreement.

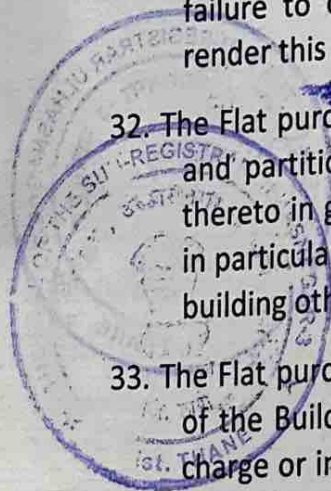


30. The Flat purchaser hereby agrees and undertakes with Builder to pay the amounts liable to be paid by the flat purchaser under this Agreement and to observe and perform the covenants and conditions contain din this Agreement and to keep the Builder indemnified against the said payments an observance and performance of the said covenants and condition except so far as the same ought to be observed by the Builder.

31. The Flat purchaser hereby agrees and undertakes to become member of the co-operative society or Limited company to be formed in the manner herein appearing and also from time to time sign and execute the application for registration and other papers and documents necessary for the formation and registration of the society or the limited company including the Bylaws of the society and duly fill in sign and return within 10 days of the same being forwarded by the builder No Objection shall be taken by the purchaser to the draft byelaws as may be required by the Registrar of Co-operative societies or other competent Authorities . The Flat purchaser shall be bound from time to time sign all papers and documents and do all other things as the Builder and other purchaser of flats in the said building and failure to comply with the provisions of this clause will render this agreement ipso factor to come to an end.

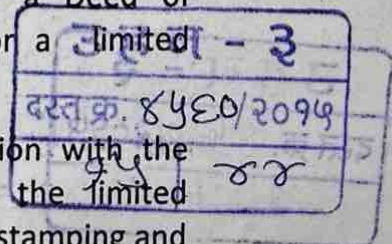
32. The Flat purchaser hereby covenants to keep the flats, walls and partition walls, severe, drains pipes and appurtenant thereto in good and tenantable repairs and conditions and in particular to support, shelter and protect the parts of the building other than his flat.

33. The Flat purchaser shall not, without the written permission of the Builder let, sublet, sell, transfer, convey, mortgage, charge or in any manner encumber or deal with or dispose of his flat or assign, underlet or part with his interest under or the benefit of this Agreement or any part thereof or to the said flat until the execution of the conveyance in fever of the co-operative society or a Limited company or any other incorporated body or an Association and till the Flat purchaser shall have paid to the Builder all the moneys payable to them under this Agreement.



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34. The Flat purchaser shall not use the flat or permit the same to be used for any purpose whatsoever other than as a residence for any purposes which may or is likely to cause nuisance or annoyance to the other purchasers/occupiers of the other flats in the building or to the owners or occupiers of the neighboring properties not for any illegal or immoral purpose.
35. The Flat purchasers shall not any time demolish or cause to be demolished the flat-unit or any part thereof agreed to be taken by him not will be at any time make or cause to be made any alterations, additions or whatsoever nature to the said flat unit or any part thereof. The flat purchaser shall not permit the closing of the verandah or lounges or balconies or make any alterations in the said elevation and outside color scheme of the flat to be acquired by him. The flat purchasers shall not keep clothes for drying in the balcony.
36. The Flat purchasers shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flat /unit in any part of the said building, or cause any increase premium to be payable in respect thereof.
37. The purchasers shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown out from the flat unit for the purpose of repairing any part of the building or /apartment, in the compound or any portion of the building.
38. After the building is complete and ready and fit for occupation and after the society or Limited company is registered and only after all the flats in the said building and /or buildings to be constructed by the Builder aforesaid have been sold and disposed by the Builder and the Builder have received all dues payable to them under the terms of the agreements with various purchasers, the Builders shall execute and / or cause to be executed a Deed of conveyance in favor of the said society or a limited company as hereinbefore provided.
39. All costs charges and expenses in connection with the formation of the co-operative society or the limited company as the cost of preparing engrossing, stamping and registering all the agreements, conveyance and other documents or document required to be executed by the builder or by the purchaser, stamp and registration charges



in respect of such society or limited company as well as entire professional cost of the advocated and solicitors of the Builder in preparing and approving all such members of such society or limited company. The builder shall not contribute anything towards such expenses. The proportionate share of such costs, charges any expenses payable by the Flat purchasers shall be paid by him immediately on demand.

