



Customer's Copy) دی نوجیون کو آپرینو بینک لمیٹید

The Nav Jeevan Co-op. Bank Ltd.

Bhawani Saw Mills Compound, Furniture Bazar, Ulhasnagar - 421003. Tel: 2707391.
email: navjeevanbank@gmail.com (2560396 / 2568541)

Da	Sr. No. 89510
Franking Value	Rs. 18100/-
Service Charges Rs. 10/- per document	Rs. 110/-
Total Amount	Rs. 18210/-
Rupees (in words)	eighteen thousand two hundred teen only
No. of Documents	
Name of stamp duty paying party:	Rushikesh Sharad Pandav.
PAN No.	ATMPP0565A
Name of Counter Party	Bank of Baroda
Purpose of Transaction	declaration
Cheque / DD No.	
Drawn on Bank	
Branch	
Declaration I/We hereby apply for the stamping of the above documents & declare that the information provided by me in this application form is true & correct. I/We accept that The Nav Jeevan Co-op. Bank Ltd. is entitled at its discretion to accept or reject this application without assigning any reason whatsoever. I/We have confirmed the amount to be franked & am solely & fully responsible for the stamp value. I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/We agree to submit the original franked document if the impression is distorted incorrectly franked. I/We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp.	
Name of Purchaser	Bank of Baroda
Address	Vorhind (W.) Tal. Shahapur dist. Thane
Tel. No. 9850193880	Signature of Customer
(For Bank's Use Only)	
Franking Sr. No.	
Cashier / Officer	Authorised Signatory

408/715

पावती

06/782

Original/Duplicate

Friday, August 30, 2019

नोंदणी क्र.: 39म

4:06 PM

Regn.: 39M

पावती क्र.: 625 दिनांक: 30/08/2019

गावाचे नाव: Vasind

फाईलिंगचा अनुक्रमांक: SHP-7 5-2019

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

सादर करणाऱ्याचे नाव: RUSHIKESH SHARAD PANDAV

Document Handling
Filing Fee

रु. 300.00
रु. 1000.00

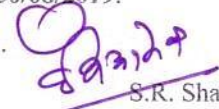
एकूण:

रु. 1300.00

सादरकर्ता BANK OF BARODA यांनी यांचेकडून दि. 21/08/2019 रोजी घेतलेल्या रु. 950000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH005687140201920E Defaced vide 0003010781201920 Dated.30/08/2019.

PRN is 2908201911545 Defaced vide 2908201911545D Dated.30/08/2019.



S.R. Shahapur

दुसरा निबंधक श्रेणी-१
साहाय्य

8/30/2019

408/5490

Monday, November 28, 2016

1:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7609 दिनांक: 28/11/2016

गावाचे नाव: बासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-5490-2016

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: श्री. संजय बाबूराव सुरळके

नोंदणी फी

रु. 17900.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 18920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:53 PM ह्या वेळेस मिळेल.


दय्यम Sub Registrar Shalapur

बाजार मुल्य: रु.1790000/-

मोबदला रु.1598500/-

भरलेले मुद्रांक शुल्क : रु. 89500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.17900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006193720201617M दिनांक: 28/11/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-





28/11/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 5490/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) वासिंद

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	1598500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1790000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: (विभाग प्रभावक्षेत्र) मौजे वासिंद, ता. शहापूर येथील बिनशेती जमीन स.नं. 74/2, क्षेत्र 2940 चौ.मी. वरील श्री समर्थ कॉम्प्लेक्समधील समर्थ अपार्टमेंट, बिल्डींग नं. 2 मधील डी विंगमधील तिस-या मजल्यावरील निवासी सदनिका क्र. 301, क्षेत्र 695 चौ.फूट बिल्टअप म्हणजेच 495.00 चौ.फूट कार्पेट ((Survey Number : - ;))
(5) क्षेत्रफळ	1) 695 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:-मे. समर्थ एंटरप्रायजेस तर्फे भागीदार श्री. संतोष पी. कुरीयाली वय:-47; पत्ता:-प्लॉट नं: शॉप नं. 2, माळा नं:-, इमारतीचे नाव: साईदत्ता अपार्टमेंट, ब्लॉक नं: साईबाबा मंदिराजवळ, साईनाथ नगर, वासिंद, ता. शहापूर, जि. ठाणे, रोड नं: वासिंद-मुरबाड रोड, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ACLFS5192C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. संजय बाबूराव सुरळके वय:-46; पत्ता:-प्लॉट नं: सदनिका क्र. 24, माळा नं: दुसरा मजला, इमारतीचे नाव: ओमकार अपार्टमेंट, ब्लॉक नं: शिवाजीनगर, वासिंद, ता. शहापूर, जि. ठाणे., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ANMPS3850P
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2016
(10) दस्त नोंदणी केल्याचा दिनांक	28/11/2016
(11) अनुक्रमांक, खंड व पृष्ठ	5490/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	89500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17900
(14) शेरा	



दुय्यम निबंधक शहापुर

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.



CHALLAN
MTR Form Number-6

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GRN MH0061937202016711 BARCODE		DATE 23/11/2016 18:27:00 (IS)-400-5490		FORM ID 25.2	
Department Inspector General Of Registration		AMOUNT 17900.00		Payer Details	
Type of Payment Stamp Duty		89500.00		TAX ID (If Any)	
Sr. No. 0003517680201617		Deface Number 0003517680201617		PAN No. (If Applicable) ANMPS3850P	
(Amt.in words) One Lakh Seven Thousand Four Hundred Rupees Only		Registration Fee		Full Name SANJAY B SURLAKE	
Office Name SHP_SHAHAPUR SUB REGISTRAR		Location THANE		Flat/Block No. 74/2 SAMARTHA APT SHREE SAMARTHA C	
Year 2016-2017 One Time		Account Head Details		Premises/Building OMPLEX FLAT NO 301 D WING	
0030046401 Stamp Duty		Amount In Rs. 89500.00		Road/Street VASIND	
0030063301 Registration Fee		Amount In Rs. 17900.00		Area/Locality 695.00	
				Town/City/District	
				PIN 4 2 1 6 0 1	
				Remarks (If Any)	
				SecondPartyName=SAMARTH ENTERPRISES	
				Amount In One Lakh Seven Thousand Four Hundred Rupees Only	
Total 107400.00		Words			
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		REF No. 02300042016112415026 399566185	
Cheque/DD No		Date		24/11/2016-16:38:43	
Name of Bank Validity unknown		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch Digitally signed by DS VIRTUAL TREASURY MUMBAI 01 Date: 2016.11.28 13:37:23 IST Reason: Secure Document Location: India		Scroll No. , Date		61125 , 25/11/2016	



CHALLAN
MTR Form Number-6

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GRN	MH 00 6193720 201617M	BARCODE	Date 23/11/2016-18:27:15		Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of payment Stamp Duty			TAX ID (If Any)		
Registration Fee			PAN No.(If Applicable) ANMPS3850P		
Office Name SHP_SHAHPUR SUB REGISTRAR			Full Name SANJAY B SURALAKE		
Location THANE			Flat/Block no, 74/2 SAMARTHA APT SHREE SAMARTHA COMPLEX		
Year 2016-2017 One Time			Premises/Bldg FLAT NO 301 D WING		
Account Head Details		Amount in Rs.	Road/Street VASIND		
0030046401 Stamp Duty		89500.00	Area/Locality 695.00		
0030063301 Registration Fee		17900.00	Town/City/District		
			PIN 4 2 1 6 0 1		
			REMARKS SecondPartyName=SAMARTH ENTERPRISES~		
			Make payment at any of the listed branches * of		
			BANK OF MAHARASHTRA		
			handling Government of Maharashtra Business		
			Before 30/11/2016		
Total		107400.00			
Amount in Words	One Lakh Seven Thousand Four Hundred Rupees Only				
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.		
Cheque/DD No.		Date			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. ,Date			

Mobile No. : Not Available

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GRN	MH006193720201617M	Challan Date	23/11/2016	Challan Amount	107400.00
Party Name	SANJAY B SURALAKE				
Amount In Words	One Lakh Seven Thousand Four Hundred Rupees Only				
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN	REF No.	
Cheque/DD No.		Date			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. ,Date			

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

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STAMP DUTY RS. 89,500/-

VILLAGE- VASHIND, TAL. SHAHAPUR, DIST. THANE

SAMARTH APARTMENT, Building NO. 2, D Wing,

FLAT NO. 301, FLOOR 3RD,

AREA 695 SQ.FT. BUILTUP, AREA 495 SQ.FT. CARPET,

MARKET VALUE RS. 17,90,000/-

ACTUAL VALUE RS. 15,98,500/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT VASHIND, TAL. SHAHAPUR, DIST. THANE ON THIS 28th DAY OF NOVEMBER 2016.

BETWEEN

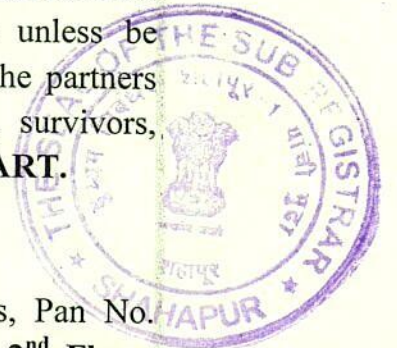
M/S. SAMARTH ENTERPRISES, Partnership Firm having its office at Shop No.2, Sai Datta Apt., Near Sai Baba Mandir, Sainath Nagar, Vashind-Murbad Road, Vashind, Tal. Shahapur, Dist. Thane, through its partner SANTOSH PITAMBAR KURIYALI, hereinafter called and referred to as the "BUILDERS/ DEVELOPERS" (which expression unless be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, their executors, survivors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

AND

MR. SANJAY BABURAO SURALAKE aged about 46 years, Pan No. ANMPS3850P, residing at Omkar Apartment, Block No. 24, 2nd Floor, Shivajinagar, Vasind, Tal. Shahapur, Dist. Thane, Pin 421601 hereinafter called and 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 in case of an Individual, such individual's heirs, executors and administrators and assigns, In case of individual, such individual, legal heirs, executors, administrators and assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and In case of a Company, its successors and permitted assigns) being the **PARTY OF THE SECOND PART.**

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WHEREAS Smt. Sunandabai Kushya Satpute & Others are the Owners in respect of all that, piece and parcel of Non Agricultural land lying and situated at Village-Vashind, Tal. Shahapur, Dist. Thane within the limits of Registration District Thane, Sub-Registration District Shahapur and also within the limits of Gram Panchayat Vashind bearing Survey No.74, Hissa No.2 area admeasuring about approximately 2890 sq.mtrs and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as "THE SAID PROPERTY")

AND WHEREAS BY Development Agreement dated 22/12/2008 the said Owners have agreed to grant the development rights in respect of the property described in the **SCHEDULE** hereunder written unto the BUILDERS/DEVELOPERS herein together with Power of Attorney in their favour. The said Development Agreement and Power of Attorney, dated 22/12/2008, is duly registered at the Office of the Sub-Registrar, Shahapur under registration Nos. 4838/2008 & 4839/2008 respectively.

