

सतार-१
दस्तावेज क्र. १८६५४/२०१४
१/४९



CHALLAN
MTR Form Number-6

GRN	MH002551581201415E	BARCODE	Date		27/08/2014-16:27:02	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)				
	Sale of Non Judicial Stamps IGR Rest of Maha		PAN No. (If Applicable)				
Office Name	STR1_HQR SUB REGISTRAR SATARA 1		Full Name		Prakash Sampatrao Chorge		
Location	SATARA		Flat/Block No.		447		
Year	2014-2015 One Time		Premises/Building				
Account Head Details	Amount In Rs.		Road/Street		88.28 Sq.mtrs		
0030046401 Sale of NonJudicial Stamp	133000.00		Area/Locality		Shaniwar Peth Satara		
			Town/City/District				
			PIN		4 1 5 0 0 2		
			Remarks (If Any)				
			PAN2=-PN=Avdhoot Developers-CA=2660				
			000				
Total	133000.00		Amount In Words		One Lakh Thirty Three Thousand Rupees Only		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	REF No.	69103332014082711987	47440768	
Cheque/DD No			Date	27/08/2014-16:26:09			
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available

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दस्तावेज नं. ४६७४
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CHALLAN
MTR Form Number-6

GRN	MH002551488201415E	BARCODE	Date 27/08/2014-16:25:24		Form ID	25.2	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Registration Fees Ordinary Collections IGR		TAX ID (If Any)				
Office Name	STR1_HQR SUB REGISTRAR SATARA 1		PAN No. (If Applicable)				
Location	SATARA		Full Name		Prakash Sampatrao Chorge		
Year	2014-2015 One Time		Flat/Block No.		447		
Account Head Details	Amount In Rs.		Premises/Building				
0030063301 Amount of Tax	26600.00		Road/Street		88.28 Sq.mtrs		
			Area/Locality		Shaniwar Peth Satara		
			Town/City/District				
			PIN		4 1 5 0 0 2		
			Remarks (If Any)				
			PAN2--PN=Avdhoot Developers-CA=2660				
			000				
			Amount In		Twenty Six Thousand Six Hundred Rupees Only		
			Words				
Total	26600.00						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	REF No.	69103332014082711975		47440753
Cheque/DD No			Date	27/08/2014-16:24:36			
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available

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CHALLAN
MTR Form Number-6

GRN		MH00255		INVOICE CODE		28/08/2014		27/08/2014 16:25:24		Form ID 25.2	
Department		Inspector		Deface Number		26600.00		28/08/2014		25.2	
Sr No.		0001544837201415		Amount		26600.00		28/08/2014		25.2	
Payment		Registration Fee		Words: Twenty Six Thousand Six Hundred Rupees		Only)		Payer Details			
Name		SATARA		Ordinary Collections IGR		TAX ID (If Any)		PAN No. (If Applicable)		Full Name	
STR1_HQR SUB REGISTRAR SATARA 1						Flat/Block No.		447		Prakash Sampatrao Chorge	
Year		2014-2015 One Time		Account Head Details		Amount In Rs.		Premises/Building		Road/Street	
0030063301		Amount of Tax		26600.00		Road/Street		88.28 Sq.mtrs		Area/Locality	
						Area/Locality		Shaniwar Peth Satara		Town/City/District	
						PIN		4 1 5 0 0 2		Remarks (If Any)	
						Remarks (If Any)		PAN2--PN=Avdhoot Developers-CA=2660		000	
Total		26600.00		Amount In		Twenty Six Thousand Six Hundred Rupees		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK		Bank CIN		REF No.		69103332014082711975 47440753	
Cheque/DD No				Date		27/08/2014-16:24:36		Bank-Branch		IDBI BANK	
Branch				Scroll No. , Date		100 , 28/08/2014					
Not Available											

सतर-३
दस्तावेज (४६५४/२०१४)
३/४९

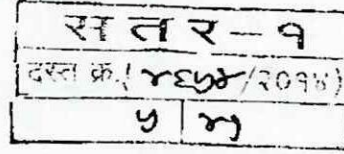


CHALLAN
MTR Form Number-6

GRN		MH0025510021458		IRCODE		28/08/2014		Form ID		252	
Department		Inspection		Registration		AMOUNT		133000.00		28/08/2014	
S.No.		0001544838201415		Deface Number		133000.00		28/08/2014		252	
Type of Payment		Non-Judicial Stamp		Direct Payment		133000.00		28/08/2014		252	
(Amt. in words)		One Lakh Thirty Three Thousand Rupees Only		Sale of Non Judicial Stamps IGR Rest of Maha		133000.00		28/08/2014		252	
1. STR1_HQR SUB REGISTRAR SATARA 1		SATARA		2014-2015 One Time		Account Head Details		Amount in Rs.		133000.00	
0030046401		Sale of NonJudicial Stamp		133000.00		Premises/Building		447		88.28 Sq mtrs	
						Road/Street		Shaniwar Peth Satara			
						Area/Locality					
						Town/City/District					
						PIN		4		1 5 0 0 2	
						Remarks (If Any)		PAN2--PN=Avahoot Developers-CA=2660		000	
						Amount In		One Lakh Thirty Three Thousand Rupees Only			
						Words					
Total		133000.00									
Payment Details		IDBI BANK									
Cheque/DD Details											
Cheque/DD No											
Name of Bank											
of Branch											
Available											

सतर-१
रस-१४६७४
४/४





Curry

ARTICLES OF AGREEMENT TO SALE

FOR FLAT NO.A- 3, 'A' wing, IN THE SCHEME KNOWN AS "GARDEN CITY"

THIS ARTICLES OF AGREEMENT MADE AND EXECUTED AT SATARA ON

THIS 28 DAY OF AUGUST 2014.

Consideration for Flat-Rs. 26,60,000/-

Government Value -Rs. 26,48,500/-

Area of Flat - 88.28 Sq.mtrs.

Govt. Rate for Flat Rs. 30,000/- per sq.mtrs.

Div. No. 3/10

Stamp duty of Rs. - 1,33,000/-

BETWEEN

AVDHOT DEVELOPERS

PAN NO. AAVFA 4624 R

A partnership firm registered under Indian Partnership

Act 1932 and having its registered office at

Gajanan Chambers, Visava Naka, Satara

Through its authorised partner

1) **MR. SHRIDHAR ANANDRAO KANGRAKAR.**

Age- 46 Years Occu - Business.

2) **MR. JITENDRA VISHWANATH BHOSALE.**

Age - 42 years Occu - Business

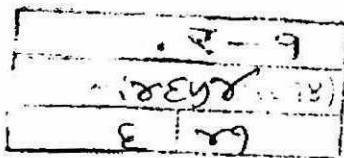
Add - 702, Shaniwar Peth, Satara.

Hereinafter referred to or called as "The Developer"(which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include all the partners, their heirs , executors, administrators and assignees.

PARTY OF THE FIRST PART.

AND

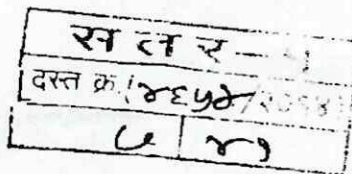
- 1) **MR. SHANKARRAO ABAJI SHINDE.**
Age- 80 Years Occu - Agri.
- 2) **MR. LAXMAN SHANKARRAO SHINDE.**
Age- 58 Years Occu - Agri.
- 3) **MR. ASHOK SHANKARRAO SHINDE.**
Age- 52 Years Occu - Agri.
- 4) **MR. UDHAY SHANKARRAO SHINDE.**
Age- 45 Years Occu - Agri.
- 5) **MR. ARUN SHANKARRAO SHINDE.**
Age- 40 Years Occu - Agri.



- 6) **MRS. PUSHPA DINKARRAO JAGTAP**
Age- 50 Years Occu - Agri.
- 7) **MRS. LAXMI MURLIDHAR NALAWADE.**
Age- 45 Years Occu - Agri.
- 8) **MRS. MANGAL SURYAKANT NALE.**
Age- 40 Years Occu - Agri.
- 9) **MRS. SULOCHANA RAMCHANDRA SHINDE.**
Age- 65 Years Occu - Agri.
- 10) **MR. AJAY RAMCHANDRA SHINDE.**
Age- 48 Years Occu - Agri.
- 11) **MR. VIJAY RAMCHANDRA SHINDE.**
Age- 46 Years Occu - Agri.
- 12) **MR. SHARAYU SHIVAJI AHER.**
Age- 42 Years Occu - Agri.
- 13) **MR. DILIP DATTATRAYA SHINDE.**
Age- 58 Years Occu - Agri.
- 14) **MR. GANGUBAI DATTATRAYA SHINDE.**
Age- 50 Years Occu - Agri.
- 15) **MR. SUNIL DATTATRAYA SHINDE.**
Age- 40 Years Occu - Agri.
- 16) **KUMARI. BEBI DATTATRAYA SHINDE.**
Age- 50 Years Occu - Agri.
- 17) **MRS. SUJATA RAVINDRA SHINDE.**
Age- 38 Years Occu - Agri.
- 18) **MR. SHUBHAM RAVINDRA SHINDE**
Age- 16 Years Occu - Education
No. 17 singed for herself as well as No. 18 as his legal guardian mother
- 19) **MR. SUHAS PANDURANG SHINDE.**
Age- 50 Years Occu - Business.
- 20) **MR. SUDHIR PANDURANG SHINDE.**
Age- 44 Years Occu - Business.
- 21) **SMT. DWARKABAI PANDURANG SHINDE.**
Age- 67 Years Occu - Agri.
Both R/o. 447 Shaniwar Peth, Satara.

