

Receipt (pavti)

74/7969

Wednesday, April 05, 2023

9:21 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: टनन2-7969-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: सुनिल नामदेव पाटील - -

पावती क्र.: 8824 दिनांक: 05/04/2023

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00


Joint Sub Registrar, Frame 2

राजार मूल्य: ₹.5945261.39 /-

नोवदल्या ₹.6000000/-

भरलेले मुद्रांक शुल्क : ₹. 420000/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0404202302107 दिनांक: 05/04/2023

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000143659202324E दिनांक: 05/04/2023

बँकचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH018002866202223P	BARCODE	Date		31/03/2023-10:38:34	Form ID	252
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	दया क्रमांक ०९९९/२०२३			
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1		PAN No. (If Applicable)	ARHPP 3844			
Location	THANE		Full Name	SUNIL NAMDEV PATIL 9/33			
Year	2022-2023 One Time		Flat/Block No.	Flat No.704 7th Floor,			
Account Head Details	Amount In Rs.		Premises/Building	NEELKANTH DARSHAN CHSL			
0030046401 Stamp Duty	315000.00		Road/Street	Kolbad Road, Thane			
			Area/Locality	Town/City/District			
			PIN	4 0 0 6 0 1			
			Remarks (If Any)	PAN2=ABQPB6222L-SecondPartyName=ABHAY VAMAN BHURKE-			
			Amount In	Three Lakh Fifteen Thousand Rupees Only			
Total	3,15,000.00		Words				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	10000502023033101755	1770709681238			
Cheque/DD No.	Bank Date	RBI Date	31/03/2023-10:40:44	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
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. : 9898989898
दर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Pravinkumar Damodardas Taparia Vide Agreement for Sale

Signature

Signature *Signature*

AGREEMENT FOR SALE

टनन-२
दस्ता क्रमांक ०६९९/२०२३
४/३३

ARTICLES FOR AGREEMENT made at Thane on this
5th day of April 2023, **BETWEEN**

MR. ABHAY VAMAN BHURKE age 57 years, PAN NO. ABQPB6222L Indian Inhabitant, residing at - Flat No. 704, 7th floor, Neelkanth Darshan Co-op. Housing Society Ltd, Near Runwal Nagar, Kolbad Road, Thane (West) 400601 hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **FIRST PART**;

A N D

MR. SUNIL NAMDEV PATIL age 46 years, PAN NO. ARHPP1384J & **MRS. VIDYA SUNIL PATIL** age 40 years, PAN NO. BATPP9528A both Indian Inhabitants, residing at - Flat No. 503, 5th floor, B wing, New Bhagyashree Co-op. Housing Society Ltd, Pokhran Road No.1, Behind S.T. Workshop Singh Nagar, Khopat, Thane (W) 400601 hereinafter referred to as the "**TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS:

- TRANSFEROR** herein **MR. ABHAY VAMAN BHURKE** is the owner of premises bearing **Flat No.704**, admeasuring **487 Sq.Ft. Carpet Area**, on **7th Floor**, of the society Known as **NEELKANTH DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** bearing **Regn. No. TNA/(TNA)/HSG/(TC)/16503/2005 Dt. 21/05/2005** lying being and situated at - Near Runwal Nagar, Kolbad Road, Thane (West) 400601 (hereinafter referred to as "**SAID PREMISES**").

AND WHEREAS the **TRANSFEROR MR. ABHAY VAMAN BHURKE** had purchased the Said Premises from **Mr. Pravinkumar Damodardas Taparia** Vide Agreement for Sale



Abhay

Sunil Patil

ट न न - २

दस्त क्रमांक

७६६

dated 11/03/2003, & same is registered under Sub-Registrar of Assurance, Thane Vide Document No. **TNN1-01565/2003**

Dated 11/03/2003.

