

S. B. E. Waypada
Thokurir.



BLUE DIAMOND

PROPERTIES

AGREEMENT

SALE / PURCHASE / LEASE

SELLER - ~~LICENSOR NAME~~ : MR. UTTAM KASHINATH WAYKAR
MRS. VARSHA UTTAM WAYKAR

PURCHASER - ~~LICENSEE NAME~~ : MR. TANMAY ASHOK KAMBLE
VAISHALI NARENDRA BAVISKAR

AGREEMENT DATED : 11 APRIL 2023

ADDRESS : Flat / ~~Shop~~ : FLAT NO 2503, C-WING, CLAREMONT
LODHA LUXURIA, THANE WEST - 400601

Real Estate Consultant For Buying & Selling of Flats, Shops, Bungalows, Plots Etc.

Contact : 8879754141 / 8097074242 / 8879764141

Email: bluediamond.properties19@gmail.com

Unit No.G-8, Lodha Boulevard Mall, Nr. Lodha Paradise, Majiwada, Thane (W) 400 601.



CHALLAN
MTR Form Number-6



GRN	MH017709612202223E	BARCODE	Date 28/03/2023-17:33:33		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 REGISTRAR THANE URBAN 1	PAN No.(If Applicable)	CTLPK0R34Q			
Location	THANE	Full Name	TANMAY ASHOK KAMBLE			
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 2503, 25TH FLOOR, CLAREMONT C WING			
Account Head Details		Amount In Rs.				
0030046401	Stamp Duty	700000.00	Road/Street	CLAREMONT CHS LTD, LODHA LUXURIA		
0030063301	Registration Fee	30000.00	Area/Locality	MAJIWADE, THANE W		
			Town/City/District			
			PIN	4 0 0 6 0 1		
			Remarks (If Any)	ट न न 9		
			PAN2=ABIPW9317P-Second Party Name	AM SHINATH		
			WAYKAR-	2023		
			दस्ता क्र. 2899	2 32		
			Amount In	Seven Lakh Thirty Thousand Rupees Only		
Total		7,30,000.00	Words			
Payment Details		STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572023032836554	IK0CEDVNZ7	
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-17:24:35	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.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

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AGREEMENT FOR SALE 2023



ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 11th day of April, 2023

BETWEEN

1) MR. UTTAM KASHINATH WAYKAR, age 66 years, PAN : ABIPW9317P, and 2) MRS. VARSHA UTTAM WAYKAR, age 60 years, PAN : AAHPW6742J, both Indian Inhabitants, having address at Flat No. 2503, 25th Floor, C – Wing, Claremont - C, Claremont CHS Ltd., Lodha Luxuria, Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Thane (West) – 400601, hereinafter referred to as “THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. TANMAY ASHOK KAMBLE, age 31 years, PAN : CTLPK0834Q, and 2) VAISHALI NARENDRA BAVISKAR, age 31 years, PAN : BWTPB9690R, both Indian Inhabitants, having address at Near Gopi Marble, S. No. 101/A/8/1, Rajivnagar, Khed, Satara - 415003, hereinafter called “THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 14th day of November 2014 (Registered with the Sub-Registrar of Thane at Doc. No. TNN2-9162/2014 dated 14/11/2014) executed between Shree Sainath Enterprises Construction and Developers Private Limited (formerly known as Shree Sainath Enterprises) having its office at 216, Shah &

Waykar

Waykar

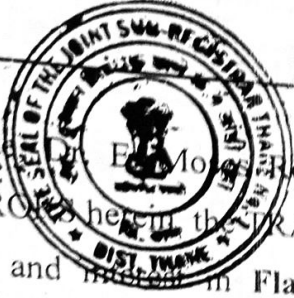
Waykar

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FRANSFERORS herein the TRANSFERORS purchased and acquired all rights, title and interest in Flat No. 2503, admeasuring 737 Sq. Ft.

