

PNB
BKC
Prem

R12

Party Court no - 9769194973
Branch - Chhadbunder road - 9416757603

SCANNED

1 -

5203

74/8034	पावती	Original/Duplicate
Wednesday, April 05, 2023		नोंदणी क्र. 139 न
12:23 PM		Regn 3914
मावाचे नाव: वाळकूम		पावती क्र.: 8890 दिनांक: 05/04/2023
दस्तऐवजांचा अतुक्रमांक: टनन2-8034-2023		
दस्तऐवजांचा प्रकार: करारनामा		
मादर करणाऱ्याचे नाव, दिनेश कुमार एस. प्रजापति - -		
	नोंदणी फी	₹. 30000.00
	दस्त हाताळणी फी	₹. 600.00
	पृष्ठांची संख्या: 30	
	एकूण:	₹ 30600.00
आपणाम मूळ दस्त, थंडनेल प्रिंट, मुची-२ अंदाजे		
12:36 PM ह्या वेळेस मिळेल.		
ब्राज्रांग नुम्वर: ₹.3953665.1856 /-		
नोंदवला ₹.3000000/-		
भरलेले मुद्रांक शुल्क: ₹. 278800/-		
1) वैयकाशा प्रकार: DHC रकम: ₹.600/-		
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0504202304308 दिनांक: 05/04/2023		
बँकेचे नाव व पत्ता:		
2) वैयकाशा प्रकार: eChallan रकम: ₹.30000/-		
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013061334272223P दिनांक: 05/04/2023		
बँकेचे नाव व पत्ता:		

(Signature)
Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

दिनेश कुमार प्रजापति





CHALLAN
MTR Form Number-6



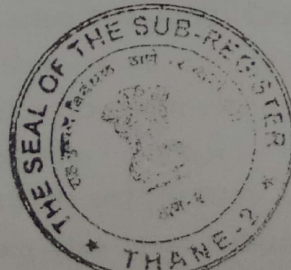
GRN	MH018061334202223P	BARCODE			Date	31/03/2023-14:22:00	Form No.	25.2	२
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	दस्तावेज क्र. ८०३० / २०२३				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	EHCPP9660N २ / ३६				
Location	THANE			Full Name	DINESH KUMAR S PRAJAPATI				
Year	2022-2023 One Time			Flat/Block No.	Flat No 005, Ground Floor, Building No 6.				
Account Head Details	Amount In Rs.		Premises/Building						
0030046401 Stamp Duty	278800.00		Road/Street						
0030063301 Registration Fee	30000.00		N.G. REGENCY BUILDING NO 6 CHSL						
			Area/Locality						
			Balkum, Thane						
			Town/City/District						
			PIN						
			4 0 0 6 0 8						
			Remarks (If Any)						
			PAN2=ARIPP0496L-SecondPartyName=BHAWARLAL S PRAJAPATI-						
			Amount In						
			Three Lakh Eight Thousand Eight Hundred Rupees Onl						
			Words						
			y						
Total	3,08,800.00								
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	10000502023033110071	9258092366122		
Cheque/DD No.				Bank Date	RBI Date	31/03/2023-14:22:18	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 दुर्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलान लागू नाही.

Mobile No. 9769194973



दस्तावेज - २	
दस्तावेज क्रमांक ०३४	१७२३
२	१३६

AGREEMENT FOR SALE

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

MR. BHAWARLAL S. PRAJAPATI aged 44 years, years, PAN NO. ARIPPO496L & MR. BABULAL S. PRAJAPATI, age 41 years, PAN NO. AVPPP6082M both Indian Inhabitants, residing at - Flat No.005, Ground Floor, Bldg. No.6, N.G. Regency Bldg No.6 Co-op. Housing Society Ltd., Near Pipe Line Road, Balkum, Thane (W) 400608 hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **FIRST PART;**

A N D

MR. DINESH KUMAR S. PRAJAPATI age 27 years, PAN NO. EHCPP9680N Indian Inhabitant, residing at - Flat No.005, Ground Floor, Bldg. No.6, N.G. Regency Bldg No.6 Co-op. Housing Society Ltd., Near Pipe Line Road, Balkum, Thane (W) 400608 hereinafter referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **SECOND PART;**

WHEREAS:

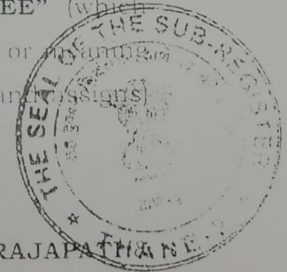
1. **TRANSFERORS** herein MR. BHAWARLAL S. PRAJAPATI & MR. BABULAL S. PRAJAPATI are the owners of premises bearing Flat No.005, admeasuring 362 Sq.Ft. Carpet Area, on Ground Floor, Building No.6, of the society Known as N.G. REGENCY BUILDING NO.6 CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No.TNA/(TNA)/HSG/(TC)/28176/2015, dt.14/12/2015 lying being and situated at - Near Balkum Pipe Line, Balkum, Thane (W) - 400601, (hereinafter referred to as "SAID PREMISES").

