

**RAMKASHVAR LAKHARAJ SAHANI**  
D- 601, MAHADEV APARTMENT,  
THAKUR VILLAGE, KANDIVALI (E),  
MUMBAI – 400 101

Date : September 5, 2015

TO  
MR. VIJAY BASANT YADAV & MRS. SHANTI BASANT YADAV  
103/478, Vakratund Welfare Society,  
Ganesh Nagar, Thane.

**Sub : POSSESSION OF FLAT NO. 504, BLDG. NO. 6, NG REGENCY, BALKUM THANE**

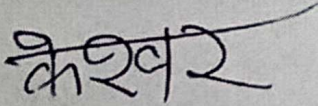
Dear Sir / Madam

We are giving you vacant and peaceful possession of above said premises to your full satisfactions.

We also wish you and your family, health, prosperity, success and happiness in your life.

With Warm Regards

RAMKASHVAR LAKHRAJ SAHANI



# N.G REGENCY BLDG.NO.6 CO-OP HSG SOC.LTD

TNA/ (TNA)/ HSG/(TC)/28176. DI.14/12/2015.  
Near Maru Aal temple, Balkum Naka,Thane (w) 400608.  
Email-id:-ngrencybldgno6@gmail.com

## BILL

Name [ 6/504 ] MR.VIJAY BASANT YADAV  
SHANTI BASANT YADAV

Bill No. 487  
Date 01/12/2022

Particulars BILL FOR THE MONTH OF DEC.2022

Sr. No.	Nature of Charges	Amount
1	SINKING FUND	75.00
2	BUILDING REPAIR FUND	225.00
3	INSURANCE CHARGES	25.00
4	COMMON ELECTRICITY CHGS	65.00
5	LIFT MAINTENANCE CHARGES	300.00
6	SERVICE CHARGES	1240.00
7	WATER CHARGES	230.00
8	EDUCATION & TRAINING FUND	10.00
9	FEDERATION CHARGES	50.00
Total		2220.00
Arrears		20.00
Amount Due		2240.00

Rupees Two thousand two hundred forty only

Notes a) Members are requested to pay their dues on or before 15th of the month otherwise int @21% will be charged  
b) FOR NEFT IFSC CODE TJSB0000121, A/C NO. 121110200000061, BANK NAME: THANE JANATA SAHAKARI  
BANK BRANCH: DHOKAL  
c) Cheque should be drawn in favour of "N.G REGENCY BLDG NO 6 CO-OP HSG SOC LTD"

For N.G REGENCY BLDG.NO.6 CO-OP HSG SOC.LTD

COMPUTERISED ACCOUNT'S MAINTAINED BY "KAUSTUBH & CO."25895081

N.G REGENCY BLDG.NO.6 CO-OP HSG SOC.LTD  
TNA/ (TNA)/ HSG/(TC)/28176. DI.14/12/2015  
Near Maru Aal temple, Balkum Naka,Thane (w) 400608  
Email-id:-ngrencybldgno6@gmail.com

## RECEIPT

Received with thanks from [ 6/504 ] MR.VIJAY BASANT YADAV  
SHANTI BASANT YADAV

Receipt No. 238  
Date 10/11/2022

Sum of Rupees Two thousand two hundred twenty only  
By Cheque No. NEFT of Rs. 2220.00  
RCVD AGAINST 1/11/22 NO 431

For N.G REGENCY BLDG.NO.6 CO-OP HSG SOC.LTD

Rs. 2220.00

Subject to Realization of Cheque



# ठाणे महानगरपालिका, ठाणे

संगणकीय प्रत

मालमत्ता क्र./ (PTN No.): 61070069

सन 2022-23 मालमत्ता कराचे देयक

सब कोड/ (Sub Code): 00039

ठाणे महानगरपालिका अधिनियम अनुसूची ड प्रकरण ८, कराधान नियम ३९, ४० अन्वये


प्रभाग कार्यालय(Ward) : BALKUM	वर्नांक क्र. : 107	घर क्र. : 218D
देयक क्र. : TMC222310705433	मिटी मध्ये / टीका क्र. : 0	देयक दिनांक : 10/04/2022
करवाल्याचे नाव : LAND OWNER : SHRI. RAMAKANT DHARMA JOSHI & OTHERS / DEVELOPER NAME : SHRI. NARENDRA GUPTA ( R. N. A. BUILDERS ) N. G. REGENCY / OWNER NAME : LAND OWNER: SHRI. RAMAKANT DHARMAJOSHI & OTHERS STR OWNER: SHRI. NARENDRA GUPTA ( R. N. A. BUILDERS) N.G. REGENCY, THE HOLDER :- MR. VIJAY BASANT YADAV/ MRS. SHANTI BASANT YADAV		
मालमत्तेचा पत्ता : Flat No.504 Address: BUILDING NO. 6, BHINWADI ROAD, BALKUM, THANE		

देयक प्रकार : मालमत्ता कराचे देयक	वि.प्र.क्र. :		
करनिघारिण वर्षी :	देयक कालावधी : 01/04/2022 To 31/03/2023		
भाषण	निवासी	विगर निवासी	एकूण
वार्षिक करबोव्य मुख्य (र)	6.577	0	6.577