- AND WHEREAS **Mr. Pravinkumar Damodardas Taparia** had purchased the Said Premises from M/s. Neelkanth Land Developers Vide Agreement for Sale dated 17/11/1995, & same is registered under Sub-Registrar of Assurance, Thane Vide Document No. **TNN1-2413/1995 Dated 17/11/1995**.
2. The **TRANSFEROR** is in possession of the Said Premises as member of the said Society and holding Five Shares of Rs.50/- each bearing **Shares No. 091 to 095** under **Share Certificate No. 019**. And have all the rights, title and interest to deal with the Said Premises in whatever way he like.
 3. The **TRANSFEROR** has now agreed to sell the Said Premises to the **TRANSFEREES** and the **TRANSFEREES** have agreed to purchase the same from the **TRANSFEROR** on ownership basis.
 4. The parties hereto have agreed upon the terms and conditions in respect of the sale of the Said Premises.
 5. The parties hereto being now desirous of recording the said terms and conditions in writing.
 6. The Society has no objection for this transaction and agrees to admit the **TRANSFEREES** in place of **TRANSFEROR** herein as the members of the Society.
 7. The **TRANSFEROR** now intend to sell all his rights, title, interest and benefits in Said Premises and the **TRANSFEREES** agree to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-







सं क्रमांक १०२३ / २०२३
 ६/३३

- 1 The **TRANSFEROR** is the sole and absolute owners of the Said Premises, and he has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the **TRANSFEROR** has not done any act, deed, matter or thing whereby he has been prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES**
- 2 The **TRANSFEROR** has not agreed to sell, transfer, alienate or encumber the Said Premises and/or any part thereof and have not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Premises and/or any part thereof to or in favour of the any third person other than the **TRANSFEREES** whatsoever.
- 3 The **TRANSFEROR** has not received any token money, earnest money or any amount whatsoever in respect of the Said Premises from any third party.
- 4 There are no outstanding mortgages, liens and notices for acquisition in respect of the Said Premises.
- 5 The Said Premises are not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.
- 6 There do not subsist any order of injunction or appointment of Court Receiver on the Said Premises or any part thereof issued by court of law or other authority.
- 7 The Said Premises hereby agreed to be sold would be free from all encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any taxation authority or any other authorities and the **TRANSFEROR** has not given any undertaking to any taxation authorities so as not to deal with or dispose of right,



Signature

Signature

Signature

ट न न - २	title and
वै. क्रमांक वे. क्रमांक	TRANSFEROR has full and absolute power to deal with the
७/३३	same.

8. There are no attachment or prohibitory order issued by any Competent Authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the Said Premises contemplated under these presents.

9. Should there be any claim in respect of the Said Premises from any person or persons or authority pertaining to any period prior to the transfer of the Said Premises to and in the name of **TRANSFEREES** in the books/records of the building, the **TRANSFEROR** hereby indemnifies and keeps indemnified the **TRANSFEREES** against any claims, made for any period prior to the completion of Sale in respect to the Said Premises.

10. The **TRANSFEROR** has agreed to sale and the **TRANSFEREES** have agreed to purchase the **Flat No.704**, admeasuring **487 Sq.Ft. Carpet Area**, on **7th Floor**, of the society Known as **NEELKANTH DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** bearing **Regn. No. TNA/(TNA)/HSG/(TC)/16503/2005 Dt. 21/05/2005** lying being and situated at - **Near Runwal Nagar, Kolbad Road, Thane (West) 400601** well described in the schedule written hereunder, at the lumpsum price of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)**.

11. The **TRANSFEREES** have agreed to pay sale consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** to the **TRANSFEROR** as under:-

Rs.50,000/- (Rupees Fifty Thousand Only) paid by Cheque No. 823821 dated 06/03/2023 drawn on State Bank of India, J.K. Gram, Thane branch as **EARNEST MONEY**.



Al...

J...

F...

644-2
दस्तावेज वेग 2023
Lakhs / Forty

- b) **Rs.19,40,000/- (Rupees Nineteen Lakhs / Forty Thousand Only)** paid by Cheque No.86/180 dated 31/03/2023 drawn on TJSB Bank, Khopat, Thane branch as **PART PAYMENT**.
- c) **Rs.14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only)** paid by Cheque No.823822 dated 31/03/2023 drawn on State Bank of India, Khopat, Thane branch as **PART PAYMENT**.
- d) **Rs.60,000/- (Rupees Sixty Thousand Only)** to be deducted from total sales consideration and paid towards @ 1% TDS under Income – Tax Act, 1961. The same 1% TDS will be deposited by the **TRANSFEREES** with the Income-Tax authorities and the TDS certificate shall be handed over to the **TRANSFEROR**.
- e) Balance payment of **Rs.25,00,000/- (Rupees Twenty Five Lakhs only)** shall be paid within 30 days from the date of receiving NOC from society in bank format for obtaining LOAN from any financial Institution/Bank as **FULL AND FINAL PAYMENT**.

