

73/189B

Tuesday, March 21, 2023

6:02 PM

पावती

Varkha madam
PNB BKC 10/04/2023

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3017 दिनांक: 21/03/2023

गावाचे नाव: नौपाडा

दस्तऐवजाचा अनुक्रमांक: टनन1-1893-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: प्रितेश पी गोरी .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

: प्रभात
वे क्षेत्रफळ

एकूण:

रु. 30560.00

Sub Registrar Thane 1

सह. दुय्यम निबंधक वर्ग-२

ठाणे-१

यटी,
02 पॅन

वाजार मूल्य: रु. 5625532.5/-

मोबदला रु. 6200000/-

भरलेले मुद्रांक शुल्क: रु. 434000/-

अपार्टमेंट,
04 पॅन

भा

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2003202318245 दिनांक: 21/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017139272202223E दिनांक: 21/03/2023

बँकेचे नाव व पत्ता:

Ph. no : 9833020575
Mishra

B/o 053110 Turbhe

Mukund 9969856487

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सह. दुय्यम निबंधक वर्ग-२





21/03/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 1893/2023

नोदंणी :

Regn:63m

गावाचे नाव : नौपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5625532.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 203, माळा नं: 2 रा मजला, इमारतीचे नाव: प्रभात अपार्टमेंट को ऑफ हौ सो लि, ब्लॉक नं: भास्कर कॉलनी,नौपाडा, रोड : ठाणे प, इतर माहिती: सदनिकेचे क्षेत्रफळ 403 चौ फुट कारपेट,वन अलॉटिड पार्किंग सह((C.T.S. Number : 423,424,425,426,427 ;))
(5) क्षेत्रफळ	1) 403 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रमोद सी. परदेशी . वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्रभात सोसायटी, ब्लॉक नं: एम जी रोड, भास्कर कॉलनी, नौपाडा, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AJPPP8906Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रितेश पी गोगरी . वय:-39; पत्ता:-प्लॉट नं: 105, माळा नं: ., इमारतीचे नाव: नूतन प्रभा अपार्टमेंट, ब्लॉक नं: भटवाडी, किसन नगर नं 3, गणेश चौक ठाणे, रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ATXPG7163J 2): नाव:-स्वाती प्रितेश गोगरी . वय:-36; पत्ता:-प्लॉट नं: 105, माळा नं: ., इमारतीचे नाव: नूतन प्रभा अपार्टमेंट, ब्लॉक नं: ., रोड नं: भटवाडी, किसन नगर नं 3, गणेश चौक ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AXLPG0927G
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1893/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	434000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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 क्र-2
ठाणे-9

Valuation ID 202303202267

मूल्यांकनाचे वर्ष 2022
 जिल्हा ठाणे
 मूल्य विभाग तालुका : ठाणे
 उप मूल्य विभाग 3/12/J-6ब-2) मुंबई आधा द्रुतगती महामार्गाच्या पूर्वकडील वरील व-1 व्यक्तिगिक इतर मिल्कती टिका न 10 (नगर रचना योजना क्र.2)
 क्षेत्राचे नाव Thane Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुसरे	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	144500	205600	144500
54600	116200			चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकाम क्षेत्राचे मूल्य -	बांधकाम क्षेत्राचे मूल्य -	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिल्कतीचे वय -	बांधकामाचा दर-	Rs.26620 -
उद्धारान सुविधा -	आर	मजला -	कार्पेट क्षेत्र-	37.4396चौ. मीटर
		1st To 4th Floor		

Sale Type - Resale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018
 First Sale Date - 14/12/2017

मजला निहाय घट वाढ = 100 / 100 Apply to Rate= Rs.116200 -
 घसा-दानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर
 = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-दानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((116200-54600) * (100 / 100)) + 54600)
 = Rs.116200/-
 A) मुख्य मिल्कतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र
 = 116200 * 44.9275
 = Rs.5220575.5/-
 E) बदलून वाढून तळाचे क्षेत्र = 13.94चौ. मीटर
 बदलून वाढून तळाचे मूल्य = 13.94 * (116200 * 25/100)
 = Rs.404957/-

Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य

मुख्य मिल्कतीचे मूल्य + तळाघराचे मूल्य + मेरुनाईत मजला क्षेत्र मूल्य + नगरपालिका मूल्य (सुनी बांधकाम) + वरील तळाचे मूल्य + बदलून वाढून तळाचे मूल्य + खुल्या जमिनीचे मूल्य
 = A + B + C + D + E + F + G + H + I + J
 = 5220575.5 + 0 + 0 + 0 + 404957 + 0 + 0 + 0 + 0 + 0
 = Rs.5625532/-
 = ₹ छप्पन्न लाख पंचवीस हजार पाच श सन्तीस /-

Home Print

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दस्तावेज क्र. 9/25/2023

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CHALLAN
MTR Form Number-6



GRN	MH01713927220223E	BARCODE			Date	21/03/2023-14:31:35	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1			PAN No.(If Applicable)	ATXPG7163J			
Location	THANE			Full Name	MR PRITESH P GOGARI			
Year	2022-2023 One Time			Flat/Block No.	PRABHAT APARTMENT CO-OP HOUSING			
				Premises/Building	SOCIETY			
Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	434000.00		Road/Street	BHASKAR COLONY, NAUPADA				
0030063301 Registration Fee	30000.00		Area/Locality	THANE WEST				
			Town/City/District					
			PIN	4 0 0 6 0 2				
			Remarks (If Any)	ट न न 9 PAN: A PPP690Q~SecondPartyName: MR PRITESH P GOGARI PARDESHI-CA=6200000 दस्तावेज क्र. 2023 2 25 Amount In Four Lakh Sixty Four Thousand Rupees Only				
Total	4,64,000.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572023032192631		IK0CDVIJJ2	
Cheque/DD No.			Bank Date	RBI Date	21/03/2023-14:24:32		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 : Mobile No. : 9821090006
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mitesh Gogari

Pranav Ch



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered

Thane on this 21st day of March, 2023

BETWEEN

(1) MR. PRAMOD C PARDESHI, age 43 years, PAN : AJPPP8906Q,

Indian Inhabitant, having address at Prabhat Society, M.G. Road, Bhaskar Colony, Naupada, Thane (W) 400 602, hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his respective heirs, executors and administrators) **THE PARTY OF THE FIRST PART.**

AND

1) MR. PRITESH P GOGARI, age 39 years, PAN : ATXPG7163J, Indian Inhabitant and 2) MRS. SWATI PRITESH GOGARI, age 36 years, PAN : AXLPG0927G, Indian Inhabitant, both residing at 105, Nutan Prabha Apartment, Bhatwadi, Kisan Nagar No.3, Ganesh Chouk, Thane 400604, hereinafter collectively referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, executors and administrators) **THE PARTY OF THE SECOND PART.**

WHEREAS MR. PRAMOD C PARDESHI was owner of Flat No. 1 on the Ground Floor of building known as 'PRABHAT APARTMENT CO-OP. HOUSING SOCIETY LTD.' and the Flat was purchased by him vide an Agreement for Sale dated 23/03/2007 duly Registered with Sub Registrar of Assurances Thane at Sr. No. TNN-1/1676/2007 dated 26/03/2007 executed by and between SMT.

- 1 -

Pritesh Gogari

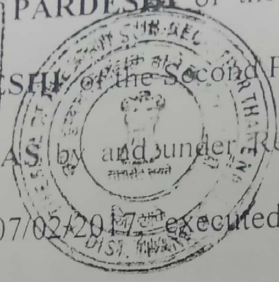
Pramod C.