व.क्र.	कराचा तपशिल	कराची टक्केवारी		पहिली सहामाही (र.) १ एप्रि. ते ३० सप्टें. (A)	दुसरी सहामाही (र.) १ ऑक्टो. ते ३१ मार्च (B)	एकूण (र) (A+B)
		निवासी	विगर निवासी			
१	सामान्य कर / General Tax	32.00	44.50	1,022	1,017	2,039
२	अग्निशमन करासहित / Fire tax	0.00	1.00	33	33	66
३	शिक्षण कर / Education Tax	4.00	5.00	132	131	263
४	जललाभ कर / Water benefit Tax	17.00	22.00	561	557	1,118
५	मल निस्संरण कर / Sewerage Tax	10.00	13.00	330	328	658
६	रोजगार हमीकर (मथा) / Employment Guarantee Cess (GOM)	0.00	3.00	0	0	0
७	मोठ्या निवासी जागेवरील / Big Residential Tax	10.00	0.00	0	0	0
८	विशेष सफाई कर / Special Con. Tax	2.00	10.00	66	66	132
९	वृक्ष उपकर / Tree Cess	1.00	1.00	33	33	66
१०	शिक्षण कर (मथा) / Education Cess (GOM)	6.00	12.00	198	197	395
११	रस्ता कर / Road Tax	6.00	9.00	198	197	395
१२	मल निस्संरण लाभ कर / Sewage Benefit Tax	14.00	17.50	462	459	921

<b>महुरबाची सूचना :</b>	एकूण (A)	3,035 (B)	3,018	6,053
१) महाराष्ट्र शासन, नगर विकास विभागाकडील दि. ०७/०३/२०२२ रोजीच्या पत्राच्या अनुषंगाने ५०० चौ. फूट चढई क्षेत्रफळापर्यंतच्या निवासी मालमत्तांना सामान्य करामध्ये सूट देण्यात येत आहे.	<b>(१) चालू वर्षाची एकूण मागणी (A+B)</b>			
२) सदरची सूट ही महापालिकेच्या अभिलेखी असलेल्या क्षेत्रफळाच्या आधारे देण्यात येत असून, मत्था प्रत्यक्षात असलेले चढई क्षेत्रफळ ५०० चौ. फूट पेक्षा कमी किंवा जास्त असल्यास, संबंधित प्रभाग कार्यालयाकडे संपर्क साधणे.	<b>(२) शासनाचे दि. ७/०३/२०२२ रोजीच्या पत्रानुसार ५०० चौ. फूट चढई क्षेत्रफळापर्यंतच्या निवासी मालमत्तांना कर माफीसुळे सूट</b>			
<b>ऑनलाईन पेमेंट सुविधा</b> <a href="https://propertytax.thanecity.gov.in">https://propertytax.thanecity.gov.in</a> या मत्ताच्या वेबसाईटवर उपलब्ध आहे.	<b>(३) सन २०२२-२३ (वार्षिक वर्षाची सूटनंतर कराची मागणी (३=१-२))</b>			
<b>Online Payment Help Center</b> 9152818798	<b>(४) कर बकबाकी (मागील)</b>			
	<b>(५) कर बकबाकीवरील कराधान नियम ४१(१) अन्वये शास्ती/ज्वाज (दि. ३१/०३/२०२२ पर्यंत).</b>			
	<b>(६) एकूण बकबाकी + चालू मागणी</b>			
	<b>(७) समाबोजित रकम</b>			
	<b>(८) बकबाकीसह एकूण देय कर (३+६-७)</b>			
				4,014



  
**(जी जी गोदेपुरे)**  
 उप आयुक्त (कर)  
 ठाणे महानगरपालिका, ठाणे

**कर भरणा सुविधा :**  
 a) [www.thanecity.gov.in](http://www.thanecity.gov.in) -> Property Tax / मालमत्ता कर b) [myptax.thanecity.gov.in](http://myptax.thanecity.gov.in)  
 c) मनपा करसंकलन केंद्रे (करदाते त्यांचा कर महापालिकेच्या कोणत्याही संकलन केंद्रावर भरू शकतील )

दस्ता क्रमांक : 3532/2023

नोंदणी :

Regn:63m

## गावाचे नाव : वाळकूम

प्रकार	करारनामा
	4870000
भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार देतो की पट्टेदार ते नमुद करावे)	4688000.76
मन,पोटहिम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका क्र.504,5वा मजला,टाईप ए1,2,3,व्री 1 विलिडिंग नं .6,एन.जी.रिजेन्सी,म्हणजेच एन.जी.रिजेन्सी विलिडिंग नं.6 को.ऑप.हौसिंग सोसायटी लि.,वाळकूम,ठाणे पश्चिम,मौजे वाळकूम ना व जिल्हा ठाणे येथील स.नं.44/9(पार्ट)क्षेत्रफळ 365 चौ.फूट कार्पेट म्हणजेच 40.71 चौ.मी . विल्ट अप एरिया(झोन नं.9/36-3अ-1)( ( Survey Number : 44/9(Part) ; ) )
वळ	1) 40.71 चौ.मीटर
रणी किंवा जुडी देण्यात असेल तेव्हा.	
ऐवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा ना किंवा आदेश असल्यास,प्रतिवादिचे नाव व	1): नाव:-विजय बसंत यादव - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ५०४/ वी6,उन्नती वूड्स फेज-II,कावेसर ,हॉरीझॉन स्कॉलर स्कूल जवळ,आनंद नगर,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ACCPY4460A 2): नाव:-शांती बसंत यादव - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ५०४/ वी6,उन्नती वूड्स फेज-II,कावेसर ,हॉरीझॉन स्कॉलर स्कूल जवळ,आनंद नगर,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AFYPY6397R
ऐवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश अस,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीकांत गोपीचंद पिंगळे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी विंग, रूम नं.2,क्रोमपार्क को ऑप हौसिंग सोसायटी.,यशोधन नगर,लक्ष्मी पार्क फेज-2,यशोधन नगर,ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ARKPP7796D 2): नाव:-मोनानी श्रीकांत पिंगळे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी विंग, रूम नं.2,क्रोमपार्क को ऑप हौसिंग सोसायटी.,यशोधन नगर,लक्ष्मी पार्क फेज-2,यशोधन नगर,ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BBEPP2774C
स्तऐवज करून दिल्याचा दिनांक	10/02/2023
दस्त नोंदणी केल्याचा दिनांक	10/02/2023
अनुक्रमांक,खंड व पृष्ठ	3532/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	340900
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