12. The **TRANSFEROR** undertake to deliver vacant and peaceful possession of the Said Premises to the **TRANSFEREES** on receipt of full and final consideration amount.

13. The **TRANSFEROR** hereby state and declare that the Said Premises is free from encumbrances and liabilities and if any the same will be cleared by the **TRANSFEROR** at his own cost. **TRANSFEROR** shall pay the Society maintenance charges/dues, electricity charges/Bills, Municipal Taxes/ Government Dues, Taxes/Local Govt. Taxes, etc. and other charges payable by them to the concerned authorities till the date of handing over possession of the Said Premises to the **TRANSFEREES**. The **TRANSFEREES** will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the Said Premises from the date of taking the possession of the said



Alp...

J...

S...

ट न न - २

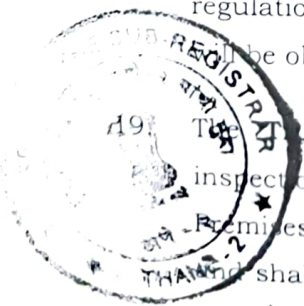
दस्तावेज क्रमांक

१९९९/२०२३

९/३३

premises and the **TRANSFEROR** shall not be responsible to meet the same.

14. The **TRANSFEROR** has got all the rights, title and interest to sell, transfer and convey the Said Premises as the same as self acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature and upon the Said Premises upon receipt of entire consideration amount by **TRANSFEREES**.
15. The **TRANSFEROR** shall obtain the necessary NO OBJECTION CERTIFICATE from the said Society to effectuate the legal transfer of the said premises and the shares in respect of the said premises in favour of the **TRANSFEREES** herein.
16. The **TRANSFEROR** hereby agrees and authorizes **TRANSFEREES** to get the Electric Meter of M.S.E.D.C. Ltd. and Mahanagar Gas Connection duly transferred in favour of the **TRANSFEREES** herein with relevant records and for that purpose the **TRANSFEROR** herein agrees and undertakes to sign and execute all such applications, forms, deeds, matters and thing as may be required at any time in future but at the cost of **TRANSFEREES** herein.
17. The **TRANSFEROR** should hand over all last paid original receipts like electrical bill, society Maintenance charges, Mahanagar gas bill, last paid property tax and other services which will be continue to **TRANSFEREES** with this agreement.
18. The **TRANSFEREES** hereby declare that all the rules, regulations in force and bye-laws of the said building/society shall be observed by the **TRANSFEREES**.



TRANSFEREES hereby declare that they have taken inspection of the Said Premises, in all respect and the Said Premises is in order and they are fully satisfied with the same shall not take any objection in future. The **TRANSFEREES**

Alm

Spes

Falid

ठ न न - २
10/09/2023
90/33

hereby declare that, they are purchasing the said premises on as is where is basis.

20. The **TRANSFEROR** hereby agrees to sign the various forms as per provisions of the various acts and co-operate the **TRANSFEREES** for completing all the formalities in connection with the said matters.
21. The **TRANSFEROR** has agreed to hand over to the **TRANSFEREES** all original documents at the time of full and final payment relating to purchase of the Said Premises and application duly signed by the **TRANSFEROR** for transfer of the Said Premises in favour of the **TRANSFEREES**.
22. The **TRANSFEREES** shall bear the amount to be spent towards stamp duty & registration fee.
23. The Society Transfer fee will be borne by **TRANSFEROR** and **TRANSFEREES** in equal proportion.
24. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **Flat No.704**, admeasuring **487 Sq.Ft. Carpet Area**, on **7th Floor**, of the society Known as **NEELKANTH DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED** bearing **Regn. No. TNA/(TNA)/HSG/(TC)/16503/2005 Dt. 21/05/2005** lying being and situated at - **Near Runwal Nagar, Kolbad Road, Thane (West) 400601** standing on plot of land bearing Survey No. **43/2, of Village Panchpakhadi, Dist. Thane** within the Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]



