



4/2023

सूची क्र.2

दुय्यम निबंधक : सह द.नि.ठाणे 2

दस्न क्रमांक : 8137/2023

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

पत्राचा प्रकार
 क्रमांक
 जागभाव(भाडेपट्ट्याच्या
 पट्ट्याकार आकारणी देना की पट्टेदार ने
 गवे)

करनामा
 4800000
 4663702

सापत,पोटहिम्मा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदनिका क्र. 02,तळमजला,बिल्डिंग नं. 5,एन. जी. विहार को. ऑ. हौ. मो. लि.,मौजे माजिवडे,शास्त्री नगर,लक्ष्मी पार्क फेज 1 समोर,ठाणे(प.)मदनिकेचे क्षेत्रफळ 355 चौ. फुट कारगंट((Survey Number : S.No. 372, S.No. 373, Hissa No.4/ 3, 2/2, S.No. 374 Hissa No. 4/3, 2/2, S. No.223, H.No.3, 4, 7, S.No.243, H.No.1/3, 3, 5, 9, 11, 12, S.No.253 Hissa No.2/2, S.No.371 Hissa No.4/3, 2/2, ;))

फळ

1) 355 चौ.फुट

गणी किंवा जुडी देण्यात असेल तेव्हा.

गंज करून देणा-या/लिहून ठेवणा-या
 चे नाव किंवा दिवाणी न्यायालयाचा
 मा किंवा आदेश अमल्याम,प्रतिवादिचे
 पना.

1): नाव:-वमंत कुमार मिश्रा - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: मदनिका क्र. 02, तळमजला, बिल्डिंग नं. 5, एन. जी. विहार को. ऑ. हौ. मो. लि., , गेड नं: शास्त्री नगर, लक्ष्मी पार्क फेज 1 समोर, माजिवडे, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BMRPM7900F

गंज करून घेणा-या पक्षकाराचे व किंवा
 न्यायालयाचा हुकुमनामा किंवा आदेश
 म.प्रतिवादिचे नाव व पना

1): नाव:-अस्मिता प्रितम तुपे - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 301, 3 ग मजला, पायोनिअर को. ऑ. हौ. मो. लि. वर्तक नगर, , गेड नं: पोलिम स्टेशन समोर, वर्तक नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AJJPT9142Q

2): नाव:-प्रितम मुधाकर तुपे - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 301, 3 ग मजला, पायोनिअर को. ऑ. हौ. मो. लि. वर्तक नगर, , गेड नं: पोलिम स्टेशन समोर, वर्तक नगर, ठाणे (प.), महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-AFHPT6038D

गंज करून दिल्याचा दिनांक

06/04/2023

न नोंदणी केल्याचा दिनांक

06/04/2023

क्रमांक,खंड व पृष्ठ

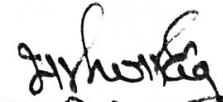
8137/2023

जागभावाप्रमाणे मुद्रांक शुल्क

336000

जागभावाप्रमाणे नोंदणी शुल्क

30000


 सह दुय्यम निबंधक वर्ग - २
 ठाणे क. २

नामाठी विचारान घेतलेला तपशील:-

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



02



CHALLAN
MTR Form Number-6

MH017413711202223E	BARCODE	Date 25/03/2023-11:19:07	Form ID 25.2
Inspector General Of Registration	Payer Details ट ज न - २		
Stamp Duty	TAX ID / TAN (If Any)	25/03/2023	
Registration Fee	PAN No.(If Applicable)	AJJPT9142Q	
THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	ASMITA PRITAM TUPE	
THANE	Flat/Block No.	FLAT NO 02 GROUND FLOOR BLDG NO 5	
2022-2023 One Time	Premises/Building	N G VIHAR CHSL MAJIWADE	
Account Head Details	Amount In Rs.	Road/Street	
6401 Stamp Duty	336000.00	Area/Locality	THANE
3301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 6 0 6
		Remarks (If Any)	PAN2=BMRPM7900F~SecondPartyName=BASANT KUMAR MISHRA~CA=4800000
		Amount In	Three Lakh Sixty Six Thousand Rupees Only
	3,66,000.00	Words	
STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572023032598973 IK0CDZUSR3
DD No.	Bank Date	RBI Date	25/03/2023-11:24:20 Not Verified with RBI
of Bank	Bank-Branch	STATE BANK OF INDIA	
of Branch	Scroll No. , Date	Not Verified with Scroll	

