

393/4673

पावती

Original/Duplicate

Thursday, March 16, 2023

नोंदणी क्र. :39M

1:57 PM

Regn.:39M

पावती क्र.: 4914 दिनांक: 16/03/2023

गावाचे नाव: पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन10-4673-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वैभव तुकाराम गावडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
2:13 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 10

सुनिल वाडेवाले

सह दुय्यम निबंधक वर्ग-३  
ठाणे क्र. १०

बाजार मुल्य: रु.2707000 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202305296 दिनांक: 15/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016738350202223R दिनांक: 14/03/2023

बँकेचे नाव व पत्ता: Panjab National Bank

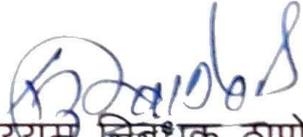


मूळ दस्त परत मिळाला

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२३

- १) दस्ताचा प्रकार : विक्रयनाम अनुच्छेद क्र. - २५(ब)
- २) सादरकर्त्याचे नाव : वैभव लुकाराम गावडे
- ३) तालुका : ठाणे
- ४) गावाचे नाव : पेणकरपाडा
- ५) नगरभूमापन क्र. / सर्वे क्र. / अंतिम क्र. ५५ (पी)
- ६) मूल्य दर विभाग ( झोन ) : पी उपविभाग ५/२१
- ७) मिळकतीचा प्रकार: खुलीजमीन / निवासी / कार्यालय / दुकान / औद्योगिक  
प्रतिचौ.मी.दर १५५००/-
- ८) दस्तात नमूद केलेले क्षेत्रफळ : ३३.५५ कार्गिट / बिल्टअप चौ. मी. / फुट
- ९) कारपकिंग : ..... गच्ची : ..... पोटमाळा : .....
- १०) मजला क्र. : तळमजला उद्वाहन सुविधा : आहे / नाही
- ११) बांधकाम वर्ष : ..... घसारा ३०%
- १२) बांधकाम प्रकार : आर सी सी / इतर पक्के / अर्धे पक्के / कच्चे
- १३) बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्र.: ज्यान्वये दिलेली घट / वाढ
- १४) निर्धारित केलेले बाजारमूल्य : २७०७०००/-
- १५) दस्तामध्ये दर्शविलेला मोबदला : ३००००००/-
- १६) देय मुद्रांक शुल्क : २१०,०००/- भरलेले मुद्रांक शुल्क : २१०,०००/-
- १७) देय नोंदणी फी : ३०,०००/-

  
सह दुय्यम निबंधक ठाणे-१०

हमी पत्र

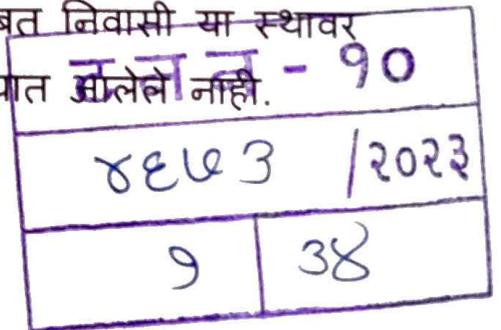
सादरचे हमी पत्र आज दिनांक १६ माहे मार्च सन २०२३ रोजी चे दिवशी या द्वारे घोषित करण्यात येते कि, या दास्तासोबत निवासी या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.



लिहून देणाऱ्याची सही







लिहून घेणाऱ्याची सही



**Data of Bank Receipt for GRN MH016738350202223R**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch : 140323M209706  
 Pmt Txn id : 14/03/2023 10:59:28  
 Pmt DtTime : 03006172023031350559  
 ChallanIdNo : 1201 / THANE  
 District : IGR122 / THN10\_THANE NO 10 JOINT SUB REGISTR  
 Office Name :  
 Simple Receipt  
 Print DtTime :  
 GRAS GRN : MH016738350202223R  
 GRN Date : 14/03/2023 12:34:06

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 2,10,000.00/- (Rs Two Lakh Ten Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

**Only for verification not to be printed and used**

Article : B25  
 Prop Mvblty : Immovable  
 Prop Descr : Flat No. 002,Bldg. No. C-42,Ashiyana Shanti,Nagar Chs Ltd , Sec-8 Shanti Ngr  
 : Mira Road East,Thane,Maharashtra  
 : 401107  
 Consideration : 30,00,000.00/-  
 Duty Payer : PAN-BNCPG9286L Vaibhav Tukaram Gawde  
 Other Party : PAN-AQYPG3309E Nitesh Deepak Ghorpade

Bank Scroll No : 1  
 Bank Scroll Date : 15/03/2023  
 RBI Credit Date : 15/03/2023  
 Mobile Number : 9323714243

