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पावती

Original/Duplicate

Tuesday, July 11, 2023

नोंदणी क्र.: 39M

10:32 AM

Regn.: 39M

पावती क्र.: 18435 दिनांक: 11/07/2023

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन2-16666-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चिन्मय पद्माकर भोईर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:51 AM ह्या वेळेस मिळेल.

*Joint Sub Registrar Thane 2*

सह दुय्यम लिखक वरग - २

अभि. क. ४

बाजार मूल्य: रु. 10960950 /-

मोबदला रु. 18500400/-

भरलेले मुद्रांक शुल्क : रु. 1295050/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1007202314013 दिनांक: 11/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004902137202324E दिनांक: 11/07/2023

बँकेचे नाव व पत्ता:

*ChB*



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

11/07/2023

दस्त क्रमांक : 16666/2023

नोंदणी :

Regn:63m

## गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18500400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10960950
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: त्रिमायसेस नं 306-ए क्षेत्रफळ 612 चौ.फुट अविभाज्य हिस्सा (277 चौ.फुट 305ए मधुन, 194 चौ.फुट 306 मधुन आणि 141 चौ.फुट 301 मधुन) कार्पेट, देव कॉर्पोरा बिल्डींग, पोखरण रोड नं 1, पांचपाखाडी, ठाणे. मौजे पांचपाखाडी फायनल प्लॉट नं 463. झोन नं 5/18-5ई). ( ( Survey Number : - ; ) )
(5) क्षेत्रफळ.	1) 68.25 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-बाळकृष्ण लिलाधर महाजन - - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 301, इम्पेरियल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं:-, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ABNPM5511G 2): नाव:-शैलजा बाळकृष्ण महाजन - - वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 301, इम्पेरियल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं:-, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AFYPM6716L 3): नाव:-बी.एल. महाजन (एचयुएफ) सर्वेकर्ता बाळकृष्ण लिलाधर महाजन - - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 301, इम्पेरियल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं:-, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AACHB8963K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चिन्मय पद्माकर भोईर - - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-1501, विकास पार्लस, ब्लॉक नं:-, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-DPIPB0602H
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16666/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1295050
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग - २

रणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





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दस्त क्रमांक १६६६६ / २०२३
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दस्त क्रमांक १६६६६ / २०२३
३ / ००

AGREEMENT FOR SALE

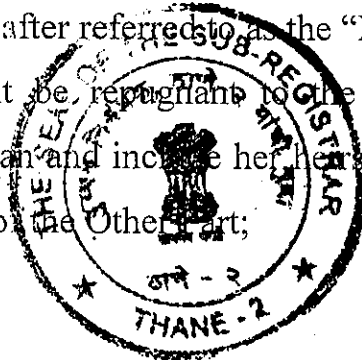
THIS AGREEMENT FOR SALE is made and entered into at Thane on this 10<sup>th</sup> day of July, 2023.

BETWEEN:

1) **MR. BALKRISHNA LILADHAR MAHAJAN**, aged 62 years, having PAN No.: ABNPM5511G, 2) **MRS. SHAILAJA BALKRISHNA MAHAJAN**, aged 58 years, having PAN No.: AFYPM6716L, 3) **B. L. MAHAJAN (HUF)**, having PAN No.: AACHB8963K, represented through Karta **MR. BALKRISHNA LILADHAR MAHAJAN**, all Indian Inhabitants, having address as: 301, Imperial B Wing, Ashar Residency, Near Lok Hospital, Pokhran Road No.2, Thane (West) 400610, hereinafter **collectively** referred to as the "**Vendors**" and individually as the "Vendor No.1, Vendor No.2, and Vendor No.3 respectively) (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the One Part;

AND

**MR. CHINMAY PADMAKAR BHOIR**, aged 24 years, having PAN No. DPIP0602H Adult, Occupation Business, Indian Inhabitant, having address at: B-1501, Vikas Palms, Dr. Ambedkar Road, Thane West, 400601, hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, legal representatives and assigns) of the Other Part;



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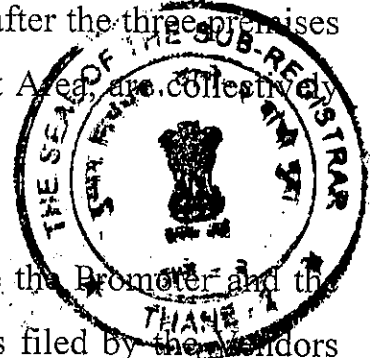
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५ / २०

The Vendors and the Purchaser are hereinafter individually called a "Party" and collectively "Parties".