**सह दुय्यम निबंधक वर्ग - २**  
**ठाणे क. २**

मांकनामाठी विचागत घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



AGREEMENT FOR SALE

ट न न - २

दस्त क्रमांक ३५३/२०२३

२/२०

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 10<sup>th</sup> day of February, 2023,

MR. VIJAY BASANT YADAV (PAN CARD ACCPY4460A) (Aadhar No. 800470534524) Aged 36 Years, and MRS. SHANTI BASANT YADAV (PAN CARD AFYPY6397R) (Aadhar No. 803533538795) Aged 61, Indian Inhabitants, having address at: 504/B6, Unnati Woods Phase-II, Kavesar, Near Horizon Scholar School, Anand Nagar, Thane-400615; hereinafter referred to as "VENDOR/ TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. SRIKANT GOPICHAND PINGLE, Age 44 years, Occupation Service, PAN No. ARKPP7796D, Adhar No. 665253139984, Indian Inhabitant, and MRS. SONALI SRIKANT PINGLE, Age 39 years, Occupation Service, PAN No. BBEP2774C, Adhar No. 274220361905, Indian Inhabitant, residing at At: D Wing, Room No.2.Crompark CHS., Yashodhan Nagar, Near Laxmi Park Phase-2, Yashodhan Nagar, Thane West-400606; hereinafter referred to as "PURCHASERS/ TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS, By the Agreement For Sale dated.12.11.2014 executed between M/s. RNA Builders (N G.) as Developers and Mr. Ram Kashvar Lakharaj Sahani as purchaser M/s. RNA Builders (N.G.) have agreed to sell the Flat No.504, on the 5<sup>th</sup> Floor, measuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type-A, 2,3, B1 Building No. 6, N.G.Regency, Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane Municipal Corporation and within limits of Registration Sub-District and District Thane to Mr. Ram Kashvar Lakharaj Sahani on the terms and conditions stated therein. The said Agreement for Sale dated.12.11.2014 is duly registered in the registrar office Thane-5 under Sr. No. TNN-5-10612/2014.



Vijay

Srikant Pingle



ट न न - २

दस्त क्रमांक 3337  
Kashvar Lakharaj Sahani as Vendor and Mr. Vijay Basant Yadav and Mrs. Shanti  
Yadav as Purchaser. Mr. Ram Kashvar Lakharaj Sahani have agreed to sell the Flat No  
on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up ar

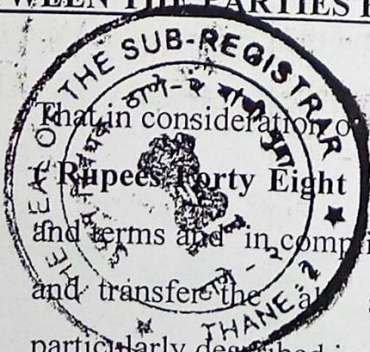
the building Type A1,2,3, B1 Building No. 6, N.G.Regency, Balkum Thane (W) Constr  
on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and  
Thane and within limits of Thane Municipal Corporation and within limits of Registra  
Sub-District and District Thane to Mr. Vijay Basant Yadav and Mrs. Shanti Basant Yada  
the terms and conditions stated therein. The said Agreement for Sale dated.17.07.201  
duly registered in the registrar office Thane-5 under Sr. No. TNN-5-7669/2015.

**AND WHERAS**, the said "N.G. REGENCY BLDG.NO.6 Co-Operative Housing Soci  
Ltd, is registered under the Maharashtra Co-operative Societies Act, 1960, Vide. N  
TNA(T.NA.)/HSG/(TC)/28176/ DATED 14.12.2015 hereinafter for the sake of brev  
referred to as the "SAID SOCIETY" and the Vendor/Transferor is a member of the sa  
Society and holding Ten(10) fully paid up shares of Rs. 50/- each under Share Certifica  
No.39, bearing distinctive No.381 to 390 ( hereinafter to as the said Shares) .

**AND WHEREAS**, now, First Part is become owner, the well, absolute and exclusive owne  
of All that Piece and Parcel of Flat No.504, on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft  
Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type A1,2,3, B1 Building No. 6,  
N.G.Regency, Society Known as "**N.G. REGENCY BLDG.NO.6 Co-Operative Housing**  
**Society Ltd**" Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa  
9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane  
Municipal Corporation and within limits of Registration Sub-District and District Thane,  
hereinafter for the sake of brevity referred to as the "SAID FLAT" more particularly  
described in SCHEDULE hereunder. Further the Vendor/Transferor desires to sell, assign,  
transfer and convey their rights, title and interest in the said shares and the said flat.