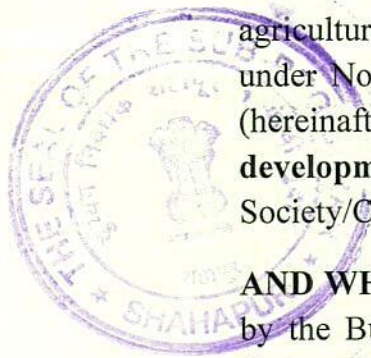
AND WHEREAS one Smt. Babi Gopal Chaudhari have claimed rights in respect of the said property and in pursuance thereto had filed Regular Civil Suit No.92/2011 before Hon'ble Civil Judge (J.D.), Shahapur, for the relief of Declaration, Injunction and Partition and further had also filed RTS Revision No.417/2011 before the SDO-Bhiwandi against the said Owners and the Builders/Developers herein.

AND WHEREAS the aforesaid RTS Revision No.417/2011 before the SDO-Bhiwandi was dismissed.

AND WHEREAS the amicable settlement arrived between Smt Babi Gopal Chaudhari and the Builder/Developers, Smt. Babi Gopal Chaudhari have released, relinquished her claims, right, title and interest in respect of the said property and in pursuance thereto, Smt. Babi Gopal Chaudhari have also withdrawn the aforesaid court matters against the said Owners and Builders/Developers.

AND WHEREAS the said property is duly converted into the Non agricultural use and the plans are also duly sanctioned by the Collector, Thane under No. Mahasul/K-1/T-11/NAP/VASHIND/SR-183/12, dated 07/12/2013 (hereinafter the said property is called and referred to as **property under development**, which is finally to be conveyed to the Proposed Society/Condominium/ Body Corporate)

AND WHEREAS the necessary No Objection Certificate have been obtained by the Builders / Developers from the Gram Panchayat Vashind vide their Outward No. 43, Dtd. 16/01/2014 on the property described in the



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additions in the structure of the Building as may be necessary and expedient in the opinion of the Architect/Engineers.

AND WHEREAS the Builders/ Developers have entered into a standard agreement with **Talreja & Associates**, having its office at **Manohar Palace, Ulhasnagar**, registered with council of Architects and such agreement is as per the agreement prescribed by the council of Architects and the Builders/Developers have also appointed Structural Engineers **Talreja & Associates**, having its office at **Manohar Palace, Ulhasnagar** for the preparation of the structural designs and drawings of the building and the Builders/Developers accept the professional supervision of the Architects and the R.C.C. Engineer, till the completion of the building.

AND WHEREAS the Builders/ Developers expressed their intention to dispose off the flats/unit etc., in the proposed new building, when completed shall be known as **Samarth Apartment** in "**SHREE SAMARTH COMPLEX**"

AND WHEREAS the PURCHASER has approached the Developer to allot him/her/them, on what is popularly known as Ownership basis, Flat being Flat No. **301**, admeasuring **495** sq.ft. Carpet, area on **3RD** Floor, in **D** wing, building No. **2**, **SAMARTH APARTMENT** of "**SHREE SAMARTH COMPLEX**", being residential complex and as shown on Plan annexed thereto and marked as Annexure "B"

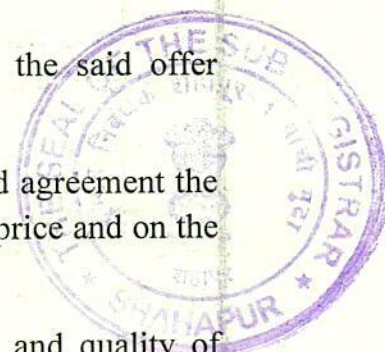
AND WHEREAS the Builders/ Developers have accepted the said offer made by the Purchaser/s.

AND WHEREAS relying upon the said offer, declaration and agreement the Builders/Developers agreed to sell to the Purchaser flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS the Purchaser/s has examined the nature and quality of construction, fittings, fixtures, facilities and amenities provided/ to be provided thereto as per the general specifications stated in the ANNEXURE "A" hereto annexed. Further the Purchaser has demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the Larger Property, Non Agricultural Order and Permission, layout plans and building plans, designs and specifications prepared by the Developers Architects and of all other documents, as applicable, as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 herein referred to as "the said Act" and the Rules made thereunder and the Developer has supplied to the Purchaser copies of such of

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SCHEDULE A hereunder written (hereinafter the said property is called and referred to as **property and development** which is finally to be conveyed to the Proposed Society/Condominium/ Body Corporate)

AND WHEREAS the builders/Developers herein confirm and declare that, the said Agreement, Power of Attorney and permissions issued by the various authorities are still valid and subsisting.

AND WHEREAS in pursuance, to the said plans and permission the Builders/ Developers herein have now commenced the construction on the said property.

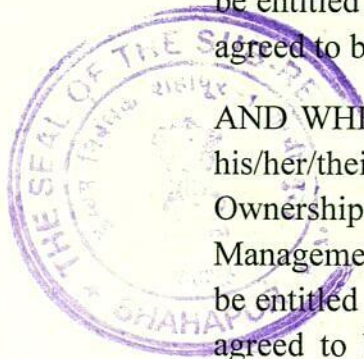
AND WHEREAS the Builders/Developers have sole and exclusive right to dispose off the residential flats/ units constructed in the Building on ownership basis, to enter into agreement/s with the Purchaser/s and receive and sale price in respect thereof, and upon such disposal of the flats/ units to the said Purchaser/s to convey the said land together with the building constructed thereon in favour of proposed Society/Condominium/Body Corporate of all those several persons acquiring the respective flats.

AND WHEREAS this agreement is made in accordance with the provision of the Maharashtra Ownership Flats (Regulation of Promotion of Construction Sale, Management and Transfer) Act, 1963 and the rule framed there under, including the model form of Agreement prescribed therein.

AND WHEREAS the purchaser has agreed to pay the price/consideration in respect of the said flat/ unit in accordance with the provisions of Maharashtra Ownership Flats(Regulation of Promotion of construction , Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction of work of the said scheme.

AND WHEREAS by executing this agreement, the Purchaser/s has accorded his/ her consent as required under section 9 of the said Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer)Act, 1963 whereby the Builders/Developers, shall be entitled to sell, mortgage or create charge on any flats, which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement, the Purchaser/s has accorded his/her/their consent as required under section 7 of the said Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer)Act, 1963 whereby the Builders/ Developers will be entitled to make such alteration in the structures in respect of the said flats, agreed to be purchased by the Purchaser and/ or such other alteration or



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the documents as are mentioned in Rules of the above referred Act as demanded by the Purchaser. The Purchaser has seen the building plan in respect to the Complex as at present envisaged and approved by the Collector, Thane and NOC for Construction issued by Grampanchayat Vashind.

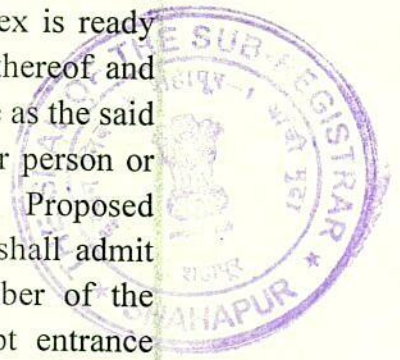
AND WHEREAS the copies of Certificate of Title issued by the Attorney at Law, Advocate of the Builders/Developers is annexed herewith as "ANNEXURE "C", copies of extracts of 7/12 ANNEXURE "D" or any other relevant revenue records showing the title of the Builders/Developers to the said land on which the said flats are constructed or to be constructed and the copies of the plans and specifications of the flats agreed to be purchased by the Purchaser approved by the concerned authorities have been annexed hereto and marked as ANNEXURE "E".

AND WHEREAS the Developer has entered into separate agreements (in form similar to this Agreement) with several other persons and parties who may agree to purchase the said Premises on ownership basis on the same terms and conditions herein contained except and subject to such modification as may be necessary or considered desirable or proper by the Developer with a view that the Purchaser of various premises in the Residential Complex and shall ultimately form themselves into Propose Society/Condominium/ Body Corporate under the Maharashtra Ownership of Flats Act, 1963.

AND WHEREAS it has been agreed by and between the parties that if one or more such flats/ premises are not taken or acquired by any persons other than the Builders/Developers at the time when the Residential Complex is ready for occupation, the Developer will be deemed to be the owner thereof and shall be entitled to deal with the dispose of the same until such time as the said flat/ premises are agreed to be sold by the Developer to any other person or persons or party as they may deem fit; and the Proposed Society/Condominium/Body Corporate formed by the Purchaser shall admit Purchaser of such premises, without any Charges as the member of the Proposed Society/Condominium/Corporate body save and except entrance fees and share money of **Rs. 250/- (Rupees Two Hundred Fifty only)** for purchase of **5** shares of such Proposed Society/Condominium/Corporate body.

AND WHEREAS the Consideration is derived on the basis that (a) the Builders/Developers shall be entitled to utilize the entire unconsumed and residual Floors space Index (F.S.I.) or TDR, AND/ OR Fungible FSI if any in respect of the Property, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from concerned authorities or private parties by payment of premium or price and/ or the change of law and policy and/ or the purchase of Transferable Development Rights and/ or floating FSI or in any other manner whatsoever) before the formation of the

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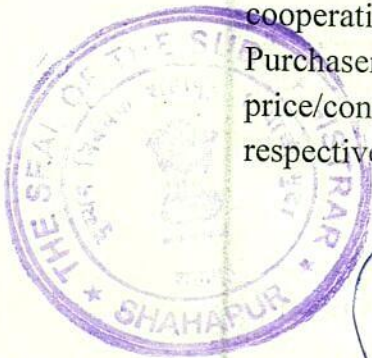


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Proposed Society/Condominium/Corporate body and even post formation of the Proposed Society/Condominium/Corporate body and even after the execution of the Deed of Conveyance and/ or deemed conveyance/ lease/sub-lease and / or after the statutory vesting of the said Land in favour of the Proposed Society/Condominium/Corporate body in the manner as contemplated herein and (b) the Purchaser has accorded his irrevocable consent to the Builders/Developers whereby the Builders/Developers shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Property, relocate/ realign service and utility connection and lines, open spaces, parking spaces and all or any other areas, amenities and facilities as the Builders/Developers may deem fit in its sole discretion and/ or to the sanctioned plans (from time to time) before the formation of the Proposed Society/Condominium/ Corporate body.

AND WHEREAS the Builders/Developers has given inspection to the Purchaser of all the documents relating to the Larger Land, the sanctioned plans, the tentative plans, specifications prepared by the Developer's Architects and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (the "Act") and the rules made thereunder and the Purchaser is full satisfied with the title of the Developer in respect of the said Larger Land and the Developer's right to allot various premises in the Commercial Complex.

NOW THIS AGREEMENT WITNESSETH THAT by the end of **AUGUST 2017** but subject to the availability of controlled buildings/s materials, government and other restrictions and/ or circumstance/s beyond the control of the Builders/ Developers, the Builders/Developers agree to complete in all respect of the construction of the proposed building/s known as "SHREE SAMARTH COMPLEX" on the said land particularly described in the SCHEDULE hereunder written in accordance with the plans recited above and as per the general specifications stated in the ANNEXURE "A", but subject to such additions, alterations, modifications, if any that may be required by the government, local planning authorities from time to time till the completion of the proposed development of the said property and the Builders/Developers agree to sell and cause to convey the said building/s when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats therein at and for an aggregate price/consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Builders/ developers.