AND WHEREAS a MOU dated 6<sup>th</sup> October 2007 was executed by and between M/s Shree Mahavir Associates & M/s Dev Land & Housing Limited, on the first part ( hereinafter referred to as "the Promoter") and the Vendors herein on the second part, under the terms whereof, the entire Jai Annexe building consisting of three flats was acquired for redevelopment by the Promoter and in consideration thereto, the promoter was obliged to allot the Premises No. 301, admeasuring 2000 square feet carpet area, Premises No.305-A, admeasuring 277 square feet & Premises No.306, admeasuring 864 square feet carpet area, on the third floor to the Vendor No.1, the Vendor No.2 and the Vendor No.3. The Vendors herein were allotted the said Collective Premises admeasuring 3141 square feet carpet area as one in lieu of the flats owned by the Vendors in the residential building 'Jai Annex' on 30<sup>th</sup> June 2011 in New redeveloped building named Dev Corpora being lying and situated on land bearing Survey No.206, Hissa No.1 & 3, Survey No.209, Hissa No.2 (part), Survey No.209-B, Hissa No.2 (part), Survey No.210, Hissa No.2, Survey No.210A, Hissa No.5 & 7, Final Plot No.463, C T S No.110 at Village Panchpakhadi, Thane (West) 400603. (Herein after the three premises totally admeasuring about 3141 SQ. Fts. Carpet Area, are collectively referred to as the "said Collective Premises").

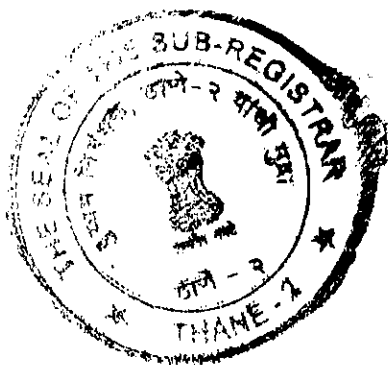


AND WHEREAS due to some disputes interse the Promoter and the Vendors herein, a Civil Suit No. 677/2010 was filed by the Vendors

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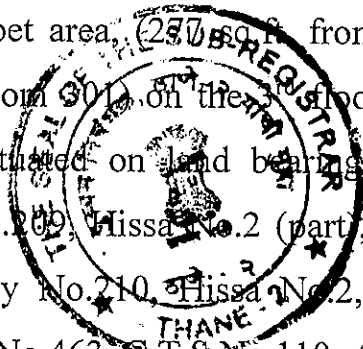
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herein against the Promoter and finally the said suit was disposed off vide Consent Terms and Decree dated 30.06.2011. Under the Consent terms dated 30.06.2011, the Promoter consented to handover the possession of the Premises No. 301, 306 and 305-A totally admeasuring about 3141 Sq. Fts. Carpet Area, along with covered parking to the Vendors on 30<sup>th</sup> June 2011.

AND WHEREAS the relevant Allotment Agreement for the said collective premises is registered at the office of the Sub Registrar, Thane 5 at document number TNN5-1898/2015. Accordingly, the Vendors herein have become the absolute owners of the said collective premises and accordingly have received the possession thereof.

AND WHEREAS since the collective premises is capable of sub division in distinct parts which can be accessible individually, the Vendors after taking necessary permission from the Promoters, have subdivided the collective Premises No. 301, 306 and 305A into 2 parts and have renumbered the same as Premises No.306-A, admeasuring 612 square feet carpet area and Premises No.306-B, admeasuring 670 square feet carpet area.

