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74/7129 पावती Original/Duplicate
Friday, March 24, 2023 नोंदणी क्र.: 39म
9:30 AM Regn.: 39M

पावती क्र.: 7889 दिनांक: 24/03/2023

गावाचे नाव: बाळकूम
दस्तऐवजाचा अनुक्रमांक: टनन2-7129-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: निखिल सुबोध वालावलकर - -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 640.00
पृष्ठांची संख्या: 32

एकूण: रु. 30640.00

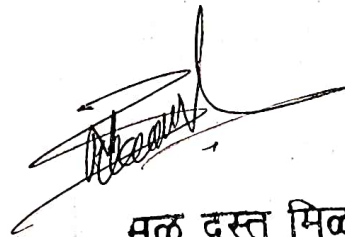
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:44 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

बाजार मूल्य: रु.8056133.2 /-
मोबदला रु.8400000/-
भरलेले मुद्रांक शुल्क : रु. 588000/-

पह दुय्यम निबंधक वर्ग - २
ठाणे क. २

- 1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202323252 दिनांक: 24/03/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017298600202223E दिनांक: 24/03/2023
बँकेचे नाव व पत्ता:


मूळ दस्त मिळाला

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 2

दम्न क्रमांक : 7129/2023

नोंदणी :

Regn:63m



24/03/2023

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करगनामा
(2) मोबदला	8400000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	8056133.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 304, माळा नं: 3 ग मजला,वी विंग,विल्डींग नं. 1, इमारतीचे नाव: अशोक नगर बाळकुम वि.नं.1 को.ऑप.हो.मो.लि., ब्लॉक नं: अशोक नगर, रोड नं: बाळकुम,ठाणे प., इतर माहिती: मदनिकेचे क्षेत्रफळ 650 चौ.फूट कार्पेट एरिया,मोबत स्टील्ड पार्किंग नं. 7 आणि ओपन पार्किंग नं. 25 महिन. ((Survey Number : Old Survey No. & Hissa No.2/1/1, 2/2/2, 2/2, 63/1, 65/2, 65/3, 65/4, 65/5, 65/6, 66/1 (part), 66/3 (pt), 66/4 (pt), 70/1, 70/2, 70/3, 71/1,2,3,4,5,6,7,8,9, 72/4, 76/1,2,3, 237/1,2,3p, & New Survey No. 2/1/1, 2/1/2, 2/2, 142/1, 142/2, 143/1 (Part), 143/3 (Part), 147/1, 148/1, 153/1,2,3, 116/1,2,3(p) ;))
(5) क्षेत्रफळ	1) 650 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बेंकट गोपालाचारी प्रितीवादी भयकरन - - वय:-39; पत्ता:-प्लॉट नं: मदनिका क्रं. 304, माळा नं: 3 ग मजला, विल्डींग नं. 1, इमारतीचे नाव: अशोक नगर बाळकुम वि.नं. 1 को. ऑप.हो.मो.लि., ब्लॉक नं: अशोक नगर, रोड नं: बाळकुम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AHEPB9147Q 2): नाव:-आंडाल गोपालाचारी प्रतिवादी भयमकरन - - वय:-69; पत्ता:-प्लॉट नं: मदनिका क्रं. 304, माळा नं: 3 ग मजला, विल्डींग नं. 1, इमारतीचे नाव: अशोक नगर बाळकुम वि.नं. 1 को. ऑप.हो.मो.लि., ब्लॉक नं: अशोक नगर, रोड नं: बाळकुम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AAHPA3211C
1) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल सुबोध वालावलकर - - वय:-33; पत्ता:-प्लॉट नं: रुम नं. 001, एएल-4, माळा नं: विल्डींग नं. 15, इमारतीचे नाव: विराट अपार्टमेंट, ब्लॉक नं: इच्छापुर्ती गणपती मंदिराममोर, मेक्टर 16, रोड नं: गैंगोली प्लाझा रोड, गैंगोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABQPW9143B
2) दम्नगेवज करून दिल्याचा दिनांक	24/03/2023
3) दम्न नोंदणी केल्याचा दिनांक	24/03/2023
4) अनुक्रमांक,खंड व पृष्ठ	7129/2023
5) वाजारभावाप्रमाणे मुद्रांक शुल्क	588000
6) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

(Handwritten Signature)
मह दुय्यम निबंधक वर्ग - २
ठाणे क. २

कनामाठी विचारात घेतलेला तपशील:-:

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





CHALLAN
MTR Form Number-6



GRN	MH01729860020223E	BARCODE	Date		23/03/2023-18:30:47	Form ID	252
Department	Inspector General Of Registration		Payer Details		दस्तावेज क्रमांक 092-C/2023		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	PAN No.(If Applicable)			ABQPW9143B 9/32
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR		Full Name	NIKHIL SUBODH WALAVALKAR			
Location	THANE		Flat/Block No.	Flat No.304, 3rd Floor, B Wing,ASHOK NAGAR,ASHOK NAGAR BALKUM BLDG NO.1			
Year	2022-2023 One Time		Premises/Building	CHSL Ashok Nagar, Balkum			
Account Head Details	Amount In Rs.	Road/Street	Area/Locality				THANE WEST
0030046401 Stamp Duty	588000.00		Town/City/District				
0030063301 Registration Fee	30000.00		PIN				4 0 0 6 0 8
Remarks (If Any)		PAN2=AHEPB9147Q--SecondPartyName=VENKAT GOPALACHARI PRITHIVADI BHAYKARAN-					
Total	6,18,000.00	Amount In	Six Lakh Eighteen Thousand Rupees Only				
Payment Details		FOR USE IN RECEIVING BANK					
UNION BANK OF INDIA		Bank CIN	Ref. No.	02901792023032326353		516473870	
Cheque-DD Details		Bank Date	RBI Date	23/03/2023-18:33:54		Not Verified with RBI	
Name of Bank		Bank-Branch		UNION BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

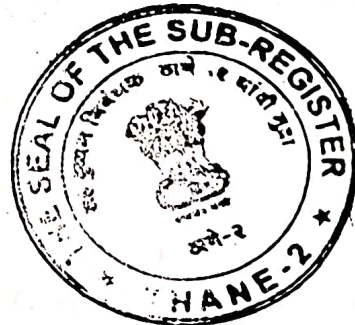
Department ID :

Mobile No. :

9664362020

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 कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.



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दस्त क्रमांक ६१२८/२०२३

AGREEMENT FOR SALE

3 / 32

ARTICLES FOR AGREEMENT made at Thane on this

21st day of March 2023, **BETWEEN**

(1) **MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN** aged 39 years, PAN NO. AHEPB9147Q & (2) **SMT. ANDAL GOPALACHARI PRATIWADI BHAYAMKARAM** aged 69 years, PAN NO. AAHPA3211C both Indian Inhabitants, residing at - Flat No.304, 3rd floor, Building No. 1, Ashok Nagar Balkum Bldg No. 1 Co-op. Housing Society Ltd, Ashok Nagar, Balkum, Thane (West) 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. NIKHIL SUBODH WALAVALKAR aged 33 years, PAN NO. ABQPW9143B Indian Inhabitant, residing at -AL-4, Building No. 15, Room No. 001, Virat Apartment, Airoli Plaza Road, Opp. Icchapurti Gahesn Mandir Sector-16, Airoli, Navi Mumbai 400708 hereinafter referred to as the "**TRANSFEEE**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **SECOND PART**;

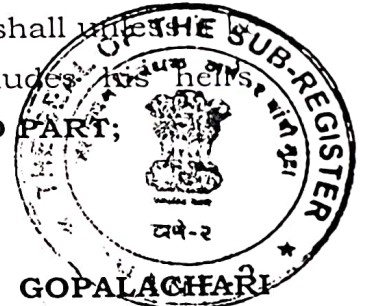
WHEREAS:

1. **TRANSFERORS** herein (1) **MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN** & (2) **SMT. ANDAL GOPALACHARI PRATIWADI BHAYAMKARAM** are the owners of premises bearing **Flat No.304**, admeasuring **650 sq.ft Carpet area** on **3rd Floor, "B Wing"** along with stilt Parking No. 7 and open Parking No. 25, in **Building No.1**, known as "**ASHOK NAGAR**", of the society Known as "**ASHOK NAGAR BALKUM BLDG NO.1 CO-OPERATIVE HOUSING SOCIETY LIMITED**" bearing **Regn.No. TNA/(TNA)/ HSG/(TC)/23734/2012** dt **07/02/2012**, lying being and situated at **Ashok Nagar, Balkum, Thane (West) 400608**, (hereinafter referred to as "**SAID PREMISES**").

P.B. Andel

[Signature]

[Signature]



टनन - २
 4/09/2007
 No.1299/32

THANE MUNICIPAL CORPORATION, THANE
 (Regulation No. 37-)
Occupancy Certificate

Occupation Certificate for Building No. 1 & 9 (Silt + 7 Floors),

V.P.NO. - 86092 TMC/TDD: 666 Date: 20.12.2007

To,

Pramod Gupte (Architect)
 507, Apeejay Building
 Mumbai Samschoor Marg,
 Fort, Mumbai - 23
 Vasudev Mangya Bhaair & Others (Owner)
 Suresh Jogani & Others (Power of Attorney)

Sub :- Occupation Certificate for Bldg. No. 1 & 9 (Silt + 7 Floors).

Ref :- V. P. No. 86092 TMC/TDD/691 dated 17/1/2007
 Your Letter No. 24980 Dated 04/09/2007

Sir,

The part / full development work / erection / re-erection or alteration in / of Building / Part building No. 1 & 9 Situate at Balkum Road / Street 20 m. Wide Road Ward No. -
 Sector No. 5 S.No./CFRNO - FR.No. 2/1/1,2,13,14,15, 1/6,2, 142/1,2,3,4,5,6, 143/TP,SP,4P, 147/1,2,3, 149/1,2,3,4,5,6,7,8,9, 148/4, 153/1,2,3, 116/1,2,3P Village/TPS No. _____ under the supervision of Pramod Gupte, Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA -76/3195 may be occupied on the following Conditions.

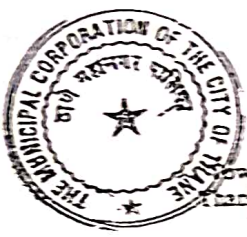
अटी :-

- १) प्रमाणित अंतिम तयारीत सर्व अटी अर्बंद व फोगवटकारक पांचावर बंधनकारक राहतील. सदर अटीचे वेळेवेळे पुतंता करणे बंधनकारक राहतील.
- २) या पुतंता कारररकान्यापूर्वी सर्व आर.जो. विकसित करणे बंधन कारक राहिल.

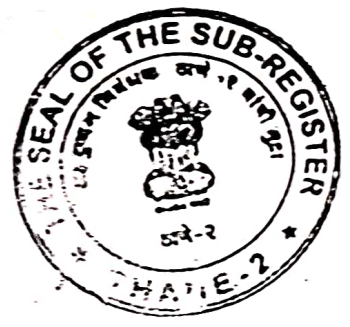
A Set of Certified completion plan is returned herewith

Yours faithfully,

अ.स.प.प.प.प.
 Office Stamp
 Date



(Executive Engineer)
 Development Department,
 Thane Municipal Corporation of
 the city of Thane

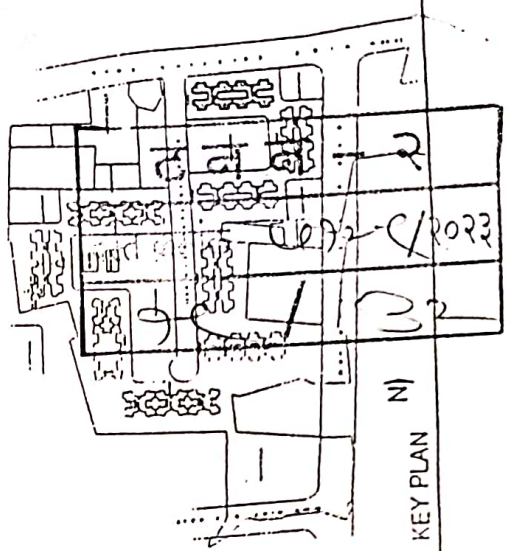
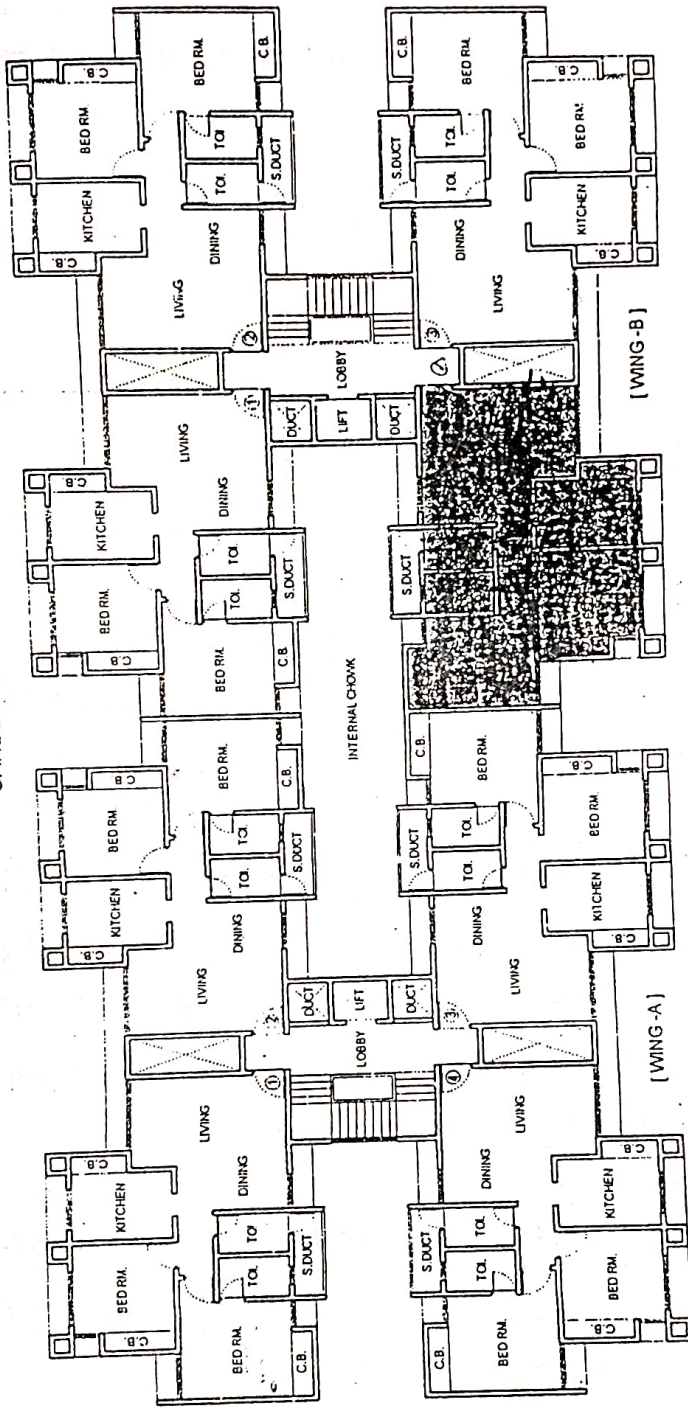


Copy to :-

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

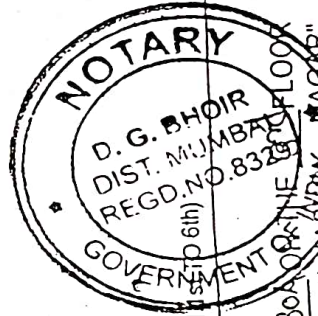


GARDEN SIDE



KEY PLAN

BUYER: *One*
P. B. D. D. D.
M. S. G. S. G.
 FOR SHREE SAI-BABA CONSTRUCTION CO
 PARTNER: *Shri. K. K. Fogga*



दनन-9
 दस्त कर्मांक *648e (209)*
908 / 92E

THANE-2

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दस्त क्रमांक

७२६/२०२३

१०/३२

application duly signed by the **TRANSFERORS** for transfer of the Said Premises in favour of the **TRANSFEEEE**.

The **TRANSFEEEE** shall bear the amount to be spent towards stamp duty & registration fee.

23. The Society Transfer fee will be borne by **TRANSFERORS** and **TRANSFEEEE** in equal proportion.
24. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.
25. Both the parties hereby agreed that they will have to paid 1% Brokerage charges to the respective Broker at the time of Registration of Agreement for Sale

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No.304, admeasuring 650 sq.ft Carpet area on 3rd Floor, "B Wing" along with stilt Parking No. 7 and open Parking No. 25, in **Building No.1**, known as "**ASHOK NAGAR**", of the society Known as "**ASHOK NAGAR BALKUM BLDG NO.1 CO-OPERATIVE HOUSING SOCIETY LIMITED**" bearing **Regn.No. TNA/(TNA)/HSG/(TC)/23734/2012 dt 07/02/2012**, lying being and situated at **Ashok Nagar, Balkum, Thane (West) 400608**, standing on the plot of land bearing Old Survey No. & Hissa No.2/1/1, 2/2/2, 2/2, 63/1, 65/2, 65/3, 65/4, 65/5, 65/6, 66/1 (part), 66/3 (pt), 66/4 (pt), 70/1, 70/2, 70/3, 71/1,2,3,4,5,6,7,8,9, 72/4, 76/1,2,3, 237/1,2,3p, & New Survey No. 2/1/1, 2/1/2, 2/2, 142/1, 142/2, 143/1 (Part), 143/3 (Part), 147/1, 148/1, 153/1,2,3, 116/1,2,3(p) at **Village Balkum, Thane (W) 400 608**, within Registrar of the District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation



P.B. Andel

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Ohm

[Handwritten signature]

ट न न	AND	WHEREAS
दस्त क्रमांक	0	MR. VENKAT
8	33	SMT. ANDAL
		MR. P.B. GOPALACHARI

originally M/S.SHREE SAIBABA CONSTRUCTION COMPANY had sold the said premises to (1) MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN (2) SMT. ANDAL GOPALACHARI PRATHIWADI BHAYAMKARAM & MR. P.B. GOPALACHARI Vide Agreement for Sale dated 31/10/2011 and the same is registered with the Sub-Registrar of Assurance, Thane Vide Document No.TNN1-07548/2011, Dated 02/11/2011.

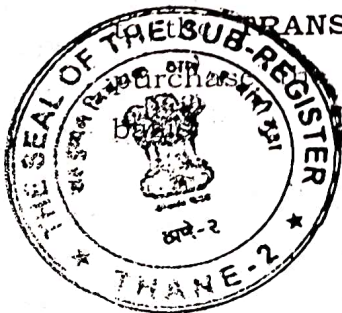
AND WHEREAS the death of Mr. P.B. Gopalachari on dt. 27/10/2021, their legal heirs - two daughters have released their respective shares in favour of their mother SMT. ANDAL GOPALACHARI PRATHIWADI BHAYAMKARAM and Real Brother MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN vide Release Deed dt. 24/03/2023 and the same is registered with the Sub-Registrar of Assurance, Thane Vide Document No.TNN-2/9128/2023, Dated 24/03/2023.

AND WHEREAS the said society had already transferred the said flat and shares in the name of (1) MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN & (2) SMT. ANDAL GOPALACHARI PRATHIWADI BHAYAMKARAM on 29/01/2023.

AND since then (1) MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN & (2) SMT. ANDAL GOPALACHARI PRATHIWADI BHAYAMKARAM, The TRANSFERORS herein, are the absolute owners and share holder of the 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. 391 to 400 under Share Certificate No. 040, 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 TRANSFEREE and the TRANSFEREE has agreed to same from the TRANSFERORS on ownership



P.B. Andel

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दस्तावेज क्रमांक LG-9-C/2023



Share Certificate No. 040

Member's Regn No. 40

No. of Shares Ten / 32

ASHOK NAGAR BALKUM BLDG NO.1 CO-OP. HSG. SOC. LTD.

[Regn. No. TNA/TNA/HS/TCV/23734/2012 dated 7th February, 2012]
 (Registered under the Maharashtra Co-operative Societies Act, 1960)
 Ashok Nagar, Balkum, Thane (West) 400408

SHARE CERTIFICATE

Authorized Share Capital Rs. 1,00,000 Divided into 2,000 Shares each of Rs. 50/- only

Member's Registration No. 40

Date 27/02/2012

This is to Certify that Shri/ Smt. M/s. P. B. Venkat Gopalachari & P. B. Gopalachari & P. B. Andai Gopalachari

is the Registered Holder of TEN fully paid-up shares of Rs. Fifty each numbered from 391 to 400 both inclusive.

Ashok Nagar Balkum Bldg No. 1 Co-op. Hsg. Soc. Ltd. FLAT No. B/304 subject to the Bye-laws of the said Society.

Given under the Common Seal of the Said Society on This 29th day of June 2013

Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

MEMEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To Whome Transferred	S. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the share Register at which the name of the transferee is recorded
1	MEM on 29/01/2023 [Signature] Chairman	P. B. Venkat Gopalachari P. B. Andai Gopalachari [Signature] Hon. Secretary	68 40	68 [Signature] Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