Hereinafter referred to or called as "The Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include heirs , executors, administrators and assignees. Through their Power of Attorney holder Avdhoot Developer through its authorised partner Mr. Anandrao Shridhar Kangralkar and Mr. Jitendra Vishwanath Bhosale. The said Power of Attorney is registered with the office of Sub-Registrar, Satara at Sr. No. 1876 - 2012dt. 12/04/2012 & Sr. No. 2330- 2012 dt. 07/05/2012.

THE PARTY OF THE SECOND PART



AND

MR. PRAKASH SAMPATRAO CHORGE

PAN NO. AIBPC 4110 C

Age - 42 Years Occu.- Service.

R/o. At. Post. Jeur, Tal. Purandar, Dist. Pune

Pin - 412 305

Hereinafter referred to or called as 'The Purchaser' (Which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include heirs executors, administrators and assignes).

THE PARTY OF THE THIRD PART

WHEREAS the property bearing Plot No. 2 & 3 out of CTS. No.447 (Old Revision Survey No.1 Satara) admeasuring about 5798.40 sq.mts. and 1354.00 Sq. mtrs repectively situated at Shaniwar Peth, Satara is the property owned by the owner & possessed by the present developer under "promoters title" and is more particularly described in the SHEDULE -I written hereunder, and herein after referred to as the ' said property'.

AND WHEREAS the owner desired to construct residential cum commercial complex on the said property and hence, approached the developer. The developer after inspecting the title of documents of owner, negotiated and finalised the terms and conditions with the developer.

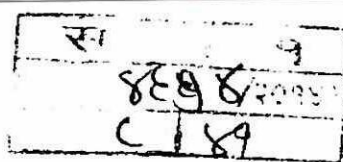
AND WHEREAS the said property was part and parcel of Survey No. 1 (CTS No. 447 Shaniwar Peth, Satara) admeasuring about 1H. 52R, situated at Satara. That the owner No. 1 to 12 have transfered their 0H. 69 R i.e. 6900 Sq.mtrs property in favour of developer by Development Agreement dt. 12/04/2012 along with power of attorney of even date, which is registered with the office of Sub-Registrar, Satara at Sr. No. 1875-2012 & 1876-2012 respectively ;

AND WHEREAS owner No. 13 to 21 have transfered their 0H. 72.48 R i.e. 7248 Sq.mtrs property in favour of developer by Development Agreement dt. 07/05/2012 along with power of attorney of even date, which is registered with the office of Sub-Registrar, Satara at Sr. No. 2329-2012 & 2330-2012 respectively ;

AND WHEREAS the owners of the said property had submitted a layout plan and N.A. proposal with The Collector, Satara on 31/7/2013. The Chief Officer Satara Municipal Council has sanctioned the layout plan vide its order bearing No.SANAP/SHAVI/3/1715 dt..29/01/2013. The Collector, Satara was pleased to sanction the N.A. proposal vide its order No. MAH/3/LAND/SR/103/12 dt. 31/7/2013

AND WHEREAS the original CTS No. 447 is now sub-divided into 8 sizable plots and out of which Plot No. 2 & 3 are the property on which the developer has commenced their construction of the building which as named as 'A' to 'F' wing

AND WHEREAS according to the terms and conditions of the Development Agreement executed between the owner and the Developer, the Developer alone has got the exclusive right to Develop the said property and to sale the constructed premises built thereon to the



intending purchaser and to enter into an agreement with the purchaser of the flat and to receive sale price in respect thereof ;

AND WHEREAS on the strength of the said agreement between the parties Avdhoot Developers through its above mentioned partners are in actual and in physical possession of the said property. The Developer in pursuance of the aforesaid agreement has acquired all the development rights in the said property and now proposes to carry out the development work and construct an multi storeyed buildings consisting of Flats on ownership basis as per the plans sanctioned by Satara Municipal Council, Satara ;

AND WHEREAS the title of the said property has been investigated by KP Land & Legal Solution LLP, who has issued title clearance certificate in respect thereof, as per copy annexed hereto ;

AND WHEREAS the developer has appointed SUDHIR SHINDE & ASSO. firm as the Architects for the said scheme and Mr. Shriram Kulkarni as R.C.C. Consultant, who has prepared the building plan and has agreed to provide consultation and supervision for the construction of the building.

AND WHEREAS the developer submitted plans and specification of the building phase - I consisting of building 'A' to 'F' standing on said property with The Chief Officer, Satara Municipal Council, Satara, which has been approved by them vide order No. SANAP/SHAVI/3/890 dt.19/09/2013 ;

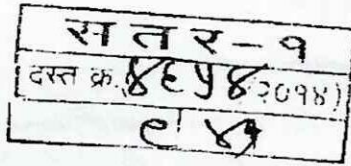
AND WHEREAS as aforesaid and by virtue of the above stated development agreement the Developer alone has the sole and exclusive right to sale the flats and shops in the Ownership building to be constructed by the Developer on the said property and to enter into an agreement with the purchasers of the flats and to receive sale price in respect thereof ;

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the purchaser of all the relevant documents and title deeds etc relating to the said property along with all such documents as specified by law, viz copies of property card, revenue records showing the nature of title of the owner to the said property on which the flats are to be constructed, specification and plans agreed to be purchased by the purchaser and approved by the concerned authority.

AND WHEREAS The Developer has in compliance with terms and conditions laid down by the The Chief Officer, Satara Municipal Council, Satara which are to be observed and performed by the Developer while developing the said property has accordingly commenced construction of the said housing building/s scheme known as "GARDEN CITY" consisting of residential Flats/ Shops;

AND WHEREAS the Purchaser applied to the Developer for allotment to him the Flat No. A-3, 'A' Wing admeasuring about 62.87 Sq.mts. i.e. 676.48 Sq.feet (carpet area), 88.28 Sq.mts. i.e.950 Sq.feet (salable area) on the Stilt Floor in the said building scheme and hereinafter referred to as 'said unit' and more particularly described in the schedule - II written hereunder.





AND WHEREAS the purchaser got satisfied himself about the title of the owner, the rights accrued to the Developer regarding the said property. The Developer accepted the offer given by the purchaser and then therefore parties hereto decided to enter upon and execute the present agreement.

AND WHEREAS relying on the said application, declaration and agreement, the Developer has agreed to sale to the purchaser the said unit at the price and on the conditions hereinafter appearing.

NOW THESE PRESENTS THEREFORE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The Developer has constructed apartment ownership building on the said property in accordance with the plans, designs and specifications approved by the The Chief Officer, Satara Municipal Council, Satara. The Developer shall be at liberty to modify these plans as may be permitted by the concerned authority and its new regulations which may be applicable during the course of construction or thereafter.
2. The purchaser agrees to purchase from the Developer and the Developer hereby agrees to sale to the purchaser the said unit bearing the Flat No. A-3, 'A' Wing admeasuring about 62.87 Sq.mts. i.e. 676.48 Sq.feet (carpet area), 88.28 Sq.mts. i.e. 950 Sq.feet (salable area) on the Stilt Floor in the said building, for total consideration of Rs. 26,60,000/- (In words Rs. Twenty six Lakh Sixty Thousand Only). The said flat is more particularly described in the Schedule II written hereunder. The above mentioned price of the unit is including the proportionate price of the common areas and facilities appurtenant to the premises but excluding other charges mentioned in para No.16. The price is fixed on lump sum basis and has no bearing whatsoever on the actual area on the said premises of unit.
3. The purchaser has today on execution of these presents paid the part payment of Rs. 5,00,000/- (In words Rs. Five Lakh Only) as earnest money, the payment whereof the developer do hereby admit and acknowledge and discharge the purchaser to that extent. The purchaser undertakes and agrees to pay remaining balance of Rs. 21,60,000/- (In words Rs. Twenty One Lakh Sixty Thousand Only) in the following manner : -

Sr. No.	Particulars	Amount
a)	on or before completion of RCC Work	8,60,000/-
b)	on or before completion of Brick Work	4,00,000/-
c)	on or before completion of Plastering	4,00,000/-
d)	on or before completion of flooring	2,50,000/-
e)	at the time of possession of the said unit	2,50,000/-

4. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by concerned local authority at the time of sanctioning the said plans and / or revised plans or thereafter and shall, before handing over possession of the said unit, to the purchaser obtain from the concerned authority occupation/completion certificate in respect of the said unit.

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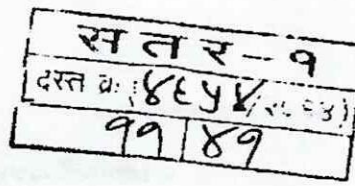
5. THE Developer hereby declares that the FSI available on the said property is one and that no part of the FSI presently available on the said property has been utilised by him elsewhere for any purpose whatsoever. It is expressly understood between the parties that in case additional FSI on the said property is made available subsequently, only the Developer shall, subject to the law of land be entitled to make use of such additional FSI in such manner as may be decided by him and under no circumstances the purchaser or the owner shall have any claim and/or objection thereto.

6. The purchaser agrees to pay to the developer interest at the rate of 18 % p.a. on all the amounts which become due and payable by the purchaser to the developer under the terms of this agreement from the date the said amount is payable by the purchaser to the developer. It is also agreed between the parties that the purchaser shall not ask for possession of the said unit until all amounts due under this agreement along with the interest (if any) has been paid by the purchaser and have been realised in full by the developer.

7. It is understood that all the amounts shall become due and payable immediately on receipt of intimation to that effect from the developer, or in such extended time as may be agreed upon (in writing) between the parties. It is clearly understood between the parties that timely payments as aforesaid is the ESSENCE OF THIS CONTRACT and any violations thereof may render the contract liable for cancellation at the discretion of the developer. Provided always that the developer shall not exercise his discretion of cancelling the contract, unless he has given fifteen days notice to the purchaser of his intention to do so.