40. If at any time hereafter the floor space index (F.S.I). In respect of the piece of land described in the first schedule hereunder written is increased, the benefit of such increase in F.S.I shall be available to the builder alone. The builder shall be entitled to put up additional structures on the said piece of land either by way of putting up additional stores on the said building to be constructed as aforesaid or by putting up new structures on the said piece of land as per the permission of the municipal corporation or other authorities irrespective of whether the conveyance in respect of the said pieces of land shall have been executed in fever co-operative society or limited company or any association formed by the flat purchaser. In order to enable the Builder to put up additional construction work, such society or limited company or the Associations of Apartment Owners shall give all such facilities as may be necessary and shall deemed to have signed plans for additional construction work as may be required to be submitted to the authorities for sanction.

41. The Flat Purchaser agree to lodge this Agreement for registration with Sub-Registrar of **AMBERNATH** forthwith and intimate to the Builder in writing the serial number and date on which this agreement is lodged for registration immediately thereafter to enable the Builder to appear before the Sub-Registrar concerned and admit execution. In the event of the purchaser failure to lodge this Agreement for registration or to give intimation of lodgment to the Builder in good time the Builder shall not be in any manner liable or responsible for the consequent non-registration of this Agreement.

42. The flat purchaser of this Agreement along with other flat purchaser of Building **SHIVSHAKTI HOUSING SOCIETY. (PROPOSED)**. have agreed with the Builder to form a common co-operative Housing Society, Limited Company or association of person, etc. as the case may be along with

the other flat purchaser of Building Builder M/S. SHREE SAI MAULI CONSTRUCTION being developed under construction or Development as First schedule hereunder written. Thus any of the flat purchaser in SHIVSHAKTI HOUSING SOCIETY. (PROPOSED). shall not object in manner for the formation of common co-operating housing society apartment or Association of persons etc, as aforesaid.

THE SCHEDULE "A" ABOVE REFERRED TO

All that piece or parcel of non-agricultural plot bearing Revenue Survey no. 37 H.N.7 admeasuring 1669.33 sq. Mtr. & Survey no. 37 H.N. 8 admeasuring 1950 sq.mtr. & Survey no. 37 H.N. 1/2 admeasuring 3490.41 sq.mtr. Revenue Village ADIVALI DHOKLI. Tal. Ambarnath. Dist. Thane , within the limits of GRAMPANCHAYAT ADIVALI DHOKALI situate and lying within ULHASNAGAER Urban Agglomeration of Ambarnath area and also within Registration Sub-District Ambarnath, Registration Dist Thane.

BOUNDED AS UNDER :

TOWARDS EAST :

TOWARDS WEST :

TOWARDS NORTH :

TOWARDS SOUTH :

THE SCHEDULE "B" ABOVE REFERRED TO

All that piece or parcel of Flat/Shop Property or ground situate at Village Adivali Dhokali , Tal. Ambarnath, Dist. Thane and Registration District- Thane, Sub-Registrar office at Thane Ambarnath, Dist, Thane bearing Building name is "SHIVSHAKTI APPARTMENT." in which Flat/Shop as under:-

(RIDDI SIDDI NAGAR (Adivali – Dhokali) Ambarnath)

VILLAGE	S.R NO./H.NO	FLAT/SHOP	AREA
Adivali Dhokali	37/1/2	410	485 Sq.ft.
Tal. Ambarnath	37/7	4 th Floor	
Dist. Thane.	37/8	"D" Wing	



IN WITNES the parties have accepted the terms and
condition
mentioned here in above and signed the day- month and year -
mentioned first here in above.

SIGNED SEALED AND DELIVERD BY THE)

WITHIN NAME BUILDER)

M/S. SHREE SAI MAULI CONSTRUCTION)

through Its proprietor)

SHREE SURESH RAJARAM PAWSHE) S. Rawas

IN THE PRESENCE OF -----)



WITNESS :

1)

2)

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) S. B. Bhashe

RECEIPT

RECEIVED of and from the Purchaser above named the sum of
 Rs 1,40,650/- Rupees ONE LACS FOURTY THOUSAND SIX HUNDRED
 FIFTY RUPEES ONLY towards advance payment of posit of the Sale Price
 paid by the Purchaser's to the Promoter

we say received

Rawasw

M/S. SHREE SAI MAULI
 CONSTRUCTION
 (proprietor)

