

337/3977

पावती

Original/Duplicate

Thursday, March 02, 2023

नोंदणी क्र. 39म

3:09 PM

Regn. 39M

पावती क्र.: 4316

दिनांक: 02/03/2023

गावाचे नाव: खारी

दस्तऐवजाचा अनुक्रमांक: टनन7-3977-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रसाद पांडुरंग पोंक्षे - -

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठाची संख्या: 30

एकूण:

रु. 28600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

3:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मुल्य: रु.2107960 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 196000/-

सह दुय्यम निबंधक वर्ग,
ठाणे क्र ७

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0203202300262 दिनांक: 02/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.28000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016129601202223R दिनांक: 02/03/2023

बँकेचे नाव व पत्ता:

M. N. K. S. H. E.

मुळदस्त परत मिळाला

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 3977/2023

नादणी :

Regn 63m

2/03/2023

गावाचे नाव : खारी

1) वित्तखाचा प्रकार	करारनामा
2) मोबदला	2800000
3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार भाकारणी देतो की पट्टेदार ते नमुद करावे)	2107960
4) भू-मापन, पॉटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे खारी, एल वार्ड, विभाग क्र. 2/17 यावरील सदनिका क्र. 4, तळ मजला, ए विंग, श्री शिवम को ऑप.हो.सो.लि., बी.पी. रोड, शिव शक्ती मंदिर, भाईदर पूर्व, तालुका जिल्हा ठाणे, सदनिकेचे बिल्ट अप क्षेत्रफळ 325 चौ.फुट म्हणजेच बिल्ट अप क्षेत्रफळ 30.20 चौ.मीटर व इतर सदर दस्तामधे नमुद केल्याप्रमाणे. (Survey Number : नविन स.नं. 97, हिस्सा नं. 7,8 ;)
5) क्षेत्रफळ	1) 30.20 चौ.मीटर
6) अकारणी किंवा जुडी देण्यात असलेले तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वर्षा इशु साकरिया - - वय:-25; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 4, तळ मजला, ए विंग, श्री शिवम को ऑप.हो.सो.लि., बी.पी. रोड, शिव शक्ती मंदिर, भाईदर पूर्व, तालुका जिल्हा ठाणे,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-MTIPS6091]
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रसाद पांडुरंग पौंक्षे - - वय:-50, पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 004, श्री जगन्नाथ आर्केड, शिरगाव, अपोलो हॉस्पिटल च्या बाजूला, बदलापुर पूर्व, जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AR.WPP3074A
9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2023
10) दस्त नोंदणी केल्याचा दिनांक	02/03/2023
11) अनुक्रमांक, खंड व पृष्ठ	3977/2023
12) बाजारभावाप्रमाणे मुद्राक शुल्क	196000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

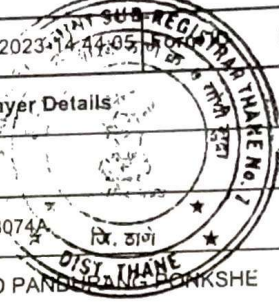
सह दुय्यम निबंधक वर्ग. २
ठाणे क्र. ७



CHALLAN
MTR Form Number-6



MH016129601202223R		BARCODE		01/03/2023 14:44:05		B25	
Department Inspector General Of Registration		दस्तावेज क्र. 3000/2023		Payer Details			
Bank Portal - Simple Receipt		TAX ID / TAN (If Any)		PAN No. (If Applicable) ARWPP3074A			
Office Name THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name		PRASAD PANDIT PANGSHE			
Location THANE		Flat/Block No.		Flat No. A-4,SHREE SHIVAM CO,OP. HSG.			
Year 2022-2023 One Time		Premises/Building		SOC.LTD,B.P. Road, Shiv			
Account Head Details		Amount in Rs.		Road/Street		Shakti Mandir	
30046401 Stamp Duty(Bank Portal)		196000.00		Area/Locality		BHAYANDAR East,District Thane,Maha	
30063301 Registration Fee		28000.00		Town/City/District		rashtra	
				PIN		4 0 1 1 0 5	
				Remarks (If Any)		Prop mvbilty=Immovable-Prop Amt=2800000.00-Prop area=325.00-Prop area UOM=sq.feet-oth Prop ID=PAN-MTIPS6091J-oth Prop Name=VARSHA ISHU SAKARIYA-	
				Amount In		Two Lakh Twenty Four Thousand Rupees Only	
Total		2,24,000.00		Words			
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				03006172023030150496		010323M920982	
Cheque/DD No.				Bank Date		RBI Date	
				01/03/2023-01:32:36		Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821122123
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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**AGREEMENT FOR SALE - CUM - TRANSFER
OF FLAT PREMISES ON OWNERSHIP BASIS**

THIS AGREEMENT FOR SALE-CUM-TRANSFER is made and entered into at BHAYANDAR, this 02nd day of **MARCH**, in the Christian year **TWO THOUSAND TWENTY THREE**.

B E T W E E N

MRS. VARSHA ISHU SAKARIYA,

Adult, Indian Inhabitant, residing at Flat No. A-4, Ground Floor, Shree Shivam Co-op.Hsg.Soc.Ltd., B.P. Road, Shiv Shakti Mandir, Bhayandar [East] Dist. Thane - 401 105 hereinafter referred to as "THE **TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the ONE PART.

A N D

MR. PRASAD PANDURANG PONKSHE,

Adult, Indian Inhabitant, Residing at Flat No. 004, Shree Jagannath Arcade, Shirgaon, Beside Apolo Hospital, Badlapur [East] Dist. Thane - 421 503 hereinafter referred to as "THE **TRANSFeree**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the SECOND PART.

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WHEREAS the transferor is the absolute Sole Owner and in exclusive ownership of the said Flat Premises Bearing No. 4 sufficiently entitled to Ownership **Flat** Premises Bearing No. 4 on the **Ground Floor, A Wing**, Admeasuring Built-up Area of 325 Sq.Feet i.e. Built-up Area of 30.20 Sq.Mtrs., in the Society known as " **SHREE SHIVAM CO-OP. HOUSING SOCIETY LIMITED** ", having Regd. No. TNA/[TNA]/HSG/[TC]/3740/1990-91, at **B.P. Road, Shiv Shakti Mandir, BHAYANDAR [East] Taluka & District Thane - 401 105.** (more particularly described in the Schedule hereunder written). The said Flat Premises herein after for the sake of brevity is referred to as "the said **PREMISES**". The said Flat Premises herein after for the sake of brevity is referred to as " the said **PREMISES** ".

AND WHEREAS, by and under an AGREEMENT FOR SALE, Dated the 15th day of SEPTEMBER, 1987 entered into BETWEEN M/S. IMAMUDDIN AND SONS, hereinafter referred to as " the BUILDERS " of the ONE PART and SHRI TUKARAM RAMCHANDRA AGARKAR of the OTHER PART acquired the said Premises on OWNERSHIP BASIS on payment of Full & Final Sale Consideration therefore mentioned therein and took possession thereof.

AND WHEREAS, the said SHRI TUKARAM RAMCHANDRA AGARKAR agreed to sell and sold the said Premises on Ownership Basis to SHRI DAMODAR V. KARKERA, by and under an AGREEMENT FOR SALE, Dated 29th day of JULY, 2009. The Original Agreement for Sale, Dated the

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mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane-4, vide Document No. TNN4-05975-2009, Dated 30/07/2009.