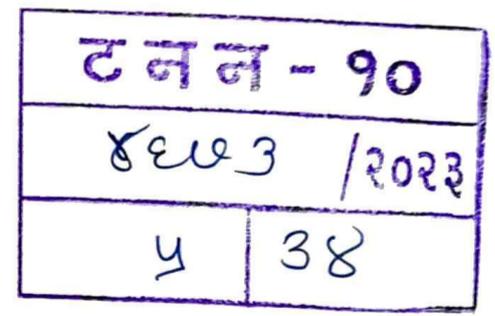


Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-393-4673	0008374888202223	16/03/2023-13:57:51	IGR122	30000.00
2	(IS)-393-4673	0008374888202223	16/03/2023-13:57:51	IGR122	210000.00
<b>Total Defacement Amount</b>					<b>2,40,000.00</b>

*Handwritten signature*  
*Handwritten signature*

*Handwritten signature*



## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MIRA ROAD, THANE, on this 16<sup>th</sup> day of MARCH-2023 BETWEEN (1) MR. NITESH DEEPAK GHORPADE aged 33 year & (2) MRS. SHRADDHA NITESH GHORPADE Alias SHRADDHA SUNIL JOHRI aged 26 year both adults, Indian, Inhabitant of Mira Road-Thane, residing at Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, hereinafter called "THE TRANSFERORS"(which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART AND MR. VAIBHAV TUKARAM GAWDE** aged 27 year, an adults, Indian, Inhabitant of Mumbai residing at Flat No. 412, Trimurti Krupa, Eksar Road, Near HDFC Bank, Borivali (West), Mumbai-400 092, hereinafter referred to as the 'TRANSFEREE' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators and assigns) of the **OTHER PART.**

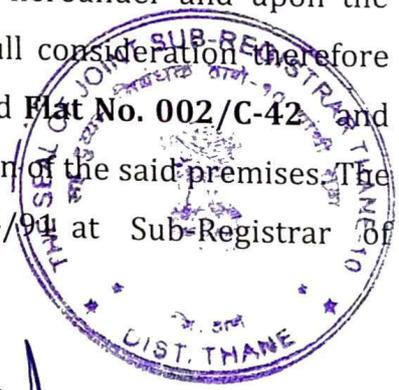
### WHEREAS:

1. By virtue of an Agreement dt. 31<sup>st</sup> October, 1990 made at Mira Road-Thane, between M/S. SHANTISTAR BUILDERS, having its office at 8, Tulsiani Chambers, 212, Backbay Reclamation, Nariman Point, Mumbai-400 021, thereinafter called & referred as "THE BUILDERS" of the **ONE PART AND MS.SHAHERABANU MOHMEDALI** therein called the **PURCHASER** of the **OTHER PART.** The Purchaser had purchased and acquired residential premises i.e. Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefor and taken vacant and peaceful possession of the said Flat No. 002/C-42 and have been in exclusive use, occupation and possession of the said premises. The above said document Registered under S. No. 604/94 at Sub-Registrar of Assurance office at Thane.

Shorpaade  
Sui

Shorpaade

ट न न - 90	
४९९३ / २०२३	
₹	38



2. By virtue of an Agreement dt. 19<sup>th</sup> April, 2004 made at Mira Road Thane, between MS.SHAHERABANU MOHMEDALI thereafter called & referred as "THE TRANSFEROR of the ONE PART AND SHAHNAZ SHAHZAD KHAN therein called the TRANSFEREE of the OTHER PART. The Transferee had purchased and acquired residential premises i.e. Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said Flat No. 002/C-42 and have been in exclusive use, occupation and possession of the said premises. The above said document Registered under S. No. TNN2-03184-2004 DT. 22/04/2004 at Sub-Registrar of Assurance office at Thane-2.

3. By virtue of an Agreement dt. 4<sup>th</sup> February, 2013 made at Mira Road-Thane, between SHAHNAZ SHAHZAD KHAN thereafter called & referred as "THE TRANSFEROR of the ONE PART AND MR.DANYAKUMAR B. TAMADADDI & MRS. SHOBHA D. TAMADADDI therein called the TRANSFEREES of the OTHER PART. The Transferees had purchased and acquired residential premises i.e. Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said Flat No. 002/C-42 and have been in exclusive use, occupation and possession of the said premises. The above said document Registered under S. No. TNN10-4835/2013 dt.5/2/2013 at Sub-Registrar of Assurance office at Thane-10.