**NOW, THESE PRESENTS WITNESSETH AND IT IS HEREEBY AGREED BY AND**  
**BETWEEN THE PARTIES HERETO AS UNDER :**

1. That in consideration of the receipt of the entire price consideration of **Rs. 48,70,000/-**  
(Rupees Forty Eight Seventy Thousand Only) by the Vendor from the Purchaser  
and terms and in compliance of the forgoing the Vendor doth hereby grant, convey  
and transfer the shares to the Purchaser in respect of the said flat, more  
particularly described in the schedule hereunder written.



Vijay

Shanti

ट न न -

lien, mortgage, lease etc. on the said flat and the said shares, as the Vendor has created any such encumbrances of any nature whatsoever and that the Vendor has and absolute power to transfer and deliver possession thereof to the purchaser.

- 26. The Vendor further states and declares that the Vendor have not at any time created any tenancy or licensee in favour of any one in respect of the said flat or portion thereof and that the Vendor has been in exclusive possession of the said flat premises which has been hereby transferred, sold and assigned by him to the Vendor absolutely to and in favour of the Purchaser who alone is now solely and exclusively entitled to the same.
- 27. The Vendor shall be liable for their share of taxes, outgoing and society's charges and M.S.E.B electricity charges in respect of the said flat till the possession of the said flat taken by the purchaser and the same shall thereafter from the date of possession shall be payable by the Purchaser.
- 28. The Vendor both hereby covenant with the Purchaser that the Purchaser shall on after full payment and upon being put into possession quietly and personally possess, occupy and enjoy the said flat premises without any, hindrance, denial, suit, claims, demands, interest, or eviction by the Vendor or any other person or person lawfully or equitably claiming through under or in trust for the Vendors.
- 29. The Vendor shall sign all applications for transfer of the said shares, electric deposit and other deposits if any, and electric meter in respect of the said flat in favour of the Purchaser.
- 30. The entire cost and expenses for transfer of ownership of the said flat, cost and expenses of Stamp duty, Brokerage, Registration charges, etc. shall be borne by the said Purchaser.
- 31. The entire cost and expenses for transfer of membership of the said society in the name of purchaser in respect of the said flat shall be borne by the said Vendor and purchaser equally.

**SCHEDULE OF THE PROPERTY**  
 (Herein Referred As "SAID FLAT")

All that Piece and Parcel of Flat No.504, on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type A1,2,3, B1 Building No. 6, N.G.Regency, Society Known as "N.G. REGENCY BLDG.NO.6 Co-Operative Housing Society Ltd" Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane Municipal Corporation and within limits of Registration Sub-District



We, the undersigned Vendor hereby acknowledge the purchase of (Seventy Thousand Only) out of Seventy Thousand Only No.504, on the 5<sup>TH</sup> Floor, Built up area, in the building Known as "N.G. REGENCY BLDG.NO.6 Co-Operative Housing Society Ltd" Balkum Thane (W) Situated at Village Balkum, Taluka and Dist. Thane from the Purchaser SONALI SRIKANTH.

SR. NO.	DATE
1.	03.02.2020
2.	09.02.2020
3.	10.02.2020
Total	

**WITNESSES:**

- 1. NAME :
- 2. NAME :

ट न न - २

दस्ता क्रमांक ७५२/२०२३

३० / २०

**PART PAYMENT RECEIPT**

We, the undersigned Vendor, Mr. Vijay Basant Yadav and Mrs. Shanti Basant Yadav hereby acknowledge the receipt of **Rs.9,74,000/- (Rupees Nine Lakh Seventy Four Thousand Only)** out of total consideration of **Rs. 48,70,000/- ( Rupees Forty Eight Seventy Thousand Only)** towards the Sale of All that Piece and Parcel of Flat No.504, on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type A1,2,3, B1 Building No. 6, N.G.Regency, Society Known as **“N.G. REGENCY BLDG.NO.6 Co-Operative Housing Society Ltd”** Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane Municipal Corporation and within limits of Registration Sub-District and District Thane from the Purchaser **MR. SRIKANT GOPICHAND PINGLE and MRS. SONALI SRIKANT PINGLE**. The paid an amount of **Rs.9,74,000/- (Rupees Nine Lakh Seventy Four Thousand Only)** is mentioned as below.

SR. NO.	DATE	AMOUNT	CHEQUE NO./ RTGS/IMPS/UPI	BANK NAME
1.	03.02.2023	51,000/-	303445127762	Google Pay/SBI
2.	09.02.2023	6,17,100/-	SBIN323040573594	State Bank of India
3.	10.02.2023	3,05,900/-	259010-NEFT	State Bank of India
<b>Total Rs.9,74,000/- (Rupees Nine Lakh Seventy Four Thousand Only)</b>				

*Vijay*

**MR. VIJAY BASANT YADAV**

**MRS. SHANTI BASANT YADAV**

**VENDORS**

**WITNESSES:**

1. NAME :

2. NAME :









दस्ता क्रमांक ५५३२ / २०२३  
१४ / २०

MEMORANDUM OF TRANSFEROR/S OF THE WITHIN MENTIONED SHARES

Sr. No.	Transfer Dt. AGM/MGM	Transfer No.	Regd. No. of Transferor/s*	To Whom Transferred (Name of New Member)	Regd. No. of Transferee/s**
				VITAY BASANT YADAV & SHANTI YADAV Authorised M. C. Member Chairman Secretary	
				Authorised M. C. Member Chairman Secretary	
				Authorised M. C. Member Chairman Secretary	
				Authorised M. C. Member Chairman Secretary	
				Authorised M. C. Member Chairman Secretary	
				Authorised M. C. Member Chairman Secretary	



\*Sr. No. of Share Register at which the transfer of share held by the Transferors/s, is/are registered.