AND WHEREAS, the said SHRI DAMODAR V. KARKERA agreed to sell and sold the said Premises on Ownership Basis to SHRI VISHWANATH P. POOJARY by and under an AGREEMENT FOR SALE, Dated 16th day of OCTOBER, 2012. The Original Agreement for Sale, Dated the mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane - 4, vide Document No. TNN4-6206-2012, Dated 17/10/2012.

AND WHEREAS, the said SHRI VISHWANATH P. POOJARY agreed to sell and sold the said Premises on Ownership Basis to MR. VASU RAMANNA SHETTY, by and under an AGREEMENT, Dated 18th day of FEBRUARY, 2014. The Original Agreement, Dated the mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane-4, vide Document No. TNN4-1167-2014, Dated 21/02/2014.

AND WHEREAS, the said MR. VASU RAMANNA SHETTY agreed to sell and sold the said Premises on Ownership Basis to MRS. VARSHA ISHU SAKARIYA the Transferee therein and Transferor herein by and under an AGREEMENT FOR SALE-CUM-TRANSFER, Dated 12th March, 2021. The Original Agreement for Sale-cum-Transfer, Dated the mentioned above is Registered with the Office of Sub-Registrar of

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	Dated 12/03/2021.
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Document No. TNN4-4398-2021,

AND WHEREAS, The Transferor herein confirm that the above said Agreements executed between the above Parties therein are legally valid, existing, subsisting and are not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said Flat premises since the date she purchased. The Transferor undertake and declares that except them there are no one else who had or have any right, title, interest, encumbrances or claim in the said Flat Premises or the shares pertaining to the said Flat Premises.

AND WHEREAS, the Transferor had taken Loan from Cosmos Bank and are yet to pay the balance amount of Loan. The Transferor herein have confirmed, declared that she have not taken any other loan [except Cosmos Bank] from any other Person/Institution for this Premises.

AND WHEREAS, the Transferor herein has assured, confirm that, the title of the said premises herein is clear, marketable and free from all types of encumbrances [except Cosmos Bank] and she has absolute right, title and interest of selling the above said premises to whomsoever she want without raising any type of consent/hindrance/encumbrances from anybody.

x *Handwritten signature*

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AND WHEREAS, The Transferor further declares that she has paid all her share of outgoings related to the Said Flat Premises such as Municipal Taxes, Maintenance Charges, Sinking Funds, Repair Funds, Water Taxes, Electricity Charges and other utility charges etc. upto date and there no dues pending from them to any authorities concerned. The Transferor further has represented that she has not created any charge, lien, claim, demand, encumbrances over the Said Flat Premises in clear and marketable and free from all encumbrances.

AND WHEREAS, the Transferor herein has agreed to sell, transfer, assign, convey all her right, title, interest and the Transferee has agreed to accept the same with claim, demands, benefits & privileges in respect of the said Premises and the Transferee herein has agreed to acquire the said premises for a total Sale consideration of **Rs.28,00,000/- [Rupees TWENTY EIGHT LAKHS ONLY]**, on terms, conditions and obligations hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH as follows :-

1. The Transferor is sole and exclusive owner of the FLAT PREMISES BEARING NO. 4 on the Ground Floor, 'A' Wing, in the Society known as SHREE SHIVAM CO-OP. HSG. SOC. LTD., having Regd. No. TNA/[TNA]/HSG/[TC]/3740/1990-91, at B.P. Road, Shiv Shakti Mandir, BHAYANDAR [East] Taluka & District Thane - 401 105. (more particularly described in the Schedule hereunder written).

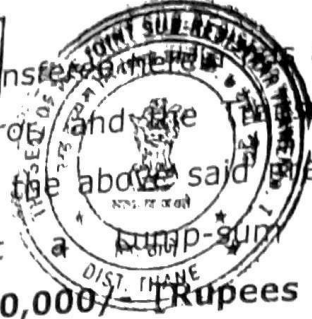
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The Transferor and the Transferee have agreed to acquire from the Transferor and the Transferee the above said Premises as mutually agreed and the Transferor has agreed to sale/transfer the above said Premises as mutually agreed. Sale Consideration of **RS.28,00,000/- [Rupees TWENTY EIGHT LAKHS ONLY]** and being FULL & FINAL settlement for her claim for the said Premises on OWNERSHIP BASIS, to be paid by the Transferee to the Transferor at the time and in the manner hereinafter mentioned.

3. a) The Transferee has paid the sum of **Rs.3,00,000/- [Rupees Three Lakhs Only]** to the Transferor as and by way of PART-PAYMENT of the Agreed Sale Consideration of the said Premises on or before execution of this present Agreement. (the payment and receipt whereof the Transferor hereby confirm, admit and acknowledge of and from the Transferee).

b) It has been mutually agreed upon by an between the parties hereto that, the remaining balance agreed Sale Consideration amount of **Rs.25,00,000/- [Rupees Twenty Five Lakhs Only]** to be paid by Transferee to the Transferor on or before 45 working days from the date of Agreement Registration against obtaining Loan or any finance from Bank or financial institution. The Transferor hereby undertake that, she will extend her full co-operation for the same and provide all the documents and NOC (No Objection Certificate) which may be required by Banks/financial

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institution for disbursement/sanction of the Housing
Loan amount in favour of transferee on the demand
of the Transferee.

c) It has been expressly agreed by the parties herein, that time should be essence of contract, as far as (i) the payment of above given balance agreed sale consideration is concerned. (ii) and for handing over clear, marketable, title and free from all encumbrances by Transferor along with all original agreements & all other documents pertaining to said Premises.

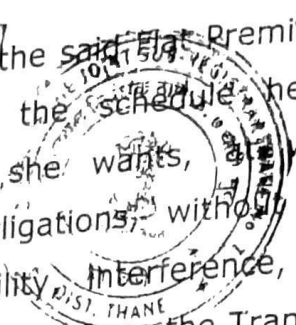
d) It is further expressly agreed between the parties herein that, [i] the Transferee had applied for loan in order to purchase the said Premises from the Transferor, it is clearly understood and agreed by both the parties herein. (ii) If the Transferee fails to pay or fail to arrangement loan amount from any other sources within the due date given in Para 3(b) from the date of this Agreement as aforesaid, the Transferor shall be entitled to terminate this Agreement after giving Seven days Notice in writing in that behalf to the Transferee, this Agreement shall automatically stand cancelled, terminated and determined without any further act, Notice or application and in such an event and the consideration of will be refunded to the Transferee (without interest) and no claim thereafter will be entertained in this regard and thereafter the Transferor shall be free to

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Transfer the said flat premises [more particularly described in the schedule hereunder written] to whomsoever she wants, and whatever terms and conditions obligations, without any type of claim, demand, liability interference, interruption of any nature whatsoever from the Transferee herein. (iii) If the Transferor fails to complete the contract as per Agreement and the Transferee is willing to pay and fulfill their part of Agreement then the Transferor will abide by the terms herein.

e) Subject to realisation of balance full & final agreed sale consideration, the Transferor shall hand over the quiet, vacant and peaceful physical possession of the said premises to Transferee. The Transferor covenant and undertakes to intimate to the Society of this transfer of the said Premises in favour of the Transferee and also of having given possession of the said Premises. At the time of full & final payment, The Transferor herein is handing over to the Transferee Original Agreements, Registration Receipts and all related documents of the said Premises and also Society N.O.C. for Loan purpose.

