



27/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्ता क्रमांक : 23647/2022

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1) विवेकाचा प्रकार	कारणनामा
(2) मोबदला	7700000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देता की पट्टेदार ने नमुद करावे)	7633027.5
(4) भू-मापन, पोटहिम्मा व परक्रमांक(असल्यास)	
(5) क्षेत्रफळ	1) 52.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेन तेव्हा.	
(7) दस्तावेज करून घेणा-या/निहून ठेवणा-या परकाराचे नाव किंवा दिवाणी न्यायालयाचा हुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुदर्शन परिडा वय:-45; पत्ता:-प्लॉट नं: 402, माळा नं:-, इमारतीचे नाव: नारायण पाटील निवाम अपार्टमेंट, ब्लॉक नं: कोलशेत, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400807 पॅन नं:-ALOPP8474C 2): नाव:-मेनका कुमारी परिडा वय:-38; पत्ता:-प्लॉट नं: 402, माळा नं:-, इमारतीचे नाव: नारायण पाटील निवाम अपार्टमेंट, ब्लॉक नं: कोलशेत, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-DWAPP4350M
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शंतनु अरुण राजुरकर वय:-47; पत्ता:-प्लॉट नं: 504, माळा नं:-, इमारतीचे नाव: कासा मरीना, ब्लॉक नं: हिरानंदानी इस्टेट, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AGEPR3482M 2): नाव:-कल्पना शंतनु राजुरकर यांच्या तर्फे कु मु म्हणुन माधव बोडके वय:-40; पत्ता:-प्लॉट नं: वी 601; माळा नं: 6 वा मजला, इमारतीचे नाव: लीओनार्डो वी को.ऑ.ही.सो., ब्लॉक नं: हिरानंदानी इस्टेट, रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-AWJPR3880N
(9) दस्तावेज करून दिल्याचा दिनांक	27/10/2022
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2022
(11) अनुक्रमांक, खंड व पृष्ठ	23647/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	539000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) मोग	

S. S. S.
सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

न्यायनामाठी विचारगत घेतलेला तपशील:-

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



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दस्ता क्रमांक २०६०७ / २०२२

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AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and entered into at Thane on this 27th day of October 2022

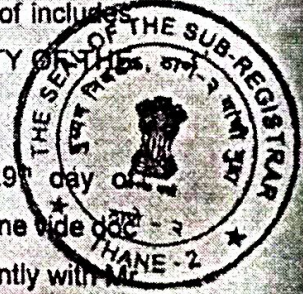
BETWEEN

MR. SUDARSAN PARIDA, age 45 years, PAN : ALOPP6474C and **MRS. MENAKA KUMARI PARIDA** age 38 years, PAN DWAPP4350M, both Indian Inhabitant, having address at Room No. 402, Narayan Patil Niwas Apartment, Kolshet, Thane (West) – 400607, jointly hereinafter referred to jointly as "SELLERS/TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

MR. SHANTANU ARUN RAJURKAR age 47 years, PAN NO. AGEPR3482M and **MRS. KALPANA SHANTANU RAJURKAR** age 44 years, PAN: AWJPR3880N both Indian Inhabitants, residing at – Flat No. 504 Casa Marina, Hiranandani Estate, Thane - 400615 hereinafter referred to as the "PURCHASERSTRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART;

WHEREAS by virtue of a registered agreement dated 29th day of December 1999, duly registered with the Sub Registrar of Thane vide doc no 884/2000 dated 14/3/2000 between Mrs Thresia Martin jointly with Joseph Martin V Anthony and M/s Hiranandani Developers Pvt Ltd, the former acquired all rights, title and interest in premises bearing Flat No. B/604, admeasuring 565 Sq.ft Built-up area, on 6th Floor, in building named LEONARDO B in the Complex known as "HIRANANDANI ESTATE", standing on plot of land bearing Survey no 152/1&4, 153/6A,