\*\*Sr. No. of Share Register at which the name of Transferee/s, is/are registered.

## CAR PARKING AGREEMENT

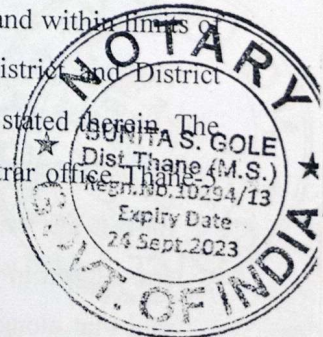
THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 10<sup>TH</sup> day of February, 2023,

**MR. VIJAY BASANT YADAV** (PAN CARD ACCPY4460A) (Aadhar No. 800470534524) Aged 36 Years, and **MRS. SHANTI BASANT YADAV** (PAN CARD AFYPY6397R) (Aadhar No. 803533538795) Aged 61, Indian Inhabitants, having address at: 504/B6, Unnati Woods Phase-II, Kavesar, Near Horizon Scholar School, Anand Nagar, Thane-400615; hereinafter referred to as **"VENDOR/ TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

**AND**

**MR. SRIKANT GOPICHAND PINGLE**, Age 44 years, Occupation Service, PAN No. ARKPP7796D, Adhar No. 665253139984, Indian Inhabitant, and **MRS. SONALI SRIKANT PINGLE**, Age 39 years, Occupation Service, PAN No. BBEP2774C, Adhar No. 274220361905, Indian Inhabitant, residing at At: D Wing, Room No.2, Crompark CHS., Yashodhan Nagar, Near Laxmi Park Phase-2, Yashodhan Nagar, Thane West-400606; hereinafter referred to as **"PURCHASERS/ TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS**, By the Agreement For Sale dated.12.11.2014 executed between M/s. RNA Builders (N G.) as Developers and Mr. Ram Kashvar Lakharaj Sahani as Purchaser. M/s. RNA Builders (N.G.) have agreed to sell the Flat No.504, on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type A1,2,3, B1 Building No. 6, N.G.Regency, Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane Municipal Corporation and within limits of Registration Sub-District and District Thane to Mr. Ram Kashvar Lakharaj Sahani on the terms and conditions stated therein. The said Agreement for Sale dated.12.11.2014 is duly registered in the registrar office, Thane under Sr. No. TNN-5-10612/2014.



*Vijay*

*Srikant* *Sonali*



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

The Vendor have agreed to sale, assign and transfer and the Purchaser have take over and acquire from the Vendor the SAID FLAT CAR PARKING SPACE and as incidental to the sale thereof all the beneficial rights, title, interest, along with said Flat and demand of the Vendor as a member of the said society into and upon the said flat together with the right of use, occupation possession and enjoyment thereof and together with rights of and privileges of a flat owner in respect of the said flat together with all the rights and benefits of the SAID FLAT CAR PARKING SPACE.

2. The Transferor has paid all the necessary charges of any nature whatsoever in respect of the SAID FLAT CAR PARKING SPACE and the Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
7. The Transferor in the past has not entered into any agreement either in the form of sale, lease , exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the SAID FLAT CAR PARKING SPACE and has not dealt with or dispose of the SAID FLAT CAR PARKING SPACE premises in any manner whatsoever.
3. The Transferor shall also hand over her previous allotment letter to the title of SAID FLAT CAR PARKING SPACE for the purpose for her records, against handing over of possession of the SAID FLAT CAR PARKING SPACE along with said flat to the Transferee.

SCHEDULE OF THE CAR PARKING SPACE

(Herein Referred As "SAID FLAT CAR PARKING SPACE")

Open Car Parking Space No.63, in respect Flat No.504, on the 5<sup>TH</sup> Floor, admeasuring about 365 Sq.ft. Carpet area i.e. 40.71 sq.mtr. Built up area, in the building Type A1,2,3, B1 Building No. 6, N.G.Regency, Balkum Thane (W) Constructed on the Land bearing Survey No.44, Hissa 9Part, Situated at Village Balkum, Taluka and Dist. Thane and within limits of Thane Municipal Corporation and within limits of Registration Sub-District and District Thane.(Which is allotted for Flat No.504,5<sup>th</sup> Floor, Type A1,2,3, B1 Building No. 6, N.G.Regency, N.G. REGENCY BLDG.NO.6 Co-Operative Housing Society Ltd,)



*Vijay*

*Spingale Spingale*

SIGNED SEALED AND DELIVERED  
by the within named VENDORS/TRANSFEROR  
MR. VIJAY BASANT YADAV

*Vijay*

शुद्ध नि. डा. अंगठा

MRS. SHANTI BASANT YADAV

AND

SIGNED SEALED AND DELIVERED by the  
within named PURCHASER/TRANSFEE  
MR. SRIKANT GOPICHAND PINGLE

*Srikant*

MRS. SONALI SRIKANT PINGLE

*Sonali*

WITNESSES:

- 1. Name : Prakash P. Rasal  
Add : Thane - west
- 2. Name : Rajesh E. Dhuri  
Add : Thane - west

*Prasal*

*Rajesh*



BEFORE ME  
NOTARY

SUNITA S. GOLE  
ADVOCATE & NOTARY

Office: Shop No. 8, Near Food Box Hotel,  
Behind Sai Baba Mandir, Thane Court Naka,  
Thane (W)-400601. Mob.: 9819815553

REPUBLIC OF INDIA  
H. G. Regd. Type A1 Balkum.  
To, Mr./M/s. SAHA D/60 THANE MUM  
8

NOTARY SUNITA S. GOLE PRACTICE No. 26296/13 Thane

NOTARY SUNITA S. GOLE PRACTICE No. 26296/13 Thane

NOTARY SUNITA S. GOLE PRACTICE No. 26296/13 Thane

# RNA BUILDERS (N.G.)

28, Raja Bahadur Building, Next to Bombay Samachar Marg, 1st Floor, Near Share Bazar,  
Opp. State Bank of India, Fort, Mumbai - 400 023. Tel. : 6623 6300 • Fax : 6623 6322

## ALLOTMENT LETTER FOR OPEN / STILT CAR PARKING

N. G. Regency

Type A1, 2, 3, B1 Building No. ~~1, 2, 3, 4, 5, 7, 8, 9, 10~~ 6,  
Balkum, Thane.

Date : 05/12/2014.

To,  
Mr./M/s./Miss/Ms. RAM KASHVAR LAKHARAJ  
SAHANT.



D/601, MAHADEV APARTMENT,  
THAKUR VILLAGE, KANDEVALI (E)  
MUMBAI - 400101

Sub : Occupation of Your Open / Stilt Car Parking No. 63

Type A1, 2, 3, B1 Building No. ~~1, 2, 3, 4, 5, 7, 8, 9, 10~~ Flat No. 504

in N. G. Regency, Balkum, Thane.

Dear Sir / Madam,

We have on this date allotted you Open / Stilt Car Parking No. 63  
as mentioned above.

You have agreed not to park your Car/Vehicle anywhere else except than the allotted parking.

We Accept

Signature :

Name : MR. RAM KASHVAR  
LAKHARAJ

With Warm Regards,  
For RNA BUILDERS (N.G.)

Constituted Attorney / Proprietor

No.

issued

15 issued

e Regd. No.

12/11/201

12/11/2014.

J.P. No. 90/  
Executive En  
orporation of t



3  
I say that I was the owner of the Flat premises situated at Flat No. 504, Building No.6, N.G. Regency, Balkum, Thane along with ~~with~~ <sup>open</sup> Car parking No.63 in the building of the society hereinafter referred to as the Said Flat Premises.

I say that I have sold and transferred the said Flat premises along with Car parking space to VIJAY BASANT YADAV and SHANTI BASANT YADAV and hence I request the concerned authority to transfer the Car Parking from my name to the name of VIJAY BASANT YADAV and SHANTI BASANT YADAV. I say that I sold the above said Flat premises and car parking space to VIJAY BASANT YADAV and SHANTI BASANT YADAV and hence I request the concerned authority to transfer the car parking space in the name of VIJAY BASANT YADAV and SHANTI BASANT YADAV and I handed over the said Car Parking to VIJAY BASANT YADAV and SHANTI BASANT YADAV and I and my family members do not have any right, claim or title in respect of the said Flat premises as well as Car Parking space.

I undertake to indemnify and keep indemnified the concerned authority or any other authority for any loss or damage caused to them by transferring the said car parking space in the name of VIJAY BASANT YADAV and SHANTI BASANT YADAV.

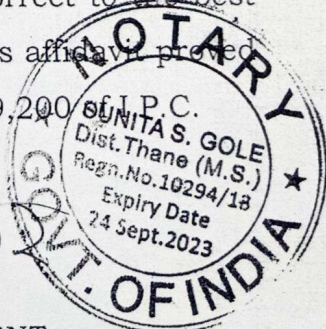
I am making this affidavit in order to produce before the concerned authorities of to show the aforesaid facts.

Whatever stated hereinabove is true and correct to the best of my knowledge and belief. If the contents of this affidavit proved to be false then I alone shall be liable for u/s. 199,200

Solemnly affirmed at Mumbai,  
On this 9<sup>th</sup> day of April, 2017

Identified by me,

DEPONENT.  
BEFORE ME



BEFORE ME

9/4/17  
H. J. GUPTA



1. No.  
5 issued  
015 issued  
ide Regd. N  
ed 12/11/2  
d 12/11/20  
V.P. No.  
y Executive  
Corporation

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

For Bldg.No. 6 :- 3rd to 7th Floor Only  
For Bldg.No. 7,8,9,10 :- 1st to 7th Floor Only

V.P. No. 90/258R TMC/TDD/280 Date 20/02/2018

To,  
M/s. Makarand Toraskar & Asso. (Architect)  
A-101, Royal Crown, Kanjari Wadi, Khopat, Thane-W  
Ramakant D. Joshi & Others (Owner)

M/s. R.N.A. Builders Prop. Mr. Narendra Gupta (P.O.A.H.)  
Sub - Occupancy Certificate for Bldg. No. 6, 7, 8, 9 & 10

Ref. V.P. No. 90/258R  
Your Letter No. 4235, Date: 01/08/13

Sir,

The part/full development work/direction/re-erection/alteration in/of building / part building no. As Above situated at 5 Road / Street 45.0.0.1. V. D. C. Rd. Ward No. --- Sector --- Village Balkum under the supervision of Makarand Toraskar, Licensed Surveyor Architect / Licence No. CN99/24593 may be occupied in the following conditions:

- १) ठामपा उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- २) मलनिःस्सारण विभागाकडील मा.हरकत देखील ठामपा/का.अ.मनि/NOCC मधील अटी आपणावर बंधनकारक राहतील.