VITHABAI KISAN PARDESHI of the First Part therein and MR. PRAMOD C PARDESHI of the Second Part therein;

AND WHEREAS by and under Registered Agreement for Re-Development dated 07/02/2017 executed between the 'PRABHAT APARTMENT CO-OP. HOUSING SOCIETY LTD.' of the First Part,

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M/s SAMAY HOMES, a Partnership Firm registered under Indian Partnership Act, 1932 (Developers) of the Second Part and the Members of the Society as Confirming Party of the Third Part, the said Society has granted Development Rights in the said Property to and in favour of the Developers for the price and/or consideration and upon the terms and conditions contained therein . The said Agreement for Development has been lodged for registration and duly registered with Sub Registrar of Assurances Thane at Sr. No. TNN-9/808/2017 dated 07/02/2017;

AND WHEREAS MR. PRAMOD C PARDESHI was existing member of the said Society and was holding five fully paid up shares of Rs. 50/- each bearing distinctive Nos. from 86 to 90 (both inclusive) vide Share Certificate No. 18/A and as such was the absolute Owner of the premises being Flat No. 1 in the Old Structure of the said Society; and whereas as per Agreement for Allotment/Sale of Flat dated 14/12/2017 duly Registered with Sub Registrar of Assurances Thane at Sr. No. TNN-5/14738/2017 dated 14/12/2017 executed by and between M/s. SAMAY HOMES, therein referred to as "the Developer" of the First Part, MR. PRAMOD C. PARDESHI, therein referred to as "The Purchaser" of the Second Part and PRABHAT APARTMENT CO OP HOUSING SOCIETY LTD., therein referred to as "The Society" of the Third Part,

Mitesh Bogeri Pramod ch.

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the Developers have agreed to allot **MR. PRAMOD C. PARDESHI** bearing **Flat No. 203**, admeasuring **403⁴ Sq. ft. Carpet²⁵ Area**, on the Second Floor of building known as '**PRABHAT APARTMENT CO-OP. HOUSING SOCIETY LTD.**' a registered Society having Registration No. (**TNA/HSG/647/1975**) (hereinafter referred to as the "**SAID SOCIETY**") built on a plot of land bearing **C.T.S. No. 423, 424, 425, 426, 427 of Village - Naupada**, lying, being and situated at Bhaskar Colony, Naupada, Thane (West) - 400602, within the Registration District and Sub District of Thane and within the territorial jurisdiction of Thane Municipal Corporation, hereinafter referred to as the "**SAID FLAT**" more particularly described in the Schedule written hereunder and demarcated on the typical floor plan annexed herewith, upon the terms and conditions most specifically described in the said Agreement; **and whereas** after completion of the Redevelopment Project "the Developer" handed over possession of individual units to respective members of the said Society, the said Society reconstituted its membership and will issue fresh Share Certificates to all members in due course of time, The said Flat together with the said Allotted Car Parking and the said Shares, which are more particularly described in the Schedule hereunder written, along with a ll the privileges, easements, profits, advantages, rights and appurtenances whatsoever thereto and or any part thereof belonging or otherwise appertaining thereto are hereinafter collectively referred to as "**the said Premises**";

AND WHEREAS thus the **VENDOR** herein is the absolute owner and/or well and sufficiently entitled to all rights, title, share and interest respectively in the said Premises;

AND WHEREAS the **VENDOR** is enjoying the said Premises as full and absolute owner thereof and he has decided to sell and transfer the said Premises on **OWNERSHIP BASIS** together with all rights, title and interest in the said Premises and the **PURCHASERS** demanded from the