Challan ID :

Mobile No. : 9594052785

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

Asmita

Asmita

Basant Mishra



3 / 26



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at THANE 6th day of April, 2023, BETWEEN **MR. BASANT KUMAR MISHRA**, Age 35 years, PAN No.BMRPM7900F, Indian Inhabitant, residing at – Flat No.02, Ground Floor, Building No.5, N G VIHAR CHSL, Shastri Nagar, Opp. Laxmi Park Phase 1, Majiwade, Thane(W)-400 606, hereinafter called and referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof means and include his heirs, executors, administrators, legal representatives and assigns) the **PARTY OF THE FIRST PART;**

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Jalor

Basant Mishra

परीक्षण ८७२० ११
४ / २८

AND

1) MRS. ASMITA PRITAM TUPE, Age 41 Years, PAN No.AJJPT9142Q, and 2) MR. PRITAM SUDHAKAR TUPE, Age 40 Years, PAN No.AFHPT6038D, Indian Inhabitant, residing at - 301, 3rd Floor, Poiner CHS Ltd, Opp. Vartak Nagar Police Station, Vartak Nagar, Thane-400606 hereinafter called and referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof means and include their heirs, executors, administrators, legal representatives and assigns) the **PARTY OF THE SECOND PART;**

WHEREAS by virtue of an Agreement 06.10.2005, (duly registered with the office of Su-Registrar of Assurances, Mumbai under **Document No.TNN2-6174/2005 dated 06.10.2005**) one **MR. MANOJ KUMAR**, the **Purchaser therein**, had purchased and acquired a residential premises from Rockline Construction Company Proprietary Concern (having its registered office at Raja Bahadur Building 28, Bombay Samachar Marg, 1st Floor, Mumbai - 400 023, the **PROMOTERS therein**, a Residential Premises bearing **Flat No.02**, area admeasuring about **355 sq.ft. Carpet on Ground Floor**, in **Bldg. No.5**, of the Society popularly known as **N. G. VIHAR CO. OP. HSG. SOC. LTD.**, lying being and situated at Village - Majiwade, Shastri Nagar, Opp. Laxmi Park Phase 1, Thane(W)-400 606, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation, Thane, which Premises hereinafter in this Agreement for Sale for brevity's sake is referred to as "**The Said Premises**" and more particularly described in the schedule written hereunder.



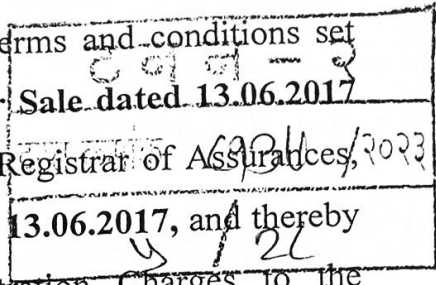
AND WHEREAS being Owner, Said Purchaser **MR. MANOJ KUMAR** had sold, transferred and assigned all their rights, title and interest in and upon the said premises to **MR. BASANT KUMAR MISHRA**, the

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Basant Mishra

Transferee therein, for the consideration and terms and conditions set out thereunder written, which Agreement For Sale dated 13.06.2017 has been duly registered with the office of Sub-Registrar of Assurances, Thane under Serial No. TNN1-8042/2017, dated 13.06.2017, and thereby paid the appropriate stamp duty and Registration Charges to the concerned authorities;



AND WHEREAS thus the TRANSFEROR became a bonafide member of the said N. G. VIHAR CO. OP. HSG. SOC. LTD., a society registered under Registration No. TNA/ (TNA) / HSG/ (T.C) / 15734/2004, Dated 13.07.2004 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 member of the said Society, the TRANSFEROR is holding 5 shares of Rs.50/- each bearing Share Certificate No.122, having distinctive Share Nos. 606 to 610 (hereinafter referred to as "The Said Shares") and thus Transferor has clear and marketable title in respect of the SAID PREMISES and the TRANSFEROR is well and sufficiently entitled to the SAID PREMISES and has absolute right and power to hold, occupy and deal with and dispose off the SAID PREMISES and every part thereof;