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AND WHEREAS the Builders/Developers accordingly shall sell and Purchaser shall purchase / acquire the said flat by paying Rs. **15,98,500/-** (Rs. **Fifteen Lac Ninety Eight Thousand Five Hundred Only**) only as agreed price/consideration in respect of the premises being flat No. **301**, on **3RD** floor, in **D** wing, in **SAMARTH APARTMENT**, building No. **2** of "**SHREE SAMARTH COMPLEX**" area admeasuring about **495** Sq.ft.(Carpet) and shown and marked accordingly on floor plan annexed hereto.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

- 1) All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and are to be interpreted, construed and read accordingly.
- 2) The Developer shall in the course of Development of the said Property amend and alter the buiding plans as may, from time to time, be deemed necessary and expedient. The Purchaser irrevocably gives his/ her consent to the Developer for carrying out such amendments, alterations, modifications in the said building plans as may be, from time to time, deemed necessary and expedient by the Developer.
- 3) The Purchaser hereby agrees to require from the Developer and the Developer hereby agree to sell to the Purchaser the **said Premises** i.e. Flat No. **301**, admeasuring **495** sq. ft **carpet** area, on the **3RD** floor of wing **D** of **SAMARTH APARTMENT**, building No. **2** in the **SHREE SAMARTH COMPLEX** and the said Premises is washed with **Colour** on the floor plans annexed hereto and marked as "Annexure A" with such amenities in the said Premises as listed in Second Schedule hereto and washed with **Colour** on the Floor Plans annexed hereto and marked as Annexures B for a consideration of Rs. **15,98,500/-** (Rs. **Fifteen Lac Ninety Eight Thousand Five Hundred Only**) (hereinafter referred to as "the consideration") to be paid by the Purchaser to the Developer in the manner provided herein below. **(THAT THE FLAT IS PURCHASED BY THE PURCHASER FOR INVESTMENT PURPOSE)**
- 4) Before the execution of this Agreement, the Purchaser has paid to the Developer an amount of **Rs. 14,50,000/-** (Rs. **Fourteen Lac Fifty Thousand only**) being a part of the consideration for the said Premises (the receipt whereof the Developer hereby admit and acknowledge.)
- 5) The balance of the said Consideration, i.e. **Rs. 1,48,500/-** (Rs. **One Lac Forty Eight Thousand Five Hundred only**), towards the said Premises

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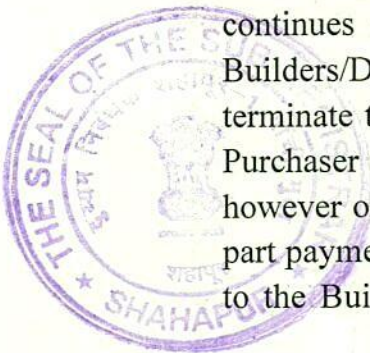
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shall be paid, in phases, time being of essence, in accordance with the progress of construction of the said Commercial Complex by the Developer and the issuance by the Builders/Developers to the Purchaser of notice intimating the Purchaser about the stage-wise completion of the said Commercial complex as detailed below (the payment at each stage is individually referred to as "the installment" and collectively referred to as "installments") :-

Sr.	PARTICULARS	%	AMOUNT
1.	Earnest Money	15%	
2.	On Completion of 1 st Slab	15%	
3.	On Completion of 2 nd Slab	15%	
4.	On Completion of 3 rd Slab	15%	
5.	On Completion of Brick Work	15%	
6.	On Completion of Plaster Work	15%	
7.	On Completion Electric, Plumbing and Tiles Work	5%	
8.	On Possession	5%	
	TOTAL	100%	

- 6) The Purchaser/s shall pay the amounts as aforesaid on the due dates without fail and without any delay or default as time in respect of the said payments is the essence of the contract. The Developer will forward to the Purchaser/s by ordinary post intimation of the Builders/Developers having carried out the aforesaid work at the address given by the Purchaser under this Agreement and the Purchaser will be bound to pay the amount of installments within eight days of Developer dispatching such intimation under Certificate of Posting/Courier at the address of the Purchaser/s as given in these presents. The Builder/Developer will keep Certificates of their Architects certifying that, the Builder/Developer have carried out given items of work and such certificate will be open for inspection by the Purchaser/s at the office of the Developer and such Certificate shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same;

- 7) If the Purchaser commits default in payment of any of the installments mentioned in **Clause 5** aforesaid on their respective due date (THE TIME BEING THE ESSENCE OF THE CONTRACT) and if the default continues in spite of 15 days notice in writing to be sent by the Builders/Developers to the Purchaser, the Developer shall be at liberty to terminate this Agreement in which event the earnest money paid by the Purchaser to the Developer shall stand forfeited. The Developer shall however on such termination refund to the Purchaser the installments of part payment if any, which may have till then been paid by the purchaser to the Builders/Developers but without any further amount by way of



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interest for otherwise. On the Developer terminating this Agreement under this clause, they shall be at liberty to sell and dispose of the said premises to any other person as the Developer may deem fit at such price as the Builders/ Developers may determine and the Purchaser shall not be entitled to question such sale or to claim any amount from the Builder/Developer.

- 8) Purchaser hereby agrees and confirm that the Purchaser shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, common passage, upper stilt/ lower stilt, compound, terrace lobby and porch area, open areas including the garden area and that the right of the Purchaser is confined only to the said flat/ hereby agreed to be allotted, sold and transferred.
- 9) The Builders/Developers do hereby further declare, record and confirm that the open car parking spaces, stilt car parking spaces in the building will be allotted by the Builders/Developers to the flat/ unit purchaser/s on such terms and conditions as the Promoters/Developers may deem fit and the Purchaser/s in their capacity as the purchaser of a flat/ premises as also as a member of the proposed society do hereby agree not to raise any objection and/ or claim in respect thereof.
- 10) The allotment of the parking space shall not be deemed to mean and / or construed as right created in favour of the Purchaser/s and the Purchasers agrees to have the parking space allotted and/ or regulated by the society when formed.
- 11) The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Developer to the said property to be developed more particularly described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigate the title of the Builders/ Developers and no requisition or objection shall be raised upon any matter relating thereto. The Purchaser has sought legal advice on this Agreement and has understood the right retained by the Developer under this agreement.
- 12) The Promoters shall give possession of the said premises to the purchaser as mentioned hereinabove, however if the Builders/Developers fails or neglect to give possession of the said premises to the purchaser by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of promoters received the sum till the date the entire amount and interest thereon is refunded by the

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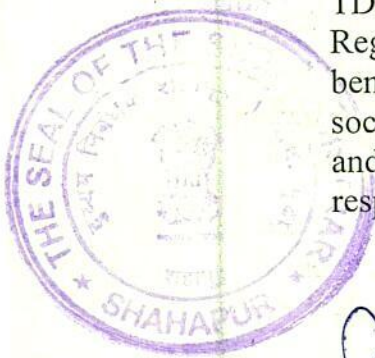
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u) The Purchaser and the purchasers of the other premises shall join in the formation and registration of the proposed society/Condominium/ corporate body and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the proposed society/condominium/corporate body including bye-laws of the proposed society/condominium/corporate body and duly fill in sign and return to the Developer within 7(seven) days of the same being forwarded by the Developer to the Purchaser so as to enable the Developer to register the Proposed society/condominium/corporate body under the Act No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye laws as may be required by the Registrar of Co-Operative Societies or any other Competent Authority. The bye-laws of the proposed Society/Condominium/Corporate body shall also reserve and retain the rights of the Developer as provided in this Agreement.

v) The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Proposed Society/ Condominium/ corporate body on its formation and the additions alterations and amendments thereof that may be made from time to time for protection and maintenance of the building standing on the said property and the said premises therein and for the performance and observance of building rules, regulations and bye- laws for the time being of the concerned local authority government or public bodies. The purchaser shall also observe and perform all the terms and stipulation lay down by the proposed society/ condominium/ Corporate body regarding occupation and use of the said premises and shall pay outgoings in accordance with the terms of this Agreement.

w) The rights of the Purchaser shall be confined only to the said premises. The conferment of right shall take place only in respect of the said Property and the said Residential Complex in Favour of the Proposed Society / Condominium / Corporate body shall take place only on the execution of the transfer documents in favour as aforesaid.

x) It is hereby agreed that even after the Proposed society / Condominium / Corporate body for the said Residential Complex has been formed and the transfer documents are executed in favour of the Proposed society/condominium/corporate body the Developer shall have full right and authority to use the entire balance FSI in respect of the said Land as also additional FSI that may be obtained as and by way of TDR and/or under the other provisions of the Development control Regulations as aforesaid who shall be entitled to utilize the same for its benefit and the Purchaser and/or the Proposed society/Condominium/corporate body to be formed and registered and/or the said societies shall have no right of any nature whatsoever in respect thereof.



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- y) The Purchaser shall simultaneously with the delivery of possession of the said premises make payment to the Developer of the following amounts :-

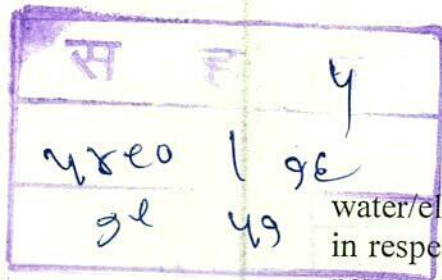
(a)	Rs. 10,000/-	Towards formation of proposed society/condominium/corporate body and legal expenses towards the same (including share money, application, entrance fee of the proposed society/condominium/ corporate body:)
(b)	Rs. 7,000/-	Towards legal charges
(c)	Rs. 35,000/-	Electricity Meter Deposit and water meter and charges
(d)	Rs. 12,510/-	Towards Provisional Monthly contribution towards proportionate share of the taxes other charges and outgoings
(e)	Rs.1,00,000/-	Development Charges
(f)	Rs.17,900/-	VAT
(g)	Rs. 71,400/-	Service Tax
(h)	Rs.17,900/-	Labour welfare cess
	Rs. 2,71,710/-	Total

It is clarified that the amounts received by the Developer from the Purchaser towards corpus fund under item(i) above shall be transferred to the Proposed Society/Condominium/Corporate body simultaneously with the execution of the transfer document of the said Land in favour of the Proposed Society/Condominium/ Corporate body.

- 16) The Purchaser hereby agrees that in the event of any amount becoming payable by way of levy of premium to the concerned local authority or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the said property and/or various premises/buildings to be constructed thereon. The same shall be reimbursed by the purchaser to the Developer in the proportion of the area of the said premises to the total area of all the premises in the said land.
- 17) The Purchaser hereby also agrees that in the event of any amount by way of premium security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining

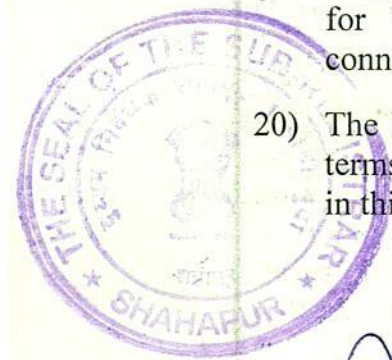
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water/electric/cable connection for the said Building or any other purpose in respect of the said Health and residential complex or any other tax or payment of a similar nature is paid to the any authority or becoming payable by the Builder/Developer, the same shall be reimbursed by the Purchaser to the Builders/Developers proportionately with respect to the said premises and in determining such amount the decision of the Builders/Developers shall be conclusive and binding upon the Purchaser.