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Menaka kumari Parida

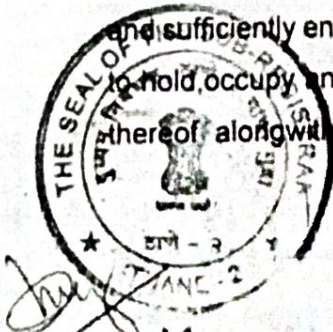
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दस्तावेज क्रमांक २०२२ / २०२२
२ / ३

6B, 6K(Pt.) & 7, Village - Kolshet lying, being & situated at - Patlipada, Ghodhunder Road, Kolshet, Thane (W) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane hereinafter referred to as "SAID FLAT".

Whereas the members of the said building formed a Cooperative housing society by name LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED duly registered under Registration no TNA/(TNA)/HSG/(TC) 15754 dated 09/09/2004 by virtue of which the said Mrs Thresia Martin jointly with Mr Joseph Martin V Anthony were allotted shares in said society, thereby holding 50 shares each under share certificate no 20, bearing Distinctive nos. 96 to 100 (both inclusive)

WHEREAS by virtue of a registered agreement of sale dated 29th day of September 2021, executed with Mrs Thresia Martin jointly with Mr Joseph Martin V Anthony and duly registered with the Sub Registrar of Thane vide doc TNN5-14043-2021, the Sellers/Transferors herein above named acquired all rights, title and interest in SAID FLAT viz premises bearing Flat No. B/604, admeasuring 565 Sq.ft Built-up area, on 6th Floor, of the society known as LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED in the Complex known as "HIRANANDANI ESTATE", standing on plot of land bearing Survey no 152/1&4, 153/6A, 6B, 6K(Pt.) & 7, Village - Kolshet lying, being & situated at - Patlipada, Ghodhunder Road, Kolshet, Thane (W) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane alongwith membership rights denoted by 50 shares each under share certificate no 20, bearing Distinctive nos. 96 to 100 (both inclusive) in said LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED.

Whereas the SAID FLAT is free of any encumbrance and the "SELLERS/TRANSFERORS" are the absolute and lawful owners, well and sufficiently entitled to the said premises with absolute right and power to hold, occupy and deal with and dispose of the said flat and every part thereof alongwith the membership rights of said society and are in



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complete and exclusive possession of the "SAID FLAT" viz premises bearing Flat No. B/604, admeasuring 565 Sq.ft Built-up area, on 6th Floor, of the society known as LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED in the Complex known as "HIRANANDANI ESTATE", standing on plot of land bearing Survey no 152/1&4, 153/6A, 6B, 6K(Pt.) & 7, Village -Kolshet lying, being & situated at - Patlipada, Ghodhunder Road, Kolshet, Thane (W) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane alongwith membership rights denoted by 50 shares each under share certificate no 20, bearing Distinctive nos. 96 to 100 (both inclusive) in said LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED. more fully described in the SCHEDULE .

Whereas the "PURCHASERS/TRANSFEREES" herein approached the "SELLERS/TRANSFERORS" showing interest to purchase the "Said Flat" and the parties agreed to enter into an Agreement of Sale the details of which have been agreed by the said Parties and are reduced to writing as herinunder :

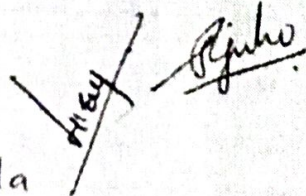
NOW THIS INDENTURE OF CANCELLATION WITNESSETH AS FOLLOWS:

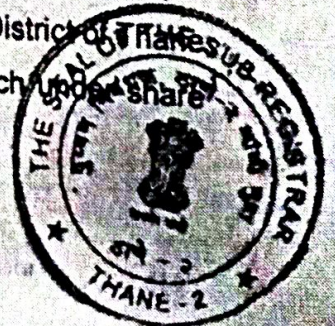
A) By way of an AGREEMENT of SALE, it is hereby agreed by both parties that for a lumpsum consideration of Rs 77,00,000 (Rupees Seventy Seven Lakhs only) ,"SELLERS/TRANSFERORS" hereby agree to sell, assign and transfer, convey the "SAID FLAT" viz premises bearing Flat No. B/604, admeasuring 565 Sq.ft Built-up area, on 6th Floor, of the society known as LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED in the Complex known as "HIRANANDANI ESTATE", standing on plot of land bearing Survey no 152/1&4, 153/6A, 6B, 6K(Pt.) & 7, Village -Kolshet lying, being & situated at - Patlipada, Ghodhunder Road, Kolshet, Thane (W) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane alongwith membership rights denoted by 50 shares each upon share

- 3 -



Menaka Kulkarni Pasada





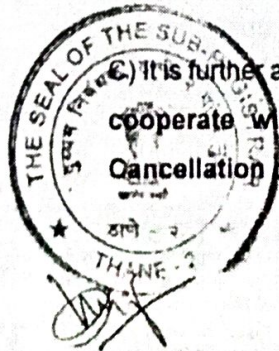
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दस्तावेज क्रमांक 2020/2022
certificate no 20
E/132

bearing Distinctive nos. 96 to 100 (both inclusive) in
said LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED.
more fully described in the SCHEDULE to the
"PURCHASERS/TRANSFEREES" subject to terms of payment as
under:

- a) Earnest Money Deposit of Rs 2,00,000 (Rupees Two lakhs only)
paid by the "PURCHASERS/TRANSFEREES" by way of NEFT
transfer on 23/8/2022.
- b) An amount of Rs 29,23,000(Rupees Rupees Twenty Nine Lakhs
twenty three thousand only) paid by NEFT transfer on 23rd Oct
2022 after deducting TDS on the entire amount of consideration.
- c) Balance amount of consideration of Rs 45,00,000(Rupees Forty
Five Lakhs Only) to be paid by the
"PURCHASERS/TRANSFEREES" on execution of this agreement
of Sale but not later than 5th November 2022 through
Bank/institutional Finance.

B) It is further decided in the event the
"PURCHASERS/TRANSFEREES" are unable to pay the balance
consideration within aforesaid time, a notice of cure shall be issued by
the "SELLERS/TRANSFERORS" giving further seven days thereof
from date of notice. In the event the "PURCHASERS/TRANSFEREES"
are unable to pay the Balance consideration, then the Agreement of
Sale shall stand automatically terminated. The
"SELLERS/TRANSFERORS" shall retain the Earnest Money Deposit
of Rs 2,00,000 (Rupees Two lakhs only) as compensation against the
said termination and return the balance of amount of Rs 30,00,000 (Rupees
Thirty Lakhs only) to the "PURCHASERS /TRANSFEREES"



It is further agreed that the "PURCHASERS/TRANSFEREES" shall
cooperate with the "SELLERS/TRANSFERORS" to execute a
Cancellation deed in the aforesaid event.

Menaka Kumari Parida

D) It is further agreed that on receipt of Full consideration, the
"SELLERS/TRANSFERORS"

2222 22/02/2022
Full consideration, the
V/32

a) Shall Hand over peaceful and vacant possession of the "said Flat" alongwith all receipts, writings, all last paid society maintenance, electricity, property tax and other such bills including all relevant papers pertaining to the said Flat and shares in the society.

b) Shall sign all documents required to transfer the Flat in name of the "PURCHASERS/TRANSFEREES in the records of the society/municipal records

c) Shall hand over the original agreements and original chain agreements

d) Shall have no more claim on the title of the said Flat

E) Further is also agreed that on receipt of possession, the "PURCHASERS/TRANSFEREES" shall confirm to follow all the rules, regulations and byelaws of the society. Further the "PURCHASERS/TRANSFEREES shall make payment of maintenance, property tax etc thereafter. The "SELLERS/TRANSFERORS" shall be free from all liabilities of maintenance, assessment taxes etc pertaining to said Flat, from date of handover of possession.