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same approached to the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that;

- a. There are no suit, litigation, civil or criminal or any other proceedings pending as against the Seller/ TRANSFEROR personally affecting the SAID PREMISES;



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वसत क्रमांक ९३/२८
९ / २८

b. The he has mortgaged THE SAID PREMISES with ICICI Bank, Thane, vide Loan A/c. No.LBTNE00003623955 and thus, has created charge and/or lien over the SAID PREMISES. and the SAID PREMISES is free from encumbrances

- c. Except the outstanding due loan amount, the TRANSFEROR has paid all the necessary charges of whatsoever nature in respect of the SAID PREMISES and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the SAID PREMISES;
- d. Except the above mortgage, the TRANSFEROR has not done any act, deed matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the right, and interest to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein;
- e. Except the outstanding due loan amount, if there are any previous dues, pending and/or balance to pay any authority, in respect of the Said Premises till handing over the possession, and if there is any defect in title of the Said Premises, he shall be solely responsible for that and he shall indemnify and keep indemnified the TRANSFEREES in respect thereof.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the Said Premises and right, title and interest in and upon the SAID PREMISES and also along with the benefits of the membership and the said Shares of the said Society and including outstanding due loan amount, in respect of the Said Premises, at and for lump sum Price/ Consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs only).



[Handwritten signature]

Paasant Mis

AND WHEREAS after considering the said offer from all the angles ² and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and has thus decided to reduce the terms and conditions of the said Agreement into writing, as follows:-

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

1. The TRANSFEROR do hereby agreed to sell, assign and transfer and the TRANSFEREES do hereby agreed to purchase and acquire the right, title and interest in and upon the said Residential Premises bearing Flat No.02, area admeasuring about 355 sq.ft. Carpet on Ground Floor, in Bldg. No.5, of the Society popularly known as N. G. VIHAR CO. OP. HSG. SOC. LTD., lying being and situated at Village – Majiwade, Shastri Nagar, Opp. Laxmi Park Phase 1, Thane(W)-400 606, Tal. & Dist.Thane, within the limits of Thane Municipal Corporation, Thane, at and for lumpsum price of **Rs.48,00,000/- (Rupees Forty Eight Lakhs only)** which is inclusive of outstanding due loan amount, along with the right, title and interest in and upon the SAID PREMISES and also together with the benefits of membership, share.
2. That, the TRANSFEREES has agreed to pay the said total consideration amount of **Rs.48,00,000/- (Rupees Forty Eight Lakhs only)** to the TRANSFEROR in the following manner:-

a) Rs.41,000/-

by way of Cheque No.000043
20.03.2023, drawn on
Mahindra Bank, Thane.



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दस्ता क्रमांक १९३०/२०२३

१२/१२

SCHEDULE OF THE SAID PREMISES

ALL THAT PIECE AND PARCEL of Residential Premises Flat No. 92 area admeasuring about 355 sq.ft. Carpet on Ground Floor, in Block

No.5, of the Society popularly known as N. G. VIHAR CO. OP. HSC

SOC. LTD., standing on the plot of land bearing S.No. 372, S.No. 373

Hissa No.4/ 3, 2/2, S.No. 374 Hissa No. 4/3, 2/2, S. No.223, H.No.3,

7, S.No.243, H.No.1/3, 3, 5, 9, 11, 12, S.No.253 Hissa No.2/2, S.No.3

Hissa No.4/3, 2/2, lying being and situated at Village - Majiwade

Shastri Nagar, Opp. Laxmi Park Phase 1, Thane(W)-400 606, Tal.

Dist.Thane, within the limits of Thane Municipal Corporation, Thane

in the Registration District and Sub-Registration District of Thane.



[Handwritten signature]

Pasant Mishra

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

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दिनांक १३/१२/२०२३
१३ / १२

SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEROR"

Basant Mishra

MR. BASANT KUMAR MISHRA

in the presence of.....