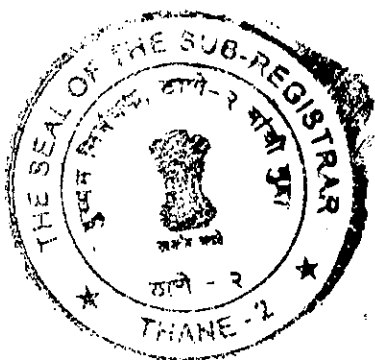
AND WHEREAS the Vendors are desirous to sell Premises No. 306 A, admeasuring 612 square feet carpet area, (257 sq. ft. from 305A, 194 sq.ft. from 306 and 141 sq.ft. from 301) on the 1<sup>st</sup> floor of the building known as Dev Corpora situated on land bearing Survey No.206, Hissa No.1 & 3, Survey No.209, Hissa No.2 (part), Survey No.209-B, Hissa No.2 (part), Survey No.210, Hissa No.2, Survey No.210A, Hissa No.5 & 7, Final Plot No.463, C.T.S.No.110 at Village



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Panchpakhadi, Thane (West) 400603 (hereinafter referred to as the "said premises") and the Purchaser relying upon the representations of the Vendors have agreed to acquire and purchase from the Vendors, the Premises No.306A, admeasuring 612 sq. Ft. feet carpet area, (inclusive of common passage) for the price and on the terms and conditions hereinafter appearing.

**NOW THIS DEED WITNESSETH THAT:**

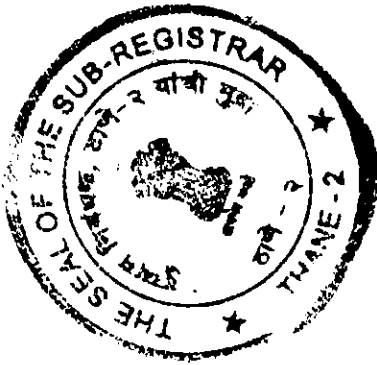
1. The Vendors hereby agree to sell, transfer, convey and assure unto the Purchaser and the Purchaser relying upon the correctness of the representations and statements of the Vendors, hereby agree to purchase and acquire all the Vendors' right, title and/or interest in the of Premises **No.306A**, admeasuring 612 square feet carpet area, situated on the Third Floor, in the building known as 'Dev Corpora', being lying and situated on land bearing Survey No.206, Hissa No.1 and 3, Survey No.209, Hissa No.2 (Part), Survey No.209B, Hissa No.2 (Part), Survey No.210, Hissa No.2, Survey No.210A, Hissa No.5 & 7, Final Plot No.463, C.T.S.No.110, at Village Panchpakhadi, Pokhran Road No.1, Thane (West) (hereinafter referred to as the "Said Premises") for aggregate consideration of **Rs. 1,85,00,400.00/- (Rupees One Crore Eighty-Five Lakhs Four Hundred Only)** to be paid by the Purchaser to the Vendors in the following manner:



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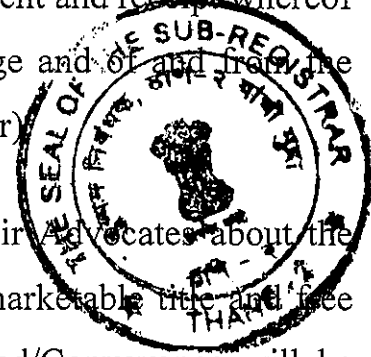
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दस्त क्रमांक १६६६६ / २०२३
११ / २०

Name	Amount
MR. BALKRISHNA LILADHAR MAHAJAN	Rs. 61,66,800/-
MRS. SHAILAJA BALKRISHNA MAHAJAN	Rs. 61,66,800/-
B. L. MAHAJAN HUF	Rs. 61,66,800/-

- (a) The Vendors have agreed to fully and completely sell, transfer, convey their rights title and interests without any condition, charge, lien of whatsoever nature in the said premises and assure unto the Purchaser all the Vendors' right, title and/or interest in the said Premises on the representations and assurance by the Purchaser that they shall fulfill all their obligations under this Agreement including making timely payments in accordance to the payment schedule as agreed between the Parties and setout therein.
- (b) The Purchaser has paid to the Vendors a sum of **Rs.46,50,000/- (Rupees Forty-Six Lakhs Fifty Thousand Only)** in the manner as mentioned in the receipt at the end of this Agreement for Sale, before the execution of these presents, towards part payment for the purchase of the said Premises (the payment and receipt whereof the Vendors hereby admit and acknowledge and of and from the same hereby discharge the Purchaser forever).
- (c) After satisfaction of the Purchaser and their Advocates about the title of the said property being clear and marketable title and free from all encumbrances the final Sale Deed/Conveyance will be prepared and executed before the end of October 2023.



