



मिरा भाईंदर नगरपालिका परिषद  
MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर  
छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) पीन कोड-४०१ १०१.

क्र. नपा/नर/३६०/२५०/१०-१०

दिनांक २०/१२/१९

- वाचने :- १) मे. आर्च डिझायनर अँड कन्सल्टन्टस यांच्या दिनांक २८.५.१७ वा अर्ज.  
२) मे. सधम प्राधिकारी नागरी संकुलन ठामे यांच्या कडील आदेश क्र. पु. स्न. सी/टी.जे/भाईंदर/एस्.आर. १२० दिनांक ३०.११.८९ ची मंजूरी.  
३) मिरा भाईंदर नगरपरिषद पत्र क्र. नपा/नर/४५८३/७२८/१५-१६ दि. २७.४.१५ अन्वये अकृषिक वापरसाठी नाहरकत दाखला.  
४) मे. जिल्हाधिकारी यांचे कडील आदेश क्र. महसूल ४४-१ टै-७ एनएपी/एस्आर/२१७/९० दिनांक १४.१.१९९२ ची अकृषिक मंजूरी.  
५) मिरा-भाईंदर नगरपरिषद पत्र क्र. नपा/नर/४२८/१२७१/१५-१६ दिनांक २२.१२.१५ अन्वये बांधकाम परवानगी.  
६) मे. आर्च डिझायनर अँड कन्सल्टन्टस यांच्या दि. १४.१२.१६ अन्वये इमारत पूर्णत्वाचा दाखला.  
७) मे. ओरा अँड असो. यांच्या दि. १४.१२.१६ अन्वये इमारत तांत्रिक दुष्टया योग्यतेचा दाखला.  
८) मे. अनिष अँड असो. यांच्या इमारतीच्या प्लॅनिंग बाबतचा दाखला.

// भोगवटा दाखला //

मिरा भाईंदर नगरपरिषद क्षेत्रातील स.नं. ३१ दि. क्र. ६ मॉने भाईंदर येथे इमारत क्र. "अ" [देवकृपा] या इमारतीचे बांधकाम मे. अतुल डी. शहा यांनी पुणे केले असून वास्तुविशारद मे. आर्च डिझायनर अँड कन्सल्टन्टस यांनी इमारत पूर्णत्वाचा व ओरा अँड असो. यांनी इमारत तांत्रिक दुष्टया योग्यतेचा दाखला सादर केलेला आहे. यास्तव सदर इमारतीचा वापर करणेस व आवश्यक तेवढा विद्युत पुरवठा होणे नगरपरिषदेची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणास नव कनेक्शन मिळेलच यांची हमी नगरपरिषद देत नाही.

प्रत :- कर विभाग.

*[Signature]*

*[Signature]*  
मुख्याधिकारी,  
मिरा भाईंदर नगर परिषद.

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२१०	१२०



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7  
दस्त क्रमांक : 9802/2023  
नोटणी :  
Regn 83m

गावाचे नाव : भाईदर

करारनामा	
5500000	
3436885	
1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन ; , इतर माहिती: , इतर माहिती: मौजे भाईदर,वॉर्ड सी,विभाग 1/3,सदनिका क्रमांक.सी/209,दुसरा मजला,द लिना को.ऑप.हौ.सोसायटी.लि,60 फिट रोड,देवचंद नगर,भाईदर पश्चिम.ता.जि.ठाणे.401101,सदनिकेचे क्षेत्रफळ.58.55 चौ.मी.बिल्टअप.( ( Survey Number : Survey No.6 Hissa No.6 ( Part ) ; ) )	
1) 58.55 चौ.मीटर	
1): नाव:-पंकज कांतीलाल जैन - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी/209,दुसरा मजला,द लिना को.ऑप.हौ.सोसायटी.लि,60 फिट रोड,देवचंद नगर,भाईदर पश्चिम.ता.जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AHZPJ4241L	
1): नाव:-जितेंद्र विजयराज जैन - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/202,पार्श्व नगर,बिल्डींग नं.2,भाईदर पश्चिम ता.जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AVNPPJ0373P	
2): नाव:-ऋषभ विजयराज जैन - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/202,पार्श्व नगर,बिल्डींग नं.2,भाईदर पश्चिम ता.जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-BDVPPJ2168P	
3): नाव:-विजयराज उकचंद जैन - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए/202,पार्श्व नगर,बिल्डींग नं.2,भाईदर पश्चिम ता.जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADPPJ9003L	
24/05/2023	
24/05/2023	
9802/2023	
385000	
30000	

गारात घेतलेला तपशील:-:

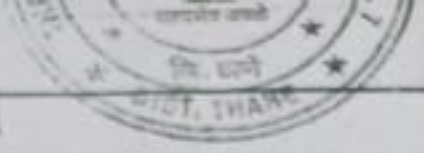
रताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग. २  
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*[Handwritten Signature]*





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Sr. No. of Transfer	Date of transfer and date at which Transfer was approved	To Whom Transferred	Number of shares held by the Transferor registered	Name of the member is recorded
1	03/06/2018 2	MAHESH KUNWAR KEBHALCHAND BADDAMIYA	215	 Committee Member 215
31	 Chairman 10/06/2018	PANKAJ KANILAL TRAI Hon. Secretary	215	 Committee Member
3	 Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

# THE LEENA CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. Address: 60 Ft. Road, Devidas Nagar, Bhayandar (W), Pin-401 006.  
(Registered under the M. C. S. Act, 1960)

Registration No. TANA / HSG / (TC) / 4542 / 91 - 92 / Dt. 20-12-91

Serial No. 31

Authorised Share Capital Rs. 7,50,000/- Divided into 15,000 Shares each of Rs. 50/- only.  
Member's Registration No. 31 (C-209)

## THIS IS TO CERTIFY THAT

Shri/Smt. VIDYA BEN K. BARAMIYA

of Bhayandar is the registered Holder of ( FIVE ) Shares from No. 151  
to 155 of Rs. 250/- ( Rupees Two Hundred Fifty only ) in

THE LEENA CO-OPERATIVE HOUSING SOCIETY LIMITED Bhayandar subject to  
the Bye-laws of the said Society and that upon each of such Share the sum of  
Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bhayandar this 22nd Day



K. V. B. Chairman

H. B. Hon. Secretary

M. S. S. Member of the Committee

P.T.O.

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14] The Transferees shall bear and pay the charges towards stamp duty and registration fees as may be in force and there after lodging this Agreement for Registration with the concerned sub-Registrar of Assurance within the prescribed time limit and the Transferor have jointly to admit and attain execution thereof.

THE SCHEDULE ABOVE REFERRED TO

FLAT NO. C/209, on the Second Floor, admeasuring area about 58.55 Sq. Mtrs. Built Up Area, in the building known as THE LEENA CO - OPERATIVE HOUSING SOCIETY LTD., Constructed on plot of land bearing Old Survey No. 31, New Survey No. 6, Hissa No. 6(Part), C.T.S. NO. 1829 (Part), of Revenue Village Bhayander, at 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, within the limits of Mira Bhayander Municipal Corporation in the Registration District Sub-District Thane/Bhayander.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THE RESPECTIVE HAND ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:

SIGNED SEALED AND DELIVERED }

By the within named "TRANSFEROR" }

*Pankaj*  
PANKAJ KANTILAL JAIN }



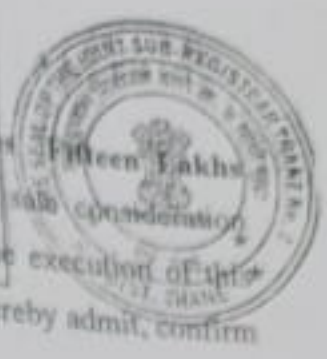
In the presence of ..... }

1) *Sanj H. Singh*

2) *Nimesh*

Pankaj

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₹ 15,00,000/-	₹ 15,00,000/-
₹ 10,00,000/-	₹ 10,00,000/-
₹ 30,00,000/-	₹ 30,00,000/-



i) The Transferees have paid a sum of **Rs.15,00,000/- (Rupees Fifteen Lakhs Only)** (Which include TDS) being the part payment total agreed sale consideration in respect of the said Flat premises referred to above, on or before the execution of this present Agreement herein, (The receipt whereof the Transferors do hereby admit, confirm and acknowledge of and from the Transferees herein).

ii) The Transferees have paid a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** being the part payment total agreed sale consideration in respect of the said Flat premises referred to above, on or before the execution of this present Agreement herein, (The receipt whereof the Transferors do hereby admit, confirm and acknowledge of and from the Transferees herein).

iii) It is mutually agreed by & between the parties that the Transferees shall pay the Balance amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** being the Full & Final Amount total agreed sale consideration in respect of the said Flat premises referred to above, to the Vendors or Arrangement of Loan from the bank or Financial instituted on or before **60 Working days** from the Dated of Registration of these presents Agreement. If the second party fails to pay the balance amount to the First Parts then said agreement stands cancelled or stands terminated.

4] That the party of the FIRST PART has agreed to deliver to the party of the SECOND PART the share certificate in respect of the said share fully paid up of the said society together with the transfer form duly filled up and signed by the Transferor and application for such transfer to be submitted to the society for effecting the necessary transfer.

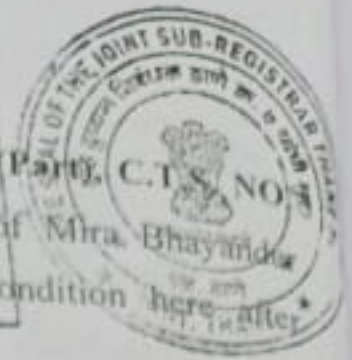
5] That the party of the SECOND PART is bound by the conditions contained in the Agreement for sale made by the present Transferor and Agreement, which is given by the party of the FIRST PART to the party of the SECOND PART.

The membership and share certificate of the "THE LEENA CO - OPERATIVE HOUSING SOCIETY LTD., at 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, shall be transferred in the name of the party of SECOND PART.

x Pankaj  
 A. J. V. jain  
 Anke  
 [Signature]

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land bearing Old Survey No. 31, New Survey No. 6, Hissa No. 36 (Part), of Revenue Village Bhayander, within the limit of Mira Bhayander Municipal Corporation on ownership basis on the terms and condition here after appearing.

D] The Transferor have agreed to sell to Transferees the said Flat together with the said share certificate held by the Transferor in the share capital of the society.

E] The Transferor has not received nor have been served any notice of demand under Income Tax Act., sales Tax, Stamp Duty of the wealth Tax Act. And that no such notice or demand is pending and that no warrant of Attachment issued in respect of the said Flat by the Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities under any of the provision of the Income Tax and Wealth Tax Act., and or the rules formed there under.

**NOW, THESE PRESENTS BETWEEN AND IT IS HERE BY AGREED BY AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

- 1] That the Transferor is fully seized and possessed of Flat No. C/209, Second Floor, admeasuring area about 58.55 Sq. Mtrs. Built Up Area, in THE LEENA CO - OPERATIVE HOUSING SOCIETY LTD., at 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, and is absolute owner of the said Flat.
- 2] That the party of the FIRST PART i. e. the Transferor who intends to sell the Flat on the ownership basis and the party of the SECOND PART i. e. The Transferees has approached to the party of the FIRST PART and that the party of the SECOND PART has prior to the execution of this Agreement satisfied himself / themselves about the title of the party of the FIRST PART and shall not be entitle to investigate the title of the party the FIRST PART and no objection shall be raised on the any matter relating thereto.
- 3] That the Transferees have agreed to pay and the Transferors have agreed and accept the lump sum consideration sum of Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) towards the full & final value of the said Flat, the payment to be paid as follows :-

x Pankaj

✓ [Signature]

✓ [Signature]

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[Signature]

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WHEREAS	
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A] The Transferor hereto is sole and the absolute owner of and is fully sized and possessed of ownership Flat No. C/209, Second Floor, admeasuring area about 58.55 Sq. Mtrs. Built Up Area, in THE LEENA CO - OPERATIVE HOUSING SOCIETY LTD., at 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, and Society Co-Operative Society Act, 1960. Vide Registration No. (TNA / (TNA) / HSG / (TC) / 4542/1991-1992, Dated 20/12/1991, the Transferor is the holder of five fully paid shares of the each Vide Share Certificate No. 31, Dated 22/2/1992, Distinctive Serial No. 151 to 155.

B] An Agreement for sale entered and executed between M/S. LEENA CONSTRUCTIONS AND DEVELOPERS and party VIDHAYKUMARI KEWALCHAND BADAMIYA, by an Agreement Dated 25/1/1991, and thereafter the said VIDHAYKUMARI KEWALCHAND BADAMIYA, Gifted the said Flat to MAHESHKUMAR KEWALCHAND BADAMIYA, by an Agreement Dated 6/11/2017, and the same got registered in Sub-Registrar of Thane-4, bearing Document No. TNN4-5154-2017, Dated 8/11/2017, and thereafter the said MAHESHKUMAR KEWALCHAND BADAMIYA, sold the said Flat to the present Transferor i.e. PANKAJ KANTILAL JAIN, by Agreement Dated 11/12/2017, and the same got registered in Sub-Registrar of Thane-7, bearing Document No. TNN7-17577-2017, Dated 12/12/2017, and the present Transferor had purchased the said Flat No. C/209, Second Floor, admeasuring area 58.55 Sq. Mtrs. Built Up Area, in THE LEENA Chs. Ltd., at 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, on the ownership basis and wherein the present Transferor is now required the said Flat or he proposed to sell the Flat in the said Society on the ownership basis to the purchasers.

C] And whereas the application to society to transfer the said shares which are held by the Transferor in the name of the Transferees & also to transfer the said Flat in the name of the Transferees will be applied and Transferees has agreed to acquire the said Flat No. C/209, Second Floor, admeasuring area about 58.55 Sq. Mtrs. Built Up Area, in THE LEENA CO - OPERATIVE HOUSING SOCIETY LTD. 60 Feet Road, Devchand Nagar, Bhayander (W), Dist. Thane - 401101, Constructed on the plot of

\* Pankaj

~ Jatin Jain

~ Pankaj

~ Pankaj



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**AGREEMENT FOR SALE**

THIS ARTICLE OF AGREEMENT is made and entered into  
BHAYANDER, the ..२४..<sup>th</sup> day of MAY, in the Christian year TWO THOUSAND  
TWENTY THREE.

BETWEEN

PANKAJ KANTILAL JAIN, aged ... Years, an Indian Inhabitant residing  
Flat No. C/209, THE LEENA Co-Op. Hsg. Soc. Ltd., 60 Feet Road, Devel  
Nagar, Bhayander (W), Dist. Thane - 401101, hereinafter called "THE  
TRANSFEROR" (which expression shall unless it be repugnant to the context  
meaning thereof be deemed to and assigns) of the **FIRST PART**.

A N D

JITENDRA VIJAYRAJ JAIN, aged .... Years, & RISHABH VIJAYRAJ JAIN  
aged .... Years, VIJAYRAJ UKCHAND JAIN aged .... Years, all Indian Inhabitant  
residing at Flat No. A/202, Parshwa Nagar, Bldg. No. 2, Bhayander (W), Dist. Thane  
401101, hereinafter called "THE TRANSFEREES" (which expression shall unless  
repugnant to the context or meaning thereof be deemed to include their heirs execut  
administration and assigns) of the **SECOND PART**.

x Pankaj

✓ Jitendra Vijayraj

Rishabh

✓ Vijayraj

✓ Vijayraj

SIGNED SEALED AND DELIVERED )

By the within named "TRANSFEREES" )

*Jitendra V. Jain*

JITENDRA VIJAYRAJ JAIN & )

*Rishabh V. Jain*

RISHABH VIJAYRAJ JAIN )

*Vijayraj U. Jain*

VIJAYRAJ UKCHAND JAIN )

In the presence of ..... )

1) *Sanjay H. Singh* ..

2) *Nimesh*

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- 6] That the parties of the FIRST PART agreed to handover the vacant possession of the said Flat at the time of Full and Final Payment of this present agreement.
- 7] That the party of the FIRST PART declare and confirm that he had paid the entire purchase price payable in the respect of the said Flat.
- 8] That the party of the SECOND PART shall make an application for making the assessment payment of Municipal Bill & Electricity Bill in his / their own name and that the party of the FIRST PART shall consent to do so and that the party of the SECOND PART who will be entitled to dispose the said Flat any way he / they choose.
- 9] That the party of the FIRST PART has paid all the taxes and society dues of the said Flat up to the date of this agreement and those levied hence forth the party the SECOND PART shall make payment there of to concerned authorities.
- 10] That the party of the FIRST PART hereby declare that he / they has not pledged and / or mortgage to any loan from any of the bankers or financial institution against the said Flat Further the said Flat is also not sold by the party of the FIRST PART to anyone else and that no advance against the said Flat has been taken by the party of the FIRST PART for the said Flat is free from all encumbrances and reasonable doubt.
- 11] That the party of the SECOND PART hereby covenants to keep the said Flat in wall and partition wall, drains / pipes and appearances hereto in good turn condition and in particular so as to support repair and protect the part of the building other than his their Flat.
- 12] All cost charge and expenses of preparation of this present Agreement shall be borne by the Transferees only and the Transferees and seller shall equally share the transfer charges payable to the society for transferring the Flat in the name Transferees.
- 13] This Agreement shall always be subject to the provision contained in Maharashtra ownership Flats Act 1963, Maharashtra ownership Flat rule 1964 or any provision of law for the time being which is applicable hereto.

x Pankaj

Shri. V. Jay

Shri. Pankaj