1. KANAKA A.T.

2. Mahesh Bajaj *M Bajaj*



SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEREES"

Asmita

1) MRS. ASMITA PRITAM TUPE

Pritam

2) MR. PRITAM SUDHAKAR TUPE

in the presence of.....

1. KANAKA A.T.

2. Mahesh Bajaj *M Bajaj*



टनल - 9
 2082/2093
 95/28

टनल - 2
 वस्त क्रमिक 2936/98/2023
 95/28

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 31)
 Occupancy Certificate
 - हरिता -

इमारत क्र. 1 ते 5 हरिता मात्र. 95/28

No. CU/220/

TMC/TDD/2222

Date: 14/11/02

To,
 प्रति,
 मे. आर्किटेक्चर कन्सल्टंट्स (वा. वि.)
 जे-१०२, १०३, श्रीसाठिका अपार्टमेंट्स,
 सिवतागर रूटारिन्टचे वरीती,
 पांचपाखाडी, ठाणे (प)-४०६६०२.



Sub : स. नं. 304, दि. नं. 4/3, 2/2, सव्हे नं. 220, दि. नं. 4,
 स. नं. 243, दि. नं. 1/3 व 3: सोपे पांचपाखाडी,
 पेथीत-इमारतीत वापरपूर्वी वाचवता
 Ref. : V. P. No. CU/220.
 Your Letter No. 2260 दि. 30. 6. 2002

The part (ul) development work/erection/re-erection or alteration in/of building/ part building
 situated at माजिवडा Road/Street. ---
 Sector No. --- S. No. 407, 408, 409, 410, 304, दि. नं.
 स. नं. 220, दि. नं. 4, स. नं. 243, दि. नं. 1/3 व 3.
 Village/पंचपाखाडी माजिवडे under the supervision of मे. आर्किटेक्चर कन्स. Licensed
 Surveyor/Engineer/Structural Engineer/Inspector/Architect/Licence No. तीर/८९/१२२०२

may be occupied on the following Conditions.
 अटी :- 1) ठाणे महानगरपालिकेकडून पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यात
 येईल.



set of certified completion plan is returned herewith
 सावधान!
 मध्य-नकाशागार-सोपे काम-3-दरम्यान-परि
 शासनात निव्वनन निव्वननानुसार आकस्मिक-परि
 रिवाजानुसार न-अत-नीव्वननानुसार काम-महाराष्ट्र
 शरितिक-4-नकाशा-सुविधियांचे काम-५२
 Date : 14/11/02
 Copy to : 1) म. न. 220, दि. नं. 4, स. नं. 243, दि. नं. 1/3 व 3, माजिवडा, ठाणे (प)-४०६६०२

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

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 वस्त क्रमिक 3002/2093
 96/30

90/2L

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 of 24)

735

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE AND AMENDED PLANS.

FOR BLDG. TYPE "A" - STILT + 7 FLOORS, BLDG. TYPE "B" - GRD. FLOOR (PT) + 7 FLOORS (WING 1, WING 2, WING 3, WING 4) AND BLDG. TYPE "C" - STILT + 7 FLOORS.

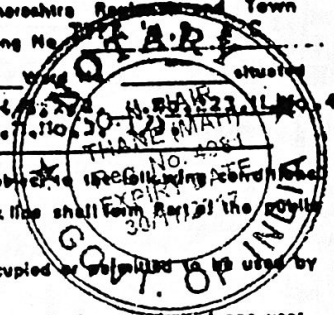
87/290

TMC/100

Date

Architect M/s. ARCHETYPE CONSULTANTS (Architect)
Owner LEISLY D' PENHA & OTHERS (Owner)
M/s. ROCKLINE CONSTRUCTION- POA HOLDERS (DEVELOPERS).