(Carpet) area, on 25th Floor, along with One Car Parking Space No. P-1201, in the C - Wing, of the building known "CLAREMONT - C", now known as "Claremont Co-operative Housing Society Ltd.", of the "LODHA LUXURIA", standing on the property bearing Survey No. 22, Survey No. 23, Survey No. 24/1 to 7, 8A, 8B, 9, 10, Survey No. 25/2,3,5,7,8,9,10,11, Survey No. 26/1,5,6, 2,4,7,8,9,10,11,12, Survey No. 27/1,2,3A,3B,4,5,6,7,8,9,10, Survey No. 28/1 to 5, Survey No. 29/1 to 7,8,9, Survey No. 30/1,4A,4B, 4C,5,6,8, Survey No. 31/1A,1B,2,3,4, 5,6,7,8,9, Survey No. 32/1,2,3 to 14, Survey No. 33/1,2,3,4,5,6A, 6B,7,8,9,10,11A,11B, 12 to 21, Survey No. 34/1 to 5,6A,6B, Survey No. 34/7A,7B, Survey No. 34/8,9 of Village - Majiwade & Survey No. 183/6B, Survey No. 183/12,14A, 15,20,21, 22,23,24B,25B,26B,28, Survey No. 183/24A, 32, Survey No. 184/2,3A, 3B,3C,3D,4,5,6, 9B,7A,7B,7C,8,9A of Village - Balkum, lying, being and situated Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Thane (West) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which Flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFERORS herein have made the entire payment of consideration to the said Shree Sainath Enterprises Construction and Developers Private Limited (formerly known as Shree Sainath Enterprises) of such being on and thereupon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

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AND WHEREAS the TRANSFERORS are the bonafide members of the "Claremont Co-operative Housing Society Ltd." a society registered under Registration No. TNA/(TNA)/HSG/(TC)/29769/2017

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Dated 04/07/2017, and having right title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS is holding Ten fully paid up shares of Rs. 50/- each under Share Certificate No. 096, bearing Distinctive No. 951 to 960 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being need of Flat premises, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that

- A) They are the absolute and lawful owners of the said premises and are the bonafide members of the said society and no other person/s has / have right, title or interest in the said premises and they are sufficiently entitled to deal with and or dispose off the premises.

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21. This agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act, 1963 and the Rules of Flats / Shops Act, 1963 and the Rules

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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 2503, admeasuring 737 Sq. Ft. (Carpet) area, on 25th Floor, along with One Car Parking Space No. P-1201, in the C - Wing, of the building known "CLAREMONT - C", now known as "Claremont Co-operative Housing Society Ltd.", of the "LODHA LUXURIA", standing on the property bearing Survey No. 22, Survey No. 23, Survey No. 24/1 to 7, 8A, 8B, 9, 10, Survey No. 25/2,3,5,7,8,9,10,11, Survey No. 26/1,5,6, 2,4,7,8,9,10,11,12, Survey No. 27/1,2,3A,3B,4,5,6,7,8,9,10, Survey No. 28/1 to 5, Survey No. 29/1 to 7,8,9, Survey No. 30/1,4A,4B, 4C,5,6,8, Survey No. 31/1A,1B,2,3,4, 5,6,7,8,9, Survey No. 32/1,2,3 to 14, Survey No. 33/1,2,3,4,5,6A, 6B,7,8,9,10,11A,11B, 12 to 21, Survey No. 34/1 to 5,6A,6B, Survey No. 34/7A,7B, Survey No. 34/8,9 of Village - Majiwade & Survey No. 183/6B, Survey No. 183/12,14A, 15,20,21, 22,23,24B,25B,26B,28, Survey No. 183/24A, 32, Survey No. 184/2,3A, 3B,3C,3D,4,5,6, 9B,7A,7B,7C,8,9A of Village - Balkum, lying, being and situated Lodha Pavilion, Near Majiwade Flyover, Eastern Express Highway, Thane (West) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFERORS"

Uttam Waykar

1) MR. UTTAM KASHINATH WAYKAR



Varsha Waykar

2) MRS. VARSHA UTTAM WAYKAR



in presence of

1) Ganesh Ramesh

2) NRShinde

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"