AND WHEREAS the TRANSFERORS MR. BHAWARLAL S. PRAJAPATI & MR. BABULAL S. PRAJAPATI have purchased the Said Premises from M/s. RNA Builders (N.G)

महेश्वर प्रजापती

बाबुलाल प्रजापती

दिनेश कुमार प्रजापती



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 दल कुनकल ०३६
 ३ / ३६

Agreement for Sale dated 05/11/2014 & same is registered under Sub-Registrar of Assurance, Thane Vide Document No.TNN5-10388/2014 Dated 05/11/2014 (hereinafter referred to as "SAID PREMISES").

2. The **TRANSFERORS** are in possession of the Said Premises as members of the said Society and holding Ten Shares of Rs.50/- each bearing **Shares No. 041 to 050** under **Share Certificate No. 05**. And have all the rights, title and interest to deal with the Said Premises in whatever way they like.
3. The **TRANSFERORS** have now agreed to sell the Said Premises to the **TRANSFEEE** and the **TRANSFEEE** has agreed to purchase the same from the **TRANSFERORS** on ownership basis.
4. The parties hereto have agreed upon the terms and conditions in respect of the sale of the Said Premises.
5. The parties hereto being now desirous of recording the said terms and conditions in writing.
6. The Society has no objection for this transaction and agrees to admit the **TRANSFEEE** in place of **TRANSFERORS** herein as the members of the Society.
7. The **TRANSFERORS** now intend to sell all their rights, title, interest and benefits in Said Premises and the **TRANSFEEE** agree to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

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

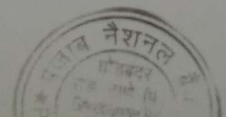


The **TRANSFERORS** are the sole and absolute owners of the Said Premises, and they have got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the **TRANSFERORS** have not done any act, deed, matter or thing whereby they have been

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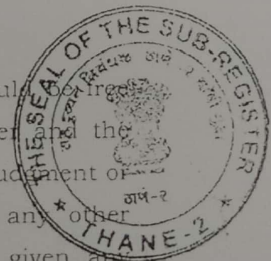
दिनेश कुमार प्रजापति



पंजी - २
 दाता क्रमांक L 0376 / 2023
 76 /

prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE.

2. The **TRANSFERORS** have not agreed to sell, transfer, alienate or encumber the Said Premises and/or any part thereof and have not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Premises and/or any part thereof to or in favour of the any third person other than the **TRANSFEREE** whatsoever.
3. The **TRANSFERORS** have not received any token money, earnest money or any amount whatsoever in respect of the Said Premises from any third party.
4. The **TRANSFERORS** have mortgage the said premises and taken a housing loan from **Punjab National Bank**. Except this, there are no outstanding mortgages, liens and notices for acquisition in respect of the Said Premises.
5. The Said Premises are not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.
6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Premises or any part thereof issued by court of law or other authority.
7. The Said Premises hereby agreed to be sold would be free from all encumbrances of any nature whatsoever and the same are not attached either before or after any judgment of at the instance of any taxation authority or any other authorities and the **TRANSFERORS** have not given any undertaking to any taxation authorities so as not to deal with or dispose of right, title and interest in the Said Premises and that the **TRANSFERORS** has/have full and absolute power to deal with the same.



मनोरमा प्रभाकर

3
 Pradhan

दिनेश कुमार प्रभाकर



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दस्ता क्रमांक ६०३७	/२०२३
४	३०
Competent Authority or Court or any government or semi-	

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

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

10. The TRANSFERORS have agreed to sale and the TRANSFEREE has agreed to purchase the Flat No.005, admeasuring 362 Sq.Ft. Carpet Area, on Ground Floor, Building No.6, of the society Known as N.G. REGENCY BUILDING NO.6 CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No.TNA/(TNA)/ HSG/ (TC)/ 28176 /2015, dt.14/12/2015 lying being and situated at - Near Balkum Pipe Line, Balkum, Thane (W) - 400601 well described in the schedule written hereunder, at the lumpsum price of Rs.30,00,000/- (Rupees Thirty Lakhs Only).

11. The TRANSFEREE has agreed to pay sale consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) to the TRANSFEROR as under:-

a) Rs.7,000/- (Rupees Seven Thousand Only) paid by NEFT Vide Ref No.302585492971 dated 25/01/2023 through State Bank of India as PART PAYMENT.