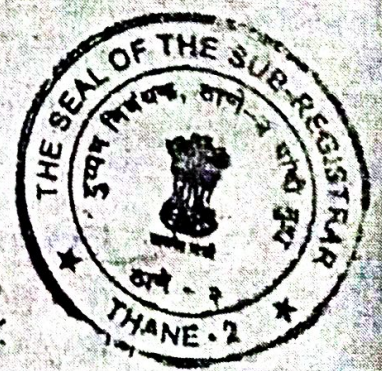
G) The charges of stamp duty, registration fees, and the charges of this Agreement of Sale, application, deeds, legal charges, etc, shall be borne and paid by "PURCHASERS/TRANSFEREES

H) The transfer fees of the society shall be borne by the "SELLERS/TRANSFERORS" and the "PURCHASER /TRANSFEEE" in equal proportions.

The TRANSFERORS covenant to the following

- 5 -

Menaka Kumari Parida

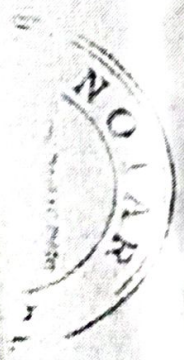
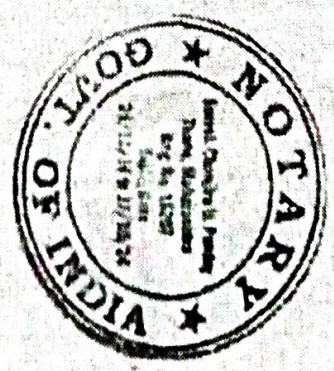
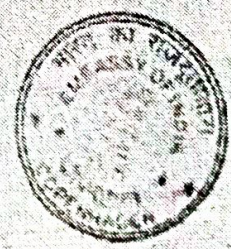


we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

of the power hereby
दस्तावेज क्रमांक 23500/2022
26/3

SCHEDULE OF PROPERTY UNDER PURCHASE

All the Residential flat bearing Flat No. B/604, admeasuring 565 Sq.ft Built-up area, on 6th Floor, of the society known as **LEONARDO B CO-OPERATIVE HOUSING SOCIETY LIMITED** in the Complex known as "HIRANANDANI ESTATE", Situated at - Patlipada, Ghodhunder Road, Kolshet, Thane (W) - 400607, on piece of land bearing Survey no 152/1 & 4.153/6A,6B,6K(Pt),6K(Pt) & 7 situated, lying and being in the Revenue village of Kolshet, Taluka and Thane District within the Registration and Sub District Thane and within the Jursidiction of Thane city and Municipal Corporation of Thane limits along with membership rights in the **LEONARDO BCO-OPERATIVE HOUSING SOCIETY LIMITED** Thane vide share certificate no 20 having Distinctive nos 96 to 100 (both inclusive)