4. The Transferor hereby assure, state, declare & covenant :-

a) that, the Transferor herein confirm that, the above given said Agreements executed between the above given Parties therein are legally valid, existing,

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subsisting and are not cancelled, terminated, revoked and the Transferor herein is in quiet and peaceful physical possession of the said premises.

b) that, the said premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever [except Cosmos Bank].

c) that, she has not mortgaged [except Cosmos Bank], transferred, assigned or in any other way encumbered or alienated her right, title and interest and confirms that the title of the said premises herein is clear, marketable and free from all types of encumbrances and liabilities on or before the date of execution of this Agreement for Sale-cum-Transfer.

d) that, no suit is pending in respect of the said premises nor therein an attachment proceedings going on, nor the said premises is subject to any legal charges, attachment, lien, claim in favour of any individual or in favour of Govt. Central or State, Local Body or Public Authority and no taxes, dues, rates and levies are pending.

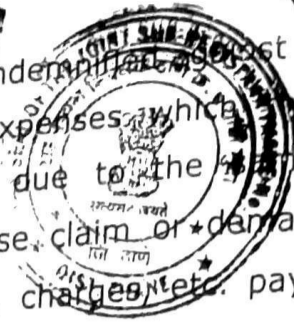
e) that, the Transferor has full rights and absolute authority to sale/transfer and enter into this Agreement and that, she has not done or performed any acts, deeds, matters or things thereby she is prevented from entering into this Agreement. The Transferor further agrees to indemnify and shall keep

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the Transferee indemnify the Transferor against any loss, damages, expenses which the Transferee may suffer or incur due to the or due to any objection, adverse claim or demand or due to any arrears or taxes, charges, etc. payable in respect of the said Premises. The Transferor shall also keep the Transferee indemnified from any objection, claim or demand made by her legal heirs or any person/s claiming under them.

5. The Transferor shall pay and discharge the rates, Municipal Taxes, society maintenance and electricity charges, if any for the period upto date of handing over the possession by the Transferor to the Transferee. Thereafter, the Transferee shall be liable to pay regularly and by the due date the due payable including the periodical rates, Municipal Taxes, society maintenance and electricity charges and all other outgoings, if any in force from time to time in respect of the said Premises and shall not withhold the same for any reason whatsoever.
6. Subject to realisation of full & final payment, The Transferor hereby assign, transfer her right, title, interest, benefits & privileges in the said premises to the Transferee, who is entitled to hold, possess, occupy and enjoy the said premises without any interruption from him. The Transferee shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Premises for and unto the

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use and benefit of the Transferee, his legal heirs, successors, executors, administrators and assignees for ever and without any let, hindrance, denial, eviction claim, charge, interest, demand or lien of the Transferor any person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

7. The Transferor hereby Irrevocably assure, release, relinquish, grant, assign, transfer, give-up and surrender all the rights, title, interest and benefits in the said Premises and the said shares, and handover vacant and peaceful possession of the said Premises to the Transferee alongwith all the Original papers, Agreements and relevant documents pertaining to the said Premises without any delay. On completion of the transaction of this Agreement, the Transferee is entitled to hold, possess, occupy and enjoy the said Premises and the said shares, without any interruption from the Transferor or anyone else including any legal heirs claiming through him.
8. The Transferor hereby covenant with the Transferee that, the Transferor shall from time to time and at all times hereafter at the request and cost of the Transferee do and execute or caused to be done or executed all acts, deeds, matters, things, and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the

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Transferee. The Transferor hereby State that, hereafter she shall not raise any Objection if her name is removed from the Society Membership and other records of the society and the name of the Transferee is enter in her place.



The Transferee shall bear and pay the charges towards, the Stamp Duty and Registration fees as per Stamp Act, as may be in force and thereafter lodge, admit this Agreement for Registration with the concerned Sub-Registrar of Assurances and the Transferor have agreed to attend and admit execution thereof.

10. The Society transfer charges to be charged by society shall be paid by Transferor & Transferee in equal share.
11. It is expressly agreed and specifically undertaken and further acknowledged by the Transferor that in case any Previous outstanding such as Taxes or levies that becomes payable now or anytime in future in respect of the said Flat Premises arises the same will be paid by the Transferor only. It shall entirely borne and paid solely by the Transferor alone and the Transferee shall not be in any manner liable or responsible to pay the same in any circumstances.

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12. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flat Act and for the time being in the force or any other provisions of law applicable thereto.
13. All disputes, differences, and/or claims arising under or in respect of this Agreement shall be referred to a sole arbitrator nominated by the Transferor who shall be deemed to be jointly appointed by the parties hereto and the decision/award of such arbitrator shall be final and binding on the parties hereto. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactments thereto. The arbitration proceedings will be held only at Thane/Bhayandar.
14. The Transferor and Transferee do hereby further confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

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THE SCHEDULE REFERRED TO ABOVE

PREMISES BEARING NO. 4 on the Ground Floor, 'A' Wing, Admeasuring Built-up Area of 325 Sq.Feet i.e. Built-up Area of 30.20 Sq.Mtrs., in the Society known as **SHREE SHIVAM CO-OP. HOUSING SOCIETY LIMITED**, having Regd. No. TNA/[TNA]/HSG/[TC]/3740/1990-91, at **B.P. Road, Shiv Shakti Mandir, BHAYANDAR [East] Taluka & District Thane - 401 105** on the piece of land Old Survey No. 113, New Survey No. 97, Hissa No. 7 & 8 in the Revenue Village of KHARI, Bhayandar [East] Taluka & District Thane within the Registration District and Sub-District of Thane and within the Jurisdiction of Mira-Bhayandar Municipal Corporation.

Harwade

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सप्तक २६०० / २०२३



IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED by the]
withinnamed "**T R A N S F E R O R**"]

Varada

MRS. VARSHA ISHU SAKARIYA]

in the presence of]



1. ISHU

2. *Sachin*

SIGNED, SEALED & DELIVERED by the]
withinnamed "**T R A N S F E R E E**"]

Ponkshe

MR. PRASAD PANDURANG PONKSHE]

in the presence of]



1. ISHU

2. *Sachin*

x

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दस्ता क्र. 349/2023	
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of and from the Transferee MR. PRASAD PANDURANG PONKSHE for Sale/Transfer of Flat premises bearing No. 4, 'A' Wing, on the Ground Floor, in SHREE SHIVAM CO-OP. HSG. SOC. LTD, at B.P. Road, Shiv Shakti Mandir, BHAYANDAR [East] Taluka & District Thane - 401 105 a sum of **Rs.3,00,000/- [Rupees Three Lakhs Only]** being PART-PAYMENT Out of Total Sale consideration of Rs.28,00,000/- [Rupees TWENTY EIGHT LAKHS ONLY]. The above payment details given below :-

CHEQUE NO.	DATE	DRAWN ON	AMT.(Rs)
174788	24.2.2023	Bank of Maharashtra	Rs. 3,00,000/-

Subject to Realisation of Cheque Payment.

DATED THE 02nd DAY OF MARCH, 2023.