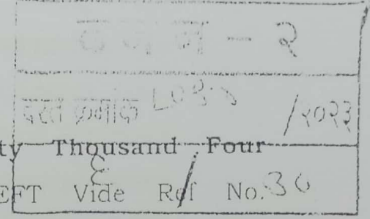
b) Rs.36,000/- (Rupees Thirty Six Thousand Only) paid by NEFT Vide Ref No.305567977580 dated 24/02/2023 through State Bank of India as PART PAYMENT.



मंत्रालय प्रमाणित

4
प्रमाणित

दिनेश कुमार प्रमाणित



c) Rs.20,400/- (Rupees Twenty ~~Thousand Four~~ Hundred Only) paid by NEFT ~~Vide Ref No.306114493783~~ dated 02.03.2023 through HDFC Bank as PART PAYMENT.

d) Rs.36,000/- (Rupees Thirty Six Thousand Only) paid by NEFT Vide Ref No.308486178629 dated 25.03.2023 through HDFC Bank as PART PAYMENT.

e) Rs.44,000/- (Rupees Forty Four Thousand Only) paid by NEFT Vide Ref No. 308900559752 dated 30.03.2023 through HDFC Bank as PART PAYMENT.

Not paid (f)

Rs.4,28,300/- (Rupees Four Lakhs Twenty Eight Thousand Three Hundred Only) paid by Cheque No. 000004 dated 15.04.2023 through HDFC Bank as PART PAYMENT.

Not paid (g)

Rs.4,28,300/- (Rupees Four Lakhs Twenty Eight Thousand Three Hundred Only) paid by Cheque No. 000005 dated 15.04.2023 through HDFC Bank as PART PAYMENT.

h) Balance payment of Rs.20,00,000/- (Rupees Twenty Lakhs only) shall be paid within 45 days from the date of receiving NOC from society in bank format for obtaining LOAN from any financial Institution/Bank as FULL AND FINAL PAYMENT.

12. The TRANSFERORS undertake to deliver with peaceful possession of the Said Premises to the TRANSFEREE on receipt of full and final consideration amount.



13. The TRANSFERORS hereby state and declare that the Said Premises is free from encumbrances and liabilities and if any, the same will be cleared by the TRANSFERORS at their own cost. TRANSFERORS shall pay the Society maintenance charges/ducs, electricity charges/Bills, Municipal Taxes / Government Dues, Taxes/Local Govt.

मंत्रलाल प्रजापती

5

दिनेश कुमार प्रजापती

(अ. नं. 2)



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दस्तावेज क्रमांक ६०९४	२०२३
१६ / ३८	concerned

and other charges payable by them to the authorities till the date of handing over possession of the Said Premises to the **TRANSFEEE**. The **TRANSFEEE** will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the Said Premises from the date of taking the possession of the said premises and the **TRANSFERORS** shall not be responsible to meet the same.

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



TRANSFEEE hereby declare that all the rules, regulations in force and bye-laws of the said building/society will be observed by the **TRANSFEEE**.

अंतराल प्रमाण

6

दिनेश कुमार प्रमाण

Pravara

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२२/०५/२०१४	२०१३
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19. The **TRANSFEREE** hereby declare that he has taken inspection of the Said Premises, in all respect and the Said Premises is in order and he is fully satisfied with the same and shall not take any objection in future. The **TRANSFEREE** hereby declare that, he is purchasing the said premises on as is where is basis.
20. The **TRANSFERORS** hereby agrees to sign the various forms as per provisions of the various acts and co-operate the **TRANSFEREE** for completing all the formalities in connection with the said matters.
21. The **TRANSFERORS** have agreed to hand over to the **TRANSFEREE** all original documents at the time of full and final payment relating to purchase of the Said Premises and application duly signed by the **TRANSFERORS** for transfer of the Said Premises in favour of the **TRANSFEREE**.
22. The **TRANSFEREE** shall bear the amount to be spent towards stamp duty & registration fee.
23. The Society Transfer fee will be borne by **TRANSFERORS** and **TRANSFEREE** in equal proportion.
24. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No.005, admeasuring 362 Sq.Ft. Carpet Area, on Ground Floor, Building No.6, of the society Known as N.G. REGENCY BUILDING NO.6 CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No.TNA/ (TNA)/HSG/(TC)/28176/2015, dt.14/12/2015 lying being and situated at - Near Balkum Pipe Line, Balkum, Thane (W) - 400601 standing on land bearing Old Survey No. 43/8 (pt), 45/3B(pt), 45/3C, & 45/6, New S.No. 46/8, 48/3C(pt), 48/6 of Village - Balkum, Dist. Thane, Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation



मंत्रलाल प्रजापति

7

दिनेश कुमा० प्रजापति



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पदा क्रमांक L 0376	/ 2022
१०	/ ३०

RECEIPT

RECEIVED with thanks from TRANSFEREE MR. DINESHKUMAR S. PRAJAPATI a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) being PART PAYMENT against the sale of Flat No.005, admeasuring 362 Sq.Ft. Carpet Area, on Ground Floor, Building No.6, of the society Known as N.G. REGENCY BUILDING NO.6 CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No. TNA/ (TNA)/HSG/(TC)/28176/2015, dt.14/12/2015 lying being and situated at - Near Balkum Pipe Line, Balkum, Thane (W) - 400601 as per mentioned in above said agreement.

* cheques subject to realization*

We SAY RECEIVED
Rs. 10,00,000/-

भारलाल प्रजापती

MR. BHAWARLAL S. PRAJAPATI

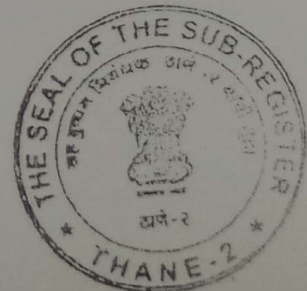
Babulal S. Prajapati

MR. BABULAL S. PRAJAPATI
TRANSFERORS

WITNESSES:

1. *Champalal* *Champalal*

2. *Prajapati* *गोविंदराज सुधीर*

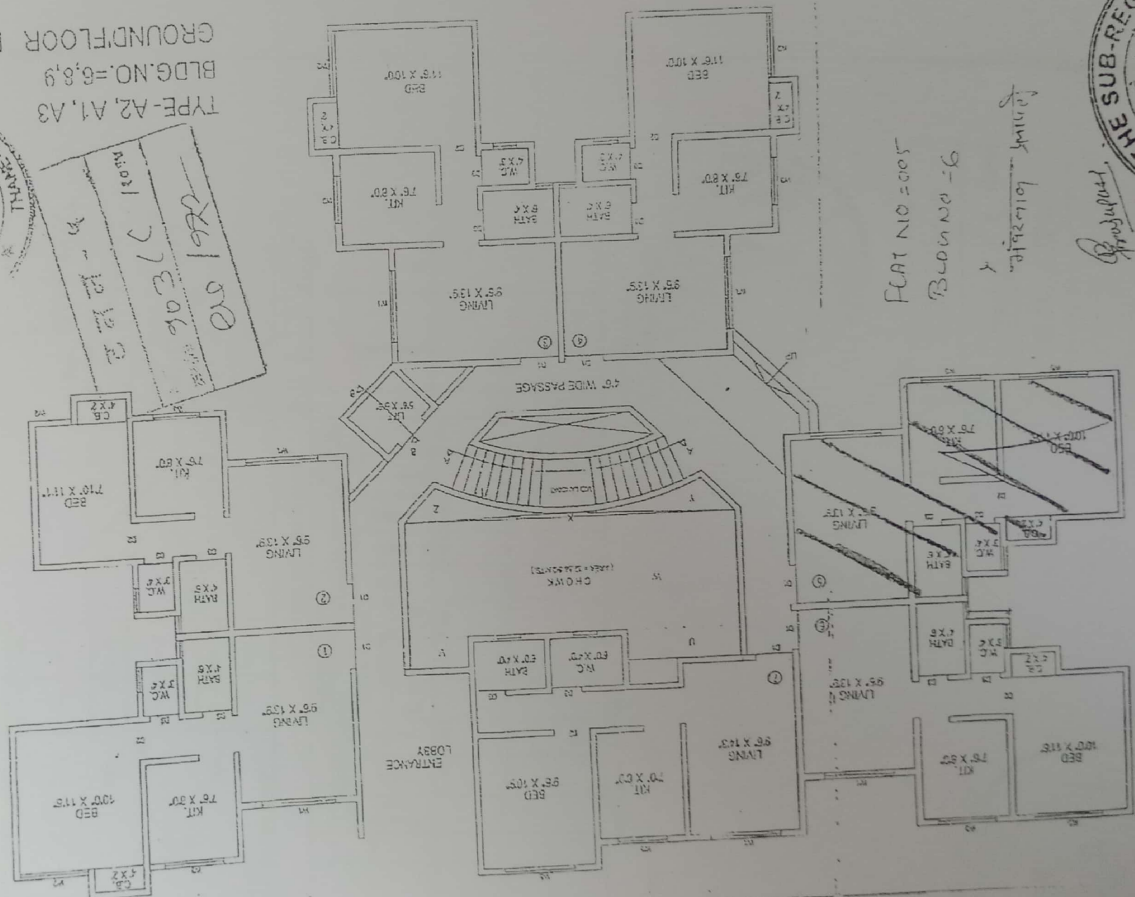


2-19-12	2007/9507	RC
	2007/9507	RC

GROUND FLOOR PLAN
 BLDG. NO. = 6, 8, 9
 TYPE - A2, A1, A3



Handwritten notes on a piece of paper pasted on the plan:
 01/02
 2021
 2021-2022