WITNESS :

1)

Tushar

2)

Tushar



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१६	४४

गोधुमनाम्नी (अधिकांश मिलित पत्रका)
गोधुमनाम्नी : अधिकांश
गोधुमनाम्नी : अधिकांश

जिल्हा : ठाणे

भूसापन प्रमाण	भूसापनांक उपविभाग	भूसापन प्रदेश
24	L	NA
शेतीचे वैधानिक नांव -		
लागवडी योग्य क्षेत्र	सेक्टर	आर
.....	0-92	2
.....	0-92	2
.....	0-02	3
एकूण	0-02	3
पॉटरखराब (लागवडी योग्य नसलेले)	राखे	पैसे
वर्ग (अ)	2-84	
वर्ग (ब)	2-84	
एकूण		
आवकरीणी		
जुडी किंवा दिशेष		
आवकरीणी		

राज्य चतुर्थांशे (मिथिलाजी नोदवही)

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असाल वर हुकूम जारी नवकल दिनी असे, तारीख: 26/3/2022

तलाठी

તાલુકા-અંબરનાથ, જિ. ગાંધી

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वे.आ.सू.—५०,००० रु. (१०० लाखों)—१२-३०-१२- $\frac{1}{8}$ गीएस*—(सीए) १९७


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 दैनिक पावती

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सहायक मातंग (नौकरी व पारंगी प्रमाण)
मातंग - आर्डीक - मातंग - कर्मचारी
दिनांक - 22/1/2019 मातंग मातंग
मातंग - 22/1/2019 मातंग मातंग

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तानिका-अंबरनाथ, जि. ठाणे



ARIJINKUMAR PANDURANG PULEKAR

RAUL P. ADVOCATE

SAJIB, ADVOCATE
SAINATH NIWAS, KHIPOLE, TAL. KHAIAPUR, DISTRICT RAIGAD

Cell No 9270739788 phone No 02 192- 263458, email no: arunkumar.pulekar@rediffmail.com

Date 12/01/2014.

SEARCH REPORT

- With instruction and information provided to me and the documents (explained from time to time while giving the report at the various stages) on behalf of Shri. Suresh Rajaram Pawashe, Resident of Saikrupa Nivas, Sai Nagar, Kalemnivarali, Kalyan (East), District Thane, the person and the occupant interested in the immovable property described below in details, I, Arunkumar Pandurang Pulekar, Advocate, Resident of Khopoli carried out the search of the property described below with the intention.
- 1 To make sure that the ownership of the property is complete in all respect and also fair and free from any doubt.

- (ii) **Description of the pieces of Agricultural land under search**

There is no risk and the property is free from any conflicting interests.

All that piece and parcel of pieces of N.A. land situate, lying and being at Adivali Dhokali within the Registration Division, District - Thane, Sub Division Kalyan and Taluka Ambarnath, Talathi Saju Dwarji at Revenue Village Adivali Dhokali, within the local limits of Champunchayal Adivali Dhokali bearing survey with Hissat Nos 371/1-2, 371/7 & 378/1.

[xx]

In the process of investigation of title, I have gone through (i) 7/17/27 extract bearing survey with Hissa Nos (i) 37/1/2, (ii) 3/7/7 (iii) 3/7/8 (2) Mutation entry Nos (i) 68, (ii) 77 (iii) 103, (iv) 329, (v) 494 (vi) 496 (vii) 546 (viii) 607 (ix) 939 (3) Construction permission (4) Cancellation of Ceiling order (5) Sale Permission of the Sub Divisional Officer, Uthnas Nagar, District Thane (6) N.A. Permission granted by the Collector of Thane (7) Extension of time for construction permission (8) Sale Deed and Index II Registers for the period of 30 years maintained by the office of the sub Registrars, Uthnas Nagar and on the basis of above referred documents which are provided to me, by the above mentioned instructors pertaining to the N.A. Land bearing survey with Hissa Nos 37/1/2, 37/7 & 37/8.