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दस्तावेज क्र. २५८७/२०२२

२५/१२

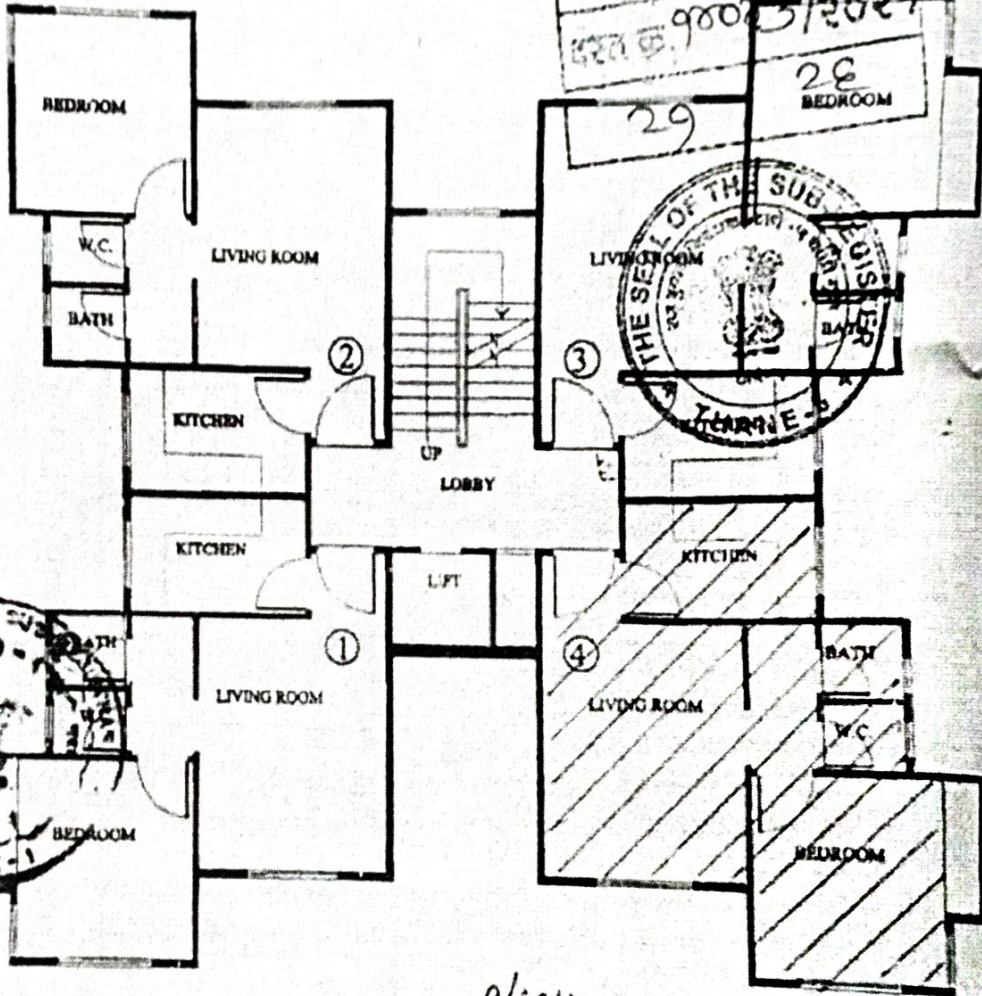
LEONARDO-'B'

TYPICAL FLOOR PLAN

टनन - १९

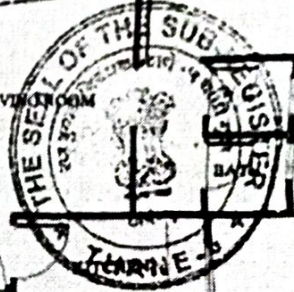
दस्तावेज क्र. १४००३/२०२१

२९
BEDROOM



Flat No. B/604

Floor. 6th



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AMENDED PERMISSION/COMMENCEMENT CERTIFICATE
For Building 'D' - Proposed Ground Floor (Pt) + 7 Floors/2022
Building 'A' - Proposed 4th & 5th Floor (Pt) only.
Building 'B' - Proposed Ground Floor (Part) only. 32

V. P. No. 91140/3 TMC/100 1589 Date 29-10-99

To, Shri/Smt. Shashikant V. Deshmukh. (Archite
Shri/Smt. Natha-Budhya Madvi & Others. (Owner)
Shri/Smt. R. R. R. Builders. (Developers.)

With reference to your application No. 6097 dated 28/10/99 for development permission
of commencement certificate under sections 48 & 69 of the Maharashtra Regional and Town
Planning Act, 1962, for carrying out development work and or to erect building No. D, A, & B
in Village of THE following Section No. -- Ward No. -- situ
at Road No. 40/0 M. No. 152/1 & 4, 153/6A, 6B, 6K(Pt)
6K(Pt) & 7
H. No./T. No. --

the development permission / the commencement certificate is granted subject to the following conditions
1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public
street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used
by any person until occupancy permission has been granted
3) The development permission / Commencement Certificate shall remain valid for a period of one year
commencing from the date of its issue.
This permission does not entitle you to develop the land which does not vest in you.

