

र.स.सं.सं.क. ८९२-८/२०२३
24 JUN 2013

Share Certificate No. 040

Member's Regn. No. 40

No. of Shares Ten

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

[Regn. No. TNA/TNA/REG/TCY/23734/2012 dated 7th February, 2012]
(Registered under the Maharashtra Co-operative Societies Act, 1960)
Ashok Nagar, Balkum, Thane (West) 400608

SHARE CERTIFICATE

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

Member's Registration No. 40 Date 07/02/2012

This is to Certify that Shri Smt. Mrs. 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 By-laws of the said Society.

Given under the Common Seal of the Said Society on This 24th day of JUNE 2013

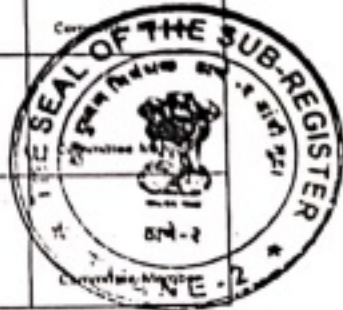
Chairman P. B. Venkat

Hon. Secretary Bilal

Member of the Committee [Signature]

MEMORANDUM 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	2	3	4	5
	MEMO OF 29/6/2013 Chairman	P. B. Venkat Gopalachari P. B. Andai Gopalachari Hon. Secretary	1-0	68 Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		
4	Chairman	Hon. Secretary		
5	Chairman	Hon. Secretary		



ट न न	AND २
दस्त क्रमांक	७ / ३३
	३ / ३३

WHEREAS originally M/S.SHREE SAIBABA CONSTRUCTION COMPANY had sold the said premises to (1) MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN (2) SMT. ANDAL GOPALACHARI PRATHIVADI BHAYAMKARAM & Date 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 PRATHIVADI 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 PRATHIVADI BHAYAMKARAM on 29/01/2023.

AND since then (1) MR. VENKAT GOPALACHARI PRITHIVADI BHAYKARAN & (2) SMT. ANDAL GOPALACHARI PRATHIVADI 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 same from the TRANSFERORS on ownership

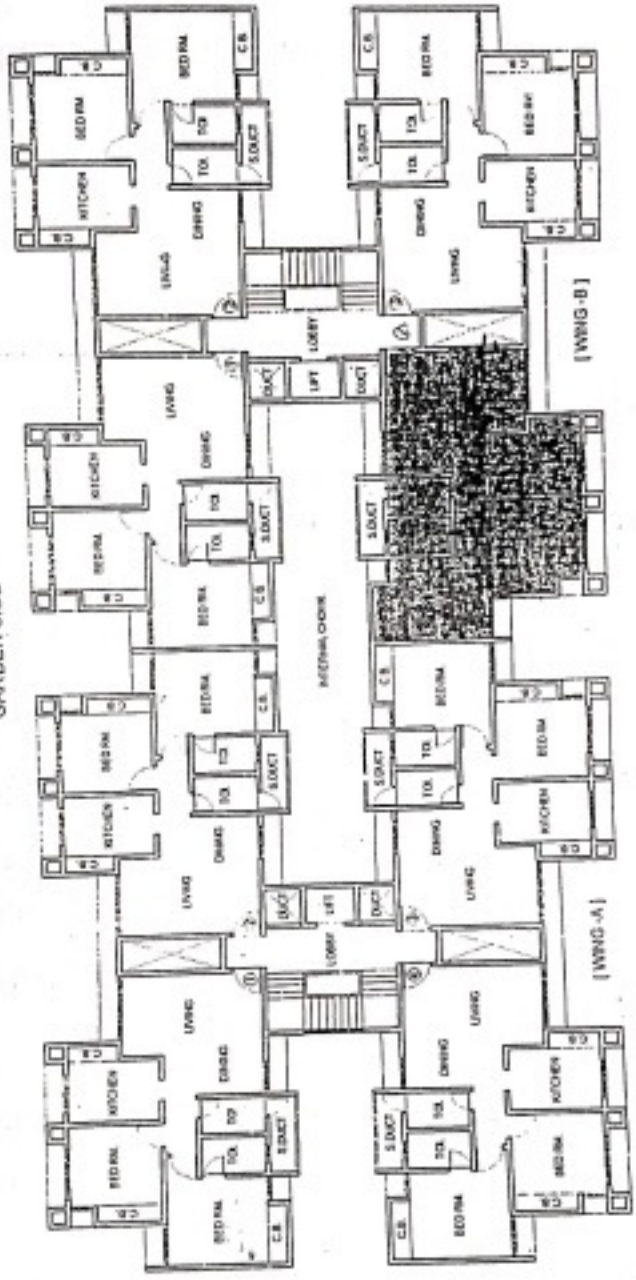


P.B. Andel

[Handwritten signature]



GARDEN SIDE



KEY PLAN

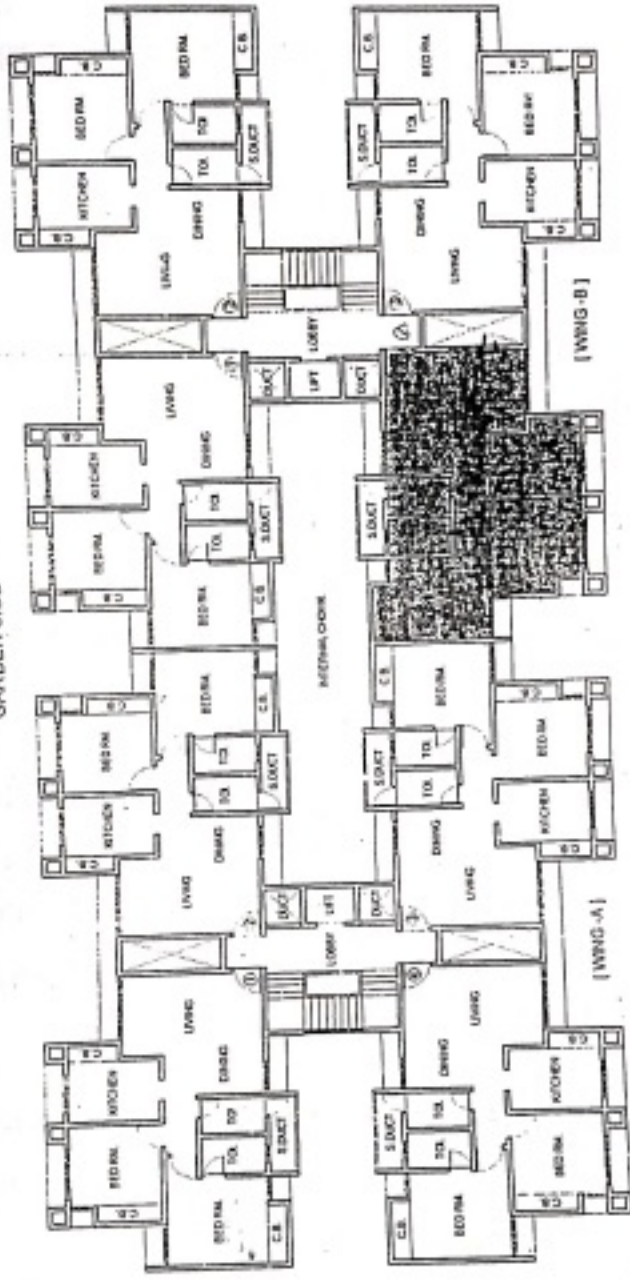
BUYER: *D.G. Bhoir*
P. B. Dindale
M. G. Galabach
 FOR SHREE SAHARA CONSTRUCTION CO
 PARTNER:
Shri. K. K. Fogar



टनन-१
 दस्त बरमांक ७५४८ (२०१)
 १०२ / १२८



GARDEN SIDE



BUYER: *D. G. Bhoir*
P. B. Dindale
M. G. Galabach
 FOR SHREE SA-RABA CONSTRUCTION CO
 PARTNER: *Shree. K. Fogar*



टनन-१
 दस्त बरमांक 648C (209)
 90R / 192E

ट न न - २
 17/09/2023
 No.1299/32

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

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

V.P.No. - 86092 T.M.C./T.D.D. - 666 Date - 20.12.2007

To,

Framod Gupte (Architect)
 507, Apasjay Building
 Mumbai Samachar Marg,
 Fort, Mumbai - 23
 Vasudev Mangya Bhoir & Others (Owner)
 Suresh Jogani & Others (Power of Attorney)

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

Ref:- V.P.No. 86092 T.M.C./T.D.D. 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. --- Section No. 5 S.No. 078/NO T.P.No. 217, 1/2, 1/3, 1/4, 1/5, 1/6, 2, 142/1, 2, 3, 4, 5, 6, 143/TP, 3P, 4P, 147/1, 2, 3, 148/1, 2, 3, 4, 5, 6, 149/4, 153/1, 2, 3, 116/1, 2, 3P Village/TPS No. --- under the supervision of Framod Gupte, Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA-763195 may be occupied on the following Conditions.

शर्तः :-

- 1) पत्रांतरन अनुमतिपत्र सर्व शर्त अंतर्गत व फोटाकॉपीयत फोटाकॉपीयत संपन्नकरक पत्रांतरन. सदा शर्तये वेळवेळी पुर्तल करये संपन्नकरक पत्रांतरन.
- 2) या पुर्तल संपन्नकरकपत्रांतरन सर्व शर्त अंतर्गत. शिर्षित करये संपन्न करक पत्रांतरन.

A Set of Certified completion plan is returned herewith

Yours faithfully,

अधिकारी
 अधिकाऱ्यांच्या कार्यालय
 Office of the
 अधिकारी कार्यालय
 Date
 अधिकारी कार्यालय



(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.

ट न न - २

दस्त क्रमांक ५०१२८/२०२३

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**;

AND

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. Ichhapurti Gahesn Mandir Sector-16, Airoli, Navi Mumbai 400708 hereinafter referred to as the "TRANSFEEEE" (which expression shall unless it be repugnant to the context or meaning thereof includes their 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

[Handwritten Signature]

[Handwritten Signature]





CHALLAN
MTR Form Number-6



GRN	MH017298600202223E	BARCODE			Date	23/03/2023	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details दत्त कृष्णिक 092-C/2023					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	ABQFW9143B 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	NAGAR,ASHOK NAGAR BALKUM BLDG NO.1						
Account Head Details		Amount in Rs.	CHSL						
0030046401	Stamp Duty	588000.00	Road/Street	Ashok Nagar, Balkum					
0030063301	Registration Fee	30000.00	Area/Locality	THANE WEST					
			Town/City/District						
			PIN	4	0	0	6	0	8
			Remarks (If Any)	PAN2=AHEPB9147Q~SecondPartyName=VENKAT GOPALACHARI PRITHIVADI BHAYKARAN-					
			Amount in	Six Lakh Eighteen Thousand Rupees Only					
Total		6,18,000.00	Words						
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 चालान केवल मुख्य निबंधक कार्यालयत नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी व कार्यालयाच्या दस्त्यासाठी सदर चालान लागू नाही.





24/03/2023

सूची क्र.2

दुपयम निबंधक : मह दु.वि.ठाणे 2

दम्न क्रमांक : 7129/2023

मोदणी :

Regn:63m

गावाचे नाव : वाळकूम

(1)विनेखाना प्रकार	करगनामा
(2)मोवपला	8400000
(3) वाज्राभाव(भाडेपट्ट्याच्या वावनिवृत्तदाखल आकारणी देणे की पट्टेदार ने नमूद करणे)	8056133.2
(4) भू-मापन,पॉटहिस्सा व पत्रक्रमांक(अमल्याम)	1) पाविकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 304, माळा नं: 3 ग मजला,बी विंग,विन्डींग नं. 1, इमारतीचे नाव: अशोक नगर वाळकूम वि.नं. 1 को.अप.हो.मो.वि., खार्क नं: अशोक नगर, रोड नं: वाळकूम, ठाणे प., इतर माहिती: मदनिकेचे क्षेत्रफळ 650 चौ.फुट कार्पेट एगिया,मोवत म्डीण्ड पार्किंग नं. 7 आणि क्षेत्र पार्किंग नं. 25 मशिन.((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.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्नोपज करन देणा-या/विहृत ठेवणा-या आकारणे नाव किंवा दिवाणी न्यायालयाचा कुमनामा 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, विन्डींग नं. 1, इमारतीचे नाव: अशोक नगर वाळकूम वि.नं. 1 को. अप.हो.मो.वि., खार्क नं: अशोक नगर, रोड नं: वाळकूम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AHEPB9147Q 2): नाव:-आंडाल गोपालाचारी प्रतिवादी भयकरन - - वय:-69; पत्ता:-प्लॉट नं: मदनिका क्रं. 304, माळा नं: 3 ग मजला, विन्डींग नं. 1, इमारतीचे नाव: अशोक नगर वाळकूम वि.नं. 1 को. अप.हो.मो.वि., खार्क नं: अशोक नगर, रोड नं: वाळकूम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AAHPA3211C
8)दम्नोपज करन देणा-या पक्षकाराचे व किंवा बाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल सुबोध वालावलकर - - वय:-33; पत्ता:-प्लॉट नं: रम नं. 001, एएल-4, माळा नं: विन्डींग नं. 15, इमारतीचे नाव: विराट अपार्टमेंट, खार्क नं: इच्छापुरी गणपती मंदिरामार्ग, सेक्टर 16, रोड नं: गंगोली प्लाजा रोड, गंगोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ABQPW9143B
) दम्नोपज करन दिल्याचा दिनांक	24/03/2023
)दम्न नोंदणी केल्याचा दिनांक	24/03/2023
)पत्रक्रमांक,खंड व पृष्ठ	7129/2023
)वाज्राभावाप्रमाणे मुद्रांक शुल्क	588000
)वाज्राभावाप्रमाणे नोंदणी शुल्क	30000
क्षेत्र	

मह दुपयम निबंधक ठाणे - 2
ठाणे क. 2

कनामाटी विस्तारण क्षेत्रांतला तपशील:-

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



74/7129

पावती

Original/Duplicate

Friday, March 24, 2023

नोंदणी क्र. :39M

9:30 AM

Regn.:39M

पावती क्र.: 7889 दिनांक: 24/03/2023

वाचाने नाव: बाळभूम

दस्तऐवजाचा अनुक्रमांक: टनन2-7129-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निखिल सुबोध बालाबलकर - -

नोंदणी फी

₹. 30000.00

दस्त हस्ताळणी फी

₹. 640.00

पुढांची संख्या: 32

एकूण:

₹. 30640.00

आपणास मूळ दस्त, धंभनेल प्रिंट, घुनी-२ अंदाजे

9:44 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

बाजार मूल्य: ₹.8056133.2/-

मोबदला ₹.840000/-

भरलेले मुद्रांक शुल्क : ₹. 588000/-

रह दुर्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: ₹.640/-

डीडी/घनदेश/पे ऑर्डर क्रमांक: 2303202323252 दिनांक: 24/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनदेश/पे ऑर्डर क्रमांक: MH017298600202223E दिनांक: 24/03/2023

बँकेचे नाव व पत्ता:


मुळ दस्त मिळाला