As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

ट न न - ५	
दस्त	१०६०२ / २०१४
क्रमांक	०९१७५

Municipal Corporation of Thane



कृ.मा.प.

ट न न - ५	
दस्त	०६६६
क्रमांक	१०/१५

न - ५  
१६०२ / २०१४  
५ / १५



## महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSedCL 27AAECM293K1ZB  
BILL NO.(GGN): 000001890933466

वीज पुरवठा देयक माहे: FEB-2023

HSN code 27160000

ग्राहक क्रमांक: 000393030658  
MR VIJAY BASANT YADAV  
N G REGENCY, BLDG NO.6, R.NO.504, NEXT TO MARU AAI TEMPLE, 400605  
मोबाइल/ ईमेल: 97\*\*\*\*\*77/vij\*\*\*\*\*@gmail.com

देयक दिनांक: 08-FEB-23  
देयक रक्कम रु: 130.00  
देय दिनांक: 28-FEB-23  
या तारखे नंतर भरल्यास: 140.00

बिलिंग युनिट: 4541 :KOLSHETH URBAN S/DN.  
दर संकेत: 090 /LT-I (B) Residential 1Ph  
पोल नं: 00000001  
पी.सी./चक्र+मार्ग-क्रमांक/डि.टी.सी.: 2 / 21-1704-3241 /4541182  
मिटर क्रमांक: 06504906501  
रिडिंग युप: C2

पुरवठा दिनांक: 18-Jun-2015  
मंजूर भार: 1.5 KW  
सुरक्षा ठेव जमा(रु): 2,000.00  
चालू रिडिंग दिनांक: 04-FEB-23  
मागील रिडिंग दिनांक: 03-JAN-23

Scan this QR  
Code with  
BHIM App for  
UPI Payment

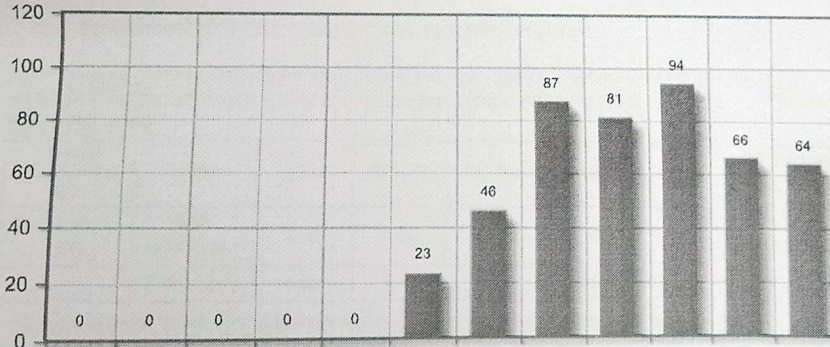


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
6689	6688	01	1	0	1

**NORMAL**  
Bill Period:1.07 Month(s) /

### मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7  
**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-  
[www.mahadiscom.in](http://www.mahadiscom.in) >  
ConsumerPortal > CGRF  
यावर उपलब्ध आहे.

### महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 04-03-2023 ह्या तारखेला होईल.

### विशेष संदेश :

- \* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.97\*\*\*\*\*77 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 000393030658**
- \* महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोप टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलिंग युनिट:	4541	ग्राहक क्रमांक:	000393030658	पी.सी.:	C2	दर:	090
अंतिम तारीख	28-FEB-23			130.00			

या तारखे पर्यंत भरल्यास	17-FEB-23	130.00
या तारखे नंतर भरल्यास	28-FEB-23	140.00

बँकेची स्थळप्रत	डिटीसी क्र.:	4541182					
स्थळप्रत बिलिंग युनिट:	4541	ग्राहक क्रमांक:	000393030658	पी.सी.:	C2	दर:	090

अंतिम तारीख	28-FEB-23	130.00
या तारखे पर्यंत भरल्यास	17-FEB-23	130.00
या तारखे नंतर भरल्यास	28-FEB-23	140.00

**FORM-A (PERSONAL DETAILS)**

APPLICANT  CO-APPLICANT  GUARANTOR

Name **SRIKANT GOPICHAND PINGLE** Gender  M  F

Salutation  Mr  Mrs  Ms  Dr.  Other \_\_\_\_\_ Date of Birth **03-01-1979**

Marital Status  Married  Unmarried  Other \_\_\_\_\_ Name of Spouse **SONALI SRIKANT PINGLE**

No. of Dependents **02** No. of Children **02** Name of Father **GOPICHAND S PINGLE**

Mother's Maiden Name **LATA G PINGLE** Category  SC  ST  OBC  General

Nationality **INDIAN** Residential Status  Resident  NRI / PIO Religion **HINDU**

Place of Birth **THANE** Photo Identification (ID) : Type \_\_\_\_\_ Photo ID: Valid Upto \_\_\_\_\_