John

Three Exhibitions of the

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SAINATH NIVAS, KILOPOLI - 4100

TAL KHALAPUR, DIST RAIGAH

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ARUNKUMAR PANDURANG PULEKAR

B.A.L.B. ADVOCATE
SAINATH NIWAS, KHIOPOLI, TAL. KHAMALPUR, DISTRICT RAIGAD
Cell No 9270739788 phone No 02192-263458, email no: arunkumar.pulekar@gmail.com

Cell No 9270739788 phone No 02192-263458, email no: arunkumar.pulekar@gmail.com

Date 12/01/2014



ARUNKUMAR PANDURANG PULEKAR

B.A.L.B. ADVOCATE
SAINATH NIWAS, KHIOPOLI, TAL. KHAMALPUR, DISTRICT RAIGAD
Cell No 9270739788 phone No 02192-263458, email no: arunkumar.pulekar@gmail.com

Cell No 9270739788 phone No 02192-263458, email no: arunkumar.pulekar@gmail.com

Date 12/01/2014

(i) 7/12th Extracts bearing survey No 37/Hissa No 1/2.-

It reflects from the said extract that the said extract stands in the name of Shri. Suresh Rajaram Pawashe situate, lying and being at Adavali Taluka Ambarnath, District Thane admeasuring about 0.359 (P) at Rs 1.92. It is the Non Agricultural piece of land.

(ii) 7/12th extract bearing survey No 37/Hissa No 8 :-

It reflects from the said extract that the said extract stands in the name of Shri. Suresh Rajaram Pawashe situate, lying and being at Adavali Taluka Ambarnath, District Thane admeasuring about 0.195 (P) at Rs 2.75. It is the Non Agricultural piece of land.

(iii) 7/12th extract bearing survey No 37/Hissa No 7 :-

It reflects from the said extract that the said extract stands in the name of Shri. Suresh Rajaram Pawashe situate, lying and being at Adavali Taluka Ambarnath, District Thane admeasuring about 0.227 (P) at Rs 1.32. It is the Non Agricultural piece of land.

(4) Mutation Entries

(i) Mutation Entry No 68:-

It reflects from the above mentioned mutation entry that Shri. Kanu Bhoir purchased from Shri. Jagannath Govind Bhagwat (P) and bearing survey with Hissa No 37/1 and 37/8 situate, lying and being at Adavali Taluka Ambarnath, District Thane.

(ii) Mutation Entry No 77:-

It reflects from the said mutation entry that there was already the holders of land and there was rectification the said mutation Survey No 37 Hissa No 1/2 was the rectified number of Shri. Kanu Bhoir.

The mutation entry was made on 1/12/1937 and certified on 1/12/1937.

(iii) Mutation Entry No 103:-

It reflects from the above mentioned mutation entry that as Shri. Dharma Kanu Bhoir died on 22/12/1940, the names of his heirs Shri. Mahadu Chinggo Bhoir and Shri Chinggo Dharma Bhoir through care taker Shri. Daji Kanu Bhoir on survey with Hissa No 37/8 and 37/1/2.

The said said mutation entry was made on 27/03/1941 and certified on 3/06/1943.

(iv) Mutation Entry No 329:-

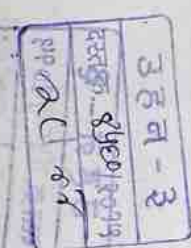
It reflects from the above mentioned mutation entry that as Shri. Mahadu Dharma Bhoir purchased Agricultural land bearing survey with Hissa No 37/7 from Shri. Hari Govind Bhide & Shri. Narayan Hari Bhide for the consideration price of Rs 155.00 under section 32G of Bombay Tenancy & Agricultural Lands Act by the order of Additional Mamladar vide the Order No A.L.T.13 dated 5/10/1962 and that is why the name of Tenant Shri. Mahadu Dharma Bhoir was kept in the column of possessor and the names of Landlords Shri. Hari Govind Bhide & Shri. Narayan Hari Bhide were kept in the column of other rights along with remarks of the encumbrance of Rs 155/- of Shri. Hari Govind Bhide & Shri. Narayan Hari Bhide. The tenant would have to pay the said price of the land in three instalments.

The said mutation entry was made on 13/01/1966 and certified on 13/01/1966.

(v) Mutation Entry No 494:-

It reflects from the above mentioned mutation entry that as Shri. Mahadu Dharma Bhoir died prior three years, the names of his heirs (i) Shri. Vasan Mahadu Bhoir (ii) Shri. Yashwan Mahadu Bhoir (iii) Sou Bhirnabaji Waman Thale (iv) Tulashbai Mahadu Bhoir (v) Sm. Sukrabi Mahadu Bhoir were entered on 7/12th extracts bearing survey with Hissa No 37/7, 37/8 & 40/7.

