

उत्थासनागर-3 .

20 COURT
12 2 FEB 2005
Licence No. 74/82

| विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभावाचा (भाडेपट्ट्याच्या बाबतीत पट्टाकर आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed consideration and market value (in case of lease, state whether lessor or lessee pays assessment) | भू-मापन, फोटोहिस्ता व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any) | क्षेत्रपत्र Area | आकारणी किंवा जुदी देण्यात येत असलेला तेंडा Assessment or Judi when given | दस्तऐवज कलम देणाऱ्या पक्षाकराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address | दस्तऐवज कलम देणाऱ्या पक्षाकराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff and Detailed address | दिनांक Date of | | अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page | बाजारभावप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value | बाजारभावप्रमाणे नोंदणी फी Registration Fee paid on Market Value | शेरा Remarks. |
|--|--|---------------------------|---|---|---|---------------------------|--------------------------|--|---|---|------------------|
| | | | | | | कलम दिव्याचा Execution | नोंदणीचा Registration | | | | |
| | | हे./H. अ./A. व./Rs. र./P. | | | | | | | | | |
| करार रुईहस्पुन - का भा. 9326000 | स.नं. 9700 एफकी व्योती - नगर राविगु उल्हास नगर - कलांग मतस्याथ रेडिथ - वरील साईबीबा नगर विल्डींग नं. 8, 2रा भागा, फ्लॅट नं. २०६, कोठे - ८४३ मोकळी विल्ड्य. | | मे. साईबीबा डेवर्ते श्री कुर्मोकाजी वि. वगी अभिदार तिफे कुळ | मीमिनी आज्ञायसी मास्कर मुळकोणे | 20/11/2002 | 247 | 209/928/268 | 9330 | 9330/- | | |
| | | | | मी नक्कल केली मी वाचली मी रुजूवाच घेतली खरी प्रत दुय्यम निबंधक उत्तरासनगर | | | | | | अर्जदाराचे नाव आज्ञायसी अर्ज क्रमांक 9330 दिनांक 9/3/04 दुय्यम निबंधक उत्तरासनगर | |



| | |
|-----------|--------|
| मी नक्कल | केली |
| मी वाचली | |
| मी रुजवात | धेतली |
| | खरी पत |

दय्यम निबंधक उल्लामना

अर्जुनाराचे नाव आय. पी. कुलकर्णी
अर्ज क्रमांक १८०५
दिनांक ११/३१/०५
दीप
दृष्यम निबंधक उल्हासमगर

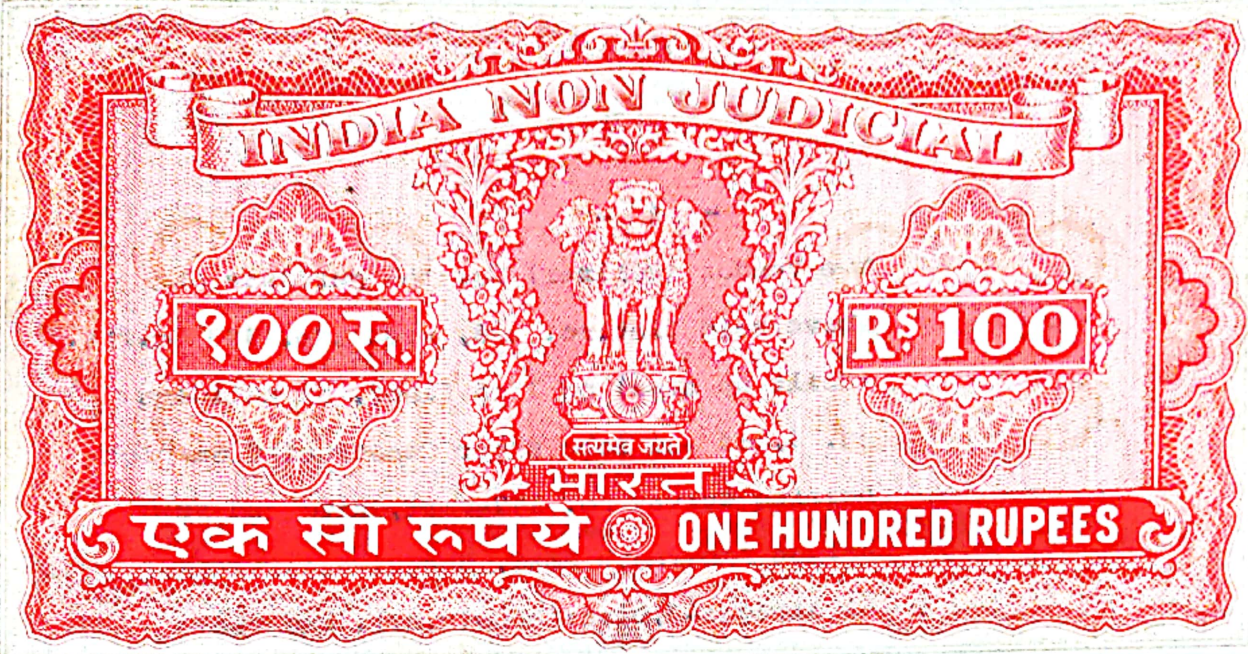
M/s. SAI BABA DEVELOPERS,
Through its proprietor,
SHRI. SHUBHUKARAN. B. VERMA,
Hindu, adult aged about 48 Yrs,
Occupation:- Business, having office at
Shop.no. 6, on ground floor, of Sai Baba
Nagar, Shanti Nagar, Ulhasnagar-3,
Dist:Thane(M.S.). THROUGH HIS C.A:
SHRI. MANOHAR. J. CHHABLANI, aged about 40/Busin
HEREINAFTER CALLED AS THE 1st PARTY... R/O. UNRI
VENDOR(SELLER) BUILDER.
(Which expression shall unless repugnant
to the context or meaning thereof shall
mean and include his heirs, exedutors, admin-
strators, successors, and assigns) OF THE PARTY
OF IST PART.