Driving Licence No. \_\_\_\_\_ Driving Licence Valid Upto \_\_\_\_\_

PAN No./GIR No. **ARKPP7796D** Passport No. \_\_\_\_\_ Passport Valid Upto \_\_\_\_\_

Highest Qualification Attained **M COM** Qualifying Year **2002**

**Present Address:** Staying at the present address for the past **23** Years and \_\_\_\_\_ Months. **Residential Address**

House /Flat / Apartment No. or Name **D-02 CROMPARK CO-OP HSG SOCIETY**

Street Name & No. and Area/Location **YASHODHAN NAGAR**

Landmark **NEAR LAXMI PARK PHASE-02**

City **THANE** District **THANE** Pin Code **400**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) \_\_\_\_\_ Mobile (Primary) **9987186393** Mobile (Secondary) \_\_\_\_\_

Email (Personal) **shrisonali19@gmail.com**

**Permanent Address:** Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

House /Flat / Apartment No. or Name \_\_\_\_\_

Street Name & No. and Area/Location \_\_\_\_\_

Landmark \_\_\_\_\_

City \_\_\_\_\_ District \_\_\_\_\_ Pin Code \_\_\_\_\_

State \_\_\_\_\_ Country \_\_\_\_\_

Telephone (Landline 1) \_\_\_\_\_ Telephone (Landline 2) \_\_\_\_\_

**Office / Business Address:** **Office / Business Address**

Name of Org/Employer, Dept, & Floor **INDIAN NAVY MATERIAL ORGANISATION**

Street Name & No. and Area/Location **LBS MARG**

Landmark **NEAR CHIRAG NAGAR GHATKOPAR**

City **MUMBAI** District **MUMBAI** Pin Code **400**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) \_\_\_\_\_ Fax \_\_\_\_\_ Mobile (Secondary) \_\_\_\_\_

Email (Organizational) \_\_\_\_\_

Repayment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

Relationship with the Bank  Less than 1 year  1 - 3 years  More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Name: \_\_\_\_\_

FORM-A (PERSONAL DETAILS)

APPLICANT

CO - APPLICANT

GUARANTOR

Name SONALI SRIKANT PINGLE Gender  M  F

Salutation  Mr  Mrs  Ms  Dr.  Other SONALI S PINGLE Date of Birth dd-mm-yyyy

Marital Status  Married  Unmarried  Other Name of Spouse SRIKANT G PINGLE

No. of Dependents 02 No. of Children 02 Name of Father LAXMAN B SOMAVANE

Mother's Maiden Name AASHA Category  SC  ST  OBC  General

Nationality INDIAN Residential Status  Resident  NRI / PIO Religion HINDU

Place of Birth WAIJAMPUR Photo Identification (ID) : Type

Photo Identification (ID) : Number  Photo ID: Valid Upto dd-mm-yyyy

Driving Licence No.  Driving Licence Valid Upto dd-mm-yyyy

PAN No./GIR No. BBEPPL2774C Passport No.  Passport Valid Upto dd-mm

Highest Qualification Attained MA BEL Qualifying Year dd-mm-2006

Present Address: Staying at the present address for the past 15 Years and  Months. **Residential Address**

House /Flat / Apartment No. or Name D-02 CROMPARK CO-OP HSG SOCIETY

Street Name & No. and Area/Location YASHODHAN NAGAR

Landmark NEAR LAXMI PARK PHASE-02

City THANE District THANE Pin Code 40

State MAHARASHTRA Country INDIA

Telephone (Landline)  Mobile (Primary) 7021931897 Mobile (Secondary)

Email (Personal) sonalipingle17@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

House /Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City  District  Pin Code

State  Country

Telephone (Landline 1)  Telephone (Landline 2)

Office / Business Address: **Office / Business Address**

Name of Org/Employer, Dept, & Floor MSRTC

Street Name & No. and Area/Location DR ANANDRAO NAER MARG VAHATUK BHAVAN

Landmark MUMBAI CENTRAL

City MUMBAI District MUMBAI Pin Code 40

State MAHARASHTRA Country INDIA

Telephone (Landline)  Fax  Mobile (Secondary)

Email (Organizational)

Repayment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Other

Relationship with the Bank  Less than 1 year  1 - 3 years  More than 3 years

YLAPHL2023208203536



LOS ID :	/ CAR / HL / ED. / 2023 -20
CIF :	
Applicant Name :	Sonali / Srikant - Pingale.
Co-Applicant Name	
CIF :	
Contact Numbers (R)	9987186393 (O)
A/c :	32516490139.
Loan Amount :	4000000/- Tenure :
Interest Rate :	EMI :
Loan Type :	Home loan SBI LIFE : YES / NO
COLL :	
Property Location / Vehicle Details	
Cost of Flat / Vehicle :	
Name of Developer / Vendor	

Name of Sourcing Officer :	Anjan Gupta
Mob. :	9987 826841

AMT		
PROCESSING OFFICER		
RESI/OFF	21/02	Cmx
TIR		
VALUATION	22/02/25	Vastukarla
SITE		
LOAN A/C		
T.D.		
D.E.		

**STATE BANK OF INDIA**  
Vidyavihar (W) Branch 11710,  
Parasnath Darshan Complex,  
Indira Nagar, Kurla Kiroli Rd;  
Vidyavihar (W), Mumbai -400 086.  
Ph. No: 022-25110002 / 25118348

**SBI**  
**ANK OF INDIA**