परवान्यापूर्वी डी.पी. रोड परक्या स्वस्वाया दापून ठाणे महानगरपालिकेत हस्ता
दापून विगारद वॉनी वापरपरवान्यापूर्वी तऱ्हे नं. १८७/२ या भूखंड गातनात हस्तांतरित
हेल्योवे पत्र दाखल करणे आवश्यक आहे.
व.प.नं.ती.ने त.नं. १५२/१ व १५२/४ हे भूखंड विक्रीत करण्यात परवानगी दिल्यामुळे,
व.प.नं.ती. व्हीन तृपारित आदेश जोरपावे प्रमाणपत्रापूर्वी दाखल करणे आवश्यक आहे.
वापरपरवान्यापूर्वी मंजूर नियंत्रण नियमावली क्र. ५४ (एफ) नुसार वृक्ष लागवड करणे आवश्यक
(१) प्रस्तावावधीतील दुर्बल घटक योजनेवधीतील क्षेत्र व राधीव क्षेत्र एकत्रिकरण करण्याबाबत यु. एन.
आदेश जोरता प्रमाणपत्रापूर्वी दाखल करणे आवश्यक आहे. - २१/१०/९९

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



Office No.
Office Stamp
Date

Yours faithfully,
Dy. City Engineer,
(Planning & Development)
Municipal Corporation
the city of Thane.



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)
Occupancy Certificate

273

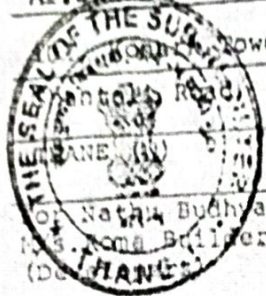
For Bldg. (Part) * 1st to 7th Floor Only LEONAP00-B

दस्तावेज - ९
दस्तावेज नं. १४००३/२०२१
V.P. No. १११४०/३
१८ / २६

TMC/TDD / 2085

22-02-2021
टनन - २
दस्तावेज नं. १४००३/२०२१
१४ / ३२

To: Mr. Shankant V. Deshmukh (Architect)



Power, Opp. Saibaba Temple,

of Nanna Buiha Madvi & Others (Owner)
K.S. Nanna Builders Sub: Occupation Certificate for
(D. THANE) Proposed Bldg. on plot bearing S.No. 152/
64, 153/6A, 6B, 6K(pt) 6K(pt) & 7
at Kolshet Thane.

Ref.: V. P. No. 91140/3 TMC/TDD/1589 dt. 29/10/99
Your Letter No. 6711 Dt. 16/11/2000

Sir, The part / ~~part~~ of building / ~~part~~ situated at Kolshet, Thane Road / ~~40.0M D.P. Road~~
No. 'D' (Part) 152/1 & 4,
Ward No. --- Sector No. 5 S. No. ~~152/1 & 4,~~
153/6A, 6B, 6K(pt) 6K(pt) & 7
Village / ~~---~~ Kolshet under the supervision of S.V. Deshmukh License
~~---~~ Architect / Licence No. CA/76/3262
may be occupied on the following Conditions.

१) मलशुद्धीकरण केंद्र कार्यान्वित ठेवणे बंधनकारक राहतील.

A set of certified completion plan is returned herewith

Office ~~---~~

Office Stamp

Date :

Copy to :

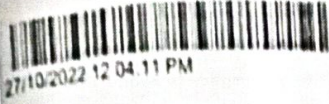
- 1) Collector of Thane
- 2) Dy. Mun. Commissioner, Zone
- 3) F. E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Deptt. T. D. D. TMC



By City Engineer
(Planning & Development)
Municipal Corporation of
the city of Thane.