*Shobha D. Tamadaddi*  
*Shri*

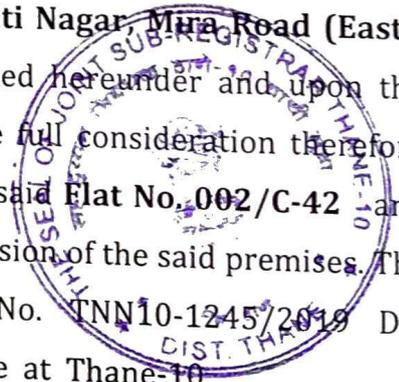
*Shri*

त न न - १०	
४९९३ / २०२३	
७	३४

4. By virtue of an Agreement dt. 28<sup>th</sup> March, 2016 made at Mira Road-Thane, between **MR.DANYAKUMAR B. TAMADADDI & MRS. SHOBHA D. TAMADADDI** thereafter called & referred as **"THE TRANSFERORS** of the **ONE PART AND MR. VIREN RAMESH DEDHIA & MRS. POONAM VIREN DEDHIA** therein called the **TRANSFEREES** of the **OTHER PART**. The Transferees had purchased and acquired residential premises i.e. **Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107**, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said **Flat No. 002/C-42** and have been in exclusive use, occupation and possession of the said premises. The above said document Registered under S. No. TNN10-4603/2016 DT. 28/03/2016 at Sub-Registrar of Assurance office at Thane-10. Alongwith Deed of Rectification dated 27/5/2016 duly registered under S. No. TNN10-7337/2016 DT. 27/05/2016 at Sub-Registrar of Assurance office at Thane-10.

27/5/2016 - 90	
8223 / 2023	
✓	38

5. By virtue of an Agreement dt. 12<sup>th</sup> February, 2019 made at Mira Road-Thane, between **MR. VIREN RAMESH DEDHIA & MRS. POONAM VIREN DEDHIA** thereafter called & referred as **"THE TRANSFERORS** of the **ONE PART AND MR. NITESH DEEPAK GHORPADE & MRS. SHRADDHA NITESH GHORPADE Alias SHRADDHA SUNIL JOHRI** therein called the **TRANSFEREES** and hereinafter called as **'TRANSFERORS'** of the **OTHER PART**. The Transferees had purchased and acquired residential premises i.e. **Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107**, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said **Flat No. 002/C-42** and have been in exclusive use, occupation and possession of the said premises. The above said document Registered under S. No. TNN10-1245/2019 DT. 13/02/2019 at Sub-Registrar of Assurance office at Thane-10



*Signature*  
*Signature*

*Signature*

6. **THE TRANSFERORS** MR. NITESH DEEPAK GHORPADE & MRS. SHRADDHA NITESH GHORPADE Alias SHRADDHA SUNIL JOHRI are the absolute and exclusive owner of Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, what is called 'ON OWNERSHIP BASIS' (which is hereinafter referred to 'THE SAID FLAT').
7. 'THE TRANSFERORS' are the bonafide members of ASHIYANA SHANTINAGAR CO-OP. HSG.SOC.LTD, a society registered under the Maharashtra Co-Operative Societies Act, 1960 vide Registration No.TNA/(TNA)/ HSG/TC/6540/93-94 DT. 16/2/1994 hereinafter referred to as 'THE SAID SOCIETY' and by virtue of the membership in the said society the **TRANSFERORS** are holding (5) Five fully paid up Shares of Rs.50/- each bearing No. 6 To 10 (both inclusive) and entered under Share Certificate No. 02.
8. **THE TRANSFERORS** further declares that title over the said Flat is marketable and free from all encumbrances.
9. **AND WHEREAS** 'THE TRANSFERORS' herein have agreed to sell their Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, for the full price of Rs.30,00,000/- (Rupees Thirty Lakhs only).
10. **AND WHEREAS** the 'TRANSFERORS' have represented to the TRANSFEREE that they have given the necessary notice of intention to the said society for sell and dispose of the said Flat premises, as per the bye-laws of the said society

**AND WHEREAS** 'THE TRANSFEREE' have approached to the TRANSFERORS and shown their desires to purchase and acquire the said Flat and the said Shares on Ownership basis for which the TRANSFERORS have agreed to and the parties have decided to reduce into writing the terms and conditions which are now appearing hereunder:



*[Handwritten signature]*

*[Handwritten signature]*

टनल - 90	
80003 / 2023	
e	38

**NOW THIS INDENTURE WITNESSETH AND IT IS AGREED BY AND BETWEEN  
THE PARTIES HERETO AS FOLLOWS:**

1. **THE TRANSFERORS** shall sell and the **TRANSFEE** shall purchase and acquire the said **Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, along with 5(Five) shares of Rs.50/- each of the society together with the permanent and absolute right of use and occupation of the said Flat.**
2. That the Purchase price of the said **Flat** shall be **Rs.30,00,000/- (Rupees Thirty Lakhs only)** including the value of **Shares** of the said society which consideration amount the **TRANSFEE** shall pay to the **TRANSFERORS**. And on receipt of full consideration as mentioned below the **TRANSFERORS** agrees to handover the peaceful possession of the said premises with absolute rights, title, and use thereof to the **TRANSFEE** , as per following details.
  - i) **Rs. 3,50,000/-(Rupees Three Lakhs Fifty Thousand only)** The Transferee had already paid as a Part Payment against above said flat premises.
  - ii) **Rs.26,50,000/-(Rupees Twenty Six Lakhs Fifty Thousand only)** shall pay as a full and final consideration amount at the time of obtain Housing Loan from Bank or Financial Institution and Transferors shall handover vacant and peaceful possession of the said flat to the Transferee on or before 25/05/2023
3. **THE TRANSFERORS** shall obtain the necessary permission from the said society for transfer of their rights, title, claim, interest and benefits whatsoever enjoyed by the **TRANSFERORS** including the Shares, Deposits, if any, in favour of the **TRANSFEE**. The **TRANSFERORS** undertakes to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writings, whatsoever for further assuring in law and for more perfectly transferring all rights, title, and benefits of the **TRANSFERORS** in respect of the said Flat unto the **TRANSFEE** for exclusive use of **TRANSFEE** thereof as aforesaid.

*Shri*  
*Shri*

*Shri*

ट न न - 90	
४९६३ / २०२३	
90	38

14. **THE TRANSFEREE** shall be liable to become the members of **ASHIYANA SHANTINAGAR CO-OP. HSG.SOC.LTD**, and shall abide by the rules and regulations of the said Society which are at present or which may be adopted by it from time to time. **The TRANSFERORS** further agrees that he shall Co-operate and give full co-operation for transferring the Share **Certificate No. 02 Distinctive Nos. 6 to 10** in favour of the **TRANSFEREE**.
15. The **stamp duty and registration charges** in respect of the said **Flat** if any, levied by the competent authority for the same shall be borne and paid by the **TRANSFEREE** only.
16. **The parties** hereto have agreed to share payment of the Society transfer fees/Premium charges which shall be borne and paid by both the parties equally.
17. 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 other provisions of law applicable thereto.



**SCHEDULE OF THE PROPERTY**

Flat No. 002 on GR. Floor, Building No. C-42, in ASHIYANA SHANTINAGAR CO-OP.HSG.SOC.LTD, situated at Sector VIII, Shanti Nagar, Mira Road (East), Dist.Thane-401107, Admeasuring 360 Sq.Ft. (Built-up) area, duly registered under the Registration No. No. TNA/(TNA)/ HSG/TC/6540/93-94 DT. 16/2/1994 with the Competent Authorities under the Provisions of the Maharashtra Co-Op.Societies Act.1960 and the Rules frame hereunder, situate, lying and being upon the piece and/or parcel of land or ground situate on Plot bearing Survey No. 212(P) & New S. No. 44(P) of Village Penkarpada, Taluka Thane, within the limit of Mira Bhayander Mahanagar Palika.

रजक	
४९९	
२५	३४

1. AREA : 360 Sq.Ft.(Built-up)  
2. VILLAGE : Penkarpada  
3. SURVE NO. : . 212(P) & New S. No. 44(P)  
4. YEAR OF CONSTRUCTION : 1992  
5. FLOOR OF BLDG. : GR. + 4 Floor ( Without Lift)

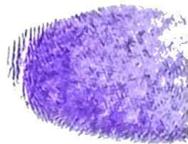
*[Signature]*  
*[Signature]*

*[Signature]*

IN WITNESS WHEREOF the parties hereto have put their respective hands and signatures on this Agreement on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED  
By the withinnamed TRANSFERORS  
MR. NITESH DEEPAK GHORPADE  
PAN NO. AQYPG3309E  
AADHAR CARD NO.

*N. Morpale*



&

MRS. SHRADDHA NITESH GHORPADE  
Alias SHRADDHA SUNIL JOHRI  
PAN NO. BAGPJ0641D  
AADHAR CARD NO.

*Shraddha*



In the presence of .....

*[Signatures]*

SIGNED SEALED AND DELIVERED  
By the withinnamed TRANSFEREE  
MR. VAIBHAV TUKARAM GAWDE  
PAN NO. BNC PG9286L  
AADHAR CARD NO. 9158 3268 3901  
In the presence of .....