1) MR. TANMAY ASHOK KAMBLE

Tanmay

Baviskar

2) VAISHALI NARENDRA BAVISKAR
in the presence of



1) 3/4/22

NRShinde

73/2411

Tuesday, April 11, 2023
5:41 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3814 दिनांक: 11/04/2023

गावाचे नाव: माजिवडे
दस्तऐवजाचा अनुक्रमांक: टनन1-2411-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: तन्मय अशोक कांबळे .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
5:54 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

सह. दुय्यम निबंधक कार्या-२

ठाणे-१

बाजार मुल्य: रु.9406013.096 /-

मोबदला रु.10000000/-

भरलेले मुद्रांक शुल्क : रु. 700000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104202310055 दिनांक: 11/04/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017709612202223E दिनांक: 11/04/2023
बँकेचे नाव व पत्ता:

4/11/2023

b8X10

11/04/2023



सूचो क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 2411/2023

नोंदणी :

Regn 63m

(1) विलेखाचा प्रकार	याचाचें नाव : मानिकडे	करारनामा
(2) मोबदला		10000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		9406013.096
(4) भू-मापन, पोट्टिहिसा व घरक्रमांक (असल्यास)	<p>1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 2503, 25 वा मजला, सी विंग, क्लेअरमॉट सी, क्लेअरमॉट को-ऑ. ही. सो. लि., लोडा लक्ष्मीया, लोडा पॅव्हेलिअन, माजिवडे, ठाणे प., सदनिकेचे क्षेत्र 737 चौ. फुट कार्पेट, हासेच एक कार पार्किंग स्पेस नं. पी-1201 सहीत (Survey Number : 23, Survey No. 24/1 to 7, 8A, 8B, 9, 10, Survey No. 25/2, 3, 5, 7, 8, 9, 10, 11, Survey No. 26/1, 5, 6, 2, 4, 7, 8, 9, 10, 11, 12, Survey No. 27/1, 2, 3A, 3B, 4, 5, 6, 7, 8, 9, 10, Survey No. 28/1 to 5, Survey No. 29/1 to 7, 8, 9, Survey No. 30/1, 4A, 4B, 4C, 5, 6, 8, Survey No. 31/1A, 1B, 2, 3, 4, 5, 6, 7, 8, 9, Survey No. 32/1, 2, 3 to 14, Survey No. 33/1, 2, 3, 4, 5, 6A, 6B, 7, 8, 9, 10, 11A, 11B, 12 to 21, Survey No. 34/1 to 5, 6A, 6B, Survey No. 34/7A, 7B, Survey No. 34/8, 9 of Village - Majiwade & Survey No. 183/6B, Survey No. 183/12, 14A, 15, 20, 21, 22, 23, 24B, 25B, 26B, 28, Survey No. 183/24A, 32, Survey No. 184/2, 3A, 3B, 3C, 3D, 4, 5, 6, 9B, 7A, 7B, 7C, 8, 9A of Village - Balkum ;)</p>	
(5) क्षेत्रफळ	1) 737 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:- उत्तम काशिनाथ बायकर . वय:-66; पत्ता:- प्लॉट नं: 2503, माळा नं: 25 वा मजला, सी विंग, क्लेअरमॉट सी, इमारतीचे नाव: क्लेअरमॉट को-ऑ. ही. सो. लि., ब्लॉक नं: लोडा लक्ष्मीया, लोडा पॅव्हेलिअन, रोड नं: माजिवडे, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABIPW9317P</p> <p>2): नाव:- वर्षा उत्तम बायकर . वय:-60; पत्ता:- प्लॉट नं: 2503, माळा नं: 25 वा मजला, सी विंग, क्लेअरमॉट सी, इमारतीचे नाव: क्लेअरमॉट को-ऑ. ही. सो. लि., ब्लॉक नं: लोडा लक्ष्मीया, लोडा पॅव्हेलिअन, रोड नं: माजिवडे, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAHPW6742J</p>	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	<p>1): नाव:- तन्मय अशोक कांबळे . वय:-31; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गोपी मार्बल जवळ, एस. नं. 101/ए/8/1, रोड नं: राजीव नगर, खेड, सातारा, महाराष्ट्र, सातारा. पिन कोड:-415003 पॅन नं:-CTLPK0834Q</p> <p>2): नाव:- वैशाली नरेंद्र बाविस्कर . वय:-31; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गोपी मार्बल जवळ, एस. नं. 101/ए/8/1, रोड नं: राजीव नगर, खेड, सातारा, महाराष्ट्र, सातारा. पिन कोड:-415003 पॅन नं:-BWTPB9690R</p>	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2411/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-