- 18) Commencing a week after notice in writing is given by the Builders / Developers to the purchaser that the said Premises is ready for use and occupation, the purchaser shall be liable to pay the proportionate share of the outgoings in respect of the said Premises namely local taxes, betterment charges or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental thereto. Until the Proposed Society / Condominium / Corporate body is formed and registered, the Purchaser shall pay to the Developer such proportionate share of the outgoings as may be mutually determined. The Purchaser further agrees that till the Purchaser share is so determined, the Purchaser shall pay to Developer Provisional monthly contribution calculated @Rs. _____/- per.sq.ft. of carpet area per month towards the outgoings regularly on the 5th of the every month in advance and shall not withhold the same for any reason. The amount so paid shall not carry any interest. It is the express intention of the parties that irrespective of the fact whether the Purchaser takes possession of the said premises or not on the date intimated by the Builder/ Developer, which date the Developer shall intimate in writing to the Purchaser, the Purchaser/s shall, without any dispute or objection, pay and discharge its share of Outgoings. The Developers shall utilize the said amount only for the purpose enumerated herein and render proper accounts to the Purchaser upon demand.
- 19) The Purchaser agrees and binds himself/herself to pay regularly every month, by the 5TH of each month to the Builders / Developers until the conveyance / lease of the said Land is executed in favour of the Proposed Society / Condominium / Corporate body the Proportionate share that may be decided by the Developer or the Proposed Society / Condominium / Corporate body Corporate as the case may be for (a) Insurance Premium (b) all Municipal and other taxes that may from time to time be levied against the said Land and/or building including water taxes and water charges(c) outgoings for the maintenance and management of the estate and the amenities, common lights and other outgoings and Maintenance charges such as collection charges, Charges for Watchman sweeper and maintenance of accounts incurred in connection with the said property.
- 20) The Purchaser hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable time in this respect being the essence of this Agreement.



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- 21) The Builders / Developers shall also be entitled to display advertisement on or over the wall or terrace as well as on any part portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by such advertisement at any time hereafter. The agreement with the purchaser/s and all other premises in the said building shall be subject to the aforesaid rights of the Builders/Developers who shall be entitled to use the said terrace as well as said property and other purchaser/s shall not be entitled to any abatement in the price of the premises agreed to be acquired and the Builders / Developers shall be deemed to be the owners of such premises which have not been allotted and/or acquired and/or agreed to be sold at the time when the said building is transferred as aforesaid and the body of purchasers shall admit the Developer as its members in respect of such unsold premises and the purchaser/s and the proposed society/ Condominium/ corporate body shall admit such purchasers as members as per the direction of the Builders/ Developers as and when the said premises and/or one or more of them are agreed to be sold by the Builders / Developers.
- 22) The Builders / Developers shall not be responsible or the consequences arising out of change in law or change in Grampanchyat and other laws, rules regulations etc.
- 23) It is hereby agreed between the Developer and the Purchaser that the time of assignment in favour of the Proposed Society/Condominium/ Corporate body, the Purchaser and/or the Proposed Society/Condominium/ Corporate body shall reimburse to the Developer any refundable deposits paid by the Developer in respect of the said Residential complex and the infrastructure for the Residential Complex.
- 24) The Residential Complex known as **SHREE SAMARTH COMPLEX** and the **SHREE SAMARTH COMPLEX'S** name shall not be changed at any time by the Purchaser or the ultimate organization without the prior written consent of the Builders / Developers.
- 25) After the possession of the said premises is handed over to the purchaser, if any additions or alterations in or about or relating to the said Residential Complex are required to be carried out at the request of the Government. Local authority or any other statutory authority the same shall be carried out by the Purchaser at his/her/their own costs and the Builders / Developers shall not be in any manner liable or responsible for the same.
- 26) It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the consideration set out above **SHALL BE THE ESSENCE OF THE CONTRACT**. Save as provided herein. In the event the purchaser commits default in payment on the due date of any amount due and payable by the Purchaser to the Builders / Developers under this Agreement (including proportionate share of taxes levied by the concerned local authority and other outgoings) and/or

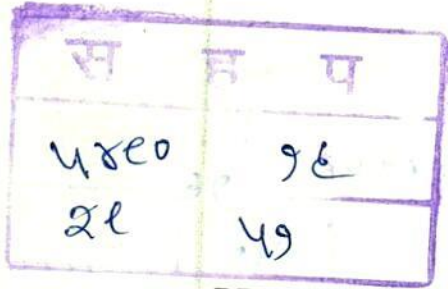
- 22) The Builders / Developers shall not be responsible or the consequences arising out of change in law or change in Grampanchyat and other laws, rules regulations etc.

- 23) It is hereby agreed between the Developer and the Purchaser that the time of assignment in favour of the Proposed Society/Condominium/Corporate body, the Purchaser and/or the Proposed Society/Condominium/Corporate body shall reimburse to the Developer any refundable deposits paid by the Developer in respect of the said Residential complex and the infrastructure for the Residential Complex.

- 24) The Residential Complex known as **SHREE SAMARTH COMPLEX** and the **SHREE SAMARTH COMPLEX'S** name shall not be changed at any time by the Purchaser or the ultimate organization without the prior written consent of the Builders / Developers.

- 25) After the possession of the said premises is handed over to the purchaser, if any additions or alterations in or about or relating to the said Residential Complex are required to be carried out at the request of the Government. Local authority or any other statutory authority the same shall be carried out by the Purchaser at his/her/their own costs and the Builders / Developers shall not be in any manner liable or responsible for the same.

- 26) It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the consideration set out above **SHALL BE THE ESSENCE OF THE CONTRACT**. Save as provided herein. In the event the purchaser commits default in payment on the due date of any amount due and payable by the Purchaser to the Builders / Developers under this Agreement (including proportionate share of taxes levied by the concerned local authority and other outgoings) and/or



RECEIPT

RECEIVED from MR. SANJAY BABURAO SURALAKE sum of Rs. 14,50,000/- (Rs. Fourteen Lac Fifty Thousand only) by Cash /Cheque No/s mentioned below being the amount as provided for hereinabove.

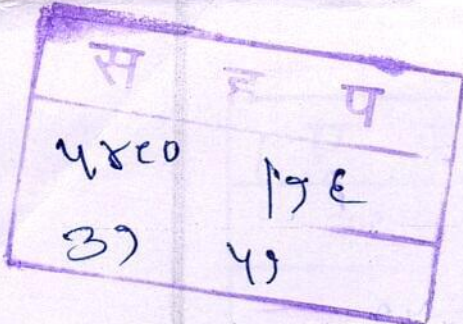
DATE	CH.NO	BANK	AMOUNT
10/11/2015	RTGS	Bank of Baroda	6,00,000/-
10/11/2015	CASH		1,00,000/-
10/11/2015	CASH		1,00,000/-
03/12/2015		Bank of Baroda	2,00,000/-
25/05/2016	CASH		2,00,000/-
04/06/2016	CASH		1,00,000/-
10/06/2016	CASH		1,50,000/-
<u>Rs. 14,50,000/- (Rs. Fourteen Lac Fifty Thousand only)</u>			

WE SAY RECEIVED

14,50,000/-

(M/s. Samarth Enterprises)



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५. चरल यापर सुरु करणेंपुर्वी प्रस्तावाभावीक जातोल रत्ने त्याचें गटास्तह वाहकाल योग जातोल आसें पयवणा स्वरुपात बांण्ण्यत गांतल व त्याची रुंदी मंजूर अभियन्ताप्रमाणें देवण्ण्यत पावी.

६. रेखांकनाख्यालांत जागेची पुढील उपविभागाणी अवध टरेल. त्यांतून कोणत्याही एका भागाच्या स्पर्शित विक्रसासाठी स्वतंत्रपणे विचार करता येणार नाही.

४. रेंथान्नामालां रामे जार शेतांनि जगंना लागूनी अमतील तर अशा शेतांतील जागांच्या मॅम्बरा रेंथान्नामालां रस्त्यांना ते जोडण्यासाठी व वापरण्यासाठी परधानगी थापी लागले. मंत्र रेंथान्नामालां रस्त्यांना रंग परधानगीशिवाय कोणाही व्यक्ती करणाल येऊ नये.

१०. मंजर रेखापनान्त पूर्व पर्यवर्तनशिक्षाय कोणतर्ही बदल करण्यात येऊ नये.

११. जगोण्या मालकी हक्काबाबत व इतर हक्काबाबत भविष्यात कोणताही याद उद्भवल्यास त्याचे निराकरण करण्याची जबाबदारी अर्जादार/विकासक यांचेवर राहिल.

१२. विषयांशित जागृते स्थान, आकार, मालकी हक्क, पांशच मत्ता, यहिवाट, वापर इ. सदमांत काही वाद उद्भवल्यास त्याचे निराकरण करण्याची जबाबदारी अजंदा/विक्रयक यांची मालि.

[illegible]

असतात त अबाधित रुपान लागतात अथवा त्यांचा प्रकारातून हातातून माहोत्सवां (Festivals) घडोवतत कण्णे अर्जुंदारावर हंमनवाताक राशील. त्याचे रंंदी अथवा श्रावणीमय्ये कोणताही बदल करुना येणार नाही.

करना होगा नहीं.

ह्यादस्था प्रत्यक्ष वापरपूर्वी तशी पर्यायी व्ययस्था उपलब्ध नसल्यास इमारतीच्या वापरपूर्वी अर्जाद्वारे करणें आवश्यक आहे.

११. विषयादीनि जागेरिनि अंतर्गत रसतं यं युक्ती आवा विधासिन कल्पन ते कायमय्यरूपी देखभालीमाडी

कृतयेत.

१६. विपद्गर्भीन जाण्या हद्दीबाबत कोणं तक्रारी असल्यात त्याची मर्यादा बाबतची अंदाजपत्रे सोबत.

१०. विपयार्थान् जागेवर कोणतेही अनिष्टवृत्त बांधकाम झालेले असल्यास ते व्यक्तीचाने काढून टाकावे. गजवाडदारी अर्जदाराची/विकासकल्याणी राहील

पुणे अज्ञात/विकासक यांचेवर धडकवाक्य राहिले.

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जल-निस्सारण, मल-निस्सारण प पक्षां मुख्यतः द्व. मल धार्यथा निकषम अञ्जदर सोनी यस्वर्णानि पूर्ण वरणे ध्यानकारक रहति. त्वारिवाय निर्मोहित वायु सूक्ष्. करता प्रसार नाति

रेड्. आल्बानी छान्दिस करता येणार नाही.

२८. १.५ पैशा प्रारंभ तौल उतारावर व्यापकन अनुसंधान होणार नाही.

२५. द्रवतापित जागमये पयामूल सृष्टिवांसी पुंस्या तरतुद करणे अनुगाव्राही यांचेश्वर ग्रंथनकारक आहे.

१६. महाराष्ट्र प्रांतिक निगोत्रज व नगर रचना अधिनियम, १९६६ के कलम-४८ अन्वये सदर-चौक बाराहमास स्थितवा तहसीलवा तहसीलवा एव नगरांत केंद्र अस्ते. नंत पुढील प्रांतांवा अंतर्गत रावांवा सोया या कारणावत निगोत्रज अधिपदवा वंतिती अंत कलम पयान्तीव मुनिनिकाय वदत स्पेपराची कला आशक्य रहिल. पंतु यदालेख पयान्तीव ज्ञाव्यापदंतव चोवामस पूर्ण झाले नसेत तर किंवा सारमिती वंती झाले नसेत तेव कथपरांत किंवा पाठवार्त (स्टिट) बाया तयारवदंत बांदाकम पूर्ण झाले नसेत तर प्रज्वराला विकासवा पयान्तीवती नवाने अंत कर्णे आशक्य रहिल. तसेच नवीन पयान्ती पोजना राखवती अनिवार्यत आलेखा निमणकाय व निमोत्रज विकास आराधयवती आनुवने धावती कथपरात येंदळ व ती बाब अर्जदार/अगिन मालक संवेक कथपरात रहिल.