*V. Gawde*



*[Signatures]*



ट न न - 90	
४९७३	/२०२३
१९	३४

# THE ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. TNA/TNA/HSG/TC/15540 93-94 DC 16/2/94)  
Bldg. No. C-2424, Sector 8 Shanti Nagar, Mira Road (E), W. Riv. Dist. Thana-401 107.

No. **02**

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. 2 Mrs. - Shaharabadu Hubseddall

THIS IS TO CERTIFY THAT SHE/SHE/HE

of DOZIC-42 is the Registered Holder of / Shares from No. 6

(to 10 of Rs. 250/- ) Rupees Two Hundred & Fifty only )

in THE ASHIYANA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD, Sector 8, Mira Road subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees  Fifty has been paid

GIVEN under the Common Seal of the said Society at ALFA ROAD this

day of 15 11 199

*[Signature]*

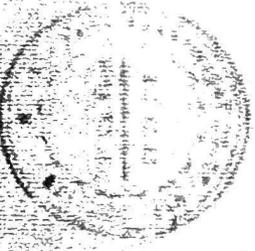
Chairman

*[Signature]*

Hon. Secretary

*[Signature]*

Member of the Committee



Memorandum of the works mentioned above

No. of Transfer	Date of General Body/ Meeting at which transfer was approved	To Whom Transferred	Sr. No. of the Register at which the transfer of Shares held by the Transferor is
1	 Chairman	Hon. Secy 	 Committee Member
2	 Chairman	Mr. Dhruv Kumar B. Tamhane & Jt Hon. Secretary	J.C. Joshi Committee Member
3	 Chairman	Mr. Viren R. Dedhia & Poonam V. Dedhia Hon. Secretary	 Committee Member
4	 Chairman	Mr. Nitesh D. Ghokpade & Saraddha N. Ghokpade Hon. Secretary	 Committee Member
5	Chairman	Hon. Secretary	Committee Member



# ASHIYANA SHANTINAGAR CO-OP HSG. SOC. LTD

ASHIYANA SHANTINAGAR CO-OP HSG. SOC. LTD : 14-12-24  
BUILDING NO. C-42/43, SECTOR-8, SHANTI NAGAR,  
MIRA ROAD (E), DIST. THANE - 401 107.

Name : 12002 NITESH D. GHORPADE & SHRADDHA N. GHORPADE

Bill No. : 402

Particulars : FEBRUARY 2023

Date : 01/02/2023

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	MAINTENANCE CHARGES	366.00	2.	SINKING FUND	25.00
2.	FOUNDATION FUND	10.00	4.	BUILDING INSURANCE C	45.00
3.	WATER EXPENSES	500.00	6.	WATER CHARGES	250.00
4.	REPAIRS & MAINTENANCE	110.00	8.	Interest	14.00

Total Rs. 1314.00

Arrears Rs. 800.00

Amount Due Rs. 2114.00

Words : Two Thousand One Hundred Fourteen Only

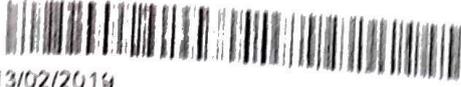
NOTES : MONTHLY OUTGOINGS ARE PAID WITHIN 1 MONTH.

PAYMENT AFTER DUE DATE INTEREST WILL BE CHARGED @21% P.A

PAYMENT SHOULD BE MADE BY 15TH OF EVERY MONTH.