ट न न - २

दस्तावेजक **IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by)

the withinnamed "**TRANSFEROR**")

MR. ABHAY VAMAN BHURKE) *ABHAY*

in the presence of)

1. *Dinesh* *Dinesh*

2. *Sandeep Chavart* *Sandeep*



SIGNED AND DELIVERED by)

the withinnamed "**TRANSFEREES**")

(1) **MR. SUNIL NAMDEV PATIL**) *SUNIL*



(2) **MRS. VIDYA SUNIL PATIL**

in the presence of) *VIDYA*

1. *Dinesh* *Dinesh*

2. *Sandeep Chavart* *Sandeep*



ट न न - २

दस्त क्रमांक ७६६६ /२०२३

१२/३३

RECEIPT

RECEIVED with thanks from TRANSFEREES MR. SUNIL NAMDEV PATIL & MRS. VIDYA SUNIL PATIL a sum of Rs.34,40,000/- (Rupees Thirty Four Lakhs Forty Thousand Only) being PART PAYMENT against the sale of Flat No.704, admeasuring 487 Sq.Ft. Carpet Area, on 7th Floor, of the society Known as NEELKANTH DARSHAN CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No. TNA/(TNA)/ HSG/(TC)/16503/2005 Dt. 21/05/2005 lying being and situated at - Near Runwal Nagar, Kolbad Road, Thane (West) 400601 as per mentioned in above said agreement.

* cheques subject to realization*

I SAY RECEIVED
Rs. 34,40,000/-

Abhay

MR. ABHAY VAMAN BHURKE
TRANSFEROR

WITNESSES:

1. *Dinesh*

2. *Shamant*



156573

सूची क्र.2

दुय्यम निबंधक : ठाणे ।

04/07/2023

टोल न - २

दस्त क्रमांक : 1565/2003

Note:-Generated Through eSearch
Module.For original report please

नोदणी :

दस्तावेज क्रमांक १५६५/२०२३

Regn:63m

१५/३३

गावाचे नाव : पाचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.1050000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1111997
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - गावाचे नाव : पांचपाखाडी (ठाणे महानगरपालिका उपविभागाचे नाव - 5/19 - 5फ) वरील अ,ब,क,ड,ई, वगळता पाचपाखाडी गावातील इतर सिटीएस नगर रचना योजना क्र1 अंतिम भुखंड क्र/सर्वे नंबर -निळकंठ दर्शन, तळमजला नंबर 704, सातवा मजला, पांचपाखाडी ठाणे
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 54.31 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रविणकुमार दामोदरदास तापडिया वय:-42पत्ता:-७०४,७वा मजलापिन कोड:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-अभय वामन भुकेर् वय:-37पत्ता:-सी/५०पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/03/2003
(10)दस्त नोदणी केल्याचा दिनांक	11/03/2003
(11)अनुक्रमांक,खंड व पृष्ठ	1565/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	47710
(13)बाजारभावाप्रमाणे नोदणी शुल्क	11120
(14)शेरा	-



Share Certificate No. 019

Member's Register No. 019

No. of Shares Five



NEELKANTH DARSHAN Co-operative Housing Society Ltd.

Near Runwal Nagar, Kolbad Road, Thane (west) - 400 601.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. TNA / (TNA) / HSG / (TC) / 16503 Date : 21 May 2005

This is to certify that Shri/Smt./M/s. Abhay Woman Burke
Flat. No. 704


is the Registered Holder of FIVE fully paid up shares of Rs. FIFTY each numbered
from 091 to 095 both inclusive, in

NEELKANTH DARSHAN Co-operative Housing Society Ltd., Thane

Subject to the Bye-laws of the said Society.

Given under the Corporate Seal of the said Society at Thane on this 9th day of Jan 2006.