TMC
Handwritten signatures and initials

PLANNING & DEVELOPMENT



दम्पन गणना भाग-2

दम्पन 2 39192
दम्पन क्रमांक: 23647/2022

दम्पन क्रमांक: दम्पन 2/23647/2022
दस्तावेजा प्रकार: करारनामा

- | क्र.सं. | पक्षकारांचे नाव व पत्ता | पक्षकारांचा प्रकार | दायादाचे वय | अपक्षकारांचा ठसा |
|---------|---|--|-------------|------------------|
| 1 | नाम सुरेशचंद्र परिहा
पत्ता प्लॉट नं. 402, माळा नं. - इमारतीचे नाव: नारायण पार्टीज
निवास अपार्टमेंट, अक्षय न. कॉम्प्लेक्स, रोड नं. टाणे, महाराष्ट्र,
टाणे.
पिन नंबर: ALOPP6474C | विद्वान पेशार
वय - 45
स्वाक्षरी: | | |
| 2 | नाम मेनका कुमारी परिहा
पत्ता प्लॉट नं. 402, माळा नं. - इमारतीचे नाव: नारायण पार्टीज
निवास अपार्टमेंट, अक्षय न. कॉम्प्लेक्स, रोड नं. टाणे, महाराष्ट्र,
टाणे.
पिन नंबर: DWAPP4350M | विद्वान पेशार
वय - 38
स्वाक्षरी: | | |
| 3 | नाम भानु ब्रह्मा राजुरकर
पत्ता प्लॉट नं. 504, माळा नं. - इमारतीचे नाव: कामा घरीना,
अक्षय न. विंगनदानी इन्स्टेट, रोड नं. टाणे, महाराष्ट्र, टाणे.
पिन नंबर: AGEPR3482M | विद्वान पेशार
वय - 47
स्वाक्षरी: | | |
| 4 | नाम कल्पना शंतनु राजुरकर यांच्या तर्फे कुमु म्हाणुम बांधव बोडके
पत्ता प्लॉट नं. सी. 601, माळा नं. 6 बा मजला, इमारतीचे नाव
सी.आनवारी सी.सी.ओ.टी.गो., अक्षय नं. विंगनदानी इन्स्टेट, रोड नं.
टाणे, महाराष्ट्र, THANE.
पिन नंबर: AWJPR3860N | विद्वान पेशार
वय - 40
स्वाक्षरी: | | |

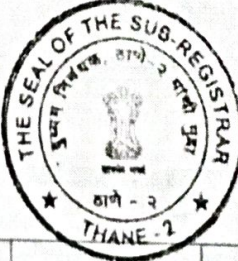
परील दस्तऐवज करून देणार नसताकरीन करारनामा आ दम्पन गणना करून दिव्याचे कवून करतात.
शिकका क्र. 3 ची वेळ: 27 / 10 / 2022 12 : 02 : 53 PM

टीपण -
दायादाचे ठसा असे निवडून घेतल्यात की ते दस्तऐवज करून देणा-यांना स्वामीत: ओळखतात, व त्यांची ओळख पटवतात

- | क्र.सं. | पक्षकारांचे नाव व पत्ता | पक्षकारांचा प्रकार | दायादाचे वय | अपक्षकारांचा ठसा |
|---------|--|--------------------|-------------|------------------|
| 1 | नाम रमाकांत पाबळे
वय 45
पत्ता कॉम्प्लेक्स, टाणे
पिन नंबर 400607 | स्वाक्षरी: | | |
| 2 | नाम अक्षय बरगव
वय 35
पत्ता: कळवा, टाणे
पिन नंबर 400605 | स्वाक्षरी: | | |

शिकका क्र. 4 ची वेळ: 27 / 10 / 2022 12 : 03 : 42 PM

Joint Sub Registrar Thane 2



sr.	Purchaser	Type	Verification no/Vendor	GRN/licence	Amount	Used AI	Deface Number	Deface Date
1	Shantanu Arun Rajurkar	eChallan	10000502022102300266	MH009712809202223P	539000 00	SD	0004821576202223	27/10/2022
2		DHC		2710202202088	640	RF	2710202202088D	27/10/2022
3	Shantanu Arun Rajurkar	eChallan		MH009712809202223P	30000	RF	0004821576202223	27/10/2022

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]