For ASHIYANA SHANTINAGAR CO-OP HSG.SOC.LTD

CHAIRMAN / SECRETARY / TREASURER



13/02/2019

पृष्ठी क्र.2

दुस्यम निबंधक : सह दु.नि. ठाणे 10

दम्न क्रमांक : 1245/2019

नोंदणी

Regn 63m

गावाचे नाव : धोकाकण्याडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोजकला	3000000
(3) राजारभावा/भाडेपत्रद्वारेच्या वास्तुनिपट्टाकार आकारणी वतीची पट्टेदार व नमुद करार	29914335
(4) वृ-मापन, गोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मिग-भाईदर मजला इतर वर्णन : इतर माहिती : इतर माहिती : पीजे धोकाकण्याडा, वॉर्ड-बी, विभाग क्रमांक-4/21 मध्ये, सदनिका क्रमांक-002, तळ मजला, विल्डिंग नं. सी-42 आशियाना शांतीनगर कॉ ओप ही सोसा ली, सेक्टर-8, शांतीनगर, मिगरोड पूर्व, जुना सर्वे नं. 212/पार्ट, नवीन सर्वे नं 44/पार्ट, क्षेत्रफळ-33.45 चौ.मी. बिल्डअप (( Survey Number : 44/P ; ))
(5) क्षेत्रफळ	1) 33.45 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नोत्तर करून देणा-या/विल्डन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1) नाव-विश्व रमेश देशिया - - वय-38 पत्ता-प्लॉट नं 002, माळा न तळ मजला इमारतीचे नाव: विल्डिंग नं. सी-42 आशियाना शांतीनगर कॉ ओप ही सोसा ली, प्लॉट नं सेक्टर-8, शांतीनगर, रोड नं. मिगरोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड-401107 प्लॉट नं:-AESPD3847E 2) नाव-पुनम विश्व देशिया - - वय-37, पत्ता-प्लॉट नं: 002, माळा नं. तळ मजला, इमारतीचे नाव: विल्डिंग नं. सी-42 आशियाना शांतीनगर कॉ ओप ही सोसा ली, प्लॉट नं सेक्टर-8, शांतीनगर, रोड नं. मिगरोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड-401107 प्लॉट नं:-AHSPD0391E
(8) दम्नोत्तर करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1) नाव:-निवेश दिपक घोरपडे - - वय:-29; पत्ता:-प्लॉट नं 104, माळा नं: 1 या मजला, इमारतीचे नाव: विल्डिंग नं. बी-12, प्लॉट नं: सेक्टर-10, शांतीनगर, रोड नं: मिगरोड पूर्व महाराष्ट्र, ठाणे. पिन कोड:-401107 प्लॉट नं:-AQYPG3309E 2) नाव:-श्रद्धा निवेश घोरपडे रफ श्रद्धा सुनीय जोहरी - - वय:-22 पत्ता-प्लॉट नं: 104 माळा नं 1 या मजला, इमारतीचे नाव: विल्डिंग नं. बी-12, प्लॉट नं सेक्टर-10, शांतीनगर रोड नं: मिगरोड पूर्व, महाराष्ट्र, ठाणे पिन कोड -401107, प्लॉट नं -BAGPJ0641D
(9) दम्नोत्तर करून दिल्याचा दिनांक	12/02/2019
(10) दम्न नोंदणी केल्याचा दिनांक	13/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	1245/2019
(12) राजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) राजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) वेग	

मुल्यांकनासाठी विभागाने घेतलेल्या नपशीत:-

मुद्रांक शुल्क आकारनामा निवडलेल्या अनुक्रम:-

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



सह दुस्यम निबंधक वर्ग २ ठाणे - १०

टनन - १०	
४६६३ / २०२३	
२९	३८

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

सुप्रसन्न विधात्री महाराज मार्ग, भाईंदर (पं.) पोस्ट कोड ४०११०१

१/१२/२०२३

93194192

दिनांक

- बाबले :- १] मे. आर्च युनिक, वास्तुविशारद यांची दि. ०७/०९/२२ चा अर्ज;
- २] मे. तरपंच ग्रामपंचायत भाईंदर यांची जा.नं. ४०५ दि. १८.११.०८ ची बांधकाम मंजूरी.
- ३] मे. पिल्हाधिकारी साने., ठामे पत्र क्र. आर ३ व्ही/डीडरतके/३/२ अेपी/आरव्ही/रतकार-०३ दि. ६/४/०८ ची अकृषिक मंजूरी.
- ४] मे. जनरल अॅडमिनीस्ट्रेशन डिपार्टमेंट मंत्रालय क्र. एच डब्ल्यूएच/१०५५ रतएतव्ही दि. ११/१/०८ ची मंजूरी.

मोगवटा दाखला

मे. आर्च युनिक वास्तुविशारद यांनी मिरा भाईंदर नगरपालिका क्षेत्रातील स.नं. ०३४ ते ०३८ मोठे भाईंदर प स.नं. ११६, ११७, २०८ ते २१४, २५२ ते २५४ मोठे मिरा येथील खालील इमारतखि बांधून पूर्ण केल्या आहेत.

तेक्टर नं. ७ - विल्डींग टाईप - १ ते २४

तेक्टर नं. ८ - विल्डींग टाईप - सी- सी १, ते २४ / सी-३१ ते ५१ टाईप-डी- डी २५ ते ३०.

तेक्टर नं. ९ - विल्डींग टाईप - डी- डी- ५८ ते

तेक्टर नं. १० - विल्डींग टाईप - अ - १५, १६, ३२, ३३ बी - १ ते १४, १५, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

हया इमारती मंजूर रेखांकनातील व मंजूर नकाशाप्रमाणे अंमल त्यांची बांधणी करून घ्यावी आणि तसेच उपरोक्त बांधणीचा तसेच



ट. न. न. - १०	
१२४५	२०१९
६५ ते ७०	७६



ट. न. न. १०  
२०२३  
१६

ट. न. न. - १०	
४६७३ / २०२३	
२३	३८

मिरा-भायंदर नगरपालिका परिषद

दुसऱ्या पायाळ्या भायंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

दुसऱ्या पायाळ्या भायंदर मार्ग, भायंदर (प.), वीन कोड ४०१ १०१.