Authorised
M.C. Member


Secretary


Chairman



ट न न - २

दस्त क्रमांक. वेएए/२०२३

१५/३३

टजन - २

दस्तावेज क्रमांक 94/2003

90/33



ठाणे महानगरपालिका

पहलानलका सदन, शं. अलारां रीर, चंरनवाडी, पाचयःणारी, ठाणे - ४००६०२.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

दस्तावेज क्र. / डा. न. ९१ /
Ref. / T. M. C. / C.F.O. (a) - 100

Date 07/05/1997

To
The Assistant Director,
Town Planning,
Thane Municipal Corporation,
Thane

Sub : No Objection Certificate for occupation certificate to the Building constructed on plot bearing S.No. 43, H.No. 2 (E) Princhfelchadi, Thane.
V.P. No. 87045.

- Ref : 1. Previous N.O.C. No. TMC/CFO/M. 104 dated 13/7/87. and TMC/CFO/M. dated
- 2. Shri Y.W. Wadkar Architect's letter 10/4/97.
- 3. Inspection Dated 26/4/97.

Sir,

With reference to above, this is to inform you that the Fire Brigade Department of the Thane Municipal Corporation has NO OBJECTION to issue necessary Occupation Certificate to the Building constructed on the above Referred Plot. They have installed appropriate Fire Fighting Equipments and made all arrangement as per conditions enumerated in our letter No. TMC/CFO/M. 104 dated 13/7/87.

The final inspection has been made on 26/4/97. All the work has been carried out as per our requirements and the same is found satisfactory.

Yours Faithfully,

S. Sengupta, V.L.
Chief Fire Officer 6/5/97
Thane Fire Brigade, Thane.



ENCL. Plans.

Copy to : Shri A.W. Wadkar
Arch.



टजन - ९
दस्तावेज क्रमांक 94/2003
५३-३३

CERTIFIED TRUE COP.

टनन - २

दस्तावेज क्रमांक वेएए १०२३
Sect. 253
Said Act. 9/1/33

Dated 30/1/33

Order No. 43, H.No. 2 (Pt)

Panchpalhed 1 Thane Road, Thane

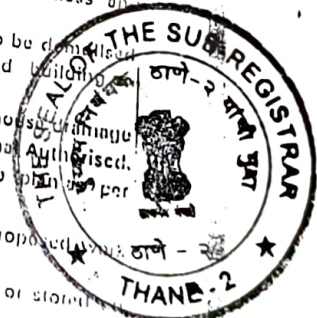
(Owner Architect)

Shri. BHANUBHAI TURAKH GAVAND (OWNER)

With reference to your application dated 28.8.90 I have to inform you as follows:
You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within 10 L. of street.
3. Sewer or Septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 150-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with meshholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed through out a soakage pit.
9. The effluent should be of a standard composition.
10. The structural responsibility will be on the owner and the Engineer.
11. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
12. No work should be carried on without obtaining the commencement certificate from the Municipality.
13. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
14. The work should be carried out within the owner's land.
15. Rain water should all have to be maintained to pass rain.
16. Public drain for waste disposal should be constructed upto municipal drain.
17. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office before applying for construction work.
18. The owner and the Architect or Engineer is responsible for constructions and even after issue of occupation.
19. Notice shall be given to the Municipality 7 days of starting the construction.
20. Municipality is not responsible to supply water for domestic or any other use.
21. Estimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
22. The no objection certificate from the tenants residing in the structure shown to be demolished should be submitted to the municipal authorities before pulling out the proposed building.
23. The occupation Certificate for the proposed building will not be granted unless the hoisting crane is connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
24. Application for completion/occupation certificate shall be accompanied with the plan per construction done on the site.
25. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
26. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

10/10



टनन-१
दस्तावेज क्रमांक १५६५२
११-३१

CERTIFIED TRUE COPY
FOR A. W. WERAVIA

ACCOMMODATION COMMISSIONER
MUNICIPAL CORPORATION,
THANE.