WITNESSES:

I SAY RECEIVED

1. ISHU

2. M. Sakariya

Varsha

MRS. VARSHA ISHU SAKARIYA
[TRANSFEROR]

x

✓

प्रपत्र- ब

स्वयं-साक्षांकनासाठी स्वयंघोषणापत्र

मी वसुधाकारिया वय 25 वर्षे आधार क्रमांक (असल्यास) -----
व्यवसाय ----- राहणार भाद्रपुर पूर्व



Karade
अर्जदाराची सही

साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे
ठिकाण भाद्रपुर पूर्व
दिनांक 2.3.2023

मी प्रसाद जोधने वय 50 वर्षे आधार क्रमांक (असल्यास) -----
व्यवसाय ----- राहणार भाद्रपुर पूर्व



Prasad
अर्जदाराची सही

साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.
ठिकाण भाद्रपुर पूर्व
दिनांक 2.3.2023

मी ----- वय ----- वर्षे आधार क्रमांक (असल्यास) -----
व्यवसाय ----- राहणार -----

साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.
ठिकाण :-
दिनांक :-

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दस्त क्र. 3000/2023
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वय ----- वर्षे आधार क्रमांक (असल्यास) -----



अर्जदाराची सही

मी ----- वय ----- वर्षे आधार क्रमांक (असल्यास) -----
व्यवसाय ----- राहणार -----

साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.
ठिकाण :-
दिनांक :-

अर्जदाराची सही

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दस्त क्र. 3000/2023

प्रतिज्ञापत्र / घोषणापत्र



महाराष्ट्र शासन महसुल व वनविभाग शासन परिपत्रक क्रमांक-मुद्रांक 2015/प्र.क्र.111/म-1 दिनांक 12/01/2016

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. व घेतलेला आहे. नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुवार विक्री होत नाही. दस्तातील लिहून देणार / घेणार कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहे. सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे हयात आहेत व दस्तासोबत जोडलेले कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही, याची मी / आम्ही कबुली देत आहोत व सादर दस्तातील सहया, अंगठे फोटो माझे / आमचे आहेत याची कबुल / देतो व खात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्याप्रकारे ओळखणारे दोन इसम / व्यक्ती कबुलीजवाब व स्वाक्षरीसाठी घेऊन आलो आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादीत केलेला आहे. हे कबुल करतो. दस्तातील मिळकत ही माझी / आमची मालकीची असून शासन मालकीची नाही किंवा अतिक्रमण केलेली नाही, नोंदणी नियम 1961 चे नियम 44 नुसार वाधीत होत नाही दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकिय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. सादर दस्तास आवश्यक असलेल्या सक्षम अधिकारी यांच्या पूर्वपरवानगी घेण्याची जबाबदारी घेणार देणार म्हणून आमची आहे. हे आम्हाला आहे. दस्तातील मिळकतीवर कोणतेही शासकिय, निमशासकिय, खाजगी कर्ज, बँक वोजे हक्क, हितसंबंध विकासन वोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू, याची जाणिव आहे. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी की कमी कमी पडली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे. व ती त्वरीत जमा करू. नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले सर्व पूरक कागदपत्रे हे वैध/खरे आहेत. मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपुर योनी गोपाल व्दारकादास पांडे विरुध्द जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणारा/विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपटी अॅक्ट, 1882 कलम 55 नुसार संबंधीत व्यवहार करणा-या उभय पक्षकारांची असते याची मला/आम्हास पूर्ण जाणिव आहे. कबुल करतो. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील निष्पादक पक्षकार व ओळख देणारे जबाबदार राहू, असे आम्ही कबुल करतो.

स्थावर मिळकतीविषयी होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 तरतुदीयचे अधिन राहून मी/आम्ही प्रतिज्ञापत्र / घोषणापत्र लिहून देत आहोत, नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आहे याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सादर दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार:

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साक्षीदार:-

1) ISHU

2) *Handwritten signature*

लिहून घेणार:

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Share Certificate

Mem Register No. 003

Certificate No. 003

This is to certify that MR. TIKARAM AGARKAR

is/are the Registered Holder/s of Five (5)
fully paid - up shares numbered 11
both inclusive, of Rupees ₹100 each in the above named

Subject to the Bye - laws thereof.

Rs. 250/-

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Given under the Common Seal of
the said society, this 5th day of August 2023



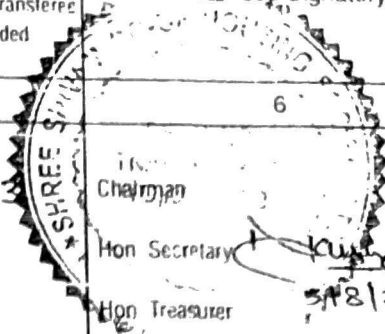

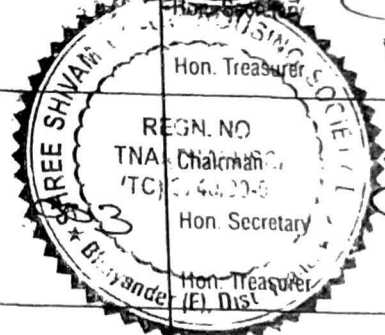
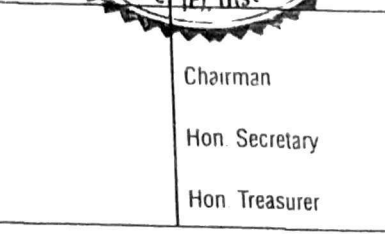
[Signature]

Hon. Secretary

Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr No of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr No. in the Share Register at which the name of the transferee is recorded	Authorized Signatory
1	2	3	4	5	6
1		MR. DAMODAR V. KARKERA	003	003	 Chairman Hon Secretary Hon Treasurer 5/8/2009
		MR. VISHWANATH POOTARY	003	003	 Chairman Hon Secretary Hon Treasurer 9/1/2013 Dilip V. Harshad
		MR. VASU RAMANNA SHETTY	003	003	 Chairman Hon Secretary Hon Treasurer 12/07/2014 Harshad
		MRS. VARSHA ISHU SAKARIYA	003	003	 REGN. NO TNA - Chalchani (TC) 0.40.20-8 Hon. Secretary Hon. Treasurer (E) Dist 18/5/21 Harshad
5					Chairman Hon. Secretary Hon. Treasurer



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सत्यमेव जयते
महाराष्ट्र शासन

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दस्त क्र. ३६६६/२०२३

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नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टि.सी.) / ३७४० / १०-११

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,
~~श्री. शिवं प्र. कुंजोपरदेव वीरिंग सोसायटी ही~~

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदणी क्रमांक टी.एन.ए. / (टी.एन.ए.) / एच.एस.जी. /
(टि.सी.) / ३७४० / १०-११ दिनांक ३०.८.१९९०) ने
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था
असून उप -- वर्गीकरण भाडे कर सह भागीदारी गृह निर्माण
संस्था आहे.



दिनांक १२.०८.१९९०

[पं. बी. चांगळे]

व्य निबंधक

सहकारी बँका, अ.स.त. ३५

मुद्रा



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दस्त क्र. ३००६/२०२३

संख्या: २६/१२/२०२३/२६९१३०२६



मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, उत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. जि. ठाणे-४०१ १०१.

जा. नं. मजपा (पुका. २) भा. पु. २३२७/२३०२/२०१२-१३ दिनांक: १०/१०/२०

प्रति,

श्री. विश्वनाथ पी. पुजारी,
फ्लॉट क्र. जी/४, शिवम बिल्डिंग,
मालमत्ता क्र. J-०३०००२५११००, भाईंदर (पु).

विषय:- ना हरकत दाखला मिळणे बाबत...

संदर्भ:- १) आपला दि. ३/१०/२०१२ रोजीचा अर्ज.

२) अर्जदार श्री. विश्वनाथ पी. पुजारी यांचे दि. ३०/५/२०१२ चे प्रतिज्ञापत्र.

३) महासभा ठराव क्र. ७५, दि. ०६/१२/२००६ अन्वये.