8. Upon termination / cancellation of this contract as aforesaid, the developer shall refund to the PURCHASER, the instalments of sale price in respect of the said unit, which may till then have been received by the developer after deducting the amount of Rs. 25,000/- (Rs. Twenty Five Thousand Only) on account of service charges, legal charges and other incidental expenses incurred by the developer. The developer shall also adjust the dues receivable from the purchaser, if any, on account of stamp duty and registration fees etc. However the developer shall not be liable to pay any interest on the amount so refunded. On cancellation/termination of this contract, the purchaser shall be deemed to have relinquished all claims / interest of any nature whatsoever in favour of the developer and further the developer shall be free and entitled to sell and / or deal with the said unit in any manner as he may decide. It is further understood that recovery of all amounts spent by the purchaser on stamp duty and registration of these presents (if any) shall be done by the purchaser himself at his own cost.

9. The Developer has made full and true disclosure of the title of the owner to the said property and as well as the encumbrances if any, known to the developer. The developer has also disclosed to the flat purchaser the nature of developers right, title and interest or right to construct building/s. The developer has also given inspection of all the original documents and given certified true copies of all other documents to the flat purchaser as required by law. The developer have also requested the unit purchaser to carry out the search to investigate the title by appointing his own Advocate The unit purchaser having acquainted himself / herself with all the facts and nature of rights of developer entered into this agreement. The unit purchaser hereinafter shall not be entitled to challenge the title or question the right of the developer to enter into this agreement.



10. The fixtures, fittings and amenities is to be provided by the developer in the said unit and the amenities are those that are set out in "Annexure - B" annexed hereto. The flat purchaser shall not be entitled to any extras. If any other extra fittings, fixtures or amenities are provided by the developer, the flat purchaser shall be borne to pay the extra price for such additions as per the bills of the developer the bill/s raised by the developer shall be final.

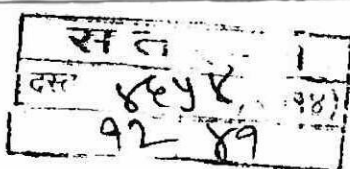
11. The possession of the said unit shall be delivered to the purchaser within 24 months from the date of this agreement. The possession and title of the said unit shall not be transferred to the purchaser till entire consideration is received by developer.. However, it shall not be obligatory on the part of the Developer to deliver possession of the said unit in case construction work is delayed due to situation and conditions beyond the control of the Developer, such as : -

- a) Non-availability of steel, cement, water, electricity and other building materials.
- b) War, Civil Commotion, acts of God and the like.
- c) Any order of court, notice, rules, notification etc, of government or other local authorities or pendency of any litigation.
- d) Delay or default in payment of dues by the flat purchaser under this agreement without prejudice to the right of developer to terminate this agreement under clause 8 above).

12. The purchaser shall use the said unit or any part thereof or permit the same to be used for purpose of which it is sold to him / her. Purchaser shall use the common parking space only for the purpose of keeping/parking the purchasers own vehicle. The purchaser shall not use the open space in the premises for his private use unless it is specifically granted to him in writing.

13. The Purchaser/s alongwith other Purchaser/s of flats etc. on completion of all the building/s shall join in forming and registering an association of apartment owners and also from time to time sign and execute all the applications for registration and/or membership and other papers and documents necessary for the formation and registration of such body including the bye-laws of the proposed association of apartment owners and duly fill in, sign and return to the Promoter within 15 days of the same being forwarded by the developer to the Purchaser/s, so as to enable the developer to register the Organization of the Purchaser/s under section 10 of the said Act within the time limit prescribed by the Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the bye-laws or the Memorandum and/or articles of Association if the same are required to be made by the developer as per their commitments to various persons and/or if it is required any other Competent Authority.

14. That it is agreed by the purchaser that the tolerance in the carpet area of the said unit shall only be to the extent of 5% of the carpet area of the said unit as mentioned in this agreement, and the developer shall be entitled to claim additional consideration or liable to reduce the agreed consideration, as the case may be, in proportion to the area with the consideration agreed to herein, in case the defference in the area is more than the said tolerance.



15. That developer shall be entitled to claim escalation in the said price consideration agreed to herein, of the said flat due to escalation of price of building material and allied products, if such increase is more than 7% of the present prices.

16. For better maintenance of the building, the scheme has been evolved, whereby the purchaser shall deposit with the developer the amount Rs. 20,000/- for 1BHK flat and Rs. 25,000/- for 2 BHK as one time maintenance deposit for first two years. So also purchaser has agreed to pay amount of Rs. 20,000/- per unit as security deposit, which shall be handed over to the society / apartment condominium after its formation. The said amount will be in addition to the consideration amount as well as common expenses mentioned in Para No. 17. The purchaser shall not be entitled to the possession of the said unit, until the said amount has been deposited with the developer. The developer shall keep the said amount duly invested in any banks and shall also utilise the said amount for proper maintenance of the said building/s and the common areas and facilities provided in the said building to be constructed on the said property till the actual possession of the said entire building or on obtaining the completion certificate from the competent authority. On submission of the said property together with the building constructed thereon, to the provisions of the Maharashtra Apartment Ownership Act, 1970, the developer shall handover the control of the balance amount of the deposit to the managing body or the board of directors of the condominium, which shall be entitled to use and utilise the same, toward the maintenance of the building and common area and facilities. However, this shall not prohibit the condominium to levy and recover the routine maintenance charges or any such other contribution from the purchaser, after passing resolution commensurate with the applicable law or rules. The purchaser accords its consent to the scheme, and agrees to deposit the said amount accordingly, with the developer, prior to claiming of possession of the said unit.

17. The unit purchaser shall on or before taking over the possession of the said premises pay to the Developer amount of Rs. 50,000/- (Rs. Fifty Thousand Only) for legal charges per flat, Deposit of M.S.E.D.C. Ltd., Common light meter, electric motor etc, Expenses for Registration of Co-operative Hos. Society or association of flat owners. The purchaser shall pay additional amount towards Service Tax and VAT as applicable, on the consideration amount which shall be in addition to the aforesaid amount as well as consideration amount.

18. It is hereby agreed that the developer have exclusive right of allotment of different parking spaces or garages or terraces or open spaces to one or more person/s of his choice and such person/s may not be the owners or holders of flat/tenements. The person/s to whom such terrace or parking space/s or garage/s or open space/s are allotted shall not be admitted as members of Association of apartment Owners. It is hereby agreed that the areas mentioned in schedule -(II) shall be common area and facilities and the developer shall be entitled to declare all other areas as restricted or reserve areas and facilities and/or alienate and dispose of other areas and facilities in such manner as the developer thinks fit. The developer hereby agrees to clear all the financial dues towards water charges, electricity charges and other local taxes if any before handing over the possession of the said flat to the purchaser.

19. Commencing a week after notice in writing is given by the developer to the flat purchaser, the flat purchaser shall be liable to bear and pay the proportionate share in respect

सतर-१
दस्त क्र. (४६४४२०१४)
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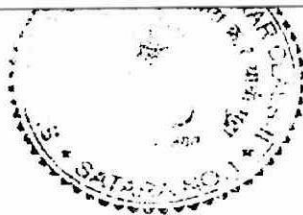
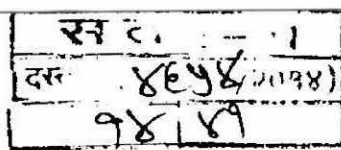


of local taxes, betterment charges, water charges, common lights, repairs and salaries of sweepers, chowkidars and all other expenses necessary and incidental to the management and maintenance of the said land and building.

20. The purchaser with intention to bring all persons into whatsoever hands the unit may come, doth hereby covenant with the developer and the owner as follows:

- a) To maintain the said unit at his own cost, in good tenantable repair and condition from the date of possession and shall keep the front and rear elevations of the said buildings and other structures in the said property, in the same position as the developer may construct, and shall not at any time alter the position of the said Elevation in any manner whatsoever, without the consent in writing of the developer. If the purchaser desires to make any change in the standard structures/elevations, including installation of air conditioners, the same shall be done as per the design and the guidelines supplied by the developer. For this purpose the PURCHASER shall make an application in writing to the developer in advance. The purchaser shall have no right to change the basic structure, size of beams, columns slabs etc., in any circumstances.
- b) Not to store in the said unit any goods which are of combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the unit is situated or storing of which is objected to by the concerned local authority. The purchaser shall be personally liable for any breach of this covenant.
- c) To carry out at his own cost the internal repairs in the said unit and maintain the said unit in the same condition as it was delivered by the developer, and not to do or cause to be done any such thing which may damage the unit or any part thereof or the building in which the said unit is situated or which is or would be in contravention of any of the rule/ by laws/orders laid down by the local authority. In the event of the purchaser committing any act in contravention of this covenant shall be solely responsible and liable for the consequences thereof.
- d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any alteration or addition of whatsoever nature in the said unit and shall keep the portions, sewers, drains pipes in the said unit and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the unit is situated and shall not chisel or in any other manner damage the columns, beams walls, slabs or RCC, pardis and other structural members in the unit without the written prior approval of the developer. The developer shall not be responsible for any of the consequences that may arise due to non observance of this covenant by the purchaser.
- e) Not to throw any dirt rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property.
- f) The purchaser shall not let, sublet, transfer assign or part with his interest and / or benefit factor of this agreement or part with the possession of the unit until all dues are payable under these presents or any other agreement pertaining to the said unit (if any) are fully paid.
- g) The purchaser shall observe and comply with all the rules and regulations which the





society or association of apartment owners may adopt at its inception and the additions, alterations and amendments thereof that may be made from time to time for the protection and maintenance of the buildings and the units therein. The purchaser shall also observe and perform all the stipulations and conditions laid down by the society or association regarding the occupation and the use of the said unit and shall pay and contribute regularly and punctually towards, expenses and other outgoings in accordance with the terms of this agreement.

h) Till the final conveyance or during continuance of the construction work whether or not within the said unit, whichever is later, the purchaser shall permit the developer and his agents, employees workers, etc. at all reasonable times, to enter into and upon the said unit or part thereof, to view, examine and/or carry out the work.

i) He is aware that the plans seen by him at the time of booking the said unit are likely to be revised, wherein additional floors (as may be sanctioned by the concerned local authority) would be constructed and he records his NO OBJECTION for the said additional construction.