६.४.५ पैदा करन तीव्र स्तरावर योजना अनुसार होणाऱ्या बाबी.

८. सद्वृद्ध प्रसादास मंजूरी देणूय़ी नियांजित ओंभकामासुळें, पिरकसनमयें/युगधुधर आसलेल्या कोलायानि घडिल्लेंचेंय हक्कनाय भंग होणार नाहीं, याका जबाबदारी अजेंदर/जामिन मातळें सांघीं राविल्लें.

१. शासनाचे नगर विकास विभागावधील वरिष्ठ क. डी.सी.आर.६०९५/२८२/मु.डो-११, वि.१२/०६/१९९५ अन्वये मंदरू इमारतीवर ताल्ल बोंटिंग हिलिंग सिस्टीम कायमिनास करणे आवश्यक आहे.

०. शतवत्सराधे मास दिपावस विभागाकर्माल परिषत्तक श्र. दिनांकी ११२०००/२०१३, सीआर-२३०/०५/ मुद्रा-११, दि. १६/०३/२००५, अग्यदे सदाहू इमानीपर रैन भौदर हावैरीगा सिवलीम कापाय्मिज करणे अतश्चक नहिल.

३. अनुसूचार्थी यक्षकाने (सेटीन) अशा वर्गीसनाचा पावरघ घालण्यास इमारतधारा आणि पिंपळा अन्वय बांधण्याच्या उद्देशाने जमीनीच्या या प्रकल्पानेच अन्वयही कवचण्याचा परवानगी देण्यात आलेले असले त्या प्रकल्पाने फेवळ येथील पाणी आणि साचे अन्वय घेऊन विद्या विद्या कवचार्थी भाग विद्या अशी इमारत बांधा इतर कोणत्याही प्रयोगातील पिल्लविषयार्थ पाणे पांढ्यापांढ्या सहा अंदाजी आगाऊ लेव्ही परवानगी मिळविण्याविषयाय पावर करता आमा नव्हे, इमारतधारा बांधावकन जमीनीचा पावर घेतल्यात येविले.

२. अनुमानार्थी व्यक्तीने असा जमिनीचे विनयशेकी प्रयोगार्थी पापर काढणार ज्या विनयकायाने सुरवात केली असेल तिच्यापासून त्याने असा जमिनीच्या पायराले बसत घेऊन असेल तो तो दिवाक लागे तेव्हा मिळण्याच्या दिनांकापासून धांपणू लागेल त्याच्या घडविलेले माहिती असे तो आने काढणार्या व्यक्तीने स्व महाराष्ट्र जमिनीच्या पायरान घडवत व विनयशेकीच्या आढावणीने दिनांक १९६९ मधील नियम ६ अन्वये लागूवाट करणारी करणार असा अनुमानाचा पाठ द्यावा.

अत्रा जर्मिनींचा त्या प्रयोजनास यापर करध्यांस अंगुजायाहीस परधानवी देण्यात आली असेल त्या प्रयोजनास यापर करध्यांस प्रारंभ करणाऱ्याच्या विनोकापासून सद्ध अनुयायांनी त्या जर्मिनीच्या संघात दर चा.मी. मास रु.०.१० पेने या दानाद्वारा शेवटी आकारणी दिली जाईल अशा

स	ह	प
५४९०	१६	
३२	५१	९०

श्री. महाराज/पृ. १/पृ. २/पुणर्वर्ण/वर्णसंग्रह/पृ. ३/१२

परवानगीच्या तारखेच्या पूर्वार्धा प्रमाणे सध्या त्यानंर अंमलत घेणारे विनयेंती द्याने विनयेंती अर्थात दंगे बांधकामकारक राहिले, असा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल नसण्यात असा तब त्या सवणी निताळता द्याने विषय ओतकी अकारणीच्या इतनीची मुदत अकून समाप्त होवयाची आहे ही गोष्ट विश्वासात घेण्यात येणार नाही.

१९४८. या आंदोलन आणि समर्पिताये समुद्र केलोया शरीरिका कोणत्याही शरीरिका अनुवाहारी मरुतीनी उत्तुलधन केल्यास उरुल अशिराणिमाच्या अरुधवाव्यये असा अनुतामही या कोणत्याही भगनास पात्र उरुल, या शास्तीस शारा न येऊ देता उरुलशरीरिका जाणु हे निमित्त कर्नाल असा वेंडु आणि अरुकाशी मरुदलान्त उरुल जगोन कित्या मरुदल अशिराण्या ताद्वय गाव देणवाया अशिराकार अरुल.

[illegible]

१६. विलेही ही परधानांनो मुळें कूळवाहिवाट व शर्ता जांनिन अधिनियम, १९८६, मद्रागट्टु शमनसचाल अधिनियम, १९८८ व सारखा खा वेळीं उंनलात अमलेच्या हुतर कोणत्यानीं यंत्रणानें कोणांनीं अधिनियम, १९८८ व सारखा खा वेळीं उंनलात अमलेच्या हुतर कोणत्यानीं यंत्रणानें कोणांनीं उगळें प्रकरणाच्या अन्य संघीत शाखांच्या बाबतींत लागू होवंचें. त्या उपधर्माच्या अधिन अमेल.

७. सदरहू जमीन भागिछात भूतपादनात आढलून आल्यास किंवा संपादन होवें गेल्यास सदर आदेश निर्माणित झालेल्या दिनांकापासून गम होतिला

१६. अनुसूचित जाति विभागकी आधारभूतिया पण्डित रत्नम ठा. १५९५/- (अमर)
नवम रुपये एक हजार सत्तर पंचाशय मात्र श्रमोर्ति कर कटवर्ति देकर रीसदर चान
क्र. ९९६/१३ तमने रेटे वैक भथ्या, जणो वापेकीडीम भनम क्र. ३६३/१३ दि. ३३/११/२०१३ अन्वरे
सककर जमा केली आहे.

१. सट्टर जमोती अति ताटडीचे मोडणी कि रक्कम रुपये ३०००/- (अक्षरी रक्कम रुपये तीन हजार मात्र) रजिस्टर चलन क्रमांक १०८/१३ मध्ये स्टेट बँक मातवा, टाणे यांचकडील क्र. ३६७/१२ दि. १३/११/२०१३ अन्वये शासन जमा पेशी आहे.

[illegible]

१८. यत्न, अटो व लीपाम्ये कार्हीरी अंगमरुं अमरुत्त गरीरी या प्रयत्नायांया तालुनी विरुद्ध जाऊन कोवानीरी इंगारत विना बांधकाम पुनं करवायत असे कार्यात असे आलेले किंवा तसदीरु विरुद्ध या इमानाचीच्या किंवा कोवडकामाचा वापर टाकण्यात आला असेल तर विनिर्दिष्ट प्रत्युत्पादना आत अशा निर्दिष्ट उमरालांत इंगारत बांधून टाकण्याविषयी किंवा तेन फरवडलेल्या प्रत्युत्पादनाच्या निष्कर्षाकार्ही ताले बांनी निर्देशा देणे निष्ठी संगत असेल तसेच विहाणिकारी,तागणे जेवना अशी इंगारत किंवा बांधकाम करून टाकण्याचे किंवा त्यात फेरबदल करणारा काय कडन देण्याचा किंवा त्या शिष्यते आलेला श्रम्य अनुभवाशी यत्नांतूनचून जमिन मजसुलात उधकावारी मजसून घसूल कडन देण्याचा श्रमिकार असेल.

२. अनुवाधाधी यानी महत्त्व संस्थाक नगरनाम, हाणे मयेंपेकडील रेशांकन नवाशा यातील जावा भुमंडळ फेक्यास आत भूदहानयां पळन करून जावा भुमंडळ पाड्यास अनुवाधाही हे महाराष्ट्र प्रादेशक नगरनाम अधिनियम, १९६६ चे कलम १२ अन्वये कोडवारी स्वतःपाचा मुंबा टाकल केंद्रपास घेत घेतलिल.



[illegible]

काष्णे / अटी

विद्यार्थ्यास सुचनाची भीजे यावेत यादीला खर्च न. : हिमा
 विद्यार्थी खात नं. : ७४/२
 युनिवर्स नं. : याद नं. ७५
 T-P-पॉवर प्रमाणित इमातर
 अधिकाशाचे नाव रकम

- [illegible]

(मागे पास...)

- ८) घरचे बांधकाम सुरु करणेपूर्वी सेटी टॅग आरखड्यामार्फत बांधकाम थांब.
- ९) पाणी पुरवठा देण्याचे जबाबदारी ग्रामपंचायतीची राहणार नाही.
- १०) बांधकाम करताना गंजायाम आण मार्बलिनिक अथवा घेणार नाही. पाणी रक्षता घाली लागते.
- ११) बांधकामास लागणारे पाणी प.छा मानकीच्या साबंनिष्ठ विद्रीरी. सनवातून पंचायतीचे धनगमनशियाय घेता येणार नाही.
- १२) बांधकाम सुरु करणेपूर्वी गंजायाम करीताना भाग आहे. एक वर्षाचे आन बांधकाम सुरु न केल्यास, मुनीकरणे करणे वेगवेगळ्या आहे.
- १३) बांधकाम सलिन पंचायतीचे आगाऊ परवानगीशिवाय मार्बलिनिक स्यावर टेंवता येणार नाही.
- १४) बांधकाम पूर्ण होताना वास्तुशास्त्र याचे मुवाकफ पंचायतीस लेखी कळविणेस भाग पडेल. इमारत बांधण्याचे वेळ असल्यास टांकन या कार्यानाहून भव्यशियाय इमारतीचा कार करत येणार नाही.
- १५) खरेल शरीरपार हिलो पयामनी अपणाम पाच सयव्यास. मे. मुख्यकार्यकारी अधिकारी. नि. प. छाने यांचेकडे देत नव्हत्याचे आत उघेत कराय.
- १६) निमामुल्य योग्य मॉर्निन सोहल आपले यम चे जागेवच बांधकाम करणे आवश्यक आहे.
- १७) सरदरी परवानगी मरकू छानाचे नियम व अटीस पाट राहून देण्यात येत आहे. सलव हांदी पूर्व परवानगी घेणे वेगवेगळ्या आहे.
- १८) मवे नं. ६४/२ नं. २२३० चौ. मी. जाले अजोलेख सार केलेल्या बांधकाम जमिनील अडिटरने दिलेल्या निवडाय तांदा २२.०४ चौ. मी. याच मॉर्निन सोहल G+२ चे बांधकाम करण्यात ना राखत राखला येवात येन आहे.
- १९) रस्त्याचे जोलेन ब्लॉक धरकामाजो यांकेन धरकामा ठेवणे बांधकाम आहे व इमारती मोडती आहे सलवे धरकाम आहे.
- २०) G+२ चे बांधकामास म्. जिला अधिकारी यांचे परवानगी घेणे आवश्यक आहे.
- २१) मा. समाय्यक अभियंता शेणी ३ यातला काळ्या उपविभाग क्र. ३ शहरपूर यांचे पूर्णपयामनी वेणे बांधकाम आहे.
- २२) निवडीत जाणंपासून झाले आण इतर जाणकोन मास अंतल्यास मंवीरित झाल्यासो पूर्व परवानगी घेणे. धरकाम आहे.
- २३) आपल्या इमारतीच्या संरचनांचे व जीवालय व्यतया, वाहकीसाठी सता ३ मुलाभूत सुविधा देणे बांधकाम आहे.
- २४) ग्रा. प. नं. सरदर धरकामात झालेल्या शतींचे व जतींचे उखेन सल्यास सदरया दाखला रह करण्याचा अधिकार ग्रा. प. नं. राखत ठेवला आहे.