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दस्त क्र. 2022



- a. **Rs. 5,00,000/- (Rupees Five Lakh Only)** by Cheque bearing Cheque No. ~~386512~~ ⁶⁰²⁵ Dated ~~12/12/2022~~ drawn on Saraswat Bank as Token Money before execution of this Agreement which the **VENDOR** do hereby admit and acknowledge receipt whereof as and by a separate receipt hereunder written.
- b. **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** by Cheque bearing No. **267878** Dated **15/12/2022** drawn on State Bank of India as Part Payment out of total consideration before execution of this Agreement which the **VENDOR** do hereby admit and acknowledge receipt whereof as and by a separate receipt hereunder written.
- c. **Rs. 7,00,000/- (Rupees Seven Lakh Only)** by Cheque bearing No. **804345** Dated **02/01/2023** drawn on State Bank of India, and **Rs. 9,38,000/- (Rupees Nine Lakh Thirty Eight Thousand Only)** by Cheque bearing No. **267881** Dated **02/01/2023** drawn on State Bank of India as further Part Payment out of total consideration before execution of this Agreement which the **VENDOR** do hereby admit and acknowledge receipt whereof as and by a separate receipt hereunder written.
- d. The TRANSFEREE has agree to pay TDS of **Rs. 62,000/- (Rupees Sixty Two Thousand Only)** i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the **VENDOR**.

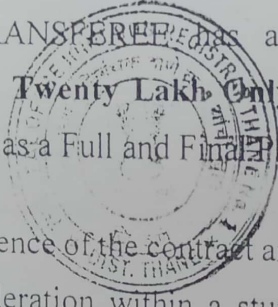
Mitesh Rogari

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The **TRANSPEREE** has agree to pay **Rs.20,00,000/-**
(Rupees Twenty Lakh Only) within 45 days from these
presents as a Full and Final Payment.



3. Time is the essence of the contract and if **PURCHASERS** failed to pay the consideration within a stipulated time limit as referred herein then **VENDOR** shall return the consideration amount as received upto that date and execute and register deed of cancellation of these present and upon execution of cancellation deed and return of money as received, **PURCHASERS** shall not have any right, title and interest of whatsoever nature and **VENDOR** can deal with the said premises in any manner whatsoever as he may deem fit and proper.
4. After receipt of full and final amount of the consideration in respect of said Premises, the **VENDOR** shall hand over and put the **PURCHASERS** in vacant, peaceful, exclusive, physical and legal possession of the said Premises without reservation on any rights or claim of whatsoever nature and thereafter the said Premises shall be the absolute property of the **PURCHASERS**.
5. The **VENDOR**, after receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said Premises through himself or through his predecessors in title. The **PURCHASERS** hereafter shall do all the needful in respect of the said Premises to secure their title to the said Premises and the **VENDOR** shall keep the **PURCHASERS** indemnified from all the liabilities and / or claim against the said Premises.
6. The **VENDOR** shall execute and hand over to the **PURCHASERS** all necessary applications, forms, declarations for getting the said

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16. The transfer fees shall be borne by the **VENDOR** and the **PURCHASERS** in Equal proportions. The **VENDOR** hereby undertake the **PURCHASERS** that he will do all the acts, deeds and other required things to get the said Premises transferred in the name of the **PURCHASERS**.

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17. The **PURCHASERS** shall register this Agreement in the Office of the Sub-Registrar and intimate about the same to the **VENDOR** and the **VENDOR** shall attend the office of the Sub-Registrar and admit the execution of these presents, without any hindrance and delay.

18. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by **PURCHASERS ALONE**.

19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing **Flat No. 203**, admeasuring **403 Sq. Ft.** (Carpet) area, on **2nd Floor**, in the building known as "**PRABHAT APARTMENT CO OP HSG SOC LTD.**" standing on the plot of land bearing **C.T.S. No. 423, 424, 425, 426, 427** of **Village - Naupada**, lying, being and situated at **Bhaskar Colony, Naupada, Thane (West) - 400602**, along with **One Allotted Parking**, within the limit of the **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED AND DELIVERED

by the within named "VENDOR"

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दस्तावेज क्र	2023
98	25

MR. PRAMOD C PARDESH



Pramod C. h.



in the presence of

- 1) Mangesh Oak
- 2) Vishal Shinde

Mangesh

Shinde

SIGNED AND DELIVERED

by the within named "PURCHASERS"

MR. PRITESH P GOGARI

Pritesh



MRS. SWATI PRITESH GOGARI

Swati Gogari

in the presence of

- 1) Mangesh Oak
- 2) Vishal Shinde

Mangesh

Shinde



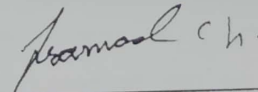
:: RECEIPT ::