21. Nothing contained in this agreement is intended to be nor shall it be construed as a grant, demise or assignment in law of the said unit and the buildings or any part thereof. The purchaser shall have no claim, save and except in respect of the said unit hereby agreed to be sold to him, and all open spaces, Lobbies, Staircases, Terraces, etc. will remain the property of the developer until the said land and the buildings are transferred to the society or Association as mentioned hereinabove.

22. Any delay tolerated or indulgence shown by the developer in enforcing the terms of this agreement by the developer shall not be construed as waiver on the part of the developer of any breach or non compliance of any of the terms and conditions of this agreement by the purchaser, nor shall the same in any manner prejudice the rights of the developer.

23. The purchaser and/or developer shall present this agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act 1908 and the developer will attend such office and admit execution thereof.

24. All notices to be served on the purchaser as contemplated by this agreement shall be deemed to have been properly served if sent to the purchaser by registered post A/D at his address specified below :-

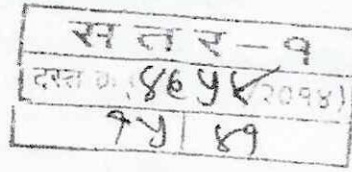
MR. PRAKASH SAMPATRAO CHORGE

R/o. At. Post. Jeur, Tal. Purandar, Dist. Pune, Pin - 412 305

25. This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act 1971 and Maharashtra Co-Op. Societies Act and the rules made thereunder.

26. All disputes touching or arising out of any / all the provisions of this agreement shall be subject exclusively to the jurisdiction of competent court in Satara only.

27. All the expenses for the stamp duty, registration charges and other incidental expenses in respect of said unit for agreement and Sale-Deed (Deed of Apartment) shall be borne by the purchaser.



THE SCHEDULE - I ABOVE REFERRED TO

All the piece and parcel of bearing Plot No. 2 & 3 out of CTS. No.447 (Old Revision Survey No.1 Satara) admeasuring about 5798.40 sq.mts. and 1354.00 Sq. mtrs repectively situated at Shaniwar Peth, Satara within the limits of Satara Municipal Council, Satara within Registration District Satara and out side the limits of Satara Municipal Council Satara and bounded as under :-

On or Towards East : Streamlet.
On or Towards South : Adj. CTS No. 440
On or Towards West : 9 M. Road
On or Towards North : Streamlet.

THE SCHEDULE - II FOR FLAT

All the piece and parcel of premises of the the Flat No. A-3, 'A' Wing admeasuring about 62.87 Sq.mts. i.e. 676.48 Sq.feet (carpet area), 88.28 Sq.mts. i.e.950 Sq.feet (salable area) on the Stilt Floor of the building known as "GARDEN CITY" constructed on land mentioned in the schedule-I, and which is bounded as follows :-

On or Towards East : Flat No. 4 of B-wing
On or Towards South : Internal Road
On or Towards West : Flat No. 4 of A-wing
On or Towards North : Passage & duct

Together with all the common facilities appurtenant to the said unit along with other unit,subject to provisions of this Agreement.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE SIGNED THIS PRESENTS ON THIS DAY HERE IN ABOVE MENTIONED. 27-8-14

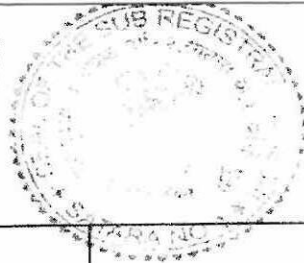
Mr. Amol Pawar

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
AVDHOT DEVELOPERS
Through its authorised partner

1)
MR. SHRIDHAR ANANDRAO KANGRAKAR.



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Bhosale

- 2) **MR. JITENDRA VISHWANATH BHOSALE.**
(Signed for themselves as developers as well
as for owner as their Power of Attorney holder)



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER

Chorge

MR. PRAKASH SAMPATRAO CHARGE



Witnesses :-

- 1) *DAON*
Mr. Dayanand Tukaram Lohar
R/o. Godoli, Satara.



- 2) *Kosandar*
Mr. Suhil Balaso Kosandar.
R/o. Budhwar Peth, Satara.



KP LAND & LEGAL SOLUTIONS LLP

Off :- 100 KP'S, Near Pisal Arcade, Kesarkar Peth, Satara ☎ Off-(02162) 23894

CERTIFICATE OF TITLE CLEARENCE AND NON - ENCUMBRANCE.

**Ref - Title clearence certificate of the Plot No. 2 & 3 out of CTS. No.447
(Old Rivision Survey No.1 Satara) admeasuring about 5798.40 sq.mts.
1354.00 Sq. mtrs repectively situated at Shaniwar Peth, Satara**

The above captioned property is absolutely owned and poesseded by MR. Shankarrao Abaji Shinde, Mr. Laxman Shankarrao Shinde, Mr. Ashok Shankarrao Shinde, Mr. Udhay Shankarrao Shinde, Mr. Arun Shankarrao Shinde, Mrs. Pushpa Dinkarrao Jagtap, Mrs. Laxmi Murlidhar Nalawade, Mrs. Mangal Suryakant Nale, Mrs. Sulochana Ramchandra Shinde, Mr. Ajay Ramchandra Shinde, Mr. Vijay Ramchandra Shinde, Mr. Sharayu Shivaji Aaher, Mr. Dilip Dattatraya Shinde, Mr. Gangubai Dattatraya Shinde, Mr. Sunil Dattatraya Shinde, Kumari. Debi Dattatraya Shinde, Mrs. Sujata Ravindra Shinde, Mr. Shubham Ravindra Shinde, Mr. Suhas Pandurang Shinde, Mr. Sudhir Pandurang Shinde & Smt. Dwarkabai Pandurang Shinde. The property stands in their names in the record of rights as well as other government revenue records and Municipal records.

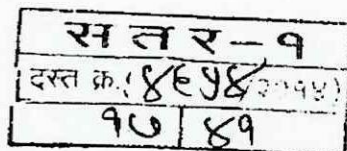
I have caused search of the relevant registers at the office of the Sub-Registrar Satara, from the records available for my inspection no charge, encumbrances or defect in title is located. The said property is a free-hold property.

The above mentioned owners being well and sufficiently entitled to the above piece and parcel of lands has entered into an Development Agreement with Avdhoot Developer through its authorised parnter Mr. Shridhar Anandrao Kangralkar & others The said agreement is registered at Sub-Registrar office, Satara. The above owner has also executed irrevocable power of attorney infavour of the developer to effecutate the development of the property.

On the basis of foregoing records and subject to the available documents produced for my perusal, I hereby opine that the title of the present owners of the above captioned property appears free, clear and marketable.

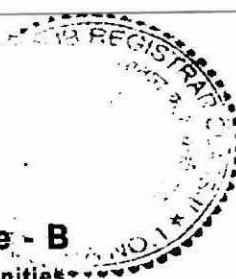
And, also by the virtue of the Development Agreement and Power of Attorney executed by the owners in favour of Avdhoot Developer through its authorised parnter Mr. Shridhar Anandrao Kangralkar can on the strength of the Development Agreement and Power of Attorney, develop the aforesaid property and sale the constructed Flats/Shops and other premises to any intending purchaser

Hence, this certificate issued on 23rd July 2014.




Adv. Kamlesh Pisal

सत २-९
दस्त ४६५४
९८ ४९



Annexure - B

List of Amenities

A) For Flat

- | | | |
|------|-------------------------------------|--|
| i) | STRUCTURE : | R.C.C. Frame Structure |
| ii | WALLS AND PLASTERS : | Burnt Brick Walls. Ext - 6", Int - 4"
In plaster on both sides. |
| iii | FLOORING : | 2 x 2 vitrified tile flooring with vetrified skirting in all rooms. |
| iv | BATH : | Ceramic tile flooring with 7" high coloured glazed tile dado including one tank water tap connection. |
| v | W.C. : | Indian style white colour W. C. pan including white glazed tile flooring with 7" high dado. |
| vi | Concealed Electrical Installation : | |
| 1) | Bed Room : | 3.5 Light points |
| | Living : | 1 Fan point |
| | Rooms : | 3.5 Light points |
| 2) | Kitchen : | 2.5 Light points |
| | : | 2 plug point |
| 3) | W.C. Bath : | 1 Light point each |
| | Balcony & passage. : | 1 power point in bath |
| | : | with necessary unix load points and telephone point |
| vii | Wash Basin : | 1 No. |
| viii | Kitchen Uses : | Cooking platform in granite with full upto slab |
| | : | dado glazed tiles |
| | : | with one water tank tap will be provided with steel sink. |
| ix | Bell point : | One ding-dong bell at the entrance. |
| x | Windows : | Windows all sliding powder coating aluminium with grill |
| xi | Doors : | M. S. Frame with laminate steel with |
| | : | all iron oxide fitting, main designer door and internal laminated lush door |
| xii | Colour : | Oil bond Distemper for all internal walls & Oil paint for all doors windows & apex paint for external walls. |
| xiii | Gate : | Separate Gate for open space |
| xiv | Plumbing : | |
| a) | Bath Room : | Hot water and cold atermixer unit with overhead shower and one point loft tank |
| b) | W.C : | One cock and one flush cock |
| c) | Wash basin : | One cock |
| xi) | Compound : | Compound walls on boundaries of open space. |
| xii) | Parking : | One covered four wheeler car parking |

सातार-१
४६५४
१९४९



घोषणापत्र.