क्र. नं.

दिनांक

/ २ /

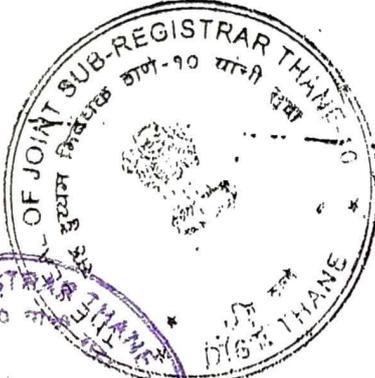
करणे परवानगी घातील शतीये अधीन राहून देण्यात येत जाडे. तसेच या इमारतींना आवश्यक तो विपत सुरवठा करणे नगरपालिकेची दुरुकत नाडी.

१] प्रत्येक सेक्टर मधील खुल्या जागांवर करण्यात आलेली तात्पुरती बांधकामे त्या सेक्टरचे बांधकाम पूर्ण झाल्यावर त्वरीत दूर करण्यात यावी.

२] देवांकनातील अंतर्गत रस्ते नगरपालिकेच्या सिम्फारगीनुतार तयार करून ते नगरपालिकेला विनामोबदला हस्तांतरित करावेत.

*(Signature)*

मिरा भायंदर नगरपालिका



क्र. नं. - १०	
१२४५	२०२२
२०	३६

क्र. नं. - १०	
४६०३	२०२३
२४	३४

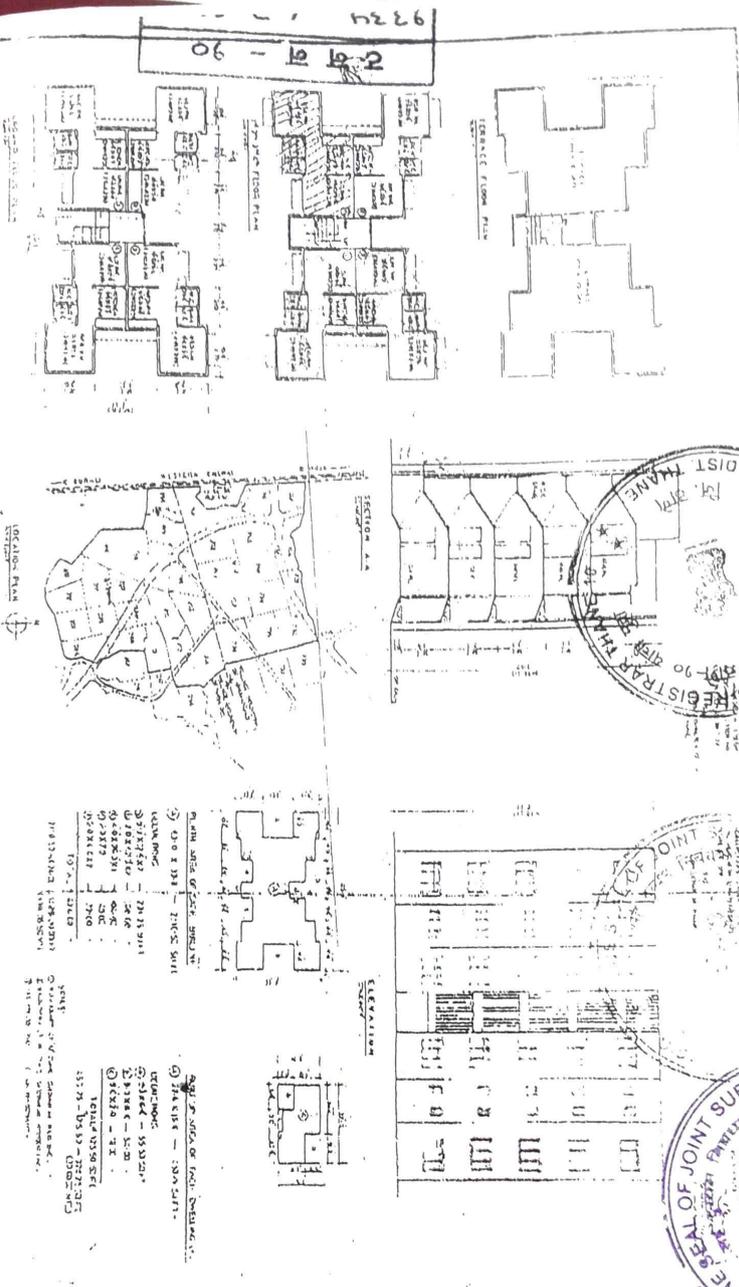


JNCIL

डे. तसेप या  
हरफत नावी  
तापुरती बांधकामे  
त यावी.  
तयार कस्त ते

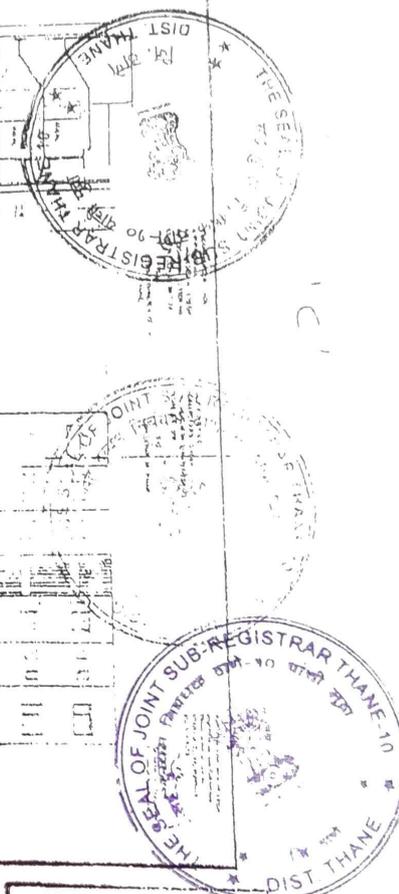
*[Signature]*  
महाराष्ट्र शासन

TYPICAL DESIGN FOR BUILDING PLAN FOR PROPOSED TOWNSHIP COMPLEX



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN METERS.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.
5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP REGULATIONS.



ट न व - १०  
३३८ / २०१९  
२० - २०

ट न व - १०  
४६७३ / २०२३  
२५ ३४



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

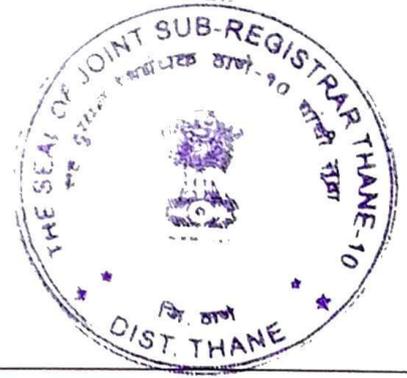
दस्त क्रमांक : 4673/2023

नोंदणी :

Regn 63m

## गावाचे नाव : पेणकरपाडा

विलेखाचा प्रकार	करारनामा
मोबदला	3000000
बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार कारणी देतो की पट्टेदार ते नमुद करावे)	2707000