मिरा भाईंदर महानगरपालिका क्षेत्रातील भाईंदर (पुर्व) येथील फ्लॉट क्र. जी/४, शिवम बिल्डिंग मालमत्ता क्र. J-०३०००२५११०० या मालमत्तेत सन १९८५-१९८६ या काळापासून मालमत्ता कर आकारणी झालेली आहे. सदरील फ्लॉट क्र. जी/४, शिवम बिल्डिंग, मालमत्ता क्र. J-०३०००२५११०० मालमत्तेची अर्जदार यांनी सादर केलेल्या प्रतिज्ञापत्राचे अधिन साह्य अबाधकृत बांधकामावर करावय कोणत्याही कारवाईस बाधा न येता खरेदी-विक्री करण्यास परकीय नागरिकांना बरेच नाही. तबब हा दा अर्जदार श्री. विश्वनाथ पी. पुजारी यांच्या विनंती अर्जावरून मिला असत.



मा. सहाय्यक दुय्यम नियंत्रक, ठाणे-४.

ट.न.न. - ४
दस्त क्रमांक ४३०८ / २०२१
२३ / ३५

ट न न ४
दस्त क्र. ११९.०० २०१४
१९ ५८

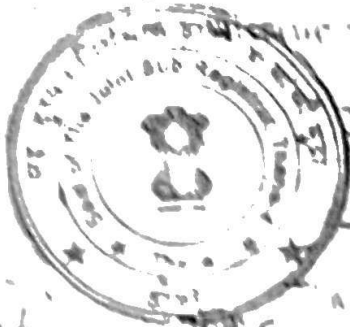
ट न न ४
दस्त क्र. ८८०९ २०१२
१४ ०८



टनन ७	
दस्तावेज क्र. २२७७/२०२३	
२९	३५



महाराष्ट्र राज्य न्यायिक प्रणाली, मुंबई



जोडा
मागवले सोदरी रद्द
बातकी
मागवले सो



टनन ४	
क्र. १२६०	२०१४
२०	२५

टनन-४	
दस्तावेज क्र. ११२२/२०१७	
२५	२९

टनन-४	
दस्तावेज क्र. ३९८/२०११	
२५	३५

टनन ४	
दस्तावेज क्र. ६२७/२०१७	
२५	३५



22

प्राकृतिक वासीक
कापकाग मरतोरा

ट न न ७	
दस्ता क्र.	११७/२०२३
३७	३१



वसंत देवदास-दी.के.ने
 कारीक. वासीक. वासीक. वासीक. वासीक.
 उणे देवदास नं. ११३ व दिनांक २७/१२/२०२३
 दि जागा N/A उणे उणे उणे उणे उणे उणे
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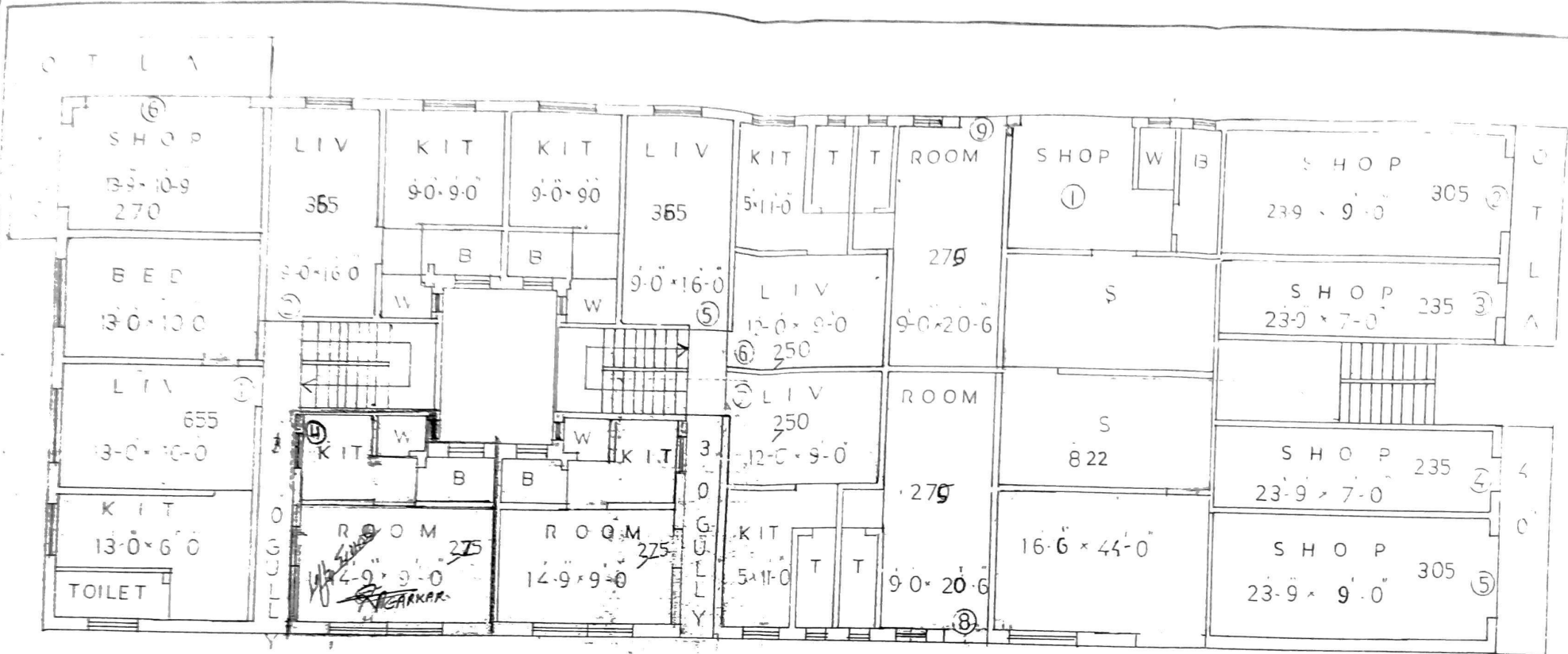
सासप पुण मागि वासत. नाथर
वा. दि. उणे.