आम्ही अवधुत डेव्हलपर्स तर्फे अधिकृत भागीदार श्री. श्रीधर आनंदराव कंग्राळकर व श्री. जितेंद्र विश्वनाथ भोसले याद्वारे घोषित करतो की, मे. छुट्यम निबंधक सो, सातारा यांचे कार्यालयात करारनामा/स्वेदीपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करणेत आला आहे. शंकरराव आबाजी शिंदे वगैरे यांनी दस्त क्र १८७६ ता. १२/०४/२०१२ व दस्त क्र. २३३० ता. ०७/०५/२०१२ व अवधुत डेव्हलपर्स तर्फे अधिकृत भागीदार श्री. सुधीर पांडुरंग शिंदे वगैरे यांनी आम्हाला दिलेल्या मुखत्यारपत्राच्या आधारे आम्ही सदर दस्त नोंदणीस सादर करित आहो. निष्पादीत करून कबुली जबाब दिला आहे की. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करणेस आम्ही पूर्णतः सक्षम आहो. सदरचे कथन चुकीचे आढळून आलेस नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहू, याची आम्हास जाणीव आहे.

सातारा.

अवधुत डेव्हलपर्स तर्फे अधिकृत भागीदार



श्री. श्रीधर आनंदराव कंग्राळकर

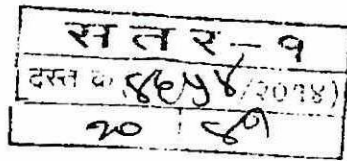

श्री. जितेंद्र विश्वनाथ भोसले

घोषणापत्र,

मी श्री. अमोल संपतराव पवार याद्वारे घोषित करतो की, जे. ड्युयम निबंधक सी, सातारा यांचे कार्यालयात करारनामा/स्वेदीपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करणेत आला आहे. अवधुत डेव्हलपर्स तर्फे अधिकृत भागीदार श्री. श्रीधर आनंदराव कंग्रालकर व श्री. जितेंद्र विश्वनाथ भोसले यांनी मला ता. ३१/१०/२०१३ रोजी दस्त क्र. ६३८३/२०१३ ने मला दिलेल्या कबुली जबाबाच्या मुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर करित आहे. निष्पादीत करून कबुली जबाब दिला आहे की. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा मुखत्यारपत्र लिहून देणार व्यक्तींची कोणीही मर्यात झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करणेस मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आलेस नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन, याची मला जाणीव आहे.

सातारा.


(अमोल संपतराव पवार)



मालमत्ता पत्रक



विभाग/मोजे -- ग्रानिवार पेट तालुका/न.भु.मा.का. -- सातारा

जुगर घुसापन सिट नंबर प्लॉट नंबर क्षेत्र चौराधारणधिकार

जिल्हा -- सातारा

शासनाला दिलेल्या आकाराचा किंवा तपशील आणि त्याच्या फेर तपसणी

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सुविधाधिकार

हक्काचा मुळ धारक

वर्ष १९४४

शेतीकडे

[सातारा रि.स.नं.१]

स्टेदार

तर धार

तर शेरे

नॉक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कर्न
१०/०५/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रुपांतर केले.			वकी - ३०/४/१९६९ वि.नि.म.अ. (६) सातारा

पासणी करणारा -

खरी नकल -

सातारा

सातारा

नजदाराचे नांव:- ३१६९

अर्ज प्राप्त झाल्याचा दिनांक:- १/१

नकल तयार दिनांक:- १३/१/५८

नकल दिली तारीख:- १/१

एकूण नोंदी:-

नकल फी रु:- २

कागद फी रु:- २०५

एकूण:- २०७



नगर भूमापन अधिकारी
सातारा कार्यालय

सतर-१
४६९४
२९/४९



(पान नं- १)

सतर-१	
दस्तावेज	४९४/१०५४
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भूतपत्र क्रमांक पट क्रमांक	हि. क्र.	धारण प्रकार	ग. न. क्र.	छाते क्रमांक
७	१७४५१	प्राप्त	मालकाचे नांव	कुळाचे नांव
भू. मा. क्रमांकाचे स्थानिक नांव			विशेष करणारा ०१०२३१०	खंड
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुठे आर	०१०२३१०	इतर अधिकार
जिरायत			०१०२३१०	
बागायत			०१०२३१०	
भतशेती			०१०२३१०	
एकूण			०१०२३१०	
चौ. ख.			०१०२३१०	
घन (अ)			०१०२३१०	
घन (ब)			०१०२३१०	
एकूण			०१०२३१०	
आकार			०१०२३१०	
जुडी अथवा विशेष आकार			०१०२३१०	
पावपावाबत			०१०२३१०	
एकूण			०१०२३१०	

४६५४
२४ ४९



ग.न.क्र.१७अ		ग.न.क्र.१२										प्राणी पुरवठाचे सामन	जमिन करणाऱ्याचे नांव		
		पिकाखालील क्षेत्र							पडेल पिकास निलपयोगी अशा जमिनीचा तपशील						
१	२	मिश्र पिकाचे एकूण क्षेत्र			अमिश्र पिकातील प्रत्येक पिकाचे क्षेत्र		अमिश्र पिकाचे क्षेत्र								
हंगाम		मिश्रपिकाचा एकूण क्षेत्र	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	प्रकार			वेळ	
२००५ २००७		बोसापेठा ०१०२५			बागा ०११०			बोसापेठा ०१०९					१४	१५	
२००७ २००९		बागा ०१२५			बोसापेठा ०१०३			बोसापेठा ०१०९							
२००९ २०१२		बागा ०१२५			बोसापेठा ०११०			बोसापेठा ०१०९							

असात अर प्रथम खरी नसकत नाही

असरात २२ एप्रिल खरी नदरकल ३२४३

तारीख
१६/३/१२

१००१३
तलासी बिलबाराडा

गावाचे नाव : सातारा

सातारा-१
दस्तावेज क्र. 1875/2012
29/89



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अंतिम किंवा फारर सोपवले व बाजारभाव (भाडेपट्ट्याच्या दखलीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 37,432,500.00 बा.भा. रु. 259,600,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 1 सिटीएस क्र.: 447 वर्णना शहर सातारा येथील स.नं 1 (याचा सि.स.नं 447 शनिवार पेट सातारा) याव एकुण क्षेत्राचे 50 अंश + पो.ख 0.02 आर असे एकुण 1 हे 52 आर मिळकतीपैकी 0 हे 59 आर (5900 चौ.मी.) ही खुली मिळकत वि.क्र 3/10 शहर (1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) शंकरराव आबाजी शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नम्बर: -;
- (2) लक्ष्मण शंकरराव शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (3) अशोक शंकरराव शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (4) उदय शंकरराव शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (5) अरुण शंकरराव शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (6) सौ.पुष्पा दिनकरराव जगताप; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (7) सी.लक्ष्मी मुरलीधर ननादरे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (8) मंगल सुर्यकांत नाळे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (9) श्रीमती सुलोचना रामचंद्र शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (10) अजय रामचंद्र शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (11) विजय रामचंद्र शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (12) शरयू शिवाजी आहरे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
- (1) अवधुत डेव्हलपर्स तर्फे भागीदार कंग्राळकर विल्डकॉन प्रा लि तर्फे डायरेक्टर श्रीधर आनंदराव कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नम्बर: -;
- (2) अवधुत डेव्हलपर्स तर्फे भागीदार श्रीधर आनंदराव कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नम्बर: -;
- (3) अवधुत डेव्हलपर्स तर्फे भागीदार पुजा श्रीधर कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नम्बर: -;
- (4) अवधुत डेव्हलपर्स तर्फे भागीदार कुमारी प्राजक्ता श्रीधर कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नम्बर: -;
- (5) अवधुत डेव्हलपर्स तर्फे भागीदार अवधुत पंचशील कन्स्ट्रक्शन तर्फे डायरेक्टर मंगेश विठ्ठल वाडेकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) अवधुत डेव्हलपर्स तर्फे भागीदार जितेंद्र विश्वनाथ मोसले; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नम्बर: -;



दुय्यम निबंधक सातारा 1

दस्तावेज क्र. 1875/2012

18/04/2012

18/04/2012

सूची क्र. दोन INDEX NO. II

पृष्ठ 1/1

पृष्ठ 1/1

नम्रः -

(7) अश्वत्थ ठाकरे व. नारायण लो.पल्लवी कमलेश पिराळ; घर/फ्लॅट नं. -

मालीरस्ता - इमारत नं. - इमारत नं. - पेट/वसाहत -; शहर/गाव. सदर; तालुका -

(8) अश्वत्थ ठाकरे व. नारायण लो.अवना सुधीर शिंदे; घर/फ्लॅट नं. -

मालीरस्ता - इमारत नं. - इमारत नं. - पेट/वसाहत -; शहर/गाव. सदर; तालुका -

(9) अश्वत्थ ठाकरे व. नारायण लो.वैशाली मंगेश वाडेकर; घर/फ्लॅट नं. -

मालीरस्ता - इमारत नं. - इमारत नं. - पेट/वसाहत -; शहर/गाव. सदर; तालुका -

(10) अश्वत्थ ठाकरे व. नारायण लो.आदिती चंद्रशेखर घोरपडे; घर/फ्लॅट नं. -

मालीरस्ता - इमारत नं. - इमारत नं. - पेट/वसाहत -; शहर/गाव. सदर; तालुका -

(7) दिनांक करून दिवस

(8) नोंदणीक

(9) आगुक्रमांक, खंड व पृष्ठ

(10) बाजार/वापरायामाळे मुद्रांक मूळ

(11) बाजार/वापरायामाळे नोंदणी मूळ

(12) सेरा

2012

2012

2012

28/04/2012

28/04/2012

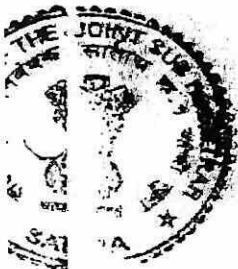
28/04/2012

सतरा - १
दस्तावेज क्र. 1875/2012
28/04/2012



खरी नक्कल

सह दुय्यम निबंधक क्र. 2
सातारा क्र. 1



दस्तावेज क्र. 2329/2012

Mumbai, May 07, 2012
S-48-05 PVI

सूची क्र. दोन INDEX NO. 18698

गावाचे नाव : सातारा

दुय्यम निष्पत्तीक: सातारा 1

चेंदनी 03 नं.