A N D

SAU: BHAGAYSHREE. BASKAR. KULKARNI,
Hindu, adult aged about 41 Yrs,
Occupation:- Service, Residing at,
Maharashtra Housing Board Colony,
Building no. 14-A, Room.no. 258,
Shamrao. Patil Nagar, Ambernath(West),

HEREINAFTER CALLED AS THE IInd PARTY..VENDEE
(PURCHASER).
(Which expression shall unless repugnant to
context or meaning thereof shall mean and incl
her heirs, executors, administrators, success-
ors and assigns) OF THE PARTY OF IInd PART.

AND WHEREAS the party of Ist part the
said Vendor (Builder) have ~~xx~~ evolved the scheme
of constructing the Multistorey Building known
as Building No. 4 situated at Sai Baba Nagar,
and said Sai Baba Nagar has been constructed
by the said Vendor (Builder) on the plot
bearing survey no. 177, situated at Kalyan
Ambernath Road, Shanti Nagar, area Ulhasna-
gar -3, Dist:Thane(M.S.). with ultimate
view to sell the flats/shops of the said Buil-
ding on the ownership basis to the prospect-
ive purchasers forming among themselves
the Register Co-operative Housing Society.



Sri No. 1401 Date 27-7-93
 Issued to Shri. Ramesh Chandra Mehta
 Stamp Paper of Rs. 100

Stamp Vendor Dhoni, Wanganli

- 3 -

THAT the said Vendor (Builder) has purchased the above said plot known as Residential plot no. 8 out of survey no. 177-A, Vide Hissa no. 3, (Part) and Hissa No. 2, (part) adm. 531 Sq.yds. = 444 Sq.mtrs. as per lay out plan duly approved by the collector Thane vide reference no. RB-4-NAP-SR-38/74 dated. 25.6.1974 from Shri. Mohanlal. Keshavaji Thakkar (HUF) through his C.A. Shri. BharatKumar s/o. Mohanlal. Suchak, by Regd. Sale Deed vide SR.NO. 6919/88, dated 26.10.1988 and Shri. Mohanlal. Keshavaji. Thakkar, was the original owner of said plot and after purchasing the said plot the said vendor (Builder) has constructed the said Sai Baba Nagar in which said Building no. 4, is situated.

AND WHEREAS the Vendee has approached

...4/-

the Vendor (Builder) for the purchase of above said flat.no. 206, area adm. 443 Sq.ft.s. (Built up area) on IInd floor, of Building no. 4, of Sai Baba Nagar Constructed on plot bearing survey no. 177-Part, situated at Kalyan Ambernath Road, Shanti Nagar AREA, Ulhasnagar-3, Dist:Thane(M.S.). and the Vendor has also agreed to sale his above said flat, no. 206 on IInd floor, of Building no. 4, situated at Sai BABA NAGAR Ulhasnagar-3, to the said Vendee, alongwith all the rights, shares, claims and interest of the Vendor (Builder) in the said flat, and alongwith all the fittings & fixtures of the said flat, and alongwith all the benefits of whatsoever nature attached to said flat now or will be attached hereafter and alongwith sepearte electric connection and alongwith joint water connection & meter in the said Flat, for the total sale consideration amount of ;Rs. 66,450/- (Rs. Sixty Six thousands and Four hundred fifty only). and the Vendee has also agreed to purchase the said flat, from the said Vendor for the said amount of Rs. 66,450/- (Rs. Sixty six thousands & Four hundred fifty only).