RECEIVED of and from **MR. PRITESH P GOGARI** and **MRS. SWATI PRITESH GOGARI (PURCHASERS)**, a sum of **Rs. 41,38,000/- (Rupees Forty One Lakh Thirty Eight Thousand Only)** as **Token Money and Part Payment** against the sale of **Flat No. 203, on 2nd Floor**, along with **One Allotted Parking**, in the building known as **"PRABHAT APARTMENT CHS LTD."**, lying, being and situated at **Bhaskar Colony, Naupada, Thane (West) - 400602** in the following manner : -

Sr. No.	Dated	Cheque No.	Drawn on	Rupees
1)	12/12/2022	386512	Saraswat Bank	5,00,000/-
2)	15/12/2022	267878	State Bank of India	20,00,000/-
3)	02/01/2023	804345	State Bank of India	7,00,000/-
4)	02/01/2023	267881	State Bank of India	9,38,000/-

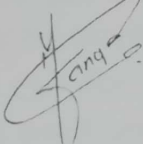
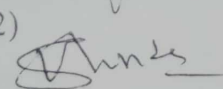
*Subject to realization of Cheque.

I SAY RECEIVED
Rs. 41,38,000/-



"VENDOR"

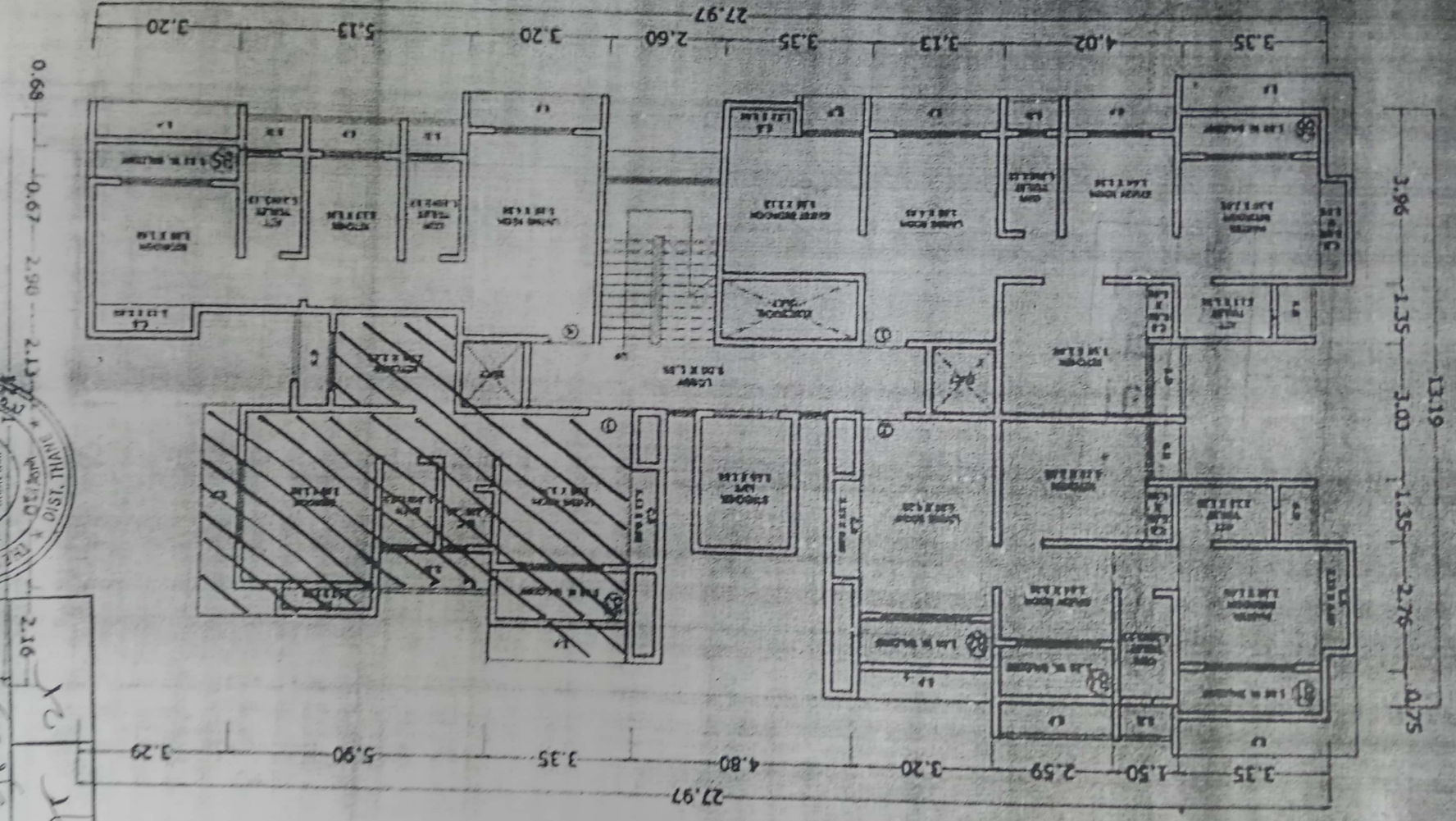
WITNESSES :-

- 1) 
- 2) 

ट न न १	
दस्त क्र	२०२३
१५	२५



1ST TO 4TH FLOOR PLAN



(SCALE: 1:100)



6222	216	20
2202	405	20



Certificate No.:- 1957

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Building:- 7 th Floor (pt)

V.P. No. S02/0199/17 TMC/TDD OCC/1072/22 Date 04/07/2022

टनन १

To, M/s. Mrugank Dixit & Associates. (Architect)
First Floor, Ram Niwas, Gokhale Road, Naupada, Thane (W) 2023M/s Samay Homes through partner
Mr. Kedar Bapat & Mr. Bhaskar Kamat

Sub - Occupation Certificate for Building :- 7 th Floor (pt)

Ref. V. P. No. S02/0199/17

Your Letter No.: 1085 dated 04/05/2022

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at Naupada Road / Street Ward No. _____ Sector