Regn. 83 m.d.



दिलखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अमिलेख किंवा करार संक्षेपलेख व वाज्यातभाव (भाडेपट्ट्याच्या वावरील पट्टाकार आकारणी देतो) मोबदला रु. 35,850,000.00
वा.भा. रु. 26,817,600.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 447 वर्णन: शहर सातारा ता जि सातारा येथील स.नं 1 (याचा सि.स.नं 447 शनिवार पेठ) याचे एकुल 1 हे 50 आर + पो ख 0 हे 02 आर असे एकुल 1 हे 62 आर मिळकतीपैकी 0 हे 72.48 आर (7248 चौ.मी) ही खुली मिळकत (1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) दिलीप दत्तात्रय शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(2) गंगुबाई दत्तात्रय शिंदे याचे तर्फे कु.मु. म्हणून महेश दिलीप शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(3) सुनिल दत्तात्रय शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(4) देवी दत्तात्रय शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(5) स्यताकरिता व लि.देणार नं 0 ये अ.पा.क म्हणून आई सुजाता रविंद्र शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(6) कु. शुभम रविंद्र शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(7) सुहास पांडुरंग शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(8) सुवीर पांडुरंग शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(9) द्वारकाबाई पांडुरंग शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अवधुत डेव्हलपर्स तर्फे भागीदार. कंग्राळकर बिल्डर्स प्रा लि तर्फे डायरेक्टर श्रीधर आनंदराव कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नंबर: -;
(2) अवधुत डेव्हलपर्स तर्फे भागीदार श्रीधर आनंदराव कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नंबर: -;
(3) अवधुत डेव्हलपर्स तर्फे भागीदार पुजा श्रीधर कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नंबर: -;
(4) अवधुत डेव्हलपर्स तर्फे भागीदार सुमारी प्राजक्ता श्रीधर कंग्राळकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: -; पिन: -; पॅन नंबर: -;
(5) अवधुत डेव्हलपर्स तर्फे भागीदार, अवधुत पंचशील कान्स्ट्रक्शन प्रा लि तर्फे डायरेक्टर मंगेश विठ्ठल वाडेकर; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(6) अवधुत डेव्हलपर्स तर्फे भागीदार जितेंद्र विश्वनाथ भोसले; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(7) अवधुत डेव्हलपर्स तर्फे भागीदार पराधी कमलेश पिसाळ; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नंबर: -;
(8) अवधुत डेव्हलपर्स तर्फे भागीदार आ.ना सुवीर शिंदे; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -;

दस्तावेजांक व वर्ष: 2329/2012

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सूची क्र. दोन INDEX NO. II

मुख्य निबंधक: सातारा 1

पेज 03 म

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ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -;
पैन नम्बर: -;
(9) अवयुत डेव्हलपर्स तर्फे भागीदार देशाली मंगेश वाढेकर; घर/फ्लॅट नं: -; गल्ली/रस्ता: -;
ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पैन
नम्बर: -;
(10) अवयुत डेव्हलपर्स तर्फे भागीदार सी.आदिती चंद्रशेखर चोरपडे; घर/फ्लॅट नं: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका:
सदर; पिन: -; पैन नम्बर: -;

(7) दिनांक	करून दिल्याचा	07/05/2012
(8)	नोंदणीचा	07/05/2012
(9) अनुक्रमांक, खंड व पृष्ठ		2329 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क		रु 717000.00
(11) बाजारभावाप्रमाणे नोंदणी शुल्क		रु 30000.00
(12) जेरा		

सारी नककक
सह मुख्य निबंधक कार्या-२
सातारा क्र. १



सतर-१
दस्तावेज क्र. (8834/2012)
३८४९





(1) दिलेखाया प्रकार, मोबदल्याचे स्वल्प नुसत्यारनामा
य बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) सर्वे क्र.: 1 सिटीएस क्र.: 447 वर्णन: शहर सातारा येथील स.नं 1 (याचा ति.स.नं 447
शनिवार पेठ सातारा) याचे एकूण क्षेत्र 1 हे 50 आर + पो.ख 0.02 आर असे एकूण 1 हे 52
आर मिळकतीपैकी 0 हे 69 आर (6900 चौ.मी) ही खुली मिळकत
दि.क्र 3/10 शहर

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी घेण्यात असेल
तेव्हा

(1)

(5) दस्तऐवज करून घेण्या-या पक्षांकराचे
व संपूर्ण पत्ता नाव किंवा दिवाणी
न्यायालयाचा हुकूमनामा किंवा आदेश
असल्यास, प्रतिवादीचे नाव व
संपूर्ण पत्ता

(1) शंकरराव आबाजी शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नम्बर: -;
(2) लक्ष्मण शंकरराव शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(3) अशोक शंकरराव शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(4) उदय शंकरराव शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(5) अरुण शंकरराव शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(6) पुष्पा दिगंबरराव जगताप; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(7) लक्ष्मी मुरलीधर ननावरे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(8) मंगल सुर्यकांत नाळे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(9) सुलोचना रामचंद्र शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(10) अजय रामचंद्र शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(11) दिजय रामचंद्र शिंदे; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(12) शरयु शिवाजी आर्से घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;

(6) दस्तऐवज करून घेण्या-या पक्षांकराचे
नाम व संपूर्ण पत्ता किंवा दिवाणी
न्यायालयाचा हुकूमनामा किंवा आदेश
असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) अवधुत डेव्हलपर्स तर्फे भागीदार कॅप्टन विल्डकॉन प्रा लि तर्फे डायरेक्टर श्रीधर
कॅप्टन विल्डकॉन; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -; पॅन नम्बर: -;
(2) अवधुत डेव्हलपर्स तर्फे भागीदार श्रीधर आनंदराव कॅप्टन विल्डकॉन; घर/प्लॉट नं.: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: सातारा; तालुका:
सातारा; पिन: -; पॅन नम्बर: -;
(3) अवधुत डेव्हलपर्स तर्फे भागीदार पुजा श्रीधर कॅप्टन विल्डकॉन; घर/प्लॉट नं.: -; गल्ली/रस्ता: -;
ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: सातारा; तालुका: सातारा; पिन: -;
पॅन नम्बर: -;
(4) अवधुत डेव्हलपर्स तर्फे भागीदार कुमारी प्राजपता श्रीधर कॅप्टन विल्डकॉन; घर/प्लॉट नं.: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: सातारा; तालुका:
सातारा; पिन: -; पॅन नम्बर: -;
(5) अवधुत डेव्हलपर्स तर्फे भागीदार अवधुत-पंचशील कन्स्ट्रक्शन प्रा लि तर्फे डायरेक्टर मंगेश
विठ्ठल वाडेकर; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -;
पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पॅन नम्बर: -;
(6) अवधुत डेव्हलपर्स तर्फे भागीदार जितेंद्र विष्णुनाथ मोस्तले; घर/प्लॉट नं.: -; गल्ली/रस्ता:
-; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -;



दस्तावेजांक व वर्ष: 1876/2012

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सूचन निबंधक: सातारा 1

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सूची क्र. दोन INDEX NO. II

पैन नम्बर -

7) अद्युत डेव्हनपर्स तर्फे मागीवार पल्लवी कमलेश पिताळ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पैन नम्बर: -

8) अद्युत डेव्हनपर्स तर्फे मागीवार अर्चना सुधीर शिंदे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पैन नम्बर: -

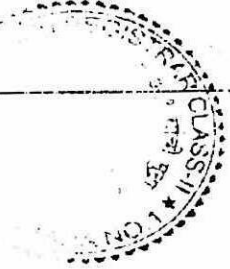
9) अद्युत डेव्हनपर्स तर्फे मागीवार वैशाळी संगेश बाडेकर; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पैन नम्बर: -

10) अद्युत डेव्हनपर्स तर्फे मागीवार आदित्य चंद्रशेखर घोरपडे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; तालुका: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सदर; तालुका: सदर; पिन: -; पैन नम्बर: -

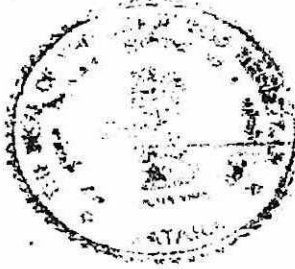
(7) दिनांक	कलन दिल्याचा	2/04/2012
(8)	नोंदणीचा	2/04/2012
(9) अनुक्रमांक, खंड व पृष्ठ		576 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 100.00	
(11) बाजारभावाप्रमाणे नोंदणी शुल्क	रु 100.00	
(12) होरा		