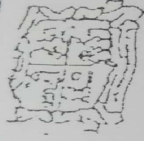


FLAT NO 2005
 BLDG NO - 6

Handwritten note: 'Floor layout'

Handwritten signature





THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Certificate No.- 615

उप नं - २
वर्ष २०२३
२०० / ३६

Occupancy Certificate
For Bldg. No. 6, 3rd to 7th floor Only
For Bldg. No. 7, 8, 9, 10, 1st to 7th floor Only
TMC/TDO/280

V.P. No. 90/258R

To, M/s. Mankarand Tornskar & Asso. (Architect) Date 22/03/2023

A-101, Royal Crowe, Kajiari Wadi, Khopat, Thane-W
Ramakant D. Joshi & Others (Owner)
M/s. R.N.A. Builders Prop. Mr. Narendra Gupta (P.O.A.H.)
Sub - Occupancy Certificate for Bldg. No. 6, 7, 8, 9 & 10

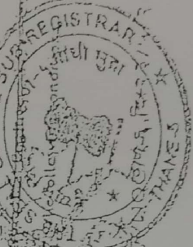
Ref. V.P. No. 90/258R

Your Letter No. 4235, Dated: 01/08/13

Sir,

The part/full development work/extension/alteration in the building / part building no. As Above situated at

No. 5 Road / Street New Sina, 407/47AB, WAD, 407/47B, 486 Sector Balissum
supervised by Mankarand Tornskar licensed Sub-Inspector under the Thane Municipal Corporation
Architect / License No. CA/99/2459



- 1) बांधणी उपाख्यानानुसार नियोजित व पूर्ण पुरवठा करण्यात येईल.
- 2) मर्यादा स्वरुपात विभागाकडील जा. र. सं. को सारखेला बांधणी/अ. अ. अ. नो. १०२३ प्रतीत असेल अशाप्रमाणे बांधकामक तालीसल.

As set certified completion plan is returned herewith

Office No.:

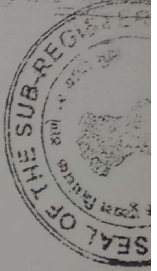
Office Stamp:

Date:

उप नं - २
वर्ष २०२३
२०० / ३६

- 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.O., TMC

T. H. H.



A-101, Royal Crown, Kanjari Wadi, Khopat, Thane-W
Ramakant D. Joshi & Others (Owner)

M/s. R.N.A. Builders Prop. Mr. Narendra Gupta (P.O.A.H.)
Sub - Occupancy Certificate for Bldg. No. 6, 7, 8, 9 & 10

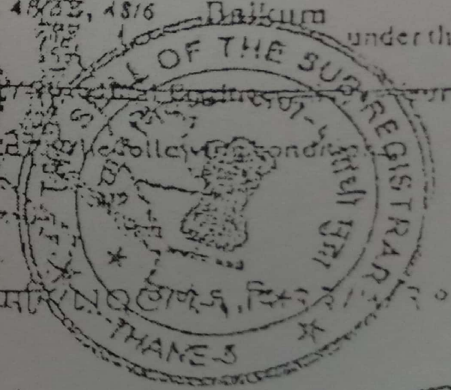
Ref. V. P. No. 90/258R

Your Letter No. 4235, Date: 01/08/13

Sir,

The part/full development work/extension/re-creation/alteration in/of building / part building no. As Above situated at 5 Road / Street S. No. 16/B, 17/B, 18/D, 18/E, 18/F Ward No. 5 Sector 5 Village Balkum under the supervision of Makarand Toraskar Licensed Surveyor / Architect / Licence No. CW/99/23593 may be occupied.

- १) नाममा उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- २) मलनिःस्कारण विभागाकडील चाहरीत देखील कामपो/सा.अ./मलनिःस्कारण मधील अटी आपणांवर बंधनकारक राहतील.



As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

टोल - ५	
दस्ता	906
कलॉक	990 1324
Municipal Corporation of Thane	

उ न म - २	
रसा कमिठक ६०३६	१००३
२६	३०

Certificate No. 000086



THANE MUNICIPAL CORPORATION, THANE

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

Amended Building No. 6: 3rd to 7th Floor Only.
Per Building No. 7, 8, 9, 10: 1st to 7th Floor Only.
Utilised D.R.C.No. 22 (Res.) & 28 (Res.)