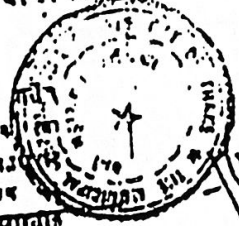
With reference to your application No. 367 dated 07/2/2001 for development permission/commencement certificate under sections 45 & 50 of the Maharashtra Regional and Town Planning Act, 1968 to carry out development work and or to erect building No. 1 situated at Village MAJIVADA Section No. 11, Sub-section No. 1, Survey No. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 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959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- 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.
- 5) मानक नुसार बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 6) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 7) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 8) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 9) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 10) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 11) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.
- 12) बांधणी करणेसाठी लागू असलेल्या सर्व बांधणी नियमांचा पुरवठा करणे आवश्यक आहे.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPLICABLE PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MARRAHASTRA REGIONAL AND TOWN PLANNING ACT, 1968.

सावधान



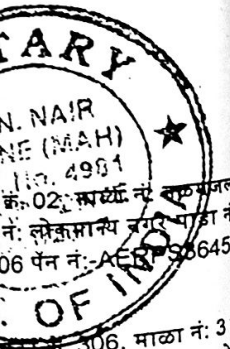
ASST. DIRECTOR OF TOWN PLANNING

Municipal Corporation of Thane

वस्त क्रमांक 90/2L/2004
22/10/04

निबंधक : उ.नि. ठाणे 1
क्रमांक : 8042/2017

02, माळा नं: तळमजला
लोक नं: भाजीवडे, रोड
हिसा नं. 4/3,2/2,223 हि
कारपेट एरिया ((Surve
त न. 4, 243, हिस्सा नं.



क्र. 306, माळा नं: 3
नं: बर्तक नगर, रोड नं: ठाणे

निबंधक वर्ग-2
ठाणे - 9.

Antonment

टन न - २

दस्ता क्रमांक 1936/2022

9L/2L

SHARE CERTIFICATE

N.G. VIHAR CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under Maharashtra Co-operative Societies Act, 1960
REGD.No.T.N.A./[T.N.A.]/HSG/[T.C.]/15734/dt.13.07.04

Serial No. 122

Members Registration No.

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

THIS IS TO CERTIFY that Shri/Smt. Muneet Kumar

Holder/s of Five Shares having Distinctive Nos. 606 to 610 of Flat No. 5/00 [Rs: Fifty each], of N.G. VIHAR CO-OPERATIVE HOUSING SOCIETY LIMITED

subject to the Bye-laws of the said society and upon such Shares the sum of Rs. 25 Hundred and Fifty] has been paid.

GIVEN under the Common Seal of the said Society at THANE this 25th May 2005.

[Signature]

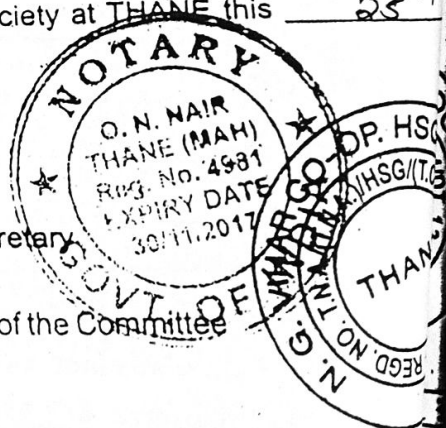
Chairman.

[Signature]