रसना -
दस्तावेज 8898
30/84



खरी नोंदकक
सह मुख्य निबंधक वर्ग-२
सातारा ज. १





31/10/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. सातारा 1

दस्त क्रमांक : 6383/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) सातारा

(1)विलेखाचा प्रकार

कुलमुखत्यारपत्र

(2)मोबदला

0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1

(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)

1) पालिकेचे नाव:साताराइतर वर्णन : इतर माहिती: जनरल कुलमुखत्यारपत्र कबुली जबाब देणेबाबत either / or((Survey Number : 1 ;))

(5) क्षेत्रफळ

1) 0 चौ.मीटर

(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:-अवधुत डेव्हपर्स तर्फे अधिकृत भागीदार श्रीधर आनंदराव कंग्याळकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-

2): नाव:-अवधुत डेव्हपर्स तर्फे अधिकृत भागीदार जितेंद्र विश्वनाथ भोसले वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-अमोल संपतराव पवार वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-

2): नाव:-जगदिश लक्ष्मण शिंदे वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-

3): नाव:-सुनिल वसंतराव रवळेकर वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

31/10/2013

(10)दस्त नोंदणी केल्याचा दिनांक

31/10/2013

(11)अनुक्रमांक,खंड व पृष्ठ

6383/2013

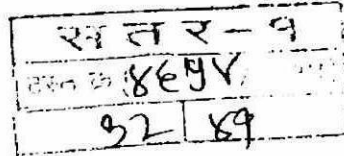
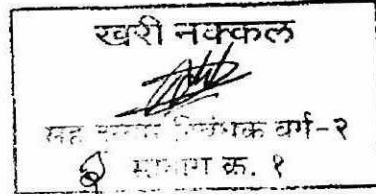
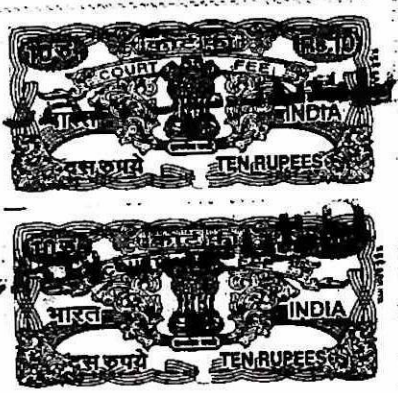
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क 100
- (14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

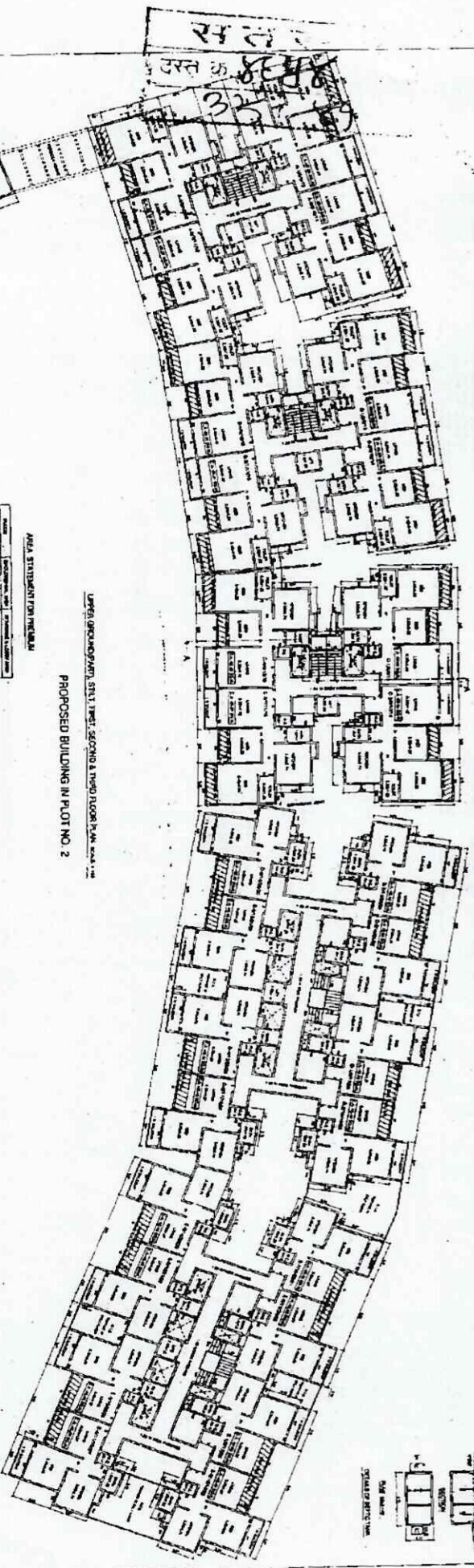
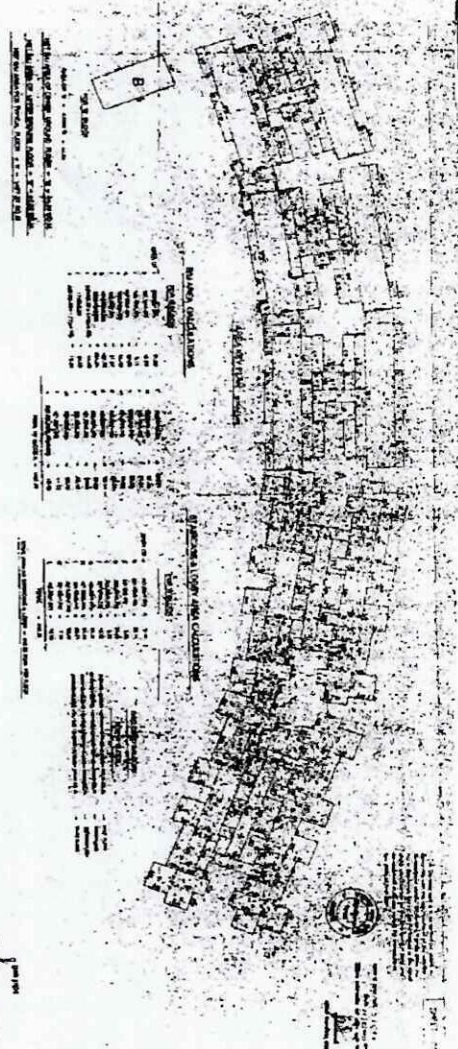
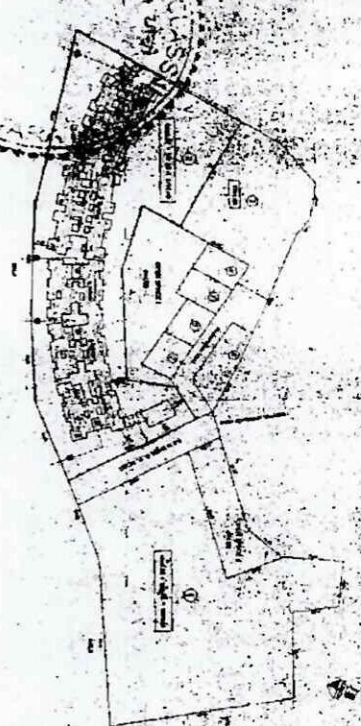
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(48-h) In any other case, Excluding (a) to (g)