No. 11 S.No./C.T.S.No. 423,424,425,426,427 Village Naupada, Thane under the
supervision of M/s Mrugank Dixit & Associates, Tika No. 10
Architect / Licence No. CA/2009/46633 Licensed Surveyor / Engineer / Structural Engineer / Supervisor /
may be occupied on the following conditions.

- १) ठाणे महानगरपालिका मार्फत पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.
- २) वृक्ष, ड्रेनेज व पाणी पुरवठा विभागाचे नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

सावधान

Office No.:

Office Stamp:

Date:

Copy to

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

Yours faithfully



[Signature]
Executive Engineer,
Town Planning Department,
Municipal Corporation of
the city of Thane.





Certificate No. 19

THANE MUNICIPAL CORPORATION, THANE	
दस्त क्र. १०६३	२०२२
V.P. No. २२	S02/0199/17



Occupancy Certificate

Building: Stilt + 1st to 6 th floor + 7 th (pt) Floors.

TMCTD/DC/1033/22 Date 01/04/2022

To, M/s Mrugank Dixit & Associates. (Architect)
First Floor, Ram Niwas, Gokhale Road, Naupada, Thane (w)

M/s Samay Homes through partner
Mr. Kedar Bapat & Mr. Bhaskar Kamat

Sub - Part Occupation Certificate for Building :- Stilt + 1st to 6 th floor + 7 th (pt) Flo

Ref. V. P. No. S02/0199/17

Your Letter No.: 11675 dated 17/02/2022

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no

As Above situated at Naupada, Road / Street, Ward No. Sector

No. II S. No. / C.T.S. No. / F.P. No. 423, 424, 425, 426, 427 Village Naupada, Thane under the

supervision of M/s Mrugank Dixit & Associates Tika No. 10 Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licencce No. CA/2009/46633 may be occupied on the following conditions.