मुद्रांक शुल्क आकारतागा निवडलेला
अनुच्छेद :- :

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




सह. दुय्यम निबंधक कार्या-२
ठाणे-१

आयकर विभाग
INCOME TAX DEPARTMENT
WAYKAR UTTAM KASHINATH
KASHINATH SHRIPAT WAYKAR
01/06/1956
Permanent Account Number
ABIPW3317P
Waykar
Signature



Waykar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHPW6742J
नाम / Name
VARSHA UTTAM WAYKAR
पिता का नाम / Father's Name
DINKAR CHINDU GAYHANE
जन्म की तिथि / Date of Birth
25/07/1962
Waykar
Signature



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आयकर विभाग
INCOME TAX DEPARTMENT
TANMAY ASHOK KAMBLE
ASHOK ANANDRAO KAMBLE
23/06/1991
Permanent Account Number
CTLPK0R34Q
Pok
Signature



Pok

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
32
VAISHALI NARENDRA BAVISKAR
NARENDRA SHANKAR BAVISKAR
02/09/1991
Permanent Account Number
BWTPB9690R
Baviskar
Signature




Baviskar

भारत सरकार
Government of India
निवेश प्रकाश शिंदे
Nishesh Prakash Shinde
जन्म तिथि/DOB: 26/04/1981
पुरुष/MALE
9970 8187 0253
VID : 9165 7042 0050 5869
माझे आधार, माझी ओळख



Nishinde

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AX2PK4459R
नाम / Name
GANESH DATTATRAY KHAMKAR
पिता का नाम / Father's Name
DATTATRAY HANUMANT KHAMKAR
जन्म की तिथि / Date of Birth
18/01/1983
Quimic
Signature



Quimic

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Certificate No.: 1130

THANE MUNICIPAL CORPORATION, THANE (Regulation No. 37)

30/ev

Occupancy Certificate
Plot A:- Bldg Wing H & I Silt+Podium/Ground+27Floors
Community Center - Ground Floor, Shops - Ground Floor

V.P. No. New S05/0104/16 TMC/TDD 1000/0344/17 Date 07/04/2017
Old 2005/140

To,
M/s. Pradeep M. Kamble & Asso. (Architect)
Shri. Kisan Waman Bhoir & Others (Owners)
M/s. Shree Sainath Enterprises Construction & Developers Pvt Ltd. (P.O.A.H.)

Sub - Occupation Certificate for Plot A:- Bldg Wing H & I Silt+Podium/
Ground+27Floors - Community Center - Ground Floor, Shops - Ground Floor
Ref. V.P. No. New S05/0104/16/ Old 2005/140
Your Letter No. 14171 Dt. 7/03/2017.

Sir,

The part/full development work/extension/creation alteration in / of building / part building no.
As Above situated at _____ Road / Street _____ Ward No. _____ Sector
No. V S.No./G.T.S.No./F.P.No. on back side _____ Village Majwade & Balkum under the
supervision of Pradeep Kamble & Asso. Licensed Surveyor/Engineer/Structural Engineer/Supervisor/
Architect/Licence No. CA/87/10471 may be occupied on the following conditions.

१) पाणी पुरवठा, वृक्ष प्राधिकरण, मलनिःस्कारण विभाग व स्ट्रीट वॉटर इनेज सेवर्गात संबंधित
विभागाने वापर परवानगी करिता असलेल्या नाहरकत दाखल्यातील अटी आपणांवर
बांधनकारक राहतील.

As set certificated completion plan is returned herewith

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



Municipal Corporation of
The City of Thane

Very Respectfully

PTO.