ट न न ४	
दस्ता क्र.	११७/२०१४
२१	२८

६००३/	कालिका १९९२
१-१११२	

ट.न.न. - ४
दस्ता क्रमांक ४३८८/२०२१
२८/३५

दस्ता क्रमांक ११२२/१४८८७
२२/२०

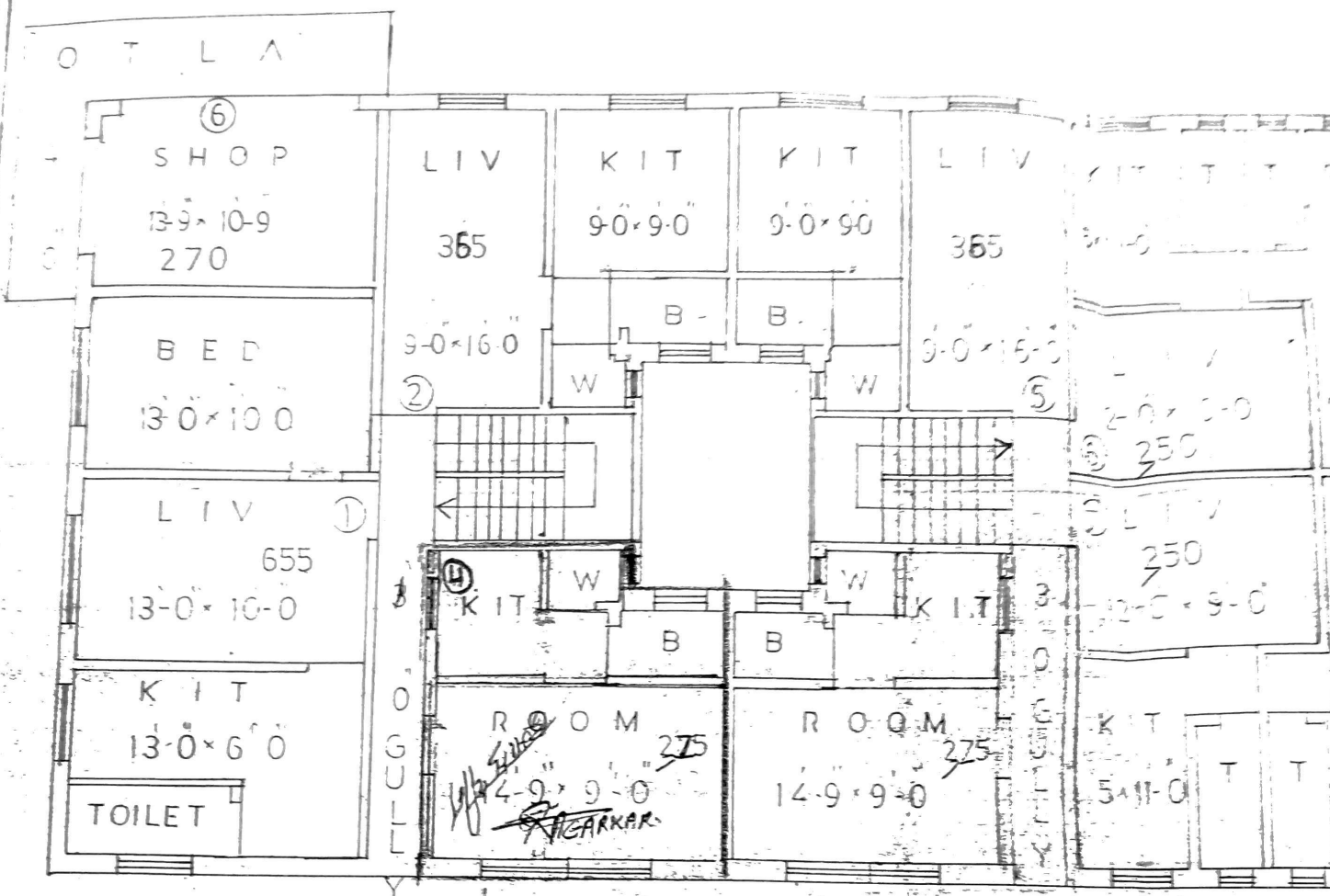


PROPOSED BUILDING ON S NO 113 H NO
7 AT VILLAGE BHAYANDAR
TAL DIST THANA

GROUND FLOOR PLAN

BOMBAY ARCHITECTURAL CONSULTANTS
ARCHITECTS AND ENGINEERS
B H RATHOD B ECIVIL
SHREEJI APARTMENTS B 15
BHAYANDARE

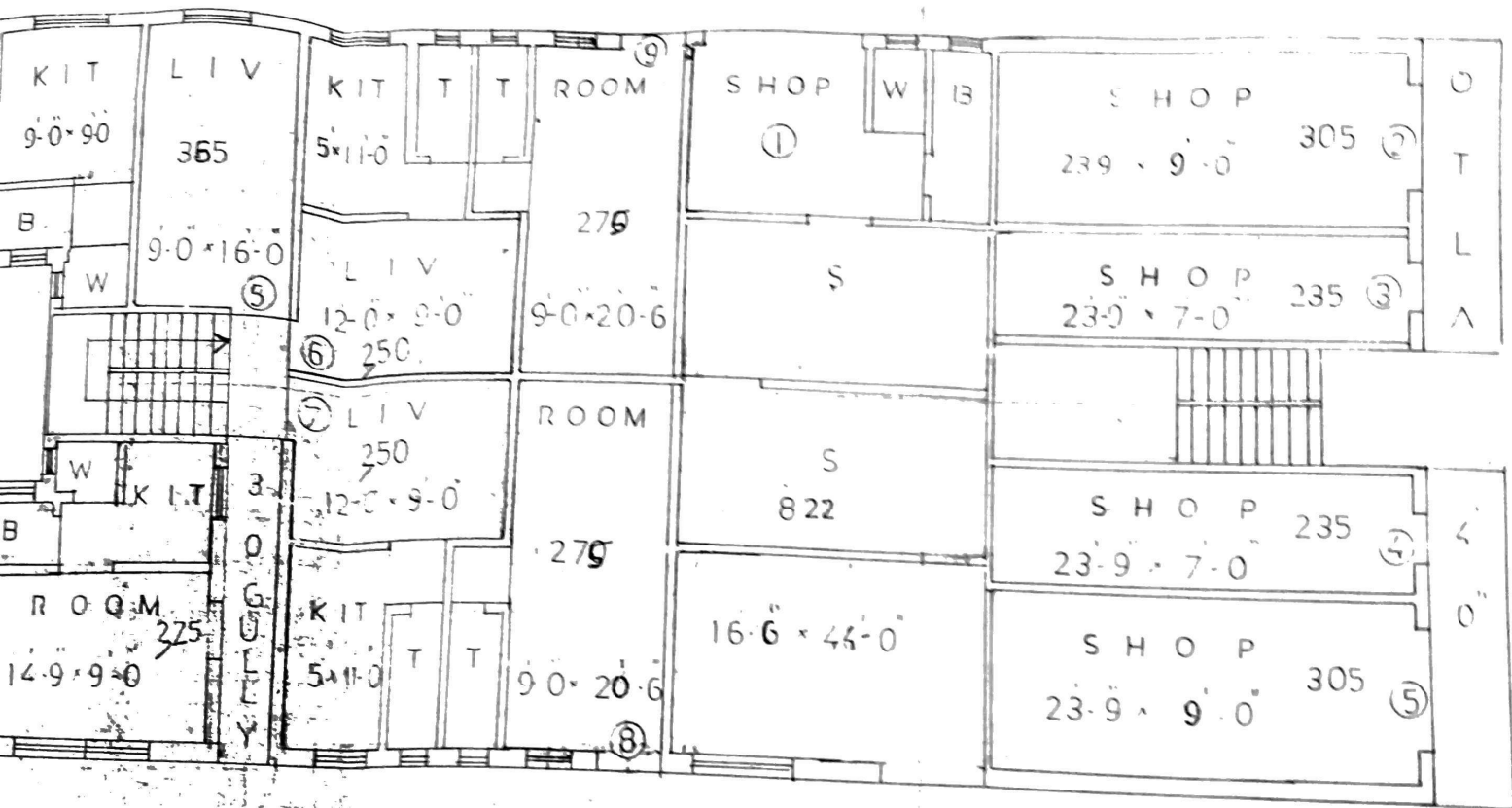
his heirs, administrators, executors and assigns)
of the ONE PART AND M/s. IMAMMUDDIN & SONS a
proprietary concern of Shri Imammuddin Kamruddin
Kazi carrying on business at Dawoodbhai Chawl,
Mumbai



PROPOSED BUILDING ON S NO 113 H NO
 7 AT VILLAGE BHAYANDAR
 TAL DIST THANA

GROUND FLOOR PLAN

his heirs, administrators, executors and assigns
 of the ONE PART AND M/s. IMAMMUDDIN & SONS a
 proprietary concern of Shri Imammuddin Kamruddin
 Kazi carrying on business at Dawoodbhai Chawl,