- १) ठाणे महानगरपालिका मार्फत पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.
- २) वृक्ष, ड्रेनेज व पाणी पुरवठा विभागाचे नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.
- ३) ठामपा/शिविवि/३९५८/२२ दि. ११/०२/२०२२ अन्वये सुधारीत परवानगी / सी.सी. मधील संबंधीत अटी बंधनकारक राहिल.
- ४) Part Occupancy बाबत विकासक यांनी दिलेले Appedix J अन्वये दिलेले प्रमाणपत्र बंधनकारक राहिल.

As set certificated completion plan is returned herewith
सावधान

जवळ नकाशा नकाशा न करणे व सर्वेच
विकास नियंत्रण विभागाच्या आदेशावरून आवश्यक त्या
परवानग्या घ्याव्यात. महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दि. २०/०२/२०२२ मधील जाहीर
जास्त ३ वर्षे वैध व रु. ५०००/- वर होऊ शकते "

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



Yours faithfully

Executive Engineer,
Town Planning Department,
Municipal Corporation of
the city of Thane.



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. - Stilt + 1st to 5th & 6th (pt) + 7th (pt) Flrs,

ट व न १

दस्त क्र. १६३ २०२३

TMC/TDD/२३७२/१७

V. P. No. S02/0199/17

To, Shri / Smt. Mrugank Dixit & Associates. (Architect)

Shri Samay Homes through Partner Mr. Kedar Bapat & Mr. Bhaskar Kamat



With reference to your application No. 377 dated 07/04/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Naupada Sector No. 02 Situated at Road/Street C.T.S.No. 423, 424, 425, 426 & 427

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
५. सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
 ६. सी. एन. पूर्वी भूखंडाच्या दर्शनी बाजूस सविस्तर माहिती फलक लावणे आवश्यक.
 ७. जोत्यापूर्वी ड्रेनेज विभागाकडील स्ट्रॉम वॉटर ड्रेनेज बाबत NOC मंजूर नकाशे सह सादर करणे आवश्यक व जोत्यापूर्वी कार्यवाही करणे आवश्यक.
 ८. जोत्यापूर्वी व वापर परवान्यापूर्वी R.C.C. तज्ञांचे Stability Certificate सादर करणे आवश्यक.
 ९. नियोजित इमारतीची संरचना IC Code १८९३ व ४३२६ मधील भूकंपरोधक तरतुदी नुसार करणे आवश्यक व तसे प्रमाणपत्र सी. एन. पूर्वी सादर करणे आवश्यक.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

P.T.O

ट न न १

दस्तावेज क्र. २०२३

२४

१०२

मूखंडाच्या हद्दीबाबत, मारुतीबाबत तसेच करण्यात आलेल्या करारनाम्या संबंधी काही बाबत तक्रार निमाणी झाल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल त्यास ठ. म. जबाबदार राहणार नाही.

११. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची NOC सादर करणे आवश्यक.
१२. बांधकामासाठी पाणा पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरवठे येईल.
१३. वापर परवान्यापूर्वी पाणी गरम करणे करिता सौरउर्जेवरील यंत्रणा बसविणे आवश्यक.
१४. वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
१५. वापर परवान्यापूर्वी रेन वाटर हार्वेस्टिंग बाबत तरतुद करणे आवश्यक.
१६. सी. सी. टी. व्ही यंत्रणा / महिला कामगार संख्या विकासक यांनी दिलेले हमीपत्र बंधनकारक राहिल.
१७. यु. एल. सी. बाबतचे शपथपत्र / बंधपत्र विकासक यांचेवर बंधनकारक राहिल.

सावधान

Office No. _____
'मजूर निकाशांनुसार बांधकाम न करणे व तसेच
विकास विभागाच्या वलीनुसार आवश्यक त्या
परवान्यां व घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक शासनाच्या रचना अधिनियमाचे कलम ५२
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.'