The said mutation entry was made on 17/11/1981 and certified on 3/12/1981.



This floor plan illustrates a multi-unit residential building with 10 units. The units are arranged around a central common area featuring a staircase and storage space. Each unit is labeled with its number and contains a variety of rooms with specific dimensions. The units include:

- Unit 101:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 102:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 103:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 104:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 105:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 106:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 107:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 108:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 109:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.
- Unit 110:** 9'0" x 11'0" BED ROOM, 9'0" x 12'8" LIVING, 9'0" x 7'0" KIT, 7'6" x 6'0" BATH, 5'6" x 7'0" W.C.

The plan also shows common areas, including a central staircase and storage space, and a parking area with 10 spaces. The building is situated on a lot with a total area of 10,000 square feet. The plan is drawn to scale and includes a north arrow.

TYPICAL FLOOR PLAN [GR.,1ST., 2ND.,& 3RD FLOOR PLAN
WING -D

BUILDERS & DEVELOPERS		FLAT NO. AREA SQ.FT.		FLAT NO. AREA SQ.FT.		AUTOS ASSOCIATES	
101, 201, 301, 401	670 SQ. FT.	101, 201, 301, 401	670 SQ. FT.	101, 201, 301, 401	670 SQ. FT.	101, 201, 301, 401	670 SQ. FT.

NDOW	
SIZE (WxH)	0.80x2.10
	0.75x1.85
	1.80x1.20
	0.50x1.20
	0.60x0.75

DRG. NO.

CHK BY:

KJSUTAR

! S.Q.MT.
57 S.Q.MT.

LEGEND

GARAGES PERMISSIBLE AND PROPOSED

PROPOSED WORK	EXISTING WORK
PLANT BUILDING	WATER LINE

VAL

[illegible]

RECONOMIS

PROJECT

PROPOSED, REST BUILDING AT S.NO.17, HINDU
DAVLY, DRONLY, TAL.KALYAN, DIST.THANE.

OWNERS / PARTNERS & SIGNATURE

ARCHITECT/ENGINEER

VASANT MADHU BHOIR

SYVOB ASSOCIATES
ARCHITECTS & ENGINEERS

DATE & SIGNATURE OF APPROVAL

$$\begin{array}{r} 6 \overline{) 310} \\ \underline{18} \\ 130 \\ \underline{120} \\ 100 \\ \underline{96} \\ 40 \\ \underline{36} \\ 40 \\ \underline{36} \\ 40 \end{array}$$

५१
ग्रामसेवक
ग्रामपंचायत आर्डीवली-ठाकली
ता. अहमनाथ, जि. अहम

सरापंच
शामपंचायत अडीवली-टोकडी
ता. अठनाप. जि. ठाणे



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ક્રમ ક્ર. ૪૫૨	
૩૬૬ - ૩	

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
SURESH RAJARAM PAWASHE

RAJARAM JANU PAWASHE

10/10/1954
Permanent Account Number

AKVP7034N

Suresh Pawashe
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

VINOD SURESH PAWSHE

SURESH RAJARAM PAWSHE

20/08/1976
Permanent Account Number

AGIPP4194Q

REGISTRAR, Signature



आयकर विभाग
INCOME TAX DEPARTMENT
TUSHAR PANDHARINATH WAGH

PANDHARINATH SITARAM WAGH

उद्देश - 3
दस्तावेज क्र. 8960/2099
AAVPW687AD

अ. नं. २

भारत सरकार
GOVT. OF INDIA



38.10

Plot No. - 410 D-wing Area: 485 sq ft

12-76,500. N.V

16/10/2007

Room No. 1, Bhalchandra Gharat Chaudhary
Opp Shaukhar Mandir, Bhoper - Village
Post - Kather, Tal - Bhivandi.
Dist - Thane.



उद्देश - 3

दस्तावेज क्र. 8960/2099

अ. नं. २

दस्त गोश्वारा भाग-1

उहन3

दस्त क्रमांक: 4560/2015

बुधवार, 27 मे 2015 1:12 म.नं.

दस्त क्रमांक: उहन3 /4560/2015

बाजार मूल्य: रु. 13,25,200/-

मोबदला: रु. 14,06,500/-

भरलेले मुद्रांक शुल्क: रु. 70,400/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

डु. ति. सह. डु. नि. उहन3 यांचे कार्यालयात

अ. क्र. 4560 वर दि. 27-05-2015

रोजी 1:00 म.नं. वा. हजर केला.