THAT the Vendor has received Rs. 20,000/- (Rs. Twenty thousands only) by cash being the earnest money amount towards the sale of his said flat no. 206, on IInd floor, of Building no. 4, of Sai Baba Nagar Ulhasnagar-3, area adm.

.....5/-

100Rs.



Sri No. 1401 Date 27-7-93
 Issued to Mr. Ramesh Chandra Meher
 Stamp Paper of Rs. 100
 PR

Stamp Vendor Dhoni, Wangdi

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443 Sq.fts. (Built up area) from the said VENDEE on this day of agreement the receipt of which the Vendor doeth hereby admits and acknowledge the same before the witnessesses.

THAT the Vendor will receive the remaining balance amount of Rs. 46,450/- (Rs. Forty six thousands and four hundred fifty only) towards the sale of his above said flat, from the said Vendee, at the time of possession of said flat and the Vendee has also agreed to pay the said balance amount of Rs. 46,450/- (Rs. Forty six thousands and four hundred fifty only) to the said Vendor towards the purchase of above said flat at the time of possession without any hesitation and objection.

THAT the Vendor (Builder) hereby assures the Vendee that above said flat which is under sale now is free from all encumbrances, liens, charges, and doubts. i.e. it is neither sold, nor gifted, nor transferred in any manner to any person before this agreement, however if any person claims his/her rights, shares, and interest over the said flat, which is under sale now then all such claims will be removed by the Vendor and his legal heirs, representatives, successors, and assigns and Vendee is free from all such risks and responsibilities at all time and from time to time.

THAT the Vendor has agreed to clear the dues of all the respective govt. semi. govt. concerned offices with related to said property (Flat) upto the possession of the said flat, and thereafter the same shall be paid by the said vendee only and both the said parties have agreed for the same.

THAT the possession of the said flat is subjected to the payments of balance/^{amount} of Rs. 46,450/- (Rs. Forty six thousands & four hundred fifty only) so when the Vendee will make the payment of the balance amount of Rs. 46,450/- (Rs. Forty six thousands and four hundred fifty only), to the said Vendor towards the purchase of said flat then the Vendor will give the vacant peaceful and physical possession of said flat to the said Vendee without any hesitation and objection, and the Vendor has agreed for the

100Rs.



Sl. No. 1401 Date 27-7-92
 Issued to Mr. Ramchandra M. /
 Stamp Paper of Rs. 100
 PR
 Stamp Vendor Dhoni, Wanganli

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THAT when the Vendee will pay the said balance amount of Rs. 46,450/- to the said Vendor toward s the purchase of said flat then at that time she will get the possession of said flat from the said Vendor and after taking the possess- ion of the said Flat the said purchaser will become sole, absolute, exclusive and legal owner of the said flat and shall possess use, enjoy, and occupy the said flat and can also transfer the said flat in her name in the office of UMC. or in any other govt. /semit govt concerned offices as well as in the record of society of said building.

THAT this agreement of sale shall always be subjected to the provisions of Maharashtra flats ownership act of 1963,

.....8/-

or any of its amenities from time to time.

THAT the said purchaser alongwith the other flat owners of the said Sai Baba Nagar will form the co-operative Hsg. society and the purchaser will be the member of the same and will pay the expenses as per share, towards the formation of Regn. society.

THAT the Deed of conveyance of the said flat will be made at the time of conveyance of the plot by the said Vendor in the favour of society of said Sai Baba Nagar.

THAT the said property is comes under Category 'F' as per the valuation chart of the su-registerar Ulhasnagar and the purchaser has taking paid stamp duty accordingly without/any depression in the cost of construction.

THAT only from stamp point of view and Regd. point of view the value of the said flat has been taken as Rs. 1,30,900/- and hence the purchaser has paid only stamp duty and Regn. fee accordingly but the actual transaction between the said parties regarding the said flat is for the total amount of Rs. 66,450/-, and the both the parties have agreed for the said amount of Rs. 66,450/-. Mutually with each other and out of it the Vendee has paid Rs. 20,000/- as the advance amount while theremaining balance amount of Rs. 46,450/- the Vendee has agreed to purchase of pay to the said Vendor towards the/said flat at the time of possession of said flat.