२५) युकी जागा ० २ लेने रनिस्टाहे आमसंध्यापयामन नोव नोव
आवकामात आहे त्यावेळी धरकामाची मागाह नाही. आपला विचार.

सिंह
ग्रा. प. नं. राखत ठेवला आहे



॥ Shree ॥

Mobile : 9820429462
(Resi) : 2311731



G. H. JAGTAP
B.Com.
Searcher

Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sandli Bldg.,
Opp. Kala Talao, Thakor Poda, Kalyan (W) - 421 301.

Date : 21/11/2008

SEARCH REPORT

Re:- Property bearing S.No. 74, H.No. 2, Area D H - 35 R - 9 P, Owner -
Surandabai Kushya Satpute & Office-3, situated at Mouje VASHIND, Taluka
SHAHAPUR, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-I Registers kept in the Office of Sub-Registrar of KALYAN, MURBAD & SHAHAPUR, for the period of 30 years i.e. 1979 TO 2008.

I could not take the search for the year 1993 & 1998 the Index-II Registers are in Thane Custody Of Joint District Registrar Office, Thane and for the above same years Registers are not available in the Office of Sub-Registrar MURBAD & SHAHAPUR.

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	NIL
1983	NIL	1998	NIL
1984	NIL	1999	Register Not Available
1985	NIL	2000	NIL
1986	NIL	2001	NIL
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL
1993	Register Not Available	2008	NIL

Attached Govt. Fees paid vide Receipt No. 2856690.

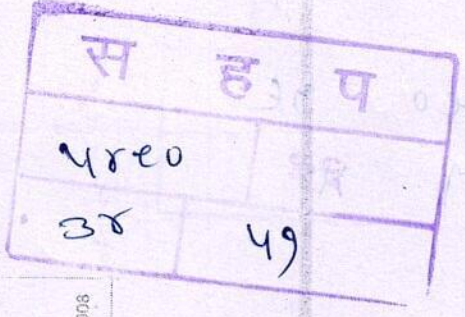
Search Application No. 5196/2008, dated 11/11/08

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 21/11/2008

(Signature)





Mobile No. 9592424000

9592424000

New Rameshwar Road, Apr. Ramchand Lane No. 5, Kalyanpur (U.)
Date: 24/02/2014

SEARCH REPORT

Ref: Property bearing Survey No. 74, Hissa No. 2, area 0-35.9 (11-2-14).
Owner: Sunandabai Kushiya Saipute & others, situated at Matije - Vasundh.
Talukar: Shahapur, Dist. - Thane.

I have taken the searches in respect of the above mentioned property in the
office of Sub-Registrar of Assurances, Shahapur and I have gone through the
available records, Index - II of the 7 years i.e. 2008 to 7/02/2014.

SEARCH REPORT AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
2008	Transaction	2012	NH
2009	NH	2013	NH
2010	NH	2014	NH up to 7/02/2014
2011	NH		

The Transaction of the above mentioned property of which the details are as
under:-

TRANSACTION FOR YEAR 2008

- 1) Nature : Development
Name of Vendor : 1) Smt. Sunandabai Kushiya Saipute, 2) Mr. Moreswar
Kushiya Saipute, 3) Mrs. Lata Rajesh Harad, 4) Miss. Geeta Kushiya Saipute
Mr. Ramakant Kushiya Saipute in favour of M/s. Shri. Samarth Enterprises
Mr. Ramakant Kushiya Saipute
Name of Developers : M/s. Samarth Enterprises through its partner(s)
Mr. Santosh Chander Kurvali, 2) Mr. Dharamji Dandaram Nichele

Date of Registration : 2.12.2008

Registration No. : 14830/2008

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4200 9E
37 49

Sunil Jayram Lone
B.A., LL.B.
Advocate High Court

Mobile No. 9592424000
9592424000

Office: Shop No. 2, New Rameshwar Road, Apr. Ramchand Lane No. 5, Kalyanpur (U.)
Date: 24/02/2014

Consideration : 14,00,000/-

2) Nature : power of Attorney

Executed by 1) Smt. Sunandabai Kushiya Saipute, 2) Mr. Moreswar
Kushiya Saipute, 3) Mrs. Lata Rajesh Harad, 4) Miss. Geeta Kushiya Saipute
Mr. Ramakant Kushiya Saipute in favour of M/s. Shri. Samarth Enterprises
through its partners 1) Mr. Santosh Chander Kurvali, 2) Mr. Dharamji
Dandaram Nichele

Date of Registration : 22.12.2008

Registration No. : 14830/2008

Consideration : 000/-

Hence this search report

Attached Chk. fees paid via. Exchgn No. 0004379
Search Application No. 24/2014 dated 7/02/2014 & 24/2014 dated
24/2/2014.

Place : Shahapur,
Dated : 24.2.2014

Mr. Sunil Jayram Lone
(Advocate)

Sunil Jayram Lone
B.A., LL.B.
Advocate High Court
At: Chavare, Post-Vaholi
Tal. Kalyan, Dist. Thane

Sunil Jayram Lone
B.A., LL.B.
Advocate High Court



Mac 9301201400
9920175558

Off: Shop No.2, New Radhakrushna Apt, Rambhadr Lane No.5, Kalyan (W), Pin Code: - 421 301.

Report issued under my seal and signature, dated 24-02-2014, bearing receipt nos. 6004293 & 6004379 for the period 2008 upto 07-02-2014.

Date : 16/04/2014

11) Original Deed of Rectification, dated 17-05-2014 registered between the Original land owners Smt. Sunandabai Kusha Satpute & others and M/s. Samarth enterprises as The Promoters/ Developers.

Final Certificate:-

After going through the above mentioned document I hereby certify that, Title of M/s Samarth Enterprises to above said Property at present property is clear, marketable and free from all encumbrances.

Hence this Certificate issued in favour of M/s Samarth Enterprises.

Given under my hand on 16th Day of april, 2014 at Kalyan.

Sunil Lone
B.A., LL.B.
High Court
Post-Vaholi
Dist Thane

Mr. Sunil Jayram Lone
Advocate

Sunil Jayram Lone
B.A., LL.B.
Advocate High Court
At: Chavare, Post-Vaholi
Tal. Kalyan, Dist Thane



दस्तावेज क्र. 4638/2006
Vaidika, Kalyan-421 301
Date: 16/04/2014

सूची क्र. दोन INDEX NO. II

मागचे नाव : सामर्थ

दुय्यम निवाधक: शहापुर

(1) निवाधक यांना, सदरल्यावे रक्कम रकमेच्या किंवा त्यात अतिरिक्त किंवा अल्प सुट्याचे

व सुट्याचे (सुट्याचे) किंवा

मागचे सदर रकमे

की सुट्याचे किंवा

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मा. क्र. 1, 600,000.00

(2) म. क्र. 1, 600,000.00

(3) म. क्र. 1, 600,000.00

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दुय्यम निवाधक शहापुर

Sunil Jayaram Lone
B.A.L.L.B
Advocate High Court

M.L. 9594201400
9224275633

Off: Shop No.2, New Radhakrushna Apt, Rambaug Lane No.5, Kalyan (W.) Pin Code: - 421 301

Date: 17/04/2014

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

A) Description of Property :-

Property bearing Survey No.74, Hissa No. 2, area admeasuring about 2940 Sq. Mts. out of 3590 Sq. Mts., Owner- Sunandabai Kusha Sapute & others, Situated at Mauje:- Vashind, Taluka:- Shahapur, Dist:- Thane, within the limits of the Gram Panchayat vashind also within the Sub- Registration District Shahapur, Registration District Thane.

B) List of document:-

- 1) Certified Copy of 7/12 Extract of Survey No. 74, Hissa No. 2.
- 2) Certified Copy of Mutation Entries Nos. 216, 413, 1158, 2938, 4432, 5491 & 5579.
- 3) Original Deed of Partnership dated 20-11-2008 of M/s. Samarth Enterprises.
- 4) Original Development Agreement, dated 22-12-2008 registered between the Original land owners Smt. Sunandabai Kusha Sapute & others and



Sunil Jayaram Lone
B.A.L.L.B
Advocate High Court

M.L. 9594201400
9224275633

Off: Shop No.2, New Radhakrushna Apt, Rambaug Lane No.5, Kalyan (W.) Pin Code: - 421 301

Date: 17/04/2014

M/s. Shree Samarth enterprises as The Promoters/ Developers. This Agreement for Sale is duly registered with SRO Shahapur, under their no. 4838-2008, dated 22-12-2008.

5) Original Power of Attorney, dated 22-12-2008 registered between the Original land owners Smt. Sunandabai Kusha Sapute & others and M/s. Shree Samarth enterprises as The Promoters/ Developers. This Power of Attorney is duly registered with SRO Shahapur, under their no. 4839-2008, dated 22-12-2008.

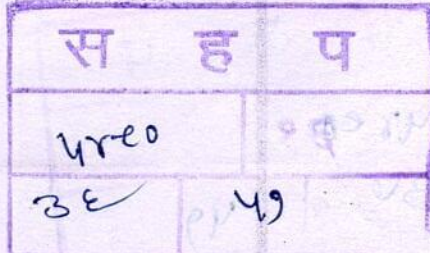
6) Public Notices, dated 16-01-2013 & 17-01-2013, published in the local News Papers viz. 'Thane Vaibhav' & 'Jannat' respectively.

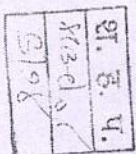
7) N.A. Order issued by The Collector, Thane. Vide no. MAHSUL/K-1/T-11/NAP/Vashind/SR- 183/12. Dated 07-12-2013.

8) Copy of Sanctioned Plan.

9) Copy of NOC for Construction issued by Gram Panchayat Vashind Tal. Shahapur, Dist Thane, vide Outward No. 43, Dated 16-01-2014.

10) Original Search Report issued by Mr. G. H. Gaglap, dated 21-11-2008, bearing receipt no. 2866690 in respect of the property described hereinabove for the period 1979 to 2008 i.e. 30 years. Further Search





यथाशक्नुमः अन्तरिक्षात् विनश्यती स्मृतिवती जमीन जल, तल, काव, पाषाण
 विनाशितेषु पदार्थेषु अस्तुतल द्योतकत्वेन मित्रकनीचरो वायव्यादिपदार्थान्
 सप्त आलगाटिके एतेषु क्षण कल्पयाचे हलकसल मित्रमल द्योतकत्.