GROUND FLOOR PLAN

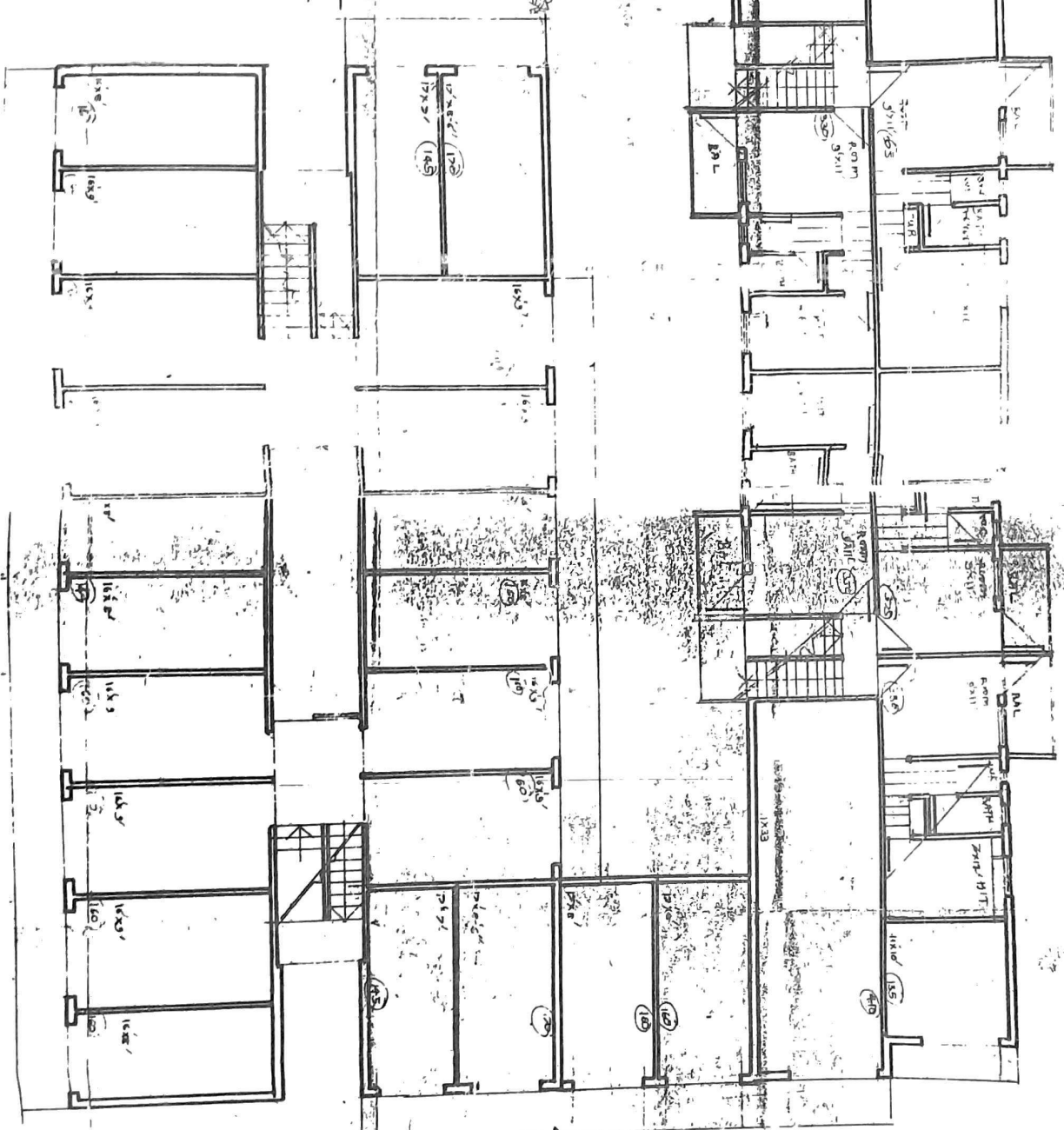
BOMBAY ARCHITECTURAL CONSULTANTS
 ARCHITECTS AND ENGINEERS
 B H RATHOD B ECIVIL
 SHREEJI APARTMENTS B 15
 BHAYANDA R. E.

assigns)

IS a

in

PROPOSED BUILDING ON S.NO.113 H.N.C.7 (R) AT VILLAGE BHAYANDER TAL.DIST.THANNA



कुडीकर M.A. एकेका सोपन M.A. चायि
 ग्राम पंचायतिया सियमा गुलाक सोपनी
 आधिके लेडुन काचकप करवाव इका
 कायि

संपु बुध शापेवाक. गनवा
 का. वि. सं.



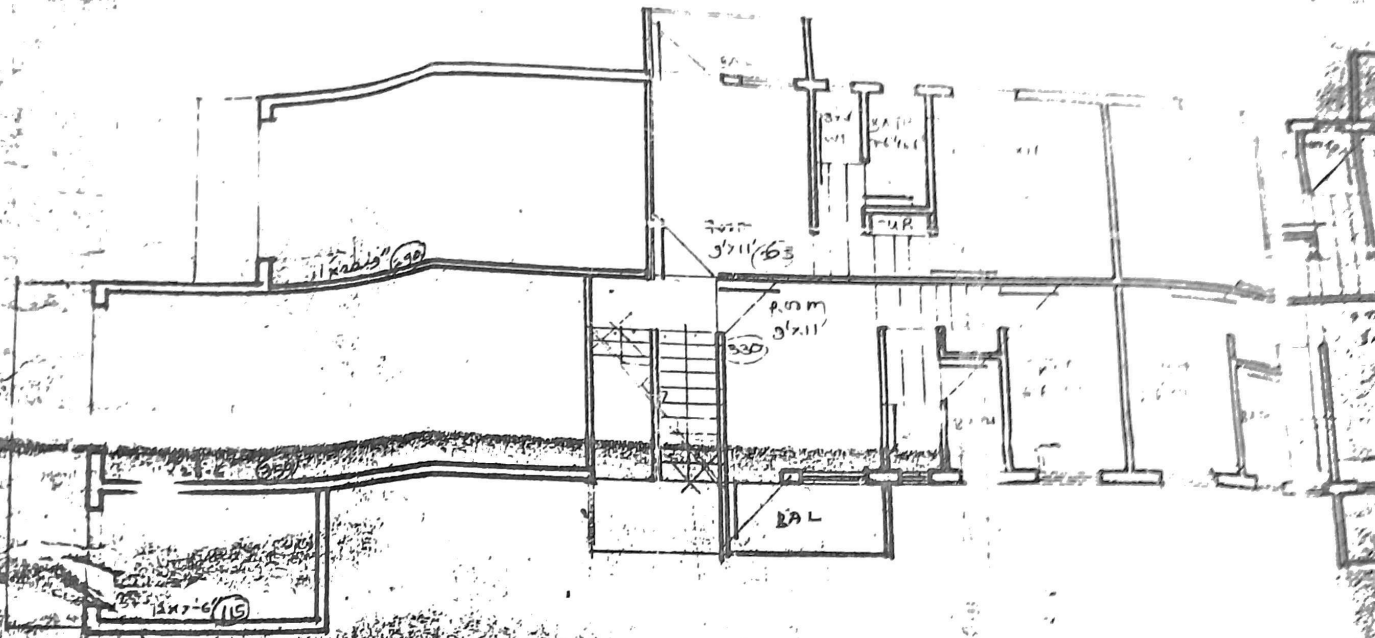
TRUE COPY

2

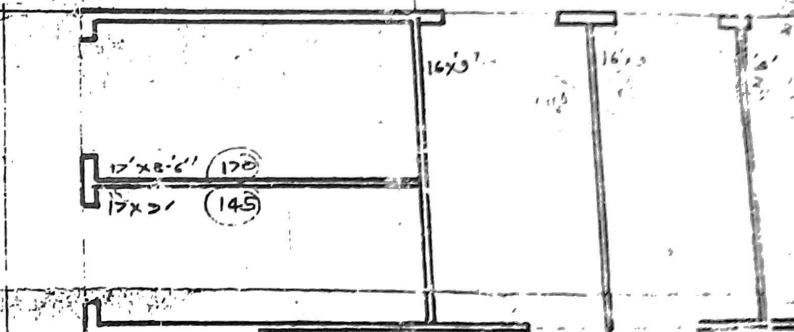
amfarcz & associates
 architect
 BHAYANDER
 D.N.Y.S.
 DATE
 DRAWING NO.
 SCALE: 1/80

Chief, Panchayat
 Sire Sham Coco, Houshe Society Ltd.
 B. P. Cross Road, Bhayander (E).
 Dist. Thane 401 105.