पावती: 6852

पावती दिनांक: 27/05/2015

सादरकरणाराचे नाव: सतिश बाळकृष्ण भाटे

नोंदणी फी

रु. 14100.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकुण: 14980.00

S. B Bhasle

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 3

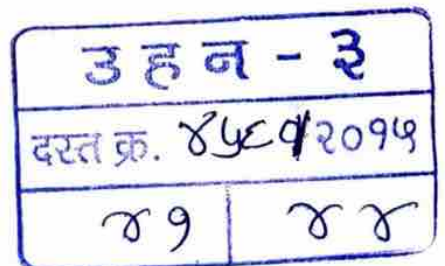
Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्याच्या 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 / 05 / 2015 01 : 00 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 05 / 2015 01 : 01 : 21 PM ची वेळ: (फी)





27/05/2015 11:07 PM

दस्त क्रमांक : उह न 3/4560/2015
दस्ताचा प्रकार : करारनामा

दस्त गोपवारा भाग-2

उह न 3

दस्त क्रमांक 4560/2015

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: सतिश बाळकृष्ण भाटे
पत्ता: प्लॉट नं: -, माळा नं: रुम नं: 1., इमारतीचे नाव: वय: -23
भालचंद्र घरत बाळ., ब्लॉक नं: काल्हेर, ता. भिवंडी., स्वाक्षरी:-
रोड नं: -, महाराष्ट्र, ठाणे.
पैन नंबर: BPGPB2645A

S.B Bhaste

पक्षकाराचा प्रकार

लिहून घेणार

छायाचित्र

अंगठ्याचा ठसा



2 नाव: में श्री साई माउली कन्ट्रकशन तर्फे प्रो. प्र. श्री
सुरेश राजाराम पावशे लिहून देणार
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक स्वाक्षरी:-
नं: -, रोड नं: साई कृपा बिल्डींग, साई नगर,
कातेमानेवली कल्याण, महाराष्ट्र, ठाणे.
पैन नंबर: AKYPP7034N

Pawase



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 27 / 05 / 2015 01 : 02 : 14 PM

ओळख:-

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

अनु पक्षकाराचे नाव व पत्ता
क्र. 1 नाव:- विनोद सुरेश पावशे
वय: 35
पत्ता: कातेमानेवली कल्याण
पिन कोड: 421301

स्वाक्षरी

Vinod

2 नाव:- तुषार बाघ
वय: 30
पत्ता: कातेमानेवली कल्याण
पिन कोड: 421306

स्वाक्षरी

Tushar



शिक्का क्र.4 ची वेळ: 27 / 05 / 2015 01 : 02 : 55 PM

शिक्का क्र.5 ची वेळ: 27 / 05 / 2015 01 : 03 : 15 PM नोंदणी पुस्तक 1 मध्ये

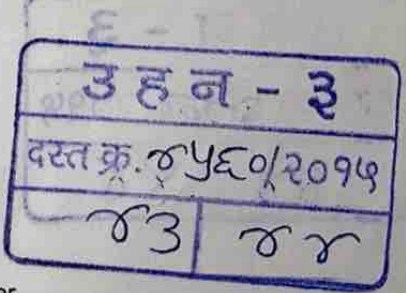
Sub Registrar Ulhasnagar 3

EPayment Details.

sr. Epayment Number

Defacement Number

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समाप्त क गयात यत का भव
समाप्त गोपदारा पूरक कागदपत्र
से असल व खरी आरत तथाप खादी
बनावट आदकून आलपार लोदणी आधनियम
+१०८ च कलस १२ अदये भागान्या कागदपत्र
सही व्यक्तीस जबाबदार राह

से भाग

S. B Bhaste

से भाग

समाप्त क गयात यत का भव
समाप्त गोपदारा पूरक कागदपत्र
से असल व खरी आरत तथाप खादी
बनावट आदकून आलपार लोदणी आधनियम
+१०८ च कलस १२ अदये भागान्या कागदपत्र
सही व्यक्तीस जबाबदार राह

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26/4/2094

सेह कृत्यम निबंध्यक धर्म-२, अदयतनगर ३



उहव-३

दस्तक ८५६०/२०९४

४४ ४४