Your's faithfully,

Ex. Engineer,
Town Development Department,
Thane Municipal Corporation, Thane

Copy to:-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.
5. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
6. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.



193

दि. 21 मार्च 2023 6:02 म.नं.

दस्त गोषवारा भाग-1

टनन1

26/25

दस्त क्रमांक: 1893/2023

क्रमांक: टनन1 /1893/2023

कार मूल्य: रु. 56,25,533/-

मोबदला: रु. 62,00,000/-

समुद्रांक शुल्क: रु.4,34,000/-

सह. दु. ति. टनन1 यांचे कार्यालयात

पावती:3017

पावती दिनांक: 21/03/2023

1893 नं. दि.21-03-2023

सादरकरणाराचे नाव: प्रितेश पी गोगरी .

5:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 30560.00

हजर करणाऱ्याची सही:

Registrar Thane 1

Sub Registrar Thane 1

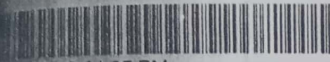
चा प्रकार: करारनामा

क शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
या कोणत्याही नागरी क्षेत्रात

नं. 1 21 / 03 / 2023 05 : 52 : 19 PM ची वेळ: (सादरीकरण)

नं. 2 21 / 03 / 2023 05 : 53 : 10 PM ची वेळ: (फी)





2023 6 01:35 PM

दस्त गोपवारा भाग-2

टनन1 25725
दस्त क्रमांक:1893/2023

क्रमांक :टनन1/1893/2023

चा प्रकार :-करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रितेश पी गोगरी . पत्ता:प्लॉट नं: 105, माळा नं: ., इमारतीचे नाव: नूतन प्रभा अपार्टमेंट , ब्लॉक नं: भटवाडी, किसन नगर नं 3, गणेश चौक ठाणे , रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:ATXPG7163J	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Mishra</i>		
2	नाव:स्वाती प्रितेश गोगरी . पत्ता:प्लॉट नं: 105, माळा नं: ., इमारतीचे नाव: नूतन प्रभा अपार्टमेंट , ब्लॉक नं: ., रोड नं: भटवाडी, किसन नगर नं 3, गणेश चौक ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AXLPG0927G	लिहून घेणार वय :-36 स्वाक्षरी:- <i>Prigari</i>		
3	नाव:प्रमोद सी. परदेशी . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: प्रभात सोमायटी, ब्लॉक नं: एम जी रोड, भास्कर कॉलनी, नौपाडा, ठाणे प, रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:AJPPP8906Q	लिहून देणार वय :-39 स्वाक्षरी:- <i>Pranav Ch</i>		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:21 / 03 / 2023 05 : 54 : 56 PM

न इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
	नाव:मंगेश ओक . वय:45 पत्ता:नौपाडा ठाणे पिन कोड:400602	<i>Mangesh</i> स्वाक्षरी		
	नाव:विशाल शिंदे - वय:37 पत्ता:पोखरण रोड नं 2 ठाणे पिन कोड:400610	<i>Vishal</i> स्वाक्षरी		

क्र.4 ची वेळ:21 / 03 / 2023 05 : 55 : 37 PM

पुस्तक क्रमांक 9
दस्त क्रमांक 9725/2023 वर नोंदला
असून त्यास एकूण 25 पाने आहेत.

Registrar Thane 1
(सिजय पापे)
दुय्यम निबंधक वर्ग-2
Thane Details.

सह दुय्यम निबंधक वर्ग-2
ठाणे-9

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	दिनांक Face Number	Stamp Date
MR PRITESH P GOGARI	eChallan	00040572023032192631	MH017139272202223E	434000.00	SD	0008484058202223	21/03/2023
	DHC		2003202318245D		RF	2003202318245D	21/03/2023
MR PRITESH P GOGARI	eChallan		MH017139272202223E	300000.00	RF	0008484058202223	21/03/2023



Stamp Duty [RF:Registration Fee] [DHC: Document Handling Charges]

1893 / 2023