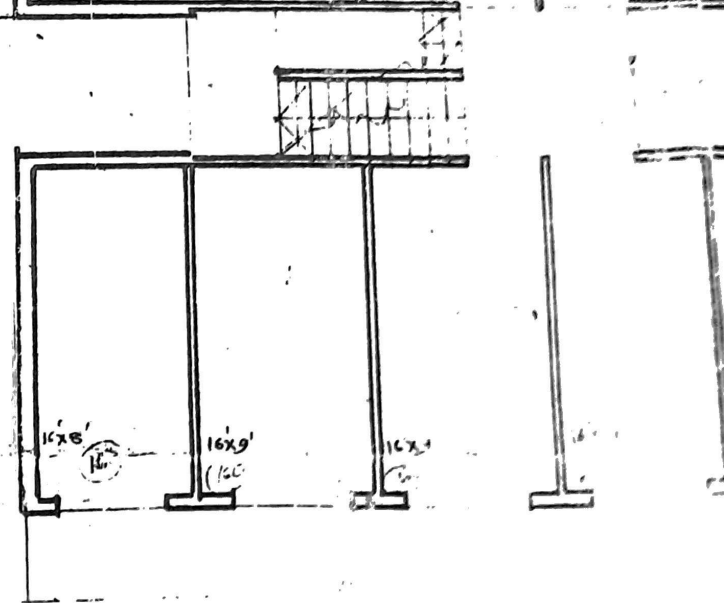
PROPOSED BUILDING ON S.NO 113 HNO 7 3 AT



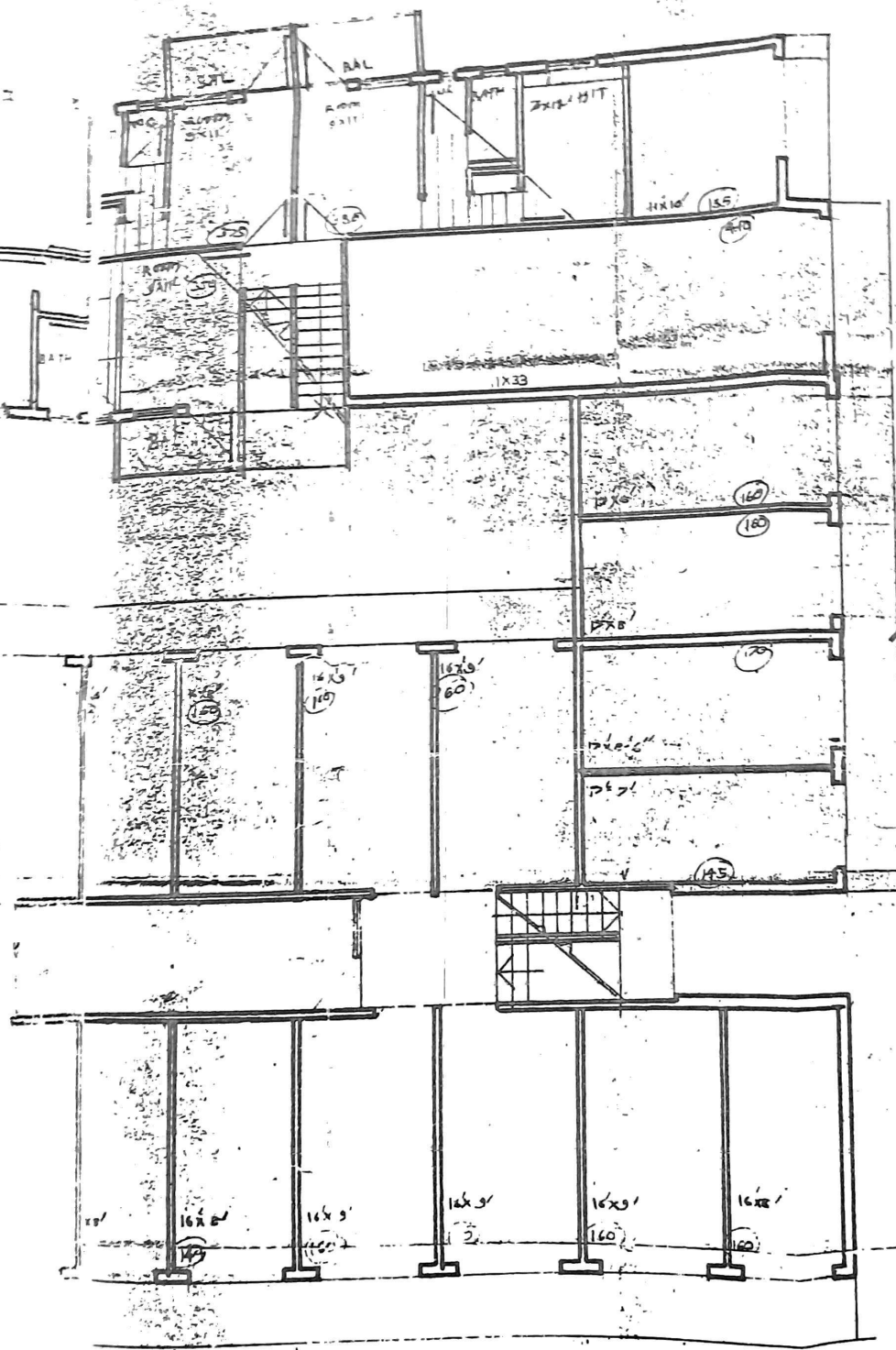
Handwritten text in a South Asian script, possibly Telugu or Kannada, located below the stamp. The text is partially obscured and difficult to read fully.




Handwritten notes in a South Asian script, possibly Telugu or Kannada, located in the lower-left quadrant of the drawing. The text appears to be a set of instructions or specifications related to the building plan.



AT VILLAGE BHAYANDER TAL. DIST. THANA



TRUE COPY 

30/13/97
Chief Promoter
Shree Shivam Co-op. Housing Society Ltd.
B. P. Cross Road, Bhayandar (E.)
Dist. Thane 401 105.

architect
amfaroz associates
BHAYANDER (E)
DN BY SGN
DATE
DRAWING NO. 12
SCALE 1:80

कुंईम्व N.A. पळेळ्या जमेन N.A. च्याम
काम पंचायतीच्या निघमा गुलार शोष्य ती
मार्फत लोडुन काढळ्य करवोव ह्खण

सरपंच शुभ ग्रामपंचायत, नवघर
ता. जि. ठाणे.