21. E. Y.
X13-cl

3/-
KTC

2) उत्तराखण्ड वलुहसिमायुक्त जमीन ही द्वितीय पक्षीय ग्राम मान्यताही व ककाना गहिवान्नीची असून रावराहु जमीन ही द्वितीय पक्षीय ग्रामे माने सरकानदीदेरी नकाशे जमीन सर्वेक्षणाखाला जखल आहे व रावराहु जमीनीचा दिवीय व भावजोदेरी एकाच उत्तराखण्ड पोत आहे। द्वितीय पक्षीय हे खाल मान्यताही एकाच उत्तराखण्ड पोत आहे।

3) द्वितीय प्राप्ति या पक्षय पक्षीय प्राप्ते भेदी क्रमिक वर्षापासून परिष्कारास
साम्या आगता

$$\begin{array}{r} 17.8 \text{ } 65.3 \text{ } 21.0 \text{ } 2.0 \\ 20722 \overline{) 370000} \end{array}$$
[illegible]

உலர்ந்த இரண்டே கனம் கல்யாண நான் வகுத்தேன் கவிதா பாடு

५) सनसु निजकजीया विद्यालय व रिडिहाहा ग्रामपंचायत धारित, एम.ए.सी.सी. ग्राहपूर, नलाही धारित, मंडळ अधिकारी शहापूर, उपाधिनामग अतिकारी मिळी, विरहाधिकारी ज्ञान, पावतुका विरहाक व समीचनिक शहापूर सनसुविहार अधिकारी, शहापूर, नगर स्वनामकार अंगीकार ज्ञान एकीकार का. औप क्षीरिग नालाहाहा एव ही एक ही इयाही स्व कार्यनाम व इतर स्वकीय सर्व

47

Heard 22-23-24

3-11-11
A11222

A hand-drawn diagram of a triangle with dashed lines extending from its vertices. The vertices are labeled with letters: 'A' at the top, 'B' at the bottom left, and 'C' at the bottom right. Dashed lines extend from each vertex, forming an external angle at each vertex. The external angle at vertex A is labeled 'A', the external angle at vertex B is labeled 'B', and the external angle at vertex C is labeled 'C'.

Amogh

Johny

47-

क्यालगतान द तरोस मण्डारुदु राख्य विगुनु महामंडळ वरुण काले-गारीस करुन है अल अंगण चित्ताया प्रशिभिनीत करुन तरोस राख्यंकुन वण्डु रा अंगणवण्डु वुन रेण्डेद वरुण म-हैगण गालान द नकाश वरुण मिलविण

८) नन्दन पात्रोक्तं तत्र सर्वोक्तं सरकारी निमग्नता

स्वाभारत केवल-श्री अधिकारी आश्री राधा गाँवसेहून मरण काभावा दुर्गासमाधि
जलर श्री परमात्मा भगवान् मनुष्य अधिपतिर हकक भनओ श्री मारो करी शीरी
किने गादी प्राद करणों

1995年4月15日 星期一

२) लखेटे व सदरहु जागेकरये लावकामे पयवनामि भितोलेनये शण्डु पयवनामिने वयवकाम करणे व लवसादी दुमये मधीनपुरा यामा अकौलयेद, कौलदार, कायवादि सन्तानागर वकालि पकर व यवापसारीक येसते नेमणे व लवाम मोववते दरमिणे ये येले.

४१) लक्ष्मण उपदेश्यते सर्वं सर्वं धीमताः कामांलयात् पश्यन्त्यपुनरु करणे.
प्रतिष्ठापनः समन्तीपन्नः योरे देवा.

.....

[illegible]

कम ४ अतिरिक्त तुम्हारा आ मुखरधारण आनन्द रहती है।

लगाकानी वर्तमानपत्रता जाहिरात देणे, निव्वी जाहिर करणे विविध पद्धति यास
दरदरते क्षेत्र वाळून उधारेत बांविद शक्ताची निर्की करणे

युक्त वाचनलया भव्या नियाकीत झनारतीच गाळे. ह्यावर, किंवा यकातून
उद्धानें किया औनरशिषा पादरीनं वणें व त्याकाची कशारामने कारणे निमित्त
शिष्ये व विद्यारण किया विन्वेवाट लावणे

नरेश स्वामीजी याथा-या छात्रावादी संघोर्षित पापसुर भाईजी
 शैवेकन परोस्विकाएन तसेय धामसायीक अकादेमि वकील काकादामर मिलनस
 मोद तपोवद गरीब साधन संमुदी व्यापारी गंगर स्वर्ण नंदन ल्याद तसे देण

5/10

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John Boyd

1. John

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10	10

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५/-

हस्ताक्षर पावण्या एने एने विना क्वार करण

१३) संदर्भ मिळकतीचे उद्योगाचे कामी आणि डेव्हलपमेंटसाठी घटकाले नमले त्यास उद्योगाचे देणे, आमचे वरून कोणत्याही को उद्योगी विवाणी मुलकी देखरेख हायकोर्ट, सुप्रीम कोर्ट या दिकाणी खटला विषय मुकदमाबाबत कामी जावडवनी देणे विषय मुलकी अधिकार-यापुढे अर्ज दिवनी करण

१४) एवढे सरपस मिळोमिळ उभापतीचे काम पुणे झालेनंतर ऑफिशियलकडून कामतीमना सॉर्टिफिकेट देणे व इतर अनुमतीचा काम करणे

१५) सर्व्हर इमर्सीमरील रविलापाकी हॉसिंग संसाधनी करणेसाठी दस्त लिहून देणार यांनी निवून देणार भाना पोरासाठी करणाचे संपूर्ण अधिकार या करणाचे लिहून देणे आहेत

आ मुखावरपात्रस अनुसरण मजे मुखत्यार ह जी ती काम करतील त्या सबाबत कोर्त, ग्रामपंचायत सरकार यांचे बाबत माझवर ती जबाबदारी घेणे जी सर्व जबाबदारी माझे अखत्यारखंड पाहील व त्यास अनुसरण घडवत येणे-या जबाबदारी-आ व मुकदमाती यांचे निराकरण माझे अखत्यारी यांनी करणाचे आहे व त्याकामी मला जो खर्च व मुकदमन होईल त्याची सर्व जबाबदारी माझे अखत्यारी यांनी पकडन व त्याची मरणाई त्यांनी करणाचे कटुल केले वरून आम्ही हे मुखत्यारपत्र स्वास लिहून देते आहे

केणेपमाणे हे काम मुखत्यारपत्र आपली आमचे गजीबुनीचे स्वसतीपाने व कोणाचेही दडपणासाठी न देता लिहून दिते असून त्यांचेर खालीलसाठीदरसमय मा दूयम निवाक सो गहापु संघेच्या दिनांक-१२/१२/२०२८ गती राकन केल्या आहेत

सही/- निवून देणार

१)जीमती मुखत्यार कृप्या सातपुते



श. ह. प.
४२९७८
१९७८

५/-
सही/- निवून देणार

२)जी मोरेवार कृप्या सातपुते

३)जीमती सता नवेली सरद

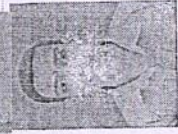
४)जीमती गीता कृप्या सातपुते

५)जी रमकांत कृप्या सातपुते

सही/- निवून देणार

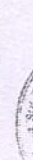
ने श्री सार्ध परटपणजेसचे मागीवार

१)जी सार्धजय दुवारास निवृत्ते



स ह प
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स ह प
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४२ ५९

Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD



Electors Name: ANAPURU MOKESHWAR
व्यक्ति का नाम: अनपुरु मोश्वर
Father's Name: KUSHIA
पिता का नाम: कुशिया
Date of Birth: 02/04/1952
जन्म तिथि: 02/04/1952
Age as on 11-05-1994: 42 Yrs

श. ह. प.
४२०/२५
९८/९४

आयुक्त विभाग
INCOME DEPARTMENT
GOVT OF INDIA



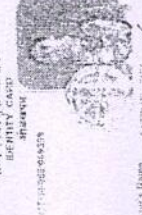
FORM 50
(See Instructions)
Disputes
Date of Issue: 12/12/2006
Name of the License Holder: Mr. Suresh
Serial Number of the License: Kanyan Moha

Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD



Electors Name: GAURJIE DUNAWY
व्यक्ति का नाम: गौरजि दुनाय
Father's Name: KUSHIA
पिता का नाम: कुशिया
Date of Birth: 02/04/1952
जन्म तिथि: 02/04/1952
Age as on 11-05-1994: 42 Yrs

Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD



Electors Name: GAURJIE DUNAWY
व्यक्ति का नाम: गौरजि दुनाय
Father's Name: KUSHIA
पिता का नाम: कुशिया
Date of Birth: 02/04/1952
जन्म तिथि: 02/04/1952
Age as on 11-05-1994: 42 Yrs

रकु बीजा कुशा सापुते

श. ह. प.
४२०/२५
९८/९४

प्राप्ति दिनांक 27/10/2012

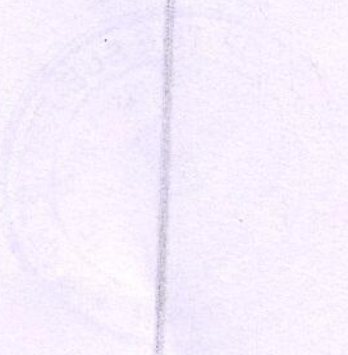
मुद्रांक विभाग में भेजने-संभव की पुष्टि
मुद्रांक विभाग में भेजने-संभव की पुष्टि
मुद्रांक विभाग में भेजने-संभव की पुष्टि
मुद्रांक विभाग में भेजने-संभव की पुष्टि

क्र.सं.	10	20	30	40	50	60	70	80	90	100	कुल	संख्या

मुद्रांक विभाग में भेजने-संभव की पुष्टि



113.84
113.84



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४५	५९	

- हमीपत्र -

लिहून देणार हें प्रस्तुत हमीपत्र लिहून देतात ते येणेप्रमाणे -

समर्थ प्रत्यक्षतेने आजीकार
श्री. संतोष जी. कुरीयाळी

वय. ४५ वर्ष, व्यवसाय-व्यापार
आफीस पत्ता- २, साईतली, ३५०,
साईतली, वासिंद, ता. शहापूर

हमीपत्र लिहून देणार
विकासक/विश्लेषक

कारणे हमीपत्र लिहून देतो की,

मौजे वासिंद, ता. शहापूर येथील विनशेती मिळकत सर्वे नं. ७४/२ या निष्ठावती माले
नियोजित इमारतीमधील ~~मिळकत~~ मजल्यावरील विंग नं. ३०९
६९५ (चौ. फुट) बांधीव ही सदनिका/गाळा/कार्यालय प्रस्तुत कागदामा वरून लिहून देणार
श्री. संतोष जी. कुरीयाळी यांना रक्कम रु. ९५,२८,७००/- (अक्षरां रु. ९५,२८,७००/-
रु. ९५,२८,७००/-) यावर कायमस्वरूपी विक्री केलेली आहे. सदरहू सदरहू सदनिका/गाळा/कार्यालय
क्षेत्राव्यतीरीक्त प्रस्तुत सदनिका/गाळा/कार्यालय यासाठी आच्छादीत अथवा खुले वाहनतळ (पार्कींग) मी/आम्ही खरेदीदार यांना दिलेली असून भाविण्यात देखील देणार नाही
याबाबतची संपूर्ण हमी मी/आम्ही या हमी पत्रान्वये देत आहोत.