ठ न न - २
 वस्त क्रमांक वेगए/२०२३
 २०/३३

FORM No. 2

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Consent Certificate No V.P.No., 87045/mc/trn/507 Date :- 30-11-90

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXXVII of 1966) :-

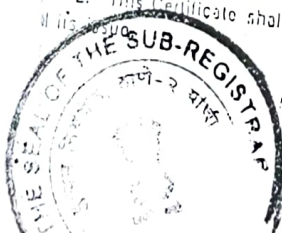
Shri/सा. ASHOK M. WESAYKAR (Architect)
 Shri/सा. DEWESHWAR DIXKAR, GAUARD & OTHER (Owner)

Construct proposed residential building 'A' & 'B' on a plot bearing S.No. 43, H.No. 2 (Pt) of Panchpakhadi, Thane (W) as per your application dated 28.8.90 & accompanying drawings.

SUBJECT TO THE FOLLOWING CONDITIONS, viz :-

Water for construction will be ^{given by} T.M.C. there is existing in the region. The developers should try to use well water construction after getting the same tested if necessary. regarding plantation of trees as mentioned in this office order / अ.प्र. / 183 dated 13.4.88 shall be observed.

2. This Certificate shall remain valid for a period of one year Commencing on the



CERTIFIED TRUE COPY
 ARCHITECTS:
 FOR A. W. WESAYKAR



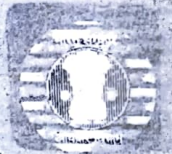
९०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ARHPP1384J



नाम / Name
NAMDEV PATIL

पिता का नाम / Father's Name
KALUJI PATIL

जन्म की तारीख / Date of Birth
03/1976

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BATPP9528A



नाम / Name
VIDYA SUNIL PATIL

पिता का नाम / Father's Name
PANDURANG NANDEKAR

जन्म की तारीख / Date of Birth
17/02/1983

हस्ताक्षर / Signature



गावाचे नाव : पांचपाखाडी

(1) किल्ल्याचा प्रकार	नगरनामा
(2) भोंवदना	6000000
(3) बाजारभाव (भाडेपट्ट्याच्या आकाराची देतो की पट्टेदार ने सुद्ध करावे)	5945261.39
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्ल्याम)	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं: 704, माळा नं: 7 वा मजला, इमारतीचे नाव: निळकंठ दर्शन को. ऑप. हौ. सो. लि., ब्लॉक नं: रुणवाल नगर जवळ, कोलवाड रोड, रोड नं: ठाणे प., इतर माहिती: सदनिकेचे क्षेत्रफळ 487 चौ. फूट कारपेट एरिया. ((Survey Number : सर्वे नं. 43/2 ;))
(5) क्षेत्रफळ	1) 487 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-अभय वामन भुर्के - - वय:-57; पत्ता:-प्लॉट नं: सदनिका क्रं. 704, माळा नं: 7 वा मजला, इमारतीचे नाव: निळकंठ दर्शन को. ऑप. हौ. सो. लि., ब्लॉक नं: रुणवाल नगर जवळ, कोलवाड रोड, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABQPB6222L
(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुनिल नामदेव पाटील - - वय:-46; पत्ता:-प्लॉट नं: सदनिका क्रं. 503, माळा नं: 5 वा मजला, वी विंग, इमारतीचे नाव: न्यु भाग्यश्री को. ऑप. हौ. सो. लि., ब्लॉक नं: एम. टी. वर्कशाॅपच्या मागे, सिंग नगर, रोड नं: पोखरण रोड नं. 1, खोपट, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ARHPP1384J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता	2): नाव:-विद्या मुनिल पाटील - - वय:-40; पत्ता:-प्लॉट नं: सदनिका क्रं. 503, माळा नं: 5 वा मजला, वी विंग, इमारतीचे नाव: न्यु भाग्यश्री को. ऑप. हौ. सो. लि., ब्लॉक नं: एम. टी. वर्कशाॅपच्या मागे, सिंग नगर, रोड नं: पोखरण रोड नं. 1, खोपट, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BATPP9528A
(9) दस्तावेज करून दिल्याचा दिनांक	05/04/2023
(10) दम्न नोंदणी केल्याचा दिनांक	05/04/2023
(11) अनुक्रमांक, खड व पृष्ठ	7969/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

(Handwritten Signature)

मह. दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

राकनासाठी विचारात घेतलेला तपशील:-

द्व. शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