V.P. NO. 90/258/R. TMC / TDD | 0 Date: २१/१२/१०
To, Shri/Smt. M/s. Makrand Taraskar (Architect)
& Associates, Thane
Shri. ~~Rameshwar D. Jeehi & Co. (Prop. & Owners)~~
M/s. R. N. A. Builders, Prop. M/s. Narendra Gupta (P.O.N.)

With reference to your application No. 26552 dated 01/10/2009 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. 6, 7, 8, 9, 10 in village Ballapur Sector No. V Situated at Road / Street 45 M.D.P. Road S.No. ~~XXXXXX~~ New S.No. 46/8, 47/22, 48/3D, 48/3E, 49/6

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 issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- ५) इनातीचे अंशकाम आप.एस. आय. कोड नं १८९३ व ४३२६ च्या तरतुदी व इतर आज्ञासुच्य कोडचे तरतुदी प्रमाणित व आर.सी.सी. तक्राचे प्रमाणानुसार परतान्यापूर्वी सादर करणे आवश्यक.
- ६) अंशकाम वेळोवेळी आप.सी. ने काही हरकत घेतल्यास पर्यायी अंतर्सेसची व्यवस्था विकासक / श्रवडकारक याना करावी लागेल.
- ७) सधर बांधकामास लागे. महामान्यारालिका-पानी कुलठा करणार नाही. फक्त विपदासाठी उपलब्धतासुरा पाणी पुरवठा करण्यात येईल.
- ८) यु.एल.सी. बाबत दिनांक ११/०९/२००९ रोजी दिलेले हमीपत्र आपणावर बंधनकारक राहिल.

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

Office No. १०३८८ / १०१५
Office Stamp
Date
Issued



महाराष्ट्र राज्य शासनाचे अधीनस्थ
मुंबई उपनगर, ठाणे

टोल २
दस्ता क्रमांक ६०९५ / २०२३
१० / ३०



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिटी)/२८१७६/ सन २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

एन.जी.रिजन्सी विल्डींग नं.६ को-ऑप

हौसिंग सोसायटी लि.,

जुना सर्वे नं. ४३/८, ४४/९(पार्ट), ४५/३ची पार्ट, ४५/३ सी, ४५/६
नविन सर्वे नं. ४६/८, ४७/९(पार्ट), ४८/३, ४८/३(पार्ट), ४८/६,
व्हिलेज चालकुम, ठाणे, ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९(१) अन्वये नोंदणी
क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिटी)/२८१७६/सन २०१५ दि. १४/१२/२०१५ नोंदण्यात
आलेली आहे.

दुर्घनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१
मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वार्षिकण "गृहनिर्माण संस्था" असून उपलब्ध
"भाडेकल सहभागीदारी गृहनिर्माण संस्था" असे आहे.



[Signature]
(प्रताप पाटील)
उपनिबंधक,
सहकारी संस्था, ठाणे शहर, ठाणे

स्थळ :- ठाणे
दिनांक :- १४/१२/२०१५



Summary1 (GoshwaraBhag-1)

ट न न - २
दस्त क्रमांक ८०३४ / २०१४
२३ / १३०

335/10388

बुधवार, 05 नोव्हेंबर 2014 4:26
म.नं.

दस्त गोशवरा भाग-1

ट न न 5 १२०/१२२
दस्त क्रमांक: 10388/2014

दस्त क्रमांक: ट न न 5 /10388/2014

बाजार मूल्य: ₹. 29,15,000/- मोबदला: ₹. 41,95,800/-

भरलेले मुद्रांक शुल्क: ₹.2,51,800/-

दु. नि. सह. दु. नि. ट न न 5 यांचे कार्यालयात
अ. क्रं. 10388 वर दि.05-11-2014
रोजी 4:18 म.नं. वा. हजर केला.

पावती दिनांक: 05/11/2014
सादरकरणासाठी नाव: भवरलाल एस पंजापती

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2440.00
पृष्ठांची संख्या: 122

भरलेल्या प्रजापती

दस्त हजर करणाऱ्याची सही:

एकुण: 32440.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

त्रिज्या क्रं. 1 05 / 11 / 2014 04 : 17 : 16 PM ची. वेळ: (सादरकरणा)

शिकका क्रं. 2 05 / 11 / 2014 04 : 19 : 32 PM ची. वेळ: (फी)

-प्रतिष्ठा पत्र -

शहर दस्तऐवज सोबती कायदा १९०८ नियम १९६१ अंतर्गत तारतुदीनुसार सोबतीत दाखल केला आहे. दस्तागतील संपूर्ण गळपूर विषयादक व्यक्ती, दाश्रीदार व सोबत बोटलेले कामारपणे दस्ताची सल्ला काढेदीर नावी साठी जालील विषयादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच शहर हस्तांतरण दस्तांगुले राखणाऱ्याच / क्षेत्राऱ्याच बाब्या सोबतादी कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

श्री. वरनाथ प्रजापती

शिकुम देवार सही

शिकुम देवार सही.

iSania 1.3.0









ट न न - २
 COPY
 दस्त क्रमांकानुसार दस्त गोपनीय भाग - ३)
 २०८ / १८०

दस्ता क्रमांक १०३६८/२०१४
 दस्त क्रमांक १०३६८/२०१४

दस्त गोपनीय भाग-२





05/11/2014 4:31:57 PM

दस्त क्रमांक : दस्त क्रमांक १०३६८/२०१४
 दस्त गोपनीय भाग - २

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाद से. आर एन र विन्डर्स एनजी कंपनीचे भागीदार लिडन देगार नदिरपाल गुप्ता तर्फे कु मु प्रविण - शिरोडकर पत्ता: फ्लॉट नं. 28, माळा नं. 1 ता. गजगा, इमारतीचे नाव: राजा बहादुर मेन्शन, इवॉक नं. फोर्ट, रोड नं. मुंबई सनाचार मार्ग, महाराष्ट्र, ठाणे. पॅन नंबर: AAPFR9513G	लिडन देगार		
2	नाद: भवरलाल एस प्रजापती पत्ता: रूम नं. 2, 1, प्रगती चाळ, वीर सावरकर नगर, ठाणे पूर्व, मिठ बंदर रोड, Kopti Colony, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: ARIPP0496L	लिडन देगार		
3	नाद: बंगलाल एस प्रजापती पत्ता: फ्लॉट नं. रूम नं. 2, माळा नं. 1, इमारतीचे नाव: प्रगती चाळ, इवॉक नं. वीर सावरकर नगर, ठाणे पूर्व, रोड नं. मिठ बंदर रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AVPPP082M	लिडन देगार		

दस्त क्रमांकानुसार दस्त गोपनीय भाग - ३)
 दस्त क्रमांक १०३६८/२०१४
 दस्त क्रमांक १०३६८/२०१४

दस्त क्रमांकानुसार दस्त गोपनीय भाग - ३)
 दस्त क्रमांक १०३६८/२०१४
 दस्त क्रमांक १०३६८/२०१४

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाद: बंगलाल एस प्रजापती - - पत्ता: रूम नं. 2, माळा नं. 1, इमारतीचे नाव: प्रगती चाळ, इवॉक नं. वीर सावरकर नगर, ठाणे पूर्व, रोड नं. मिठ बंदर रोड, महाराष्ट्र, ठाणे. पॅन नंबर: AVPPP082M	लिडन देगार		
2	नाद: तानादेवी प्रजापती - - वय: 28	स्वाक्षरी		



Summary I (GoshwaraBhag-1)

74/8034
बुधवार, 05 एप्रिल 2023 12:23 मा.नं.

दस्ता क्रमांक: एनन2/8034/2023

वाचान मूल्य रु. 39,53,665/-

मोबदला रु. 30,00,000/-

अरबेले मंत्रांक शुल्क रु. 2,78,800/-

डु. नि. सह. डु. नि. एनन2 यांचे कार्यवाहक

अ. क्रं. 8034 वर दि. 05-04-2023

रोजी 12.15 म.नं. वा. हजर केला.

दिनेश कुमार प्रजापती

दस्त हजर करणाऱ्याची मही

अध्याक्ष

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महात्म्यपालिकेच्या हद्दीत किंवा त्यानगत अरबेच्या कोपण्याही अन्वय क्षेत्राच्या हद्दीत किंवा 34
घट (दोन) मह्ये समूह न केलेल्या कोणत्याही सामग्री प्रकृत

शुक्रा. क्र. 1 05 / 04 / 2023 12 : 15 : 05 PM चा वेळ: (माद्रीकरण)

शुक्रा. क्र. 2 05 / 04 / 2023 12 : 16 : 30 PM ची वेळ: (पी)

दस्त मोबदला भाग-1

दस्ता क्रमांक: 8034/2023

पादवी 0880

पादवी दिनांक: 05/04/2023

सादर करणाऱ्याचे नाव: दिनेश कुमार एम. प्रजापती --

मोदवी मी

रु. 3,00,000.00

दस्त हजारांसाठी मी

रु. 600.00

पृष्ठांची संख्या: 30

मूल्य: 30600.00

अध्याक्ष

Joint Sub Registrar Thane 2

-- प्रतिज्ञा पत्र --
मह. दस्तऐवज मोदवी कोपडा १९०८ विम्व १९९१ अंतर्गत
दस्तऐवजावर मोदवीस घाबल केला आहे. दस्तामधील संज्ञा
मण्डळी निषादक व्यक्ती/गादीधार म कोणत मोदवीस कोणत्या
दस्ताची संज्ञा कोणत्याही मंडळी घाबली निषादक व्यक्ती
संज्ञा कोणत्याही मंडळी घाबली आहे. तसेच मह. हजारात दस्तामुळे
सादर करणारे/कोणत्याही मंडळी/विम्व/परीषदक
जसे उल्लेख होत नाही.

दिनेश कुमार प्रजापती

अध्याक्ष

दिनेश कुमार प्रजापती



05/04/2023 1 16:21 PM

रजम क्रमांक: 28034/2023
इजाजत प्रमाणपत्र

रजम नोंबः 8034/2023

पान 2 १२/१३०
रजम नोंबः 8034/2023

अनु क्र. पक्षकारांचे नाव व पत्ता

1 नाव दिनेश कुमार एम. प्रजापति --

पत्ता: प्लॉट नं. मदनिका क्रमांक 005, माळा नं. नळमजला विल्डीम नं. ४५ - 27

6, इमारतीचे नाव: एम.जी. रिजेन्सी विल्डीम नं. 6 को.ओ.डी.सी.पि., म्वाशरी-

डॉक नं. पांढेर वाडेंगे रोड जवळ, रोड नं. बाळकृष्ण ठाणे, महाराष्ट्र

राज्य

ईमेल नंबर: EHOIPP680N

2 नाव अक्षयराव एम. प्रजापति --

पत्ता: प्लॉट नं. मदनिका क्रमांक 005, माळा नं. नळमजला विल्डीम नं. ४५ - 44

6, इमारतीचे नाव: एम.जी. रिजेन्सी विल्डीम नं. 6 को.ओ.डी.सी.पि., म्वाशरी-

डॉक नं. पांढेर वाडेंगे रोड जवळ, रोड नं. बाळकृष्ण ठाणे, महाराष्ट्र

राज्य

ईमेल नंबर: ARIPP0496L

3 नाव बाळराव एम. प्रजापति --

पत्ता: प्लॉट नं. मदनिका क्रमांक 005, माळा नं. नळमजला विल्डीम नं. ४५ - 41

6, इमारतीचे नाव: एम.जी. रिजेन्सी विल्डीम नं. 6 को.ओ.डी.सी.पि., म्वाशरी-

डॉक नं. पांढेर वाडेंगे रोड जवळ, रोड नं. बाळकृष्ण ठाणे, महाराष्ट्र

राज्य

ईमेल नंबर: AVPPP6082M

वरील इजाजत कळवण्यात येणाऱ्या पक्षकारांनी परामर्शाचा वाट्यात घ्यावा व रजम प्रेषण करून दिव्याचे कवच कराव्यात
थिमात 3 र्ही वेळ: 05 / 04 / 2023 01 : 06 - 41 PM

अंदाज -

मागील इजाजत अंतर्निहित करणाऱ्या वी ते रजम प्रेषण करून देणाऱ्या व्यक्तींचा अंदाज, अंदाजवारा, व त्यांची अंदाज पत्रिका

अनु क्र. पक्षकारांचे नाव व पत्ता

1 नाव चामराव प्रजापति --

वय 35

पत्ता: रजम नं. 12 चट-मागा चळ गाव नगर बाळकृष्ण ठाणे

पिन कोड: 400608

प्रजापति

म्वाशरी

2 नाव आशादास महापात्रा वृध्वा - -

वय 30

पत्ता: रजम नं. 2 प्रभाती चळ मिडलॉर रोड वीर सावरकर नगर ठाणे

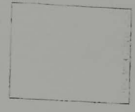
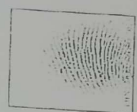
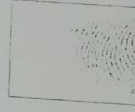
पिन कोड: 400603

प्रजापति

अशादास ठाणे

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शिका का ची वेळ: 05 / 04 / 2023 01 : 08 : 28 PM

Joint Sub Registrar Mahane 2

Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	DINESH KUMAR S PRAJAPATI	eChallan	1000C50203033110071	MH018061334202223P	278800.00	SD	0000071024202324	05.04.2023
2	DINESH KUMAR S PRAJAPATI	DHC		0504202304308	900	RF	0504202304308D	05.04.2023
3	DINESH KUMAR S PRAJAPATI	eChallan		MH018061334202223P	30000	RF	0000071024202324	05.04.2023

(SD-Stamp Duty) (RF-Registration Fee) (DHC-Document Handling Charges)



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