येणेप्रमाणे प्रस्तुत दस्तामधील मी/आम्ही खरेदीदार यांस विक्री केलेल्या सदनिका/गाळा/कार्यालय यांचेसोबत आच्छादीत अथवा खुले वाहनतळ (पार्कींग) दिलेली नसल्याने प्रस्तुतचे हमीपत्र आजरोजी लिहून दिले असून ते या दस्ताचा भाग असून दस्तावर स्वाक्षरी करण्यात आलेले आहे.



दिनांक...../२०१५
ठिकाण-

हमीपत्र लिहून देणार

समर्थ प्रत्यक्षतेने आजीकार
श्री. संतोष जी. कुरीयाळी

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५६	५९	

॥ श्री ॥

घोषणापत्र

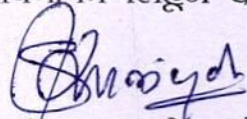
मी, समर्थ एंटरप्रायझेसतर्फे भागीदार श्री. संतोष पी. कुरीयाली, वय ४७, व्यतसाय - व्यापार, पत्ता - २, साई दत्ता अपार्टमेंट, साईनाथनगर, वारिंद, ता. शहापूर जि. ठाणे याद्वारे घोषित करतो की, दुस्यम निबंधक, शहापूर यांचे कार्यालयात या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे

श्रीमती सुनंदाबाई कुश्या सातपुते व इतर ४, य. वासिंद, ता. शहापूर, जि. ठाणे यांनी दि. २२/१२/२००८ दस्त क्र. ४८३९/२००८ हा मे. मा. दुस्यम निबंधक, शहापूर यांचे कार्यालयातील कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही. सदर कुलमुखत्यारपत्र लिहून देणार यांचेपैकी कोणीही मयत झालेले नाही वा कोणत्याही कारणामुळे सदरचे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः राक्षम आहे. सदर कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन, याची मला जाणीव आहे.

साक्षीदार

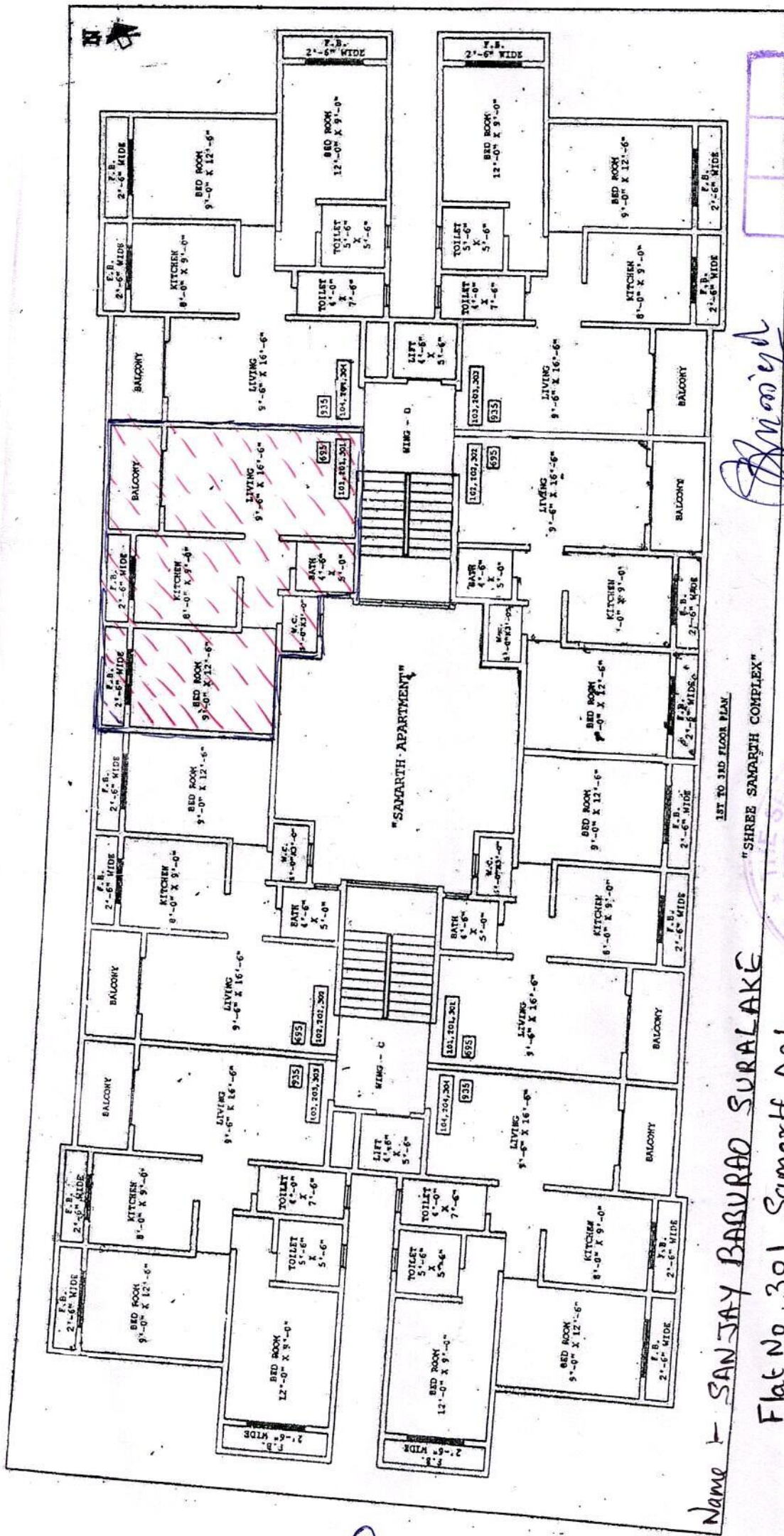
घोषणापत्र लिहून देणार



समर्थ एंटरप्रायझेसतर्फे भागीदार

श्री. संतोष पी. कुरीयाली,





Name - SANJAY BABURAO SURALAKE

Flat No. 301, Samarth Apt
Shree Samarth Complex.
D- wing. S. No. 74/2.
Sainath Nagar Vashid (w).
Tal. Shahpur. Dist Thane.

"SHREE SAMARTH COMPLEX"

1ST TO 3RD FLOOR PLAN



स	ह	प
4800	20	49

स ह प	
५४००	१६
४८	५९

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH PITAMBAR KURIYALI

PITAMBAR KURIYALI

14/10/1967

Permanent Account Number
BYAPK3501K

[Signature]
Signature

[Stamp]

लिफ्ट देणार

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VICKY RAJ WADHWANI

RAJ GAGANDAS WADHWANI

28/11/1985

Permanent Account Number
ABOPW2460K

[Signature]
Signature

[Stamp]

लिफ्ट देणार

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMARTH ENTERPRISES

20/11/2008

Permanent Account Number
ACLF55192C

[Signature]
Signature

[Stamp]

लिफ्ट देणार

[Signature]



12
1210
12

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12/10/12

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12/10/12

[Handwritten signature]

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4800	15
80	49

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AYYUB Y SHAIKH
YUSUF MAHAMMAD SHAIKH

01/06/1975
Permanent Account Number
BXXPS1908L

Signature

15072008

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY BABURAO SURALAKE
BABURAO KHANDU SURALAKE

13/12/1970
Permanent Account Number
ANMPS3850P

Signature

15072008

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VICKY RAJ WADHWANI
RAJ GAGANDAS WADHWANI

28/11/1985
Permanent Account Number
ABOPW2460K

Signature

15032014



[Handwritten signature]

Summary1 (GoshwaraBhag-1)

408/5490

सोमवार, 28 नोव्हेंबर 2016 1:37 म.नं.

दस्त गोषवारा भाग-1

सहप

दस्त क्रमांक: 5490/2016

दस्त क्रमांक: सहप /5490/2016

बाजार मूल्य: रु. 17,90,000/-

मोबदला: रु. 15,98,500/-

भरलेले मुद्रांक शुल्क: रु. 89,500/-

दु. नि. सह. दु. नि. सहप यांचे कार्यालयात

पावती: 7609

पावती दिनांक: 28/11/2016

अ. क्र. 5490 वर दि. 28-11-2016

सादरकरणाचे नाव: श्री. संजय बाबूराव सुरळके

रोजी 1:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 17900.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

दस्त हजर करणाऱ्याची सही:

एकुण: 18920.00

Sub Registrar Shahapur

Sub Registrar Shahapur

दस्ताचा प्रकार: विक्री 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 (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 28 / 11 / 2016 01 : 33 : 17 PM ची वेळ: (सादरीकरण)

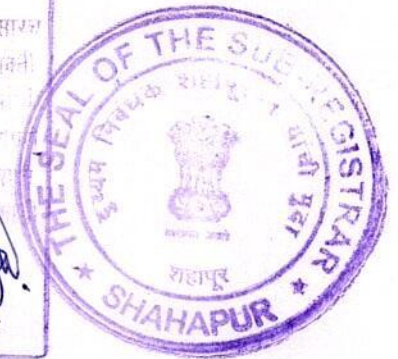
शिक्षा क्र. 2 28 / 11 / 2016 01 : 33 : 34 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तावीस संपूर्ण मजदूर निगादक व्यक्ती साक्षीदार, व सोबत जोडलेल्या कायदाप्रमाणे संपत्ती नोंदणी आहे. दस्त सत्यता, वैधता कायदेगिरी बाबीसाठी दस्त निगादक व संपत्ती नोंदणी जबाबदार राहतील. दस्त ऐनकायदा जोडलेले कायदे, तरतुदी, कायदा व्यक्ती इत्यादी वनायत असतील कायदा वनायत राहतील.

लिहून देणारे:

लिहून देणारे:



Summary-2(दस्त गोषवारा भाग - २)



28/11/2016 1 39:15 PM

दस्त गोषवारा भाग-2

सहप ५१ १५१
दस्त क्रमांक:5490/2016

दस्त क्रमांक :सहप/5490/2016

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. संजय बाबूराव सुरळके पत्ता:प्लॉट नं: सदनिका क्र. 24, माळा नं: दुसरा मजला, इमारतीचे नाव: ओमकार अपार्टमेंट, ब्लॉक नं: शिवाजीनगर,वासिंद, ता. शहापूर,जि.ठाणे., रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ANMPS3850P	लिहून घेणार वय :-46 स्वाक्षरी:-		
2	नाव:मे. समर्थ एंटरप्रायजेस तर्फे भागीदार श्री. संतोष पी. कुरीयाली पत्ता:प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: साईदत्ता अपार्टमेंट, ब्लॉक नं: साईबाबा मंदिराजवळ, साईनाथ नगर, वासिंद, ता. शहापूर, जि. ठाणे, रोड नं: वासिंद-मुरबाड रोड, महाराष्ट्र, ठाणे. पॅन नंबर:ACLFS5192C	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 11 / 2016 01 : 34 : 25 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विकी राज बाधवानी वय:29 पत्ता:रा.309, स्वस्तीक अपा. उल्हासनगर 3 पिन कोड:421003		
2	नाव:अयुब युसूफ शेख -- वय:40 पत्ता:रा.वासिंद,ता.शहापूर पिन कोड:421601		

शिक्का क्र.4 ची वेळ:28 / 11 / 2016 01 : 34 : 57 PM

शिक्का क्र.5 ची वेळ:28 / 11 / 2016 01 : 35 : 26 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Shahapur

EPayment Details.

प्रमाणित करण्यात येते की, सदर दस्त क्र.५४९०...

मध्ये ५१. पाने आहेत. पुस्तक क्र. ३... वर नोंदला.

दिनांक 24/11/2016

दुय्यम निबंधक, शहापूर

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