....9/-



1669

ब्रह्म नृसिंह पारोख, पुणे

दिनांक

संबंधी/को/कीमत

.....

.....

29 APR 1992

- 9 -

" THAT THE SCHEDULE OF PROPERTY NOW UNDER SALE " :-

ALL THAT PIECE AND PARCEL OF flat.no.

206, on IInd floor, of Building no. 4, of
Sai Baba Nagar Constructed on plot bearing survey
no. 177 (part) Shanti Nagar Area, Ulhasnagar-3,
Situated at Kalyan Ambernath road, Ulhasnagar-3,
Dist:Thane(M.S.).

THAT the area of above said flat under sale
now is 443 Sq.fts. (Built up area) It is situated
in Taluka and sub-district; regn; Ulhasnagar, and
District; Regn: Thane(M.S.). IT IS situated within
the limits of Ulhasnagar Municipal Council, and
it is non-agricultral land and the flat is bounded
as under:-

EAST :- open to sky.

WEST :-stair case.

SOUTH :- Flat.No. 205.

NORTH :- Open to sky.

...10/-

IN WITNESSESS WHEREOF both the said parties have set and subscribed their respective hands on this agreement, on this day, month, and year hereinabove written first.

Signed, Sealed and delivered, (SHRI. MANOHAR J. CHHABLANI as C.A. OF J. CHHABLANI) by the withinnamed...vendor, (Shubhukaran. B. Verma) Partner of M/s. Sai Baba Developers through its parnter MR. Shubhukaran. B. Verma VENDOR SELLER (BUILDER). in the presence of....

Signed, Sealed and delivered, Mrs. B. B. Kulkarni by the withinnamed..VENDEE, SAU. BHAGAYSHREE. B. KULKARNI

SAU. BHAGAYSHREE. B. ASKAR. KULKARNI in the presence of witnessess.

"VENDEE (PURCHASER)".

" R E C E I P T "

Received Rs. 20,000/- (Rs. Twenty thousands only) by cash being the earnest money amount towards the sale of ^{my} ~~his~~ above said flat, from the said Vendee, on this day of agreement, the receipt of which I, the Vendor doeth hereby admits & acknowledge the same before the witnessess.

I SAY RECEIVED,
Rs. 20,000/-

WITNESSESS:

1. (Shri. Manohar. J. Chhablani As C. (Shubhukaran. B. Verma) Partner of M/s. Sai baba Developers VENDOR (SELLER) (BUILDER).

2. Sarinvi Hegde
Flat no. 104
Nartee Apt.
VH-1-1

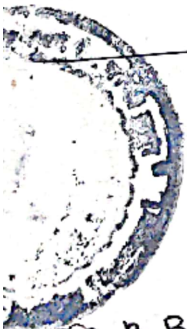
- ① श्री. सुभद्रा वी. वरमा
प्रोप्रायटर्स, मेलर्स वारिबावा
डिस्ट्रिक्ट ४६, व्यापार जलगाव-३
लॉक सुभद्रा, मुंबई जे. लाबलगावी
४३, व्यापार जलगाव-१ (देगार)
- ② श्रीमती काशीबाई भास्कर कुमकणी
४९, लौकरी, रा. खबरनाथ
(देगार)

दस्तावेज करून देणार

.....
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.....
.....

दस्तावेज करून दिल्याचे कबूल
करता.

[Signature]



Mrs. B.B. Kelkarni

अजीत सार जोशी
व्यापार, जलगाव-१

मयास एवढा व्यवसाय वाढला
मलासे इतकं मने मिळतं करतात की, ते
व्यवसाय करून घ्यायला येतो
मलास व्यवसाय करून घ्यायला येतो
मलास व्यवसाय करून घ्यायला येतो

[Signature]

दि-२०/६/२२

[Signature]
दूरधर्म निवडक उल्हासनगर-१

कमी मुद्रा. २५०/- व फे. ३००/- मुद्रा. ५००/- तसेच लगी
नोदणी फी. २५०/- चढा. ३.५२ ने. २३/१२/२००९
नेगी चढा. केळी.

दूरधर्म निवडक उल्हासनगर-१.



पुस्तक क्र. १ व. २०१
वाळमाचे १२४ ते १२९ पृष्ठावर
२४९

दूरधर्म निवडक उल्हासनगर-१.
तारीख २ जून २००२