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: वॉर्ड पी,विभाग 4/21,सदनिका क्र. 002,तळ मजला,बिल्डिंग नं. सी-42,आशियाना शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड,सेक्टर 8,शांती नगर,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 33.45 चौरस मीटर बिल्टअप,जुना सर्वे नं. 212(पी),नवीन सर्वे नं. 44(पी).( ( Survey Number : 44 (पी) ; ) )
क्षेत्रफळ	1) 33.45 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या त्रकाराचे नाव किंवा दिवाणी न्यायालयाचा मुमनामा किंवा आदेश असल्यास,प्रतिवादिचे व पता.	1): नाव:-नितेश दिपक घोरपडे - - वय:-33; पता:-प्लॉट नं: 002, माळा नं: तळ मजला, बिल्डिंग नं. सी-42, इमारतीचे नाव: आशियाना शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर 8, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AQYPG3309E 2): नाव:-श्रद्धा नितेश घोरपडे उर्फ श्रद्धा सुनील जोहरी - - वय:-26; पता:-प्लॉट नं: 002, माळा नं: तळ मजला, बिल्डिंग नं. सी-42, इमारतीचे नाव: आशियाना शांतीनगर को-ऑपरेटीव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेक्टर 8, शांती नगर, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- BAGPJ0641D
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकुमनामा किंवा आदेश सल्यास,प्रतिवादिचे नाव व पता	1): नाव:-वैभव तुकाराम गावडे - - वय:-27; पता:-प्लॉट नं: 412, माळा नं: -, इमारतीचे नाव: त्रिमूर्ती कृपा, ब्लॉक नं: एक्सर रोड, एचडीएफसी बँक च्या जवळ, रोड नं: बोरीवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-BNCPG9286L
दस्तऐवज करून दिल्याचा दिनांक	16/03/2023
दस्त नोंदणी केल्याचा दिनांक	16/03/2023
अनुक्रमांक,खंड व पृष्ठ	4673/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



ज्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

*(Signature)*  
सुनील वाडेवाले

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १०