



09/09/2021

मूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 7

दस्त क्रमांक : 12736/2021

नोंदणी :

Regn:63m

गावाचे नाव : पैणकरपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोंयवला	3400000
(3) वाजारभावा (भाडेपट्टयाच्या बायनितपट्टाकार आकारणी देतो की पट्टेदार तं नमुद करावं)	3392122
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मिग-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: फ्लॅट न 703,7 वा मजला, वी विंग, कृष्णा टॉवर कॉ ऑप हीमिंग सोमायटी लि, विल्डिंग न. 1/2, शांती पार्क, मिग रोड पूर्व, डिस्ट्रिक्ट ठाणे 401107 ((Survey Number : 221 ;))
(5) क्षेत्रफळ	1) 43.30 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हितेश आनंदजी गालानी वय:-60; पत्ता:-प्लॉट न: फ्लॅट न 401, माळा नं: 4था मजला, विंग ए, इमारतीचे नाव: पटेल शॉपिंग सेंटर बी कॉ ऑप सोमायटी लि., ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: चंदावरकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ABDPG5448G 2): नाव:-मान्यता देणारे प्रिती बी. गालानी वय:-54; पत्ता:-प्लॉट नं: फ्लॅट न 204, माळा नं: 2 रा मजला, इमारतीचे नाव: मुमेर नगर विल्डिंग न.1, मुमेर नगर, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: एम. व्ही. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AGRPG8885C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शितल मनोज परमार वय:-41; पत्ता:-प्लॉट नं: फ्लॅट न मी 204, माळा नं: 2 रा मजला, इमारतीचे नाव: शरयू अपार्टमेंट, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: वसंत नगरी मार्कल, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AKVPP7116L 2): नाव:-मनोज जीवन परमार वय:-60; पत्ता:-प्लॉट नं: फ्लॅट न मी 204, माळा नं: 2 रा मजला, इमारतीचे नाव: शरयू अपार्टमेंट, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: वसंत नगरी मार्कल, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ADGPP5817K
(9) दस्तावेज करून दिल्याचा दिनांक	08/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	12736/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	204000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



09/09/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 7

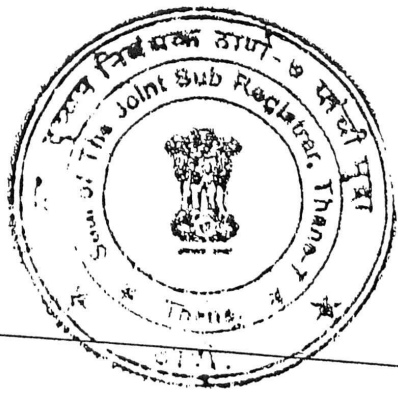
दस्त क्रमांक : 12736/2021

नोंदणी :

Regn:63m

गावाचे नाव : पेणकरपाडा

1) विलेखाचा प्रकार	करारनामा
2) मोंबबत्ता	3400000
3) बाजारभाव(भाडेपट्टयाच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद्द करावे)	3392122
4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:मिग-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: फ्लॅट न 703,7 वा मजला,वी विंग,कृष्णा टॉवर कॉ ऑप हॉमिंग सोमायटी लि,विल्डिंग न. 1/2,शांती पार्क,मिग रोड पूर्व,डिस्ट्रिक्ट ठाणे 401107((Survey Number : 221 ;))
क्षेपकळ	1) 43.30 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या कागाचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश अमल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-हितेश आनंदजी गालानी वय:-60; पत्ता:-प्लॉट नं: फ्लॅट न 401, माळा नं: 4था मजला, विंग ए, इमारतीचे नाव: पटेल शॉपिंग सेंटर वी कॉ ऑप सोमायटी लि., ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: चंदावरकर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-ABDPG5448G
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश आस,प्रतिवादिचे नाव व पत्ता	2): नाव:-मान्यता देणारे प्रिती बी. गालानी वय:-54; पत्ता:-प्लॉट नं: फ्लॅट न 204, माळा नं: 2 रा मजला, इमारतीचे नाव: सुमेर नगर बिल्डिंग न.1, सुमेर नगर, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AGRPG8885C
दस्तऐवज करून दिल्याचा दिनांक	1): नाव:-शितल मनोज परमार वय:-41; पत्ता:-प्लॉट नं: फ्लॅट न मी 204, माळा नं: 2 रा मजला, इमारतीचे नाव: शरयू अपार्टमेंट, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: वसंत नगरी सर्कल, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AKVPP7116L
नोंदणी केल्याचा दिनांक	2): नाव:-मनोज जीवन परमार वय:-50; पत्ता:-प्लॉट नं: फ्लॅट न मी 204, माळा नं: 2 रा मजला, इमारतीचे नाव: शरयू अपार्टमेंट, ब्लॉक नं: वसई पूर्व, पालघर, रोड नं: वसंत नगरी सर्कल, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ADGPP5817K
क्रमांक,खंड व पृष्ठ	08/09/2021
प्रभावाप्रमाणे मुद्रांक शुल्क	09/09/2021
प्रभावाप्रमाणे नोंदणी शुल्क	12736/2021
	204000
	30000



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



CHALLAN
MTR Form Number-6



GRN	MH005865644202122M	BARCODE	[Barcode]		Date	04/09/2021-16:27:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AKVPP7116L			
Location	THANE			Full Name	SHEETAL MANOJ PARMAR and MANOJ JIVAN PARMAR			
Year	2021-2022 One Time			Flat/Block No.	Flat No. 703, 7th Floor, B Wing, KRISHNA			
Account Head Details				Amount In Rs.	Premises/Building			
0030048401	Stamp Duty		204000.00	Road/Street	TOWER CHSE, - 9			
0030063301	Registration Fee		30000.00	Area/Locality	Mira Road East			
				Town/City/District	Mira Road East			
				PIN	4 0 1 1 0 7			
				Remarks (If Any)	PAN2=ABDPG5446G+ Second Party Name SHEETAL ANANDJI GALANI-			
Total				2,34,000.00	Amount In Words	Two Lakh Thirty Four Thousand Rupees Only		
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021090612721	700794347	
Cheque/DD No.				Bank Date	RBI Date	06/09/2021-16:26:07	07/09/2021	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 07/09/2021			



Department ID :

NOTE:- This challan is to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820209009

सदर चलन केवल उपरोक्त नोदणी कार्यालय नोदणी कार्याच्या दस्त्यासाठी लागू आहे. नोदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.

Date: 2021.09.08

18:30:32 IST

Reason: Secure

Document

Location: India

[Handwritten Signature]



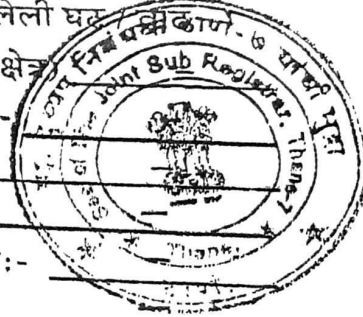
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०२१

ट.न.न. - ७

दस्ता क्रमांक १२७३६ / २०२१

१. दस्ताचा प्रकार : परिवारनामा अनुच्छेद क्रमांक: २५
२. सादरकर्त्याचे नाव : श्रीमती विराम रामचंद्र रावठार
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला / ठाणे
४. गावाचे नाव: जेनकरवाडी
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक:- २२१
६. मूल्य दरविभाग (झोन):- ४/२१-९ ७. उपविभाग: _____
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- ४२९००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- ४३.३० क्वड्रेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: _____ गच्ची: _____ पोटमाळा:- _____
१०. मजला क्रमांक:- ७वा मजला उदवाहन सुविधा आहे/नव्ही
११. बांधकाम वर्ष:- २०११ घसारा: १०%
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- _____ ज्यान्वये दिलेली घट
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)
२. नवीन इमारतीत दिलेले क्षेत्र:-
३. भाड्याची रक्कम:-
१. प्रतिमाह भाडे रक्कम:-
२. अनामत रक्कम/आगावू भाडे:-
३. कालावधी
१५. लिव्ह अॅन्ड लायसन्सचा दस्त
निवासी / अनिवासी :-
१. प्रतिमाह भाडे रक्कम:-
२. अनामत रक्कम/आगावू भाडे:-
३. कालावधी
१६. निर्धारित केलेले बाजारमूल्य:-
१७. दस्तामध्ये दर्शविलेली मोबदला :-
३३९२१४४/-
३४०००००/-
१८. देय मुद्रांक शुल्क:- २०४०००/-
१९. भरलेले मुद्रांक शुल्क: २०४०००/-
२०. देय नोंदणी फी :- ३००००/-



लिपीक

सह दुय्यम निबंधक

43.30
X 82900
X 1.05
X 0.90
3392144/-

CHALLAN
MTR Form Number-6



GRN MH005865644202122M BARCODE [Barcode] Date 04/09/2021-16:27:54 Form ID 25.2

Department Inspector General Of Registration
Type of Payment Stamp Duty Registration Fee
Office Name THN7_THANE NO 7 JOINT SUB REGISTRAR
Payer Details
TAX ID / TAN (If Any)
PAN No.(If Applicable) AKVPP7115L
Full Name SHEETAL MANOJ PARMAR and MANOJ JIVAN PARMAR

Location THANE
Year 2021-2022 One Time
Flat/Block No. Flat No. 703, 7th Floor, B Wing, KRISHNA
Premises/Building TOWER CHSL,

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030048401 Stamp Duty	204000.00	Building No. 1/2, Shanti Park, Dist. Thane,	दरत MIRA ROAD EAST	3 २४	401107
0030083301 Registration Fee	30000.00				

Remarks (If Any)
PAN2=ABDPG5448G-Second Payment by JESH ANANDJI GALANI-
Total Amount In Two Lakh Thirty Four Thousand Rupees Only
Words



Total 2,34,000.00

Payment Details IDBI BANK
Cheque-DD Details
FOR USE IN RECEIVING BANK
Bank CIN Ref. No. 69103332021090612721 700794347
Bank Date RBI Date 06/09/2021-16:26:07 07/09/2021
Name of Bank IDBI BANK
Name of Branch
Scroll No. , Date 100 , 07/09/2021

Department ID :
NOTE:- This challan is digitally signed by AS sent to be registered in Sub Registrar office only. Not valid for unregistered document.
MUMBAI 03
Date: 2021.09.09 14:23:58 IST
Reason: Secure Document
Location: India
Mobile No. : 9820209009

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
	<i>[Signature]</i>				

P. Berami

Page 1/2
S.M. Parmar
[Signature]

Print Date 09-09-2021 02:23:57

PRN :	MH005865644202122M	Amount : 2,34,000.00	Bank : IDBI BANK	Date : 04/09/2021-16:27:54
1	(IS)-337-12736	0002881383202122	09/09/2021-14:10:38	IGR119
2	(IS)-337-12736	0002881383202122	09/09/2021-14:10:38	IGR119
Total Defacement Amount				2,34,000.00

ट.न.न. - ७

दस्तावेज क्र १२७३६/२०२१

४

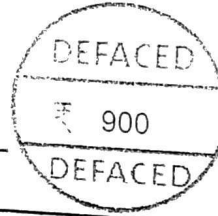


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0909202105115 Receipt Date 09/09/2021

Received from SHEETAL PARMAR, Mobile number 8169474196, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 12736 dated 09/09/2021 at the Sub Registrar office Joint S.R.Thane 7 of the District Thane.



Payment Details

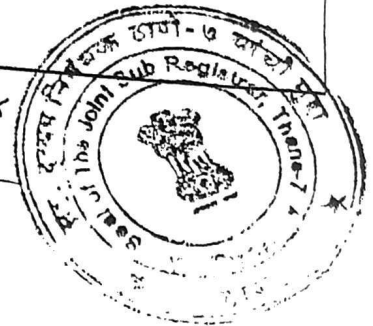
Bank Name SBIN	Payment Date 09/09/2021
Bank CIN 10004152021090904346	REF No. 125212296722
Deface No 0909202105115D	Deface Date 09/09/2021

This is computer generated receipt, hence no signature is required.

[Handwritten Signature]
P. B. Bhalerao

S. M. Parmar

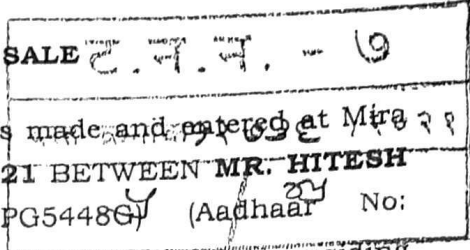
[Handwritten Signature]



Signature Not Verified

Digitally signed by ds
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.09.09
14:23:58 IST
Reason: Secure
Document
Location: India

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered at Mira Road on this **08th** day of **September, 2021** BETWEEN **MR. HITESH ANANDJI GALANI** (Pan No: **ABDPG5448G**) (Aadhaar No: **606151249915**) aged 60 years, an adult, an Indian Inhabitants residing at Flat No. 401, 4th Floor, Wing A, Patel Shopping Center "B" Co-operative Society Ltd., Chandavarkar Road, Borivali (West), Mumbai 400092 and OWNER of Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107, hereinafter called "**THE TRANSFEROR**" (Which expression shall unless be repugnant to the context or meaning thereof, shall mean and include **his** heirs, executors, administrators, and assigns) of the **ONE PART**.

AND

MRS. PRITI B. GALANI (Pan No: **AGRPG8885C**) (Aadhaar No: **901912415623**) aged 54 years, an adult, an Indian Inhabitants residing at Flat No. 204, 2nd Floor, Sumer Nagar Building No. 1, Sumer Nagar S. V. Road, Borivali (West), Mumbai 400092 and ASSOCIATED MEMBER of Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107, hereinafter called "**THE CONFIRMING PARTY**" (Which expression shall unless be repugnant to the context or meaning thereof, shall mean and include **her** heirs, executors, administrators, and assigns) of the **OTHER PART**.



MRS. SHEETAL MANOJ PARMAR (Pan No. **AKVPP7115L**) (Aadhaar No. **857984784991**) aged 41 years (**2**) **MR. MANOJ JIVAN PARMAR** (Pan No. **ADGPP5817K**) (Aadhaar No. **352942474524**) aged 50 years, Both adults, an Indian Inhabitant having address at Flat No. C 204, 2nd Floor, Shrayu Apartment, Vasant Nagari Circle, Vasai (East), Palghar 401208 hereinafter called "**THE TRANSFEREES**" (Which expression shall unless be repugnant to the context or meaning thereof, shall mean

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and include their heirs, executors, administrators, and assigns) of the

ANOTHER PART.

By This agreement always subject to Provision of Maharashtra Ownership Flat Act, 1963 or Provision for Maharashtra Apartment Act, 1970 or Provision of Maharashtra co-op. Housing Societies Act, 1960.

WHEREAS:-

(a) THE TRANSFEROR is seized and possessed of otherwise well and sufficiently entitled to Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107 admeasuring 466 Sq. Ft. Built up Area situated on plot of land bearing SURVEY No. 221 of Village Penkarpada, Mira - Bhayandar Mahanagar Palika, Taluka Thane in Registration District Thane (Hereinafter referred to as "**THE SAID PREMISES**")



(b) WHEREAS the SAID PREMISES was originally purchased/acquired by MR. SYLVESTER MARCEL MAXIM MORAS being the Flat Holder therein from MESSERS P & K Builders & Developers, a Proprietary Firm, being the Builders/Promoter therein by virtue of an Agreement for Sale dated 07th day of April, 1999 and the same was Registered vide Registration No. **TNN - 2 - P 876 - 1999** dated 07-09-1999 in the Office of Sub-Registrar of Thane - 2.

(c) WHEREAS the SAID PREMISES was then purchased/acquired by MR. HITESH ANANDJI GALANI being the Flat Holder therein from MR. SYLVESTER MARCEL MAXIM MORAS being the Transfor therein by virtue of an Agreement for Sale dated 02nd day of July, 2004 and the same was Registered vide Registration No. **TNN - 2 - 05243 - 2004** dated 05-07-2004 in the Office of Sub-Registrar of Thane - 2.

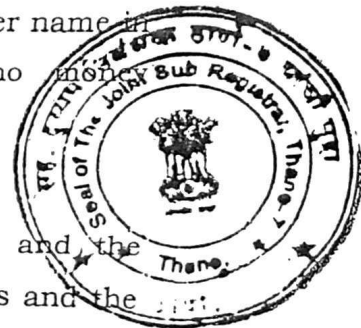
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- (d) THE TRANSFEROR is also the legal and bonafide member and shareholder of "KRISHNA TOWER Co-operative Housing Society/ २०२१ Ltd." registered under Maharashtra Co-operative Societies Act, 1960 under Registration No. २७७ - ७

TNA/(TNA)/HSG/(T.C)/12785/2001-2002 (hereinafter referred to as "**THE SAID SOCIETY**") and as such is registered holder of **5 (Five)** fully paid-up shares of face value of ₹. 50/- (Rupees Fifty only) each of the aggregate value of ₹. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. **316 to 320** (both inclusive), Member's Register No. **064**, bearing Share Certificate No. **064** dated **14th September, 2001/2002** issued by THE SAID SOCIETY (hereinafter referred to as "**THE SAID SHARES**") in respect of the ownership of THE SAID PREMISES and **MR. HITESH ANANDJI GALANI** is entitled to possession of the said Flat and the said shares.

- (e) And whereas the Society had entered the name of MRS. PRITI B. GALANI as an ASSOCIATED MEMBER dated 04/09/2004, since MRS. PRITI B. GALANI was occupied the said flat at that time. As an Associated Member shall only confirming this Agreement for Sale since the Society had entered her name in Share Certificate on 02/07/2004. There is no money contributed at the time of Purchase the said Flat.



AND WHEREAS the TRANSFEROR agree to sell and the TRANSFEREES agree to purchase the TRANSFEROR's rights and the said share in said Premises on the certain terms and conditions mutually agreed by and between the parties which are as under.

AND WHEREAS the TRANSFEROR have informed the said society under bye-law No. 20(a) the intention of transfer of the said Flat/Share and interest in the capital / property of the society and shall obtained

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the necessary permission from the said society to sell, transfer and assign the said Flat to the TRANSFEREES in due course.

WHEREAS the TRANSFEROR declares that their membership in the said society is valid and subsisting and not terminated by the said society and they have not received any notice of expulsion from the membership of the said society or any other notice restraining them from transferring the said Flat/Shares.

The TRANSFEROR further declare that their title over the said Flat/Shares is clear, marketable and free from all encumbrances and same is not mortgaged or in any manner charged for payment of any money due to any person/s and or any financial institution/s.

AND WHEREAS the TRANSFEROR have agreed to sell, transfer and assign to the TRANSFEREES and TRANSFEREES have agreed to purchase and acquire the said Flat along with all rights, title and interest, benefit, and said five shares, all deposit and sinking fund amount, etc. at the lump sum price or consideration of ₹. 34,00,000/- (Rupees Thirty Four Lakhs Only) and on the terms and conditions mutually agreed upon by and between the parties hereto.



THIS DEED WITNESSETH AND IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

The TRANSFEROR have agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase and acquire the said Flat bearing Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107 together with the right, title, interest, benefits, said five shares, Sinking fund amount and the permanent and absolute right of the use and occupation of the said Flat for the lump sum price of

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consideration amount of of ₹. 34,00,000/- (Rupees Thirty Four Lakhs Only)

2. That the purchase price of the said Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107 shall be ₹. 34,00,000/- (Rupees Thirty Four Lakhs Only) which amount the TRANSFEREES shall pay to the TRANSFEROR in the following manner:-

a) ₹. 22,00,000/- (Rupees Twenty Two Lakhs only) as Earnest Money and as a Part Payment for this Agreement for Sale of the said Flat on or before execution of this presents.

b) ₹. 12,00,000/- (Rupees Twelve Lakhs Only) by way of Home Loan from any Bank or Financial Institution or by Personal Funds within ⁴⁵~~30~~ days being as a Full & Final Payment for this Agreement for Sale of the said Flat from the date of Registration.

3. The TRANSFEROR shall hand over the vacant and peace full possession of the said Flat to the TRANSFEREES immediately after receiving Full & Final consideration amount. The LEGAL possession of the said Flat to the TRANSFEREES shall be at the time of full & final consideration to the TRANSFEROR. The said original share certificate and all previous Original Documents shall be handed over by TRANSFEROR at time of disbursement of Loan as to avail Home Loan from any Bank or Financial Institution by TRANSFEREES or Full and Final Payment from Personal Funds by TRANSFEREES, whichever is earlier. After the TRANSFEROR receives Full & Final consideration from the TRANSFEREES then after, there shall be no claim of whatsoever nature in the said Flat or any part thereof either from the TRANSFEROR or from anybody claiming through under or in

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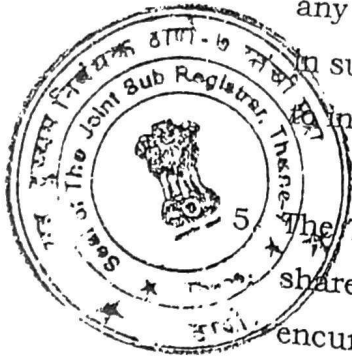
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trust for the TRANSFEROR. The TRANSFEREES shall thereafter be the absolute and exclusive owners of the right which the TRANSFEROR have in the said Flat and the shares.

4. The TRANSFEROR hereby agree and undertake to indemnify and keep indemnified the TRANSFEREES and their heirs, executors, administrators, successors or assign in the event if they suffer any loss or damage due to any demands or claim by way of tenancy, sub tenancy, license, lease, mortgage, charge inheritance, sale, exchange, possession, lien, gift, trust or otherwise howsoever being brought forward at any time in future by any third party or due to the wrong representation of the TRANSFEROR to the TRANSFEREES or any other person claiming through them. The TRANSFEROR further hereby declares that there is no charge, claim or lien on the said Flat and/or the shares and that the said Flat and/or the shares hereby agreed to be sold/transferred is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said Flat, then in such an event the TRANSFEROR hereby agree and undertake to indemnify the TRANSFEREES against such claims.



5. The TRANSFEROR hereby declares that the said Flat and said shares are free from all claims, charges, lien, mortgage and all encumbrances beyond reasonable doubts, if any aforesaid declaration turns out to be false or should there be any claim from any person or persons against said Flat and/or the shares said the TRANSFEREES are put to any loss or expenses prejudice otherwise, the TRANSFEROR doth hereby agree and undertake to indemnify and keep indemnified the TRANSFEREES against all demands, claim, proceedings, costs and expenses arising from any person or persons relating to the said Flat and shares.

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Power of Attorney, Society	

6. The TRANSFEROR agree and undertake to execute further Agreement, Declarations, Sale Deed, Power of Attorney, Society Transfer forms and affidavit, etc. if required in favor of the TRANSFEREES for effective transfer of the said Flat and the said shares and all incidentals thereof.
7. The TRANSFEROR hereby agree to pay the Society's dues, arrears and outgoings like Maintenance, Municipal Taxes, Water charges, Electricity charges, funds etc. & all other previous liabilities pertaining to the said Flat till the date of handing over the possession of the said Flat or if anything arises in future till the date of handing over of the possession that shall be borne and paid by the TRANSFEROR herein. The TRANSFEREES shall pay all the outgoings / charges from the date of possession of the said Flat and both the parties keep indemnified each other in this respect.
8. The TRANSFEROR hereby gives their full and free consent to the TRANSFEREES to apply to the said Society for effective transfer of the said Flat and the said Shares in the name of the TRANSFEREES.
9. The TRANSFEROR and TRANSFEREES both agree and undertake to get the aforesaid Flat transferred in the record of the said society and **Society Transfer charges** payable to the society shall be paid by the TRANSFEROR and TRANSFEREES **equally**.
10. All the amounts standing to the credit of the TRANSFEROR in the books of the Society towards deposits such as Authorized Share Capital, Subscribed Share Capital, Loans, Security Deposits, Sinking Fund with interest, Dividend on Subscribed Capital, and other amounts to which TRANSFEROR are legitimately

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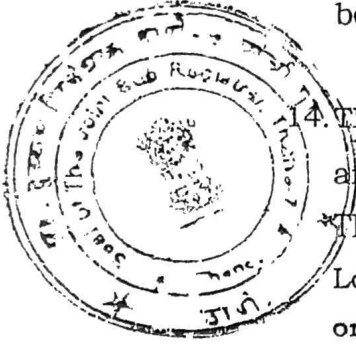
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Authorized shall be transferred to the TRANSFEREES for the said Flat mentioned above on making full & final payment.

11. The TRANSFEROR hereby agree to transfer the electricity deposit, Mahanagar Gas deposit, sinking fund or any other deposit or any credit amount in respect of the above said Flat to the TRANSFEREES.

12. The TRANSFEROR hereby declares that there are no bank loan, no prohibitory order by the Government authority, Local authority or injunction by any court restraining them for handing over and/or transferring the said Flat and Shares.

13. The Stamp Duty and Registration charges in respect of the said Flat if any levied by the competent authority, the same shall be borne and paid by the TRANSFEREES on this Agreement for Sale.



14. TRANSFEROR shall handover the said original share certificate and all previous Documents shall be handed over by TRANSFEROR at time of disbursement of Loan as to avail Home Loan from any Bank or Financial Institution by TRANSFEREES or Full and Final Payment from Personal Funds by TRANSFEREES, whichever is earlier. Also the TRANSFEROR shall co-operate with the TRANSFEREES for the necessary documents, papers and/or writings as may be required by the said Society/Bank for the effectual transfer of the said Flat in the name of the TRANSFEREES.

15. The TRANSFEROR undertake and confirms that:

- A) Prior to the execution of these presents, the TRANSFEROR have not sold, transferred or alienated the said Flat premises to any of person/s and have not accepted any

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amount of earnest money from any person except TRANSFEREES/Purchasers herein

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- B) No notice for acquisition, demolition of the said Premises or any part is issued or received by the TRANSFEROR.
- C) Except the TRANSFEROR no other person or persons have any right, title, claim or interest over the said premises save and except the TRANSFEREES /Purchaser herein. There is no claim or demand from any of their legal heirs, family members, nominees or any other person/s on the said premises or any part thereof and/or the shares either by way of sale, charge, trust, gift, lien and/or otherwise of whatsoever nature.

16. The TRANSFEROR shall deliver all the following documents in respect of the said Flat.

- No objection certificate from the society on society's letter head for the purpose of registration.
- All original documents regarding title of the TRANSFEROR as member of the Society.
- No objection certificate from the society as per the format required by the financial institution /Banks as may be required by the TRANSFEREES for loan purpose on the society's letter head.

SCHEDULE

All That Flat No. **703**, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Dist. Thane 401107 admeasuring 466 Sq. Ft. Built up Area which is equivalent to **43.30 Sq. Meters Built up** area situated on plot of land bearing SURVEY No. **221** of Village **Penkarpada**, Mira - Bhayandar Mahanagar Palika, Taluka Thane Dist. Thane, The Building Completed in the year of 2011. The building having Ground/Stilt. + 7 upper floors with lift.

S. M. Parmar.



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१४	Together with 5 (Five) fully paid-up shares of face value of ₹. 50/- (Rupees Fifty only) each of the aggregate value of ₹. 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. 316 to 320 (both inclusive)


Member's Register No. 064, bearing Share Certificate No. 064 dated 14/09/2001/2002 issued by KRISHNA TOWER Co-operative Housing Society Ltd.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and the year first hereinabove written.



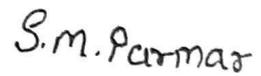
SIGNED AND DELIVERED by the 
 Within named TRANSFEROR
MR. HITESH ANANDJI GALANI



SIGNED AND DELIVERED by the 
 Within named THE CONFIRMING PARTY
MRS. PRITI B. GALANI



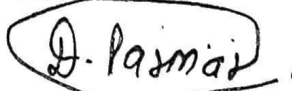

SIGNED AND DELIVERED by the
 Within named TRANSFEREES
(1) MRS. SHEETAL MANOJ PARMAR





(2) MR. MANOJ JIVAN PARMAR

Witness:

1) 
 2) 





RECEIPT

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RECEIVED from (1) MRS. SHEETAL MANOJ PARMAR (2) MR. MANOJ JIVAN PARMAR being part payment of ₹. 22,00,000/- (Rupees Twenty Two Lakh Only) against the sale of Flat No. 703, 7th Floor, B Wing, "KRISHNA TOWER Co-operative Housing Society Ltd.", Building No. 1/2, Shanti Park, Mira Road (East), Mira - Bhayandar Mahanagar Palika, Dist. Thane 401107. The Total Consideration Amount is ₹.34,00,000/- (Rupees Thirty Four Lakhs Only).

Sr. No.	Amount (₹.)	Cheque No.	Date	Bank Name and Branch
1	₹. 22,00,000/-	BARBH21247996236 BARB802109041 247996236	04/09/21	Bank of Baroda Vasai Br

I SAY RECEIVED

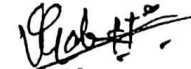

₹. 22,00,000/-

(Rupees Twenty Two Lakh Only)



MR. HITESH ANANDJI GALANI

WITNESSES:

1. 
2. 





मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय: छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) ता. जि.ठाणे, महाराष्ट्र, ४०१ १०१, दुखती २८१९-२८२०
महापालिका कार्यालय: अग्निशमन, अनुसूचित प्रकरण, नियम ३१, ४० अन्वये

मालमत्ता कराचे देयक

Online

मालमत्ता कराचे देयक वर्ष : २०२० - २०२१

200904302597

दिनांक : ०१/०८/२०२० - ३१/०३/२०२१

वाढीव/विभागणी क्र. :
 मालमत्ता क्र. : E170031625065
 विलेज क्र. : 281603
 खोली/सदनिहा क्र. : B-793
 सर्वे क्र. / टिका क्र. :
 जमिन मालकाचे नाव : HITESHANANDJI GALANI
 भोगवट्याधारकाचे नाव :

Paid
A/Sept/2020

दिनांक : 22/06/2020
 एकूण क्षेत्रफळ : 388.000
 वार्षिक करयोग्य मूल्य रु. : 6704.64
 वापरचा प्रकार : Residential

पत्ता : KRUSHANA TOWER, MIRA ROAD, DIST. THANE, (OLD SERIAL NO. E35790)	कराचे उपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकूण रक्कम (3)+(4)+(5)
				भाग-१ (4)	भाग-२ (5)	
	House Tax (30%)	910	0	1006	1006	2012
	Free Tax (1%)	948	0	34	34	34
	Tax For Education Cess Residential (6%)	981	0	201	201	432
	Shikshan Kar Mahanagar Palika (2%)	947	0	67	67	432
	Agnishaman Kar Mahanagar Palika (1%)	916	0	34	34	332
	Sewage Facility Tax (3%)	950	0	268	268	332
	Notice Fee (%)	992	0	0	0	0
	Interest (%)	991	0	0	0	0
	Cheque Return Fee (%)	994	0	0	0	0
	Solid Waste Fee (%)	1519	0	315	315	315
	एकूण		0	1925	1925	3550
	Excess / Advance Amount					
	Adjustment Entry					
	Shasti/Removed Amount					
	एकूण देयक रक्कम					3850

“गर्दीच्या ठिकाणी जाणे टाळावे, साबण व पाण्याने हात धुवावेत
 मास्कचा वापर करावा”
 नियम पाळा, कोरोना टाळा

टिप : ऑनलाईनद्वारे मर्यादा करणे करता येतील. संकेतस्थळ: वेब.पेज : www.mirab.gov.in/property फोन: २८-१२८२४४, ईमेल: १२३३३३

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क. १३-२६, दि. २०.०४.२०१० अ. महाराष्ट्र महानगरपालिका अधिनियम व अनुसूची प्रकरण ६, नियम ४१(१) नुसार मिळकत मर्यादा जा. वि. कायदा अन्वये रक्कम मर्यादायुक्त होती. सध्या शेतक्या दिनांकांतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेतक्या भागासाठी अशा कराचा १% शास्त्री इतकी रक्कम शास्त्री म्हणून भरण्यास तो जबाबदार ठरवण्यात आला आहे. पूर्ण रक्कम देण्यात आली नाही अशा शास्त्री भरण्यास तो जबाबदार ठरवण्यास चालू राहिल.

Note: As per the provisions of Rule 41(1) of Chapter VIII, Taxation Rules, Schedule "D" of Maharashtra Municipal Corporation Act (as published in Maharashtra Gazette Extraordinary Part 4 No. 14 Dt. 27 April 2010), the amount of Tax (first half-yearly and second half-yearly) shall be paid within time as specified in the bill and if the taxpayer does not pay the same as required as aforesaid, then he shall be liable to pay by way of penalty in addition to the amount of such tax or part thereof which has not been paid, a sum equal to 2% of such tax for each month and shall continue to be liable to pay such penalty until the full amount as per the bill is paid.

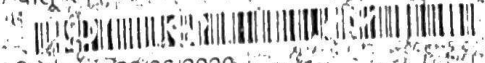
अदारी: रुपये Rupees Three Thousand Eight Hundred and Fifty Only.

वॉर्ड लिपिक

देयक

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१) : 30/09/2020

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२) : 31/10/2020



दिनांक : 22/06/2020

शरजय दोंडे
 शहर निर्धारक घ. सकलक
 कृपया मागील मुद्रा

229 पृष्ठ गांव नमुना खात (सर्वोच्च न्यायालय)

पुस्तक क्रमांक	पुस्तक संख्या	पुस्तक का नाम	पुस्तक की तिथि
12	12	गांव नमुना खात	1953
पुस्तक का नाम	पुस्तक की तिथि	पुस्तक का नाम	पुस्तक की तिथि
गांव नमुना खात	1953	गांव नमुना खात	1953
पुस्तक का नाम	पुस्तक की तिथि	पुस्तक का नाम	पुस्तक की तिथि
गांव नमुना खात	1953	गांव नमुना खात	1953

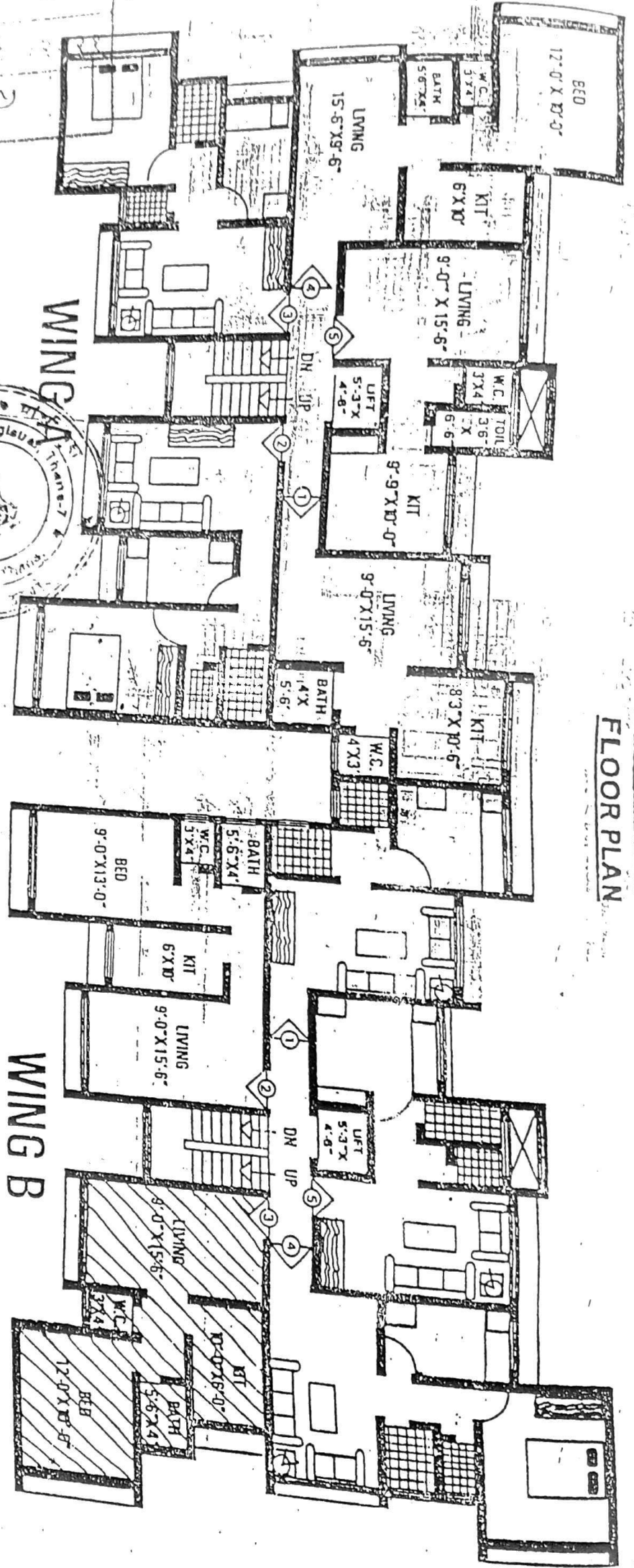
पुस्तक क्रमांक	पुस्तक संख्या	पुस्तक का नाम	पुस्तक की तिथि
12	12	गांव नमुना खात	1953
पुस्तक का नाम	पुस्तक की तिथि	पुस्तक का नाम	पुस्तक की तिथि
गांव नमुना खात	1953	गांव नमुना खात	1953
पुस्तक का नाम	पुस्तक की तिथि	पुस्तक का नाम	पुस्तक की तिथि
गांव नमुना खात	1953	गांव नमुना खात	1953

ट.न.न. - 6
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KRISHNA TOWER

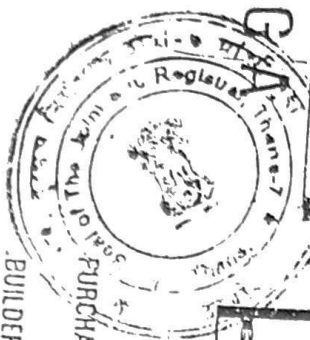
FLOOR PLAN



WING A

WING B

9 - 1 - 1
 UNIT NO. 703
 SH. FLOOR WITH
 SH. WING
 258.25 SH. 16.12



PURCHASER SIGN
 BUILDERS SIGN

ट.स.न. - ७

क्र.सं. १२७३६ / २०२१

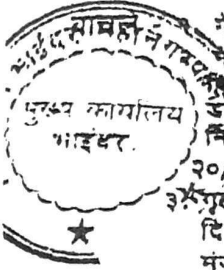


मिरा - भाईंदर महानगरपालिका
मुख्य कार्यालय भाईंदर
MIRA BHAINDAR MUNICIPAL CORPORATION

स्व.इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. भाईंदर - ४११०१६

जा. नं. मनपा/नर/७६५/२०११-१५

दिनांक ३०/५/२०११



ने. अविनाश म्हात्रे अॅन्ड अर्सा. यांचा दि.२१/०३/२०११ या दिनांकाचा अर्ज.
सक्षम प्राधिकारी नागरी सुपुलन ठाणे यांचे कडील आदेश क्र. यु.एल.सी./टिप/एफ-६२ /एसआर-५०२ व १००.
१४/०१/९४. यु.एल.सी./टिप/मिरा/एसआर/२०० + २०१ + २२१. दि.२४/०९/१९८५. यु.एल.सी./टिप/एफपी/
अन्वये.एस.एच.एस.-२१/एसआर-१०० - १०२. दि.१९/०६/९९. यु.एल.सी./टिप/एफपी/वसम-२०/योजना/
मिरा भाईंदर. दि.२५/०५/२००० अन्वयेचे आदेश सादर केलेले आहेत. तसेच क्र. यु.एल.सी./टिप/एफपी/वसम-
२०/एसआर-१०० + १०२. दि.१७/१०/२००१ अन्वयेचे भोगवटा प्रमाणपत्र देणारा हरकत मतस्यमायत नगरकत पत्र.
३. गृहनिर्माण व विशेष सहाय्य विभाग, मंत्रालय, मुंबई यांचेकडील क्र. यु.एल.सी.-५०८९/६२७/सी.एस.सी.,
दि.०२/०९/९२, क्र. ठाणे.सी.४२९४/(१)/नाजकपा-३, दि.१५/०६/९४ व दि.२६/०३/९४ अन्वयेची गृहवाचणी योजना
मंजूरीचे आदेश.

४. मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. महसूल/कक्ष-१/टे-७/एनएपी/एसआर-५२८/९२, दि.१७/०३/९३,
नंदर/महसूल/कक्ष-१/टे-७/एनएपी/एसआर-५२८/९२, दि.२८/१०/९३ व क्र. महसूल/क-१/टे-८/एनएपी/एसआर-
१०१/९५, दि.११/०१/२००० अन्वयेची अफधिक मजूरी.
५. मिरा भाईंदर महानगरपालिका जा.क्र. ५३१/९२-९३, दि.१३/०५/९२ अन्वये नकाशे मंजूर करून अफधिक आदेश
प्राप्त करणेबाबत प्राथमिक परवानगी दिलेली आहे. तद्नंतर पत्र क्र. ११२७/९२-९३, दि.१५/०२/९३ अन्वये बांधकाम
परवानगी, सादर बांधकाम परवानगीनंतर मुळ रेखांकन नकाशातील व-वाचरवा इमारतींना वेळोवेळी सुधारित नकाशे
मंजूर करून खालीलप्रमाणे सुधारित बांधकाम परवानगी दिलेली आहे.
 - १) क्र. नपा/नर/४४२०/२९६/९५-९६, दि.१५/०४/९५
 - २) क्र. नपा/नर/१६२४/७४०७/९७-९८, दि.२६/११/९७
 - ३) क्र. नपा/नर/२३३८/१०००२/९७-९८, दि.२१/०२/९८
 - ४) क्र. नपा/नर/२९६६/८२०५/९८-९९, दि.२६/०२/९९
 - ५) क्र. नपा/नर/१५३०/७०९५/२०००-०१, दि.२८/०२/२००१
 - ६) क्र. ननपा/नर/२२९४/११२४४/२००३-०४, दि.३१/०१/२००४
 - ७) क्र. ननपा/नर/१३३/१२४५३/२००३-०४, दि.१२/०३/२००४
 - ८) क्र. मनपा/नर/२४६२/२००५-०६, दि.१३/०१/२००६
 - ९) क्र. मनपा/नर/४०१/२००६-०७, दि.०५/०५/२००६
 - १०) क्र. मनपा/नर/३५८३/२००६-०७, दि.०१/०२/२००७
 - ११) क्र. मनपा/नर/२९६८/२००८-०९, दि.२५/०८/२००८ अन्वये वेळोवेळी पाटे, पाटे-स्वरूपात सुधारित बांधकाम
परवानगी देवून पत्र क्र. ननपा/नर/२३९०/२०१०-११, दि.३५/०९/२०१० अन्वये इमारत प्रकार - आय-७ व
सद्यस्थितीत अंतिम सुधारित बांधकाम परवानगी दिलेली आहे.
६. मे. अविनाश म्हात्रे अॅन्ड अर्सा. यांचा दि.१५/०३/२०११ अन्वये इमारत पुर्णत्वाचा दाखला.
७. ने. एतोर स्ट्रक्चरल कन्सलटंट यांचा दि.१२/०३/२०११ रोजीच्या प्रस्तावित इमारतीचे बांधकाम
तांत्रिकदृष्ट्या योग्यतेदाखतचा दाखला.
८. श्री. विजय गुरव यांचे दि.१०/०३/२०११ अन्वये इमारतीच्या प्लॅन्ग दाखतचा दाखला.



// भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे पेंणकरपाडा, स.क्र. २१५, २१६पे., २२१पे., २२३, २२४, २२६पे., २२७पे., मौजे भाईंदर, स.क्र. ७२८पे., ७३०, ७३१ या जागेतील "शांतीपार्क" या गृहसंकुल
खालील इमारतीचे बांधकाम उपरोक्त नमुद बांधकाम परवानगीनुसार पूर्ण केलेले आहे.

स.न.न. - ७

92638 12028



दस्तावेज संख्या: 26992626 / 26493626 / 26494626

मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स.इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (म.प.)

जा. नं. मनपा/नर 1084/2099-92



इमारत प्रकार	इमारत क्रमांक	एकूण इमारती	राज + मजला
एम-१	१. २	एम-११	राज मजला
डी	३. ४	एम-४ एम-२५	राज मजला
यू	५. ६	एम-१०	राज मजला
यू	७. ८	एम-११	राज मजला
यू	९. १०	एम-११	राज मजला
यू	११. १२	एम-१२	राज मजला
यू	१३. १४	एम-१२	राज मजला
अ	१६. १७	एम-२	राज मजला
बी	१८. १९	एम-५ एम-१९	राज मजला
डी-१	२१. ३०	एम-५९	राज मजला
एम	३१. ३४	एम-९ एम-२४	राज मजला
एम-३	३५. ३६	एम-५	राज मजला
एम	३७. ३९	एम-५४	राज मजला
एम-१	४०. ४१	एम-११	राज मजला
यू-१	४२	एम-१६	राज मजला
यू	४३. ४४. ४५	एम-१६	राज मजला
अ	४६	एम-१५	राज मजला
डी	५०. ५१	एम-५४	राज मजला
एम-१	६०. ६५. ६६	एम-११	राज मजला
आय	६३. ६४	एम-२०	राज मजला
जी	६९. ७०	एम-७	राज मजला
जी-१	७१	एम-१३	राज मजला
जी	७२	एम-२०	राज मजला
पी-१	७३. ७४	एम-२२	राज मजला
डी-१	८१. ८२	एम-१४	राज मजला
एम-१	८३	एम-२०	राज मजला
एम	९२	एम-८	राज मजला
डी-२	९५	एम-११ (२) एम-२५ एम-२६	राज मजला



ट.न.न. - ७

सं. क्र. १२०३६ / २०२१

२६ ५

सुरक्षा : २६९२६२६ / २६९२०२६ / २६९२५२६ / २६९२५२६



मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

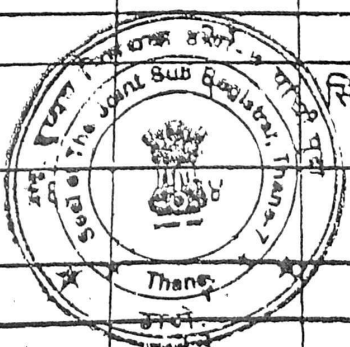
स्व. इंदिरागांधी भवन, उन्नत शिवाजी मठराज मार्ग, भाईंदर (प), ता. भा. भा. भा.

जा. नं. मनपा / नं. ७६५ / २०११-१२ - ३ -

दिनांक ३०/१/२१



इमारत प्रकार	इमारत क्रमांक	एकूण इमारती	तळ + मजले
आर	—	—	तळ + १
आर-१	—	—	तळ मजला
एम-१	१, २	१	स्टिल्ट + ७
डी	३, ४	१	स्टिल्ट + ७
यु	५, ६, ७, ८, ९, १०	३	स्टिल्ट + ७
एफ	११, १२	१	स्टिल्ट + ७
बी	१३, १४, १८, १९	२	स्टिल्ट + ७
डु-५	१५, १६	१	स्टिल्ट + ७
एन	१७	१	तळ + ७
म्यु	१८, १९, २०, २१, २२, २३, २८, ४३, ४४, ४५, ४६, ४७, ४८	१३	तळ + ७
एस	२६, २७, ३३, ३४, ३८, ३९	३	स्टिल्ट + ७
बी-४	२९, ३०	१	पार्ट तळ + ७ पार्ट
बी-२	३३, ३४	१	तळ + ६
एस-३	३५, ३६	१	पार्ट स्टिल्ट + तळ पार्ट
ओ	३७, ४९		स्टिल्ट + ७
एस-२	४४, ५५		स्टिल्ट + ६ पार्ट ७ + पार्ट
सी	५८, ५९, ६४, ६५, ६७, ३५, ३६		तळ + ३
एल	५८, ५९		तळ + ७
एल-१	६०, ६१, ६२		तळ + ७
आय	६३, ६४	२	स्टिल्ट + ७
के-२	६५, ६६	२	तळ + ७
एघ	६७, ६७अ, ६८	१	स्टिल्ट + ७
जी	६९, ७०	१	स्टिल्ट + ७
जी-१	७१	१	स्टिल्ट + ७
पी	७२	१	स्टिल्ट + ७



ट.न.न. - ७
 १२७३६ / २०११
 २७ २५

दूरध्वनी: २६१९२६२६ / २६१९३०२६ / २६१६९९६३ / २६१६९९६३

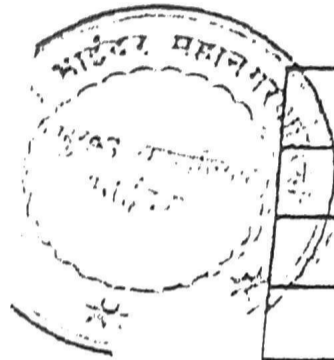


मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION
 स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. भाईंदर, जिल्हा ठाणे

जा. नं. मनपा / नं. ७४५ / २०११-१२



इमारत प्रकार	इमारत क्रमांक	एकूण इमारती	तळ + भाजल
वाय	६८, ६९	१	तळ + ७
पी-१	७३, ७४	१	स्टिप्ल + ७
एम	७९, ८०	१	तळ + ७
डी-१	६९, ८२		स्टिप्ल + ७
एफ-१	८३	१	स्टिप्ल + ७ पार्ट
डब्ल्यू-२	१०	२	तळ + ७
एस	१२, १४	२	तळ + ७
व्ही-२		१	तळ + ५
व्ही-१		१०	तळ + ५
अ	२७एक्स, २८एक्स	२	स्टिप्ल + ७
अ-२	२९एक्स, ३०एक्स	१	स्टिप्ल + ७
जे	X ₁ , X ₂	२	तळ + ७
झड	१९, १३, २१एक्स, २२एक्स	४	तळ + ७
बी-३	३१, ३२, ३१एक्स, ३२एक्स	२	तळ + ६
अ-३	एक्स २०	१	तळ + ७
डी-३	२४, २५	१	तळ + ७ पार्ट
बी-५	२४, २५	१	पार्ट तळ + ७ पार्ट
अ-१	२६, २६एक्स, ३७, ७२	४	तळ + ६
एस-४	३९, ३२	१	पार्ट स्टिप्ल + ७
एस-१	४०, ४१	१	तळ + ७
व्ही-१	४२, ४६एक्स	२	तळ + ७
ई-१	४४, ४५	१	तळ + ७ पार्ट
के	५६, ५७	२	तळ + ७
बी-१	७३, ७४, ७५, ७६, ७७, ७८, ६०, ६१, ६२, ६३, २२, २३, ३८, ३९, २७, २८, २९, ३०, २०, २१, ८९, ८२	११	तळ + ६

ट.न.न. - ७

क्र.सं. १२७३६

२८ २५



मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर
MIRA BHAINDAR MUNICIPAL CORPORATION

स्व. भाईंदरगांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. जि. ठाणे - ४०१ २०१

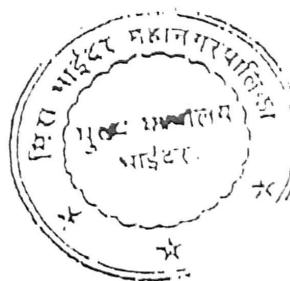
आ. नं. गणपती (नं. १०७५) २०११-१२

दिनांक ३०/१/२०

प्रमाणित प्रकार	प्रमाणित क्रमांक	एकूण इमारती	तळ + मजले
मि	८३, ८४, ८५, ८६, ८७	५	तळ + ७
अ.पु.१	८८	१	तळ + ७
अ.पु.	८९	१	तळ + ७
अ.३	९५	१	तळ + ७
के.१	X _३ , X _४	२	तळ + ७

उपरोक्त इमारतीचे बांधकाम शिर्षक पत्र क्र. ५ अन्वये मंजूर करण्यात आलेल्या नकाशा पुढील बाबतचा नारबला नारबुनिशारब मे. अविनाश मन्ने ओन्ड असो. यांनी राखर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा नारबला मे. एलोरा एड्युकेटरल कन्सल्टंट यांनी व इमारतीचे स्वयंभाषावतता बाबत श्री. विजय गुप्त यांनी राखर केला आहे. यास्तव शिर्षक पत्र क्र. ५ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त प्रमाणित प्रकार मिरील प्रमाणित चा वापर करण्यास व राखर इमारतीस आवश्यक तेवढा निवृत्त पुरवठा खेणे महानगरपालिकाशी हरकरा नाही. शहरातील पाणी टंचाई लक्षात घेता आपणारा नळ कनेक्शन मिळालेच याची ह महानगरपालिका मत्त नाही. राखरचा वापर परवाना हा मंजूर नकाशा, अनुषंगी वापर व मंजूर होत्राच्या मर्यादित आहे.

- प्रत - १) विकाराक
२) कर विभाग
३) अतिप्रगण विभाग



(Signature)
आयुक्त

मिरा भाईंदर महानगरपालिका



सत्यमेव जयते

(Signature)
सहाय्यक नगर रचनाकार
मिरा भाईंदर महानगर पालिका

(Signature)

(PT-2)



KRISHNA TOWER CO-OP HOUSING SOCIETY LTD.

Regd. No. TNA/(TNA/HSG/(T.C.)/12785/2001 - 2002
BLDG. NO. 1/2, SHANTI PARK, MIRA ROAD (E), DIST. THANE - 401107.

SHARE CERTIFICATE

MEM. REGISTER NO. 064

CERTIFICATE NO. 064

This is to Certify that Shri / Shri. M/s. SYLVESTER MARCEL MAXIM MORAS / FLAT NO. B-703

is / are the Registered holders of FIVE Fully paid up Shares Numbered
from 316 to 320 both inclusive of Rs. 50/- each in the above named

"KRISHNA TOWER CO-OP HOUSING SOCIETY LIMITED",
Mira Road (E), THANE - 401107. Subject to the By-Laws of the said Society

Given under the Common seal of the said Society this 14 day of SEPTEMBER
date of 2001/2002 at Mira Road.

Rs. 250/-

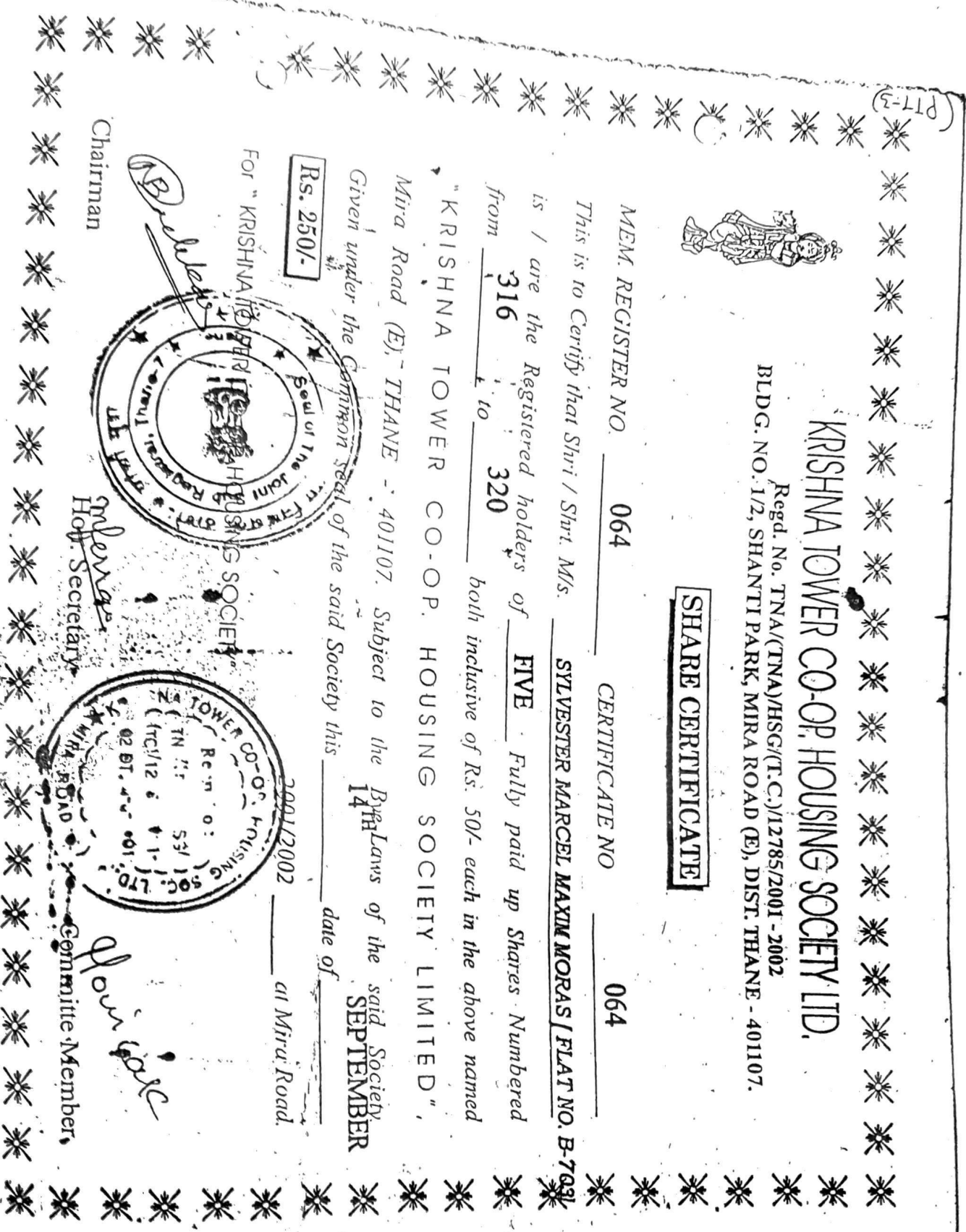
For "KRISHNA TOWER CO-OP HOUSING SOCIETY"

Chairman



Infenya
Hd. Secretary

Committee Member,
Don't



Handwritten numbers and markings at the bottom of the page.

KRISHNA TOWER CO-OP HOUSING SOCIETY LTD.

Regd. No. TNA / (TNA) / HSG. / (T.C.) / 12785 / 2001 - 2002 DATED 4-6-2001

BLDG. NO. 1/2, SHANTI PARK, MIRA ROAD (E), DIST. THANE - 401 107.



Ref. No.

92028/2021
31 / 24

Date: 06.09.2021

TO WHOMSOEVER IT MAY CONCERN.

This is to Certify that Mr. Hitesh Anandji Galani is the bonafied member of our Society/Building and the owner of flat no. 703, 7th Floor, B Wing, 'Krishna Tower CHS. Ltd.' Building no. 1/2, Shanti Park, Mira Road (E), Dist. Thane, 401107 admeasuring 466 Sq. ft. Built up area which is equivalent to 43.30 sq. Meters Built up area situated on plot of land bearing SURVEY no. 221 of Village Penkarpada, Mira. Bhayander Mahanagar Palika, Taluka, Thane, Dist. Thane. The building completed in the year of 1999. The building having Ground/8th + 7 upper floor with lift. We have no objection to him selling the above mentioned flat as he has cleared all the dues till date.

This doc is given on the request of Mr. Hitesh Galani for the registration purpose.

For Krishna Tower Co-op. Hsg Soc. Ltd

Jans

Secretary

Chairman

Treasurer



TATA POWER
YOUR POWER BILL
 The Tata Power Company Limited Distribution Supply Management Group (TSMG) Mumbai

Name: MR HITESH A. GALANI & MRS PRITI B. GALANI
 Address: B 703 KRISHNA TOWER CHS LTD, BHANTI PARK OPP BALAJI HOTEL, MIRA ROAD (E), THANE 401107
 Consumer Number: 9000-0083-8724

Current Bill Amount (Including GST)	868.00
Net other charges (Including GST)	-2.00
Past Dues (Including GST)	0.00
Total Amount Payable (Including GST)	866.00
Pending Security Deposit (Including GST)	1,410.00

Bill No	93625994445	Tariff	3C (Res) LT-Residential
Bill Date	01.03.2020	Category	Mr. Hitesh Galani
Bill Period	29.01.2020 To 27.02.2020	MRU	W1328304
Bill Month	FEB 2020	Consumer	Welcome
Meter No.	L0267204	Type of Supply	TPHASE
Metered Units	190	Supply Zone	North Suburb NZ01
Units Billed	141	Dispatch Zone	North Suburb NZ01

Bill Amount On or Before Disc Date - 09.03.2020 Rs. 869.00 + Rs. 1410/- SD Discount waived last month Rs. 7	Bill Amount On or Before Due Date - * 23.03.2020 Rs. 866.00 + Rs. 1410/- SD *Due Date applicable for current bill amount only. Past dues payable immediately.	Bill Amount After Due Date - 23.03.2020 Rs. 877.00 + Rs. 1410/- SD
--	--	--

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount / due date.

Tata Power Customer Relations Center / Cash & Cheque Counter - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS
 • Borivli Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivli (E) Mumbai 400066.
 • Shop No. 4, Bheem Co-op Hsg Soc LTD, NL Complex, Behind Anand Nagar, Dahisar, (E) Mumbai 400068.
 ICICI Bank Branch (Cash & Cheque payments)-over counters only
 • Tata Power Customer Care Centre, Shop No.12 & 13, Shree Vekralund CHS Sarvodaya Complex, Opp.Golden Nest Mira Road (E) Thane 401107.
 Tata Power Drop Box
 • Porwal Tower CHS Ltd, Beverly Park, Near Cinemax Theatre, Kankiya Road, Mira Road (East), Mumbai Mira Road (E) Thane 401107.
 • Savita Enclave, CHS Ltd Bldg no.14,15,16,17 Near Shripati Apt, Poonam Sagar Complex, Village Pankarpada, Mira Road Thane 401107.
 Cash Payments are accepted at all Shamrao Vitthal Co-operative Bank, Saraswat Bank, Syndicate Bank and ICICI Bank branches (over the counter cash payment only). Cheque payments are also accepted at all ICICI Bank branches (Over the counter cheque payment only)

For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board.

Tata Power announces two exclusive launches for its Mumbai customers

VOLTAS ADJUSTABLE - Savings upto 50% on MRP with Voltas adjustable ACs

Microsoft Kaizala - Stay updated with your Tata Power bill details while on the go. Just download by scanning the QR code and enjoy a host of services.

NZ/W1328304/1577/0000

MESSAGE TO THE CONSUMER
 Participate in DSM LED Tube Light Program, Save Energy and get Huge Discount on MRP. For more details visit cp.tatapower.com and click on "Be Green". Your Mobile Number and Email Id mentioned below is registered with us. For any changes, kindly contact us.

<p>1. Switch off the lights and fans when not in use.</p> <p>2. Switch off the fans when the appliances are not in use.</p>		<p>26022020, 1/000/18/016924</p> <p><i>(Signature)</i> Nishu Kulkarni Chief - Distribution Supply Management Group</p>
<p>THE TATA POWER COMPANY LIMITED</p>		
Consumer Name:	MR HITESH A. GALANI & MRS PRITI B. GALANI	
Consumer No:	9000-0083-8724	Bill Date: 01.03.2020
Bill No:	93625994445	Discount Date: 09.03.2020
Cheque Date:	Due Date: 23.03.2020	Discount Amount: 869.00
		Cheque No.:

Payment should be made by crossed cheque/DD in favour of "Tata Power CA NO. 9000 0083 8724". For multiple payments, write CA no. & break-up of amount on back side of cheque. Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



(14)
NET WORTH FORM

Branch _____

Name of Account :-

Date: - _____

The Manager,

_____ Branch.

I give below the information regards my present assets and liabilities I hereby declare the information provided below by me is true and correct and I undertake that if, at any point of time hereinafter it transpires that any information provided / to be provided by me is found to be incorrect/false, the Bank shall be at liberty to recall at its discretion the advance forthwith, irrespective of the contracted terms of the loan. I undertake to provide any further information as Bank may ask from me from time to time.

1) Name Mr./Mrs./Ms. ✓ PARMAR SHEETAL MANOJ
(Surname) (Name) (Middle- name)

2) Residential Address B-703, KRISHNA TOWER, OPP: BAWALI HOTEL
ST. XAVIERS ROAD, SHANTI PARK, MIRA ROAD EAST

_____ Pin Code 401107

Ph. No/Mobile : 9960289484

Fax No. _____

E-Mail address: SheetalP764@gmail.com

Above premises is owned/rented.

3) Office Address LAW CELL, UNIT No. 15, BORTVALI GANJALWA
BUILDING NO. 2 GROUND FLOOR, NEAR PUNJAB BANK
BORTVALI WEST

_____ Pin Code 400092

Ph. No/Mobile : 9960289484

Fax No. _____

E-Mail address: SheetalP764@gmail.com

Above premises is owned/rented.

4) Age & Date of Birth: 43, 20/01/1980 PAN No: AKVPP7115J

S. M. Parmar.
Signature of borrower / guarantor

(Details of Net worth enclosed)