SITE PLAN



PROPOSED BUILDING IN PLOT NO. 2

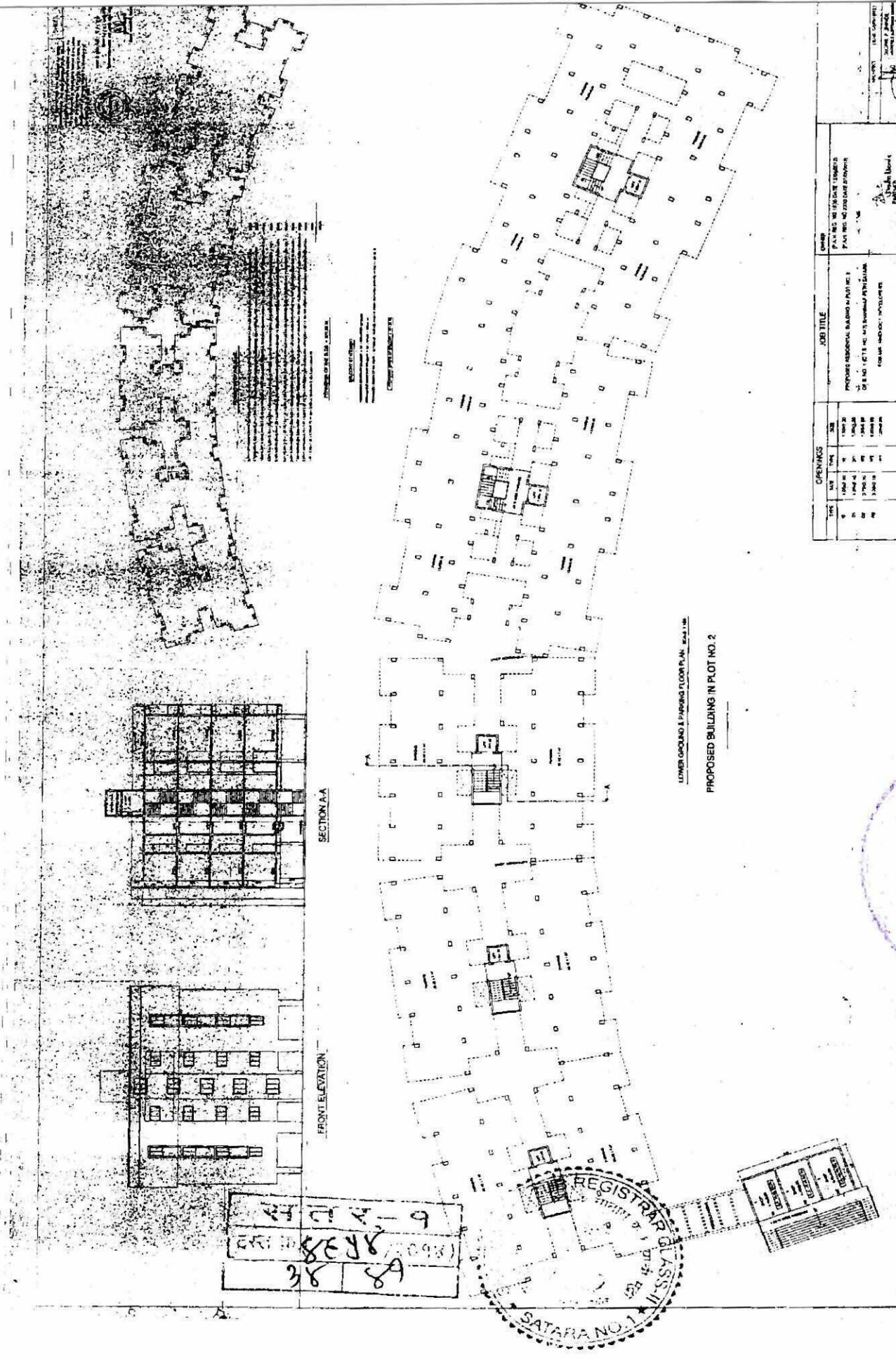
AREA STATEMENT FOR THE BUILDING

Sl. No.	Particulars	Area (sq. m.)
1	Building Area	1000.00
2	Open Space	500.00
3	Other	100.00
Total		1600.00

AREA STATEMENT

Sl. No.	Particulars	Area (sq. m.)	Remarks
1	Building Area	1000.00	
2	Open Space	500.00	
3	Other	100.00	
Total		1600.00	





सतरा-१
 एरिड ४६४४ (०९४)
 ३४ ४९

LOWER GROUND & PARKING FLOOR PLAN 1:200

PROPOSED BUILDING IN PLOT NO. 2

OPENINGS			JOB TITLE	OWNER
TYPE	NO.	AREA		
DOOR	1	1.00 SQ. M.	PROPOSED RESIDENTIAL BUILDING IN PLOT NO. 2 12/11/2011 12:11 PM FOR MR. ANAND K. KOTHE	MR. ANAND K. KOTHE 12/11/2011 12:11 PM
WINDOW	1	1.00 SQ. M.		
VENTILATOR	1	1.00 SQ. M.		
ROOF	1	1.00 SQ. M.		

- [illegible]

मुख्याधिकारी

नियोजन प्राधिकरण सातारा नगरपरिषद, सातारा.

सं. ४८५४
३६ ४९

आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH S CHORGE
SAMPATRAO MARUTI CHORGE
16/09/1972
Permanent Account Number
AIBPC4110C

Signature



भारत सरकार
GOVT. OF INDIA

लि. घेणार्



स त र - ९
दस्त क्र. 8848 (2095)
36/89



आयकर विभाग
INCOME TAX DEPARTMENT
AVDHOT DEVELOPERS
12/04/2012
Permanent Account Number
AAVFA4624R



भारत सरकार
GOVT. OF INDIA



लि. घेणार्

12/04/2012



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMOL PAWAR
SAMPATRAO GOPALRAO PAWAR
01/06/1983
Permanent Account Number
AAZPP1409L



कमुली स्वयं देणार्

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KASHID AMARDEEP VIJAY
VIJAY RAMCHANDRA KASHID
17/03/1987
PAN Number
BUZPKS129G



महाराष्ट्र
MAHARASHTRA STATE MOTOR DRIVING LICENCE
Lic No. MH11 20120012877
Valid Till 27-08-2032 (NT)
AUTHORISED TO DRIVE FOR A LIMITED PERIOD
OF VEHICLES THROUGHOUT INDIA
MCWG 08-08-2015
DOB 01-12-1987
Name VISHAL GHORPASE
S/O. OF SHYAM GHORPASE
BORN A/P. GOLEGAON
TAL & DIST. SATARA
Signature & ID of Issuing Authority MH11 201280
Signature of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DAYANAND TUKARAM LOHAR
TUKARAM SHANKAR LOHAR

23/03/1974

AGLPL2992D

Lohar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KOSANDAR SUSHIL BALASAHEB
BALASAHEB VISHNUSA KOSANDAR
10/12/1984

PAN Number

PQFPR4770F

Kosandar

Signature



संतर-९
दस्तावेज (8618/3048)
36/89



29/4654

गुरुवार, 28 ऑगस्ट 2014 12:45

म.न.

दस्त गोश्वारा भाग-1

सतरा 38187
दस्त क्रमांक 4654/2014

दस्त क्रमांक: सतरा 1/4654/2014

बाजार मूल्य: रु. 26,48,500/- मोबदला: रु. 26,60,000/-

भरलेले मुद्रांक शुल्क: रु. 1,33,000/-

दु. नि. सह. दु. नि. सतरा यांचे कार्यालयात

पावती: 4724

पावती दिनांक:

अ. क्र. 4654 वर दि. 28-08-2014

28/08/2014

रोजी 12:42 म.न. वा. हजर केला.

सादरकरणाचे नाव: प्रकाश संपतराव घोरे

नोंदणी फी

रु. 26600.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

Amogh
दस्त हजर करणाऱ्याची सही.

एकुण: 27420.00

Amogh
Sub Registrar Satara 1



Amogh
Sub Registrar Satara 1

दस्तावा प्रकार: साठेखत

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

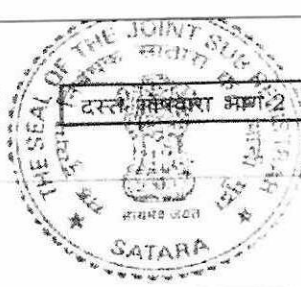
शिवका क्र. 1 28 / 08 / 2014 12 : 37 : 26 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 28 / 08 / 2014 12 : 39 : 23 PM ची वेळ: (फी)



28/08/2014 12:47:03 PM

दस्त क्रमांक :सतरा1/4654/2014
दस्ताचा प्रकार :-साठेखत



सतरा 80187
दस्त क्रमांक:4654/2014

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---------------------------------------|-----------|---------------|
| 1 | नाव:शंकरराव आबाजी शिंदे वगैरे 20 यांचे तर्फे
कुमु म्हणून व विकासक म्हणून अवधुत
डेव्हलपर्स तर्फे अधिकृत भागीदार श्रीधर
आनंदराव कंगळकर, जितेंद्र विश्वनाथ भोसले
यांचे कबुली जबाब देणार अमोल संपतराव पवार

पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: सातारा, महाराष्ट्र,
सतारा.
पिन नंबर: | लिहून देणार
वय :-30
स्वाक्षरी:- | | |
| 2 | नाव:प्रकाश संपतराव चोरगे
पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
-, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, पुणे.
पिन नंबर: | लिहून घेणार
वय :-42
स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत साठेखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक: 28 / 08 / 2014 12 : 40 : 27 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

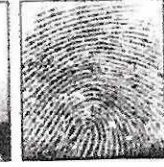
- 1 नाव:- अमर विजय काशिद -
वय:26
पत्ता:सातारा
पिन कोड:415001

स्वाक्षरी



- 2 नाव:- विशाल शिवाजीराव घोरपडे -
वय:26
पत्ता:सातारा
पिन कोड:415001

स्वाक्षरी



निर्वात क्र.4 की तै: 28 / 08 / 2014 12 : 41 : 05 PM

Sub Registrar Satara 1

EPayment Details.

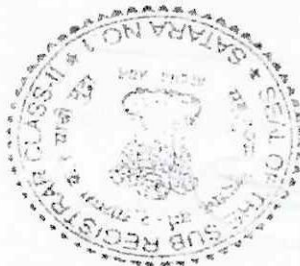
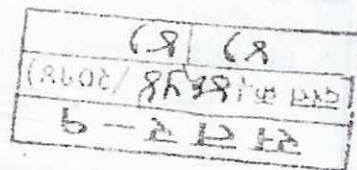
sr.	EPayment Number	Defacement Number
1	MH002551581201415E	0001544838201415
2	MH002551488201415E	0001544837201415

4654 /2014

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.sarita@gmail.com



निर्वात क्र.4 की तै: 28/08/2014

Sub Registrar Satara 1

निर्वात क्र.4 की तै: 28/08/2014

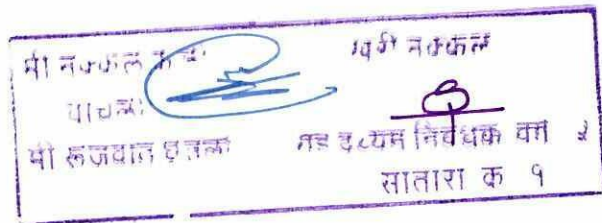
Sub Registrar Satara 1

निर्वात क्र.4 की तै: 28/08/2014

Sub Registrar Satara 1

निर्वात क्र.4 की तै: 28/08/2014

Sub Registrar Satara 1



अर्ज क्रमांक २०६ २०/५/२२
अर्ज दिल्वावा दिनांक २०/५/२२
नामधेक जमाव झाली दिनांक २०/५/२२
क. २ अ. २
म. २
म. २
म. २

सह. दुय्यम निबंधक वर्ग-१
सातारा क्र. १