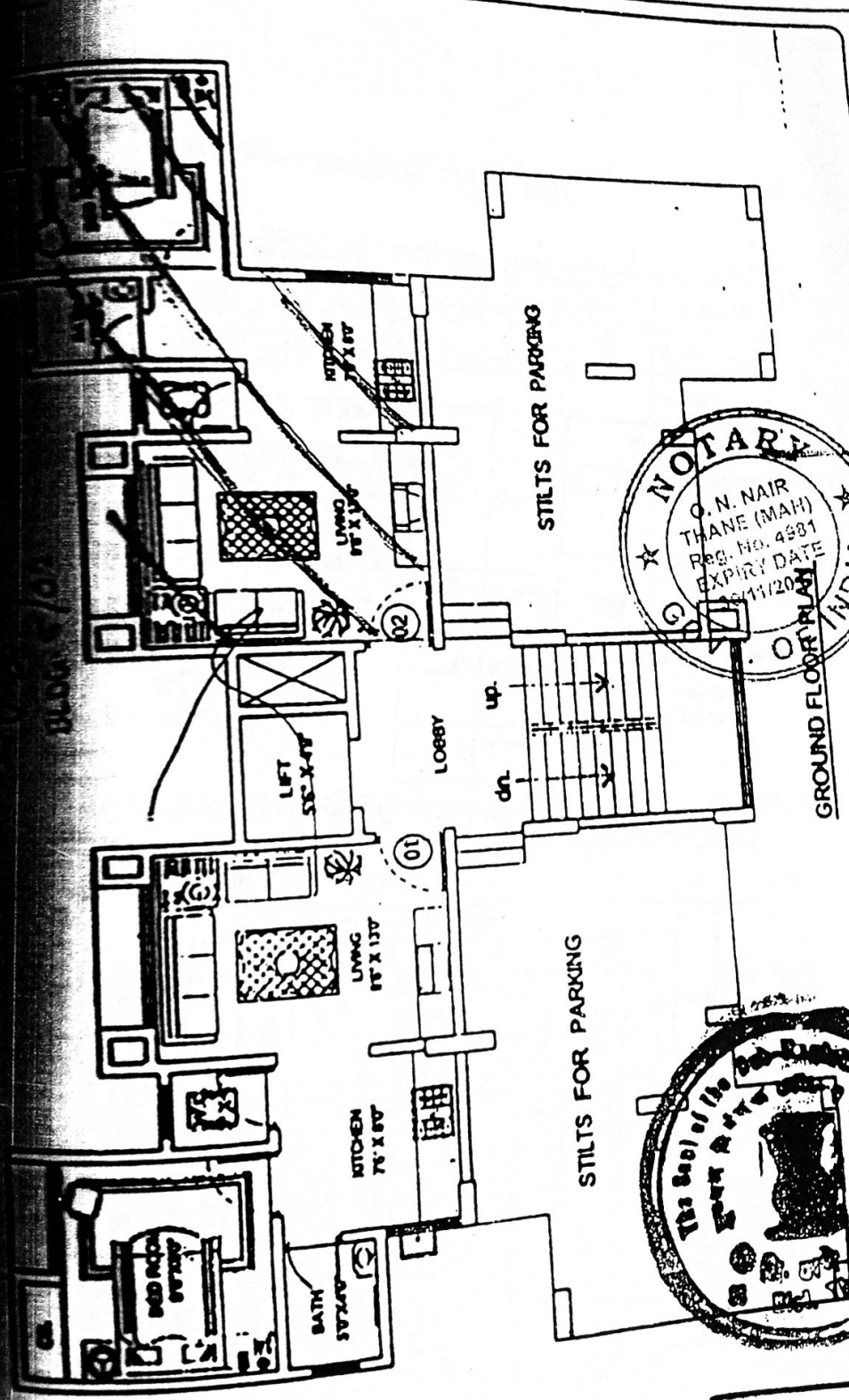
Hon. Secretary

[Signature]

Member of the Committee



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 दस्त क्रमांक ८९३० / २०२३
 १९/२८



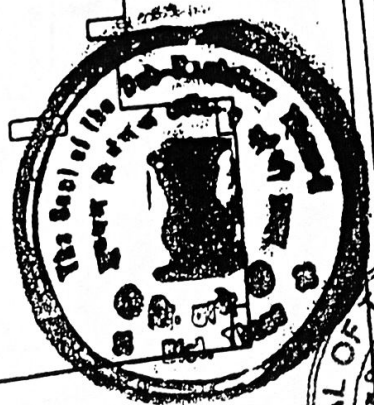
NOTARY
 O. N. NAIR
 THANE (MAH)
 REG. No. 4581
 EXPIRY DATE
 11/11/2024
 INDIA

ARCHITECT
ARCHETYPE CONSULTANTS
 PACHOPANAD, THANE - 400 002

FLAT NO.	CARPET AREA (SQ. FT.)
01	
02	

'C' TYPE PLAN

PROVISION OF PROPOSAL & PROPERTY
 INTENTIONAL BUILDING AT MAJIWADE, THANE
 FOR - R.N.A BUILDERS



SEAL OF THE REGISTRAR OF BUILDINGS
 THANE-2