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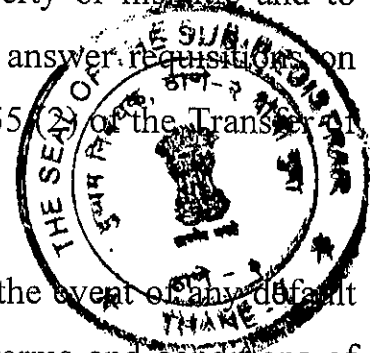
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दस्त क्रमांक १६६६६/२०२३
१३ / २०

- (d) The Purchaser / Vendee shall pay to the Vendors/ Sellers the balance price/consideration of **Rs. 1,38,50,400.00/-** (Rupees One Crore Thirty-Eight Lakhs Fifty Thousand Four Hundred Only) before end of October, 2023 subject to the Vendors handing over to the Purchaser, the documents required by the Purchaser to raise loan against the lien of the said Premises including NOC issued by the said Promoters in respect of sub division of the collective Premises and in the format as may be required by the bank or financial institution from which the Purchaser intends to raise loan.
- (e) The amount of 1% of purchase value i.e. **Rs. 1,85,004.00/-** (Rupees One Lakh Eighty-Five Thousand Four Only) will be deducted from the payment of Vendor & Purchaser will pay the TDS amount to Income Tax or concerned dept. & receipt be produced to the Vendor.
- (f) Immediately after execution of this Agreement the Vendors/Sellers shall make out the clear and marketable title to the said property free from all encumbrances to the satisfaction of the Purchaser and her Advocates. The Vendors are hereby bound to disclose to the Purchaser any material defect in the property or his title and to produce all documents of the title and to answer requisitions on title made by the purchaser under Section 55 of the Transfer of Property Act.
- (g) Whereas the Vendors hereby agree that in the event of any default on the part of the Vendors/Sellers in the terms and conditions of the above agreement, the Vendors/Sellers shall be liable to refund



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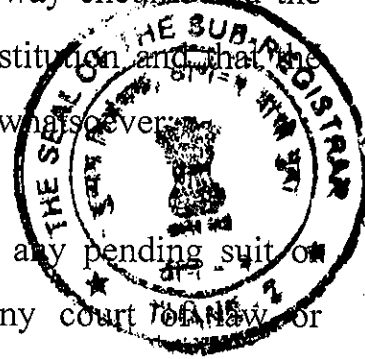
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१५ / २०

the part payment of Rs. 46,50,000.00/- made by the purchaser within fifteen days of such default without any charge, lien or deductions thereon.

- (h) The Vendor/Seller Agrees that during the pendency of the Agreement of sale the property will be at the risk of the vendor/Seller and they will take care of the same.
- (i) The Vendor/Sellers undertake to clear all outgoing of the property such as Municipal Taxes, government taxes, the Society's dues and such other dues pending the completion of the sale and bring the said account up to date before handing over the possession of the said flat to the Purchaser/Vendee.

**2. THE VENDORS HEREBY REPRESENTS TO THE PURCHASER:**

- (a) The Vendors are the sole and absolute owners of the said Premises and no one other than the Vendors have any share, right, title and/or interest in the said Premises in any manner whatsoever and that the said Premises is in the absolute possession of the Vendors;
- (b) The Vendors have not mortgaged or in any way encumbered the said Premises with any bank or financial institution and that the said Premises is free from any encumbrances whatsoever;
- (c) The said Premises is not subject matter of any pending suit or attachment before or after judgment of any court of law or authorities for recoveries of any debts, decretal amount, Income



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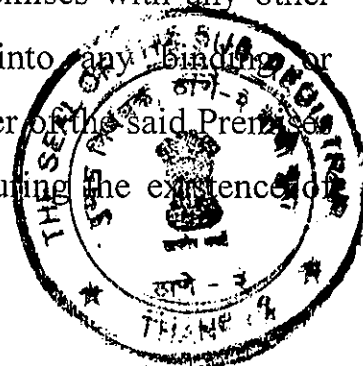
tax, wealth tax, gift tax, or any other amount by way of taxes and/or penalties thereon.

(d) There does not subsist any order of injunction or appointment of the court receiver of the said Premises or any part thereof issued by court of law or other authority.

(e) There are no attachment or prohibitory order issued by the competent authority or the court or any government or semi government authority or bank prohibiting from dealing with or selling or transferring the said Premises contemplated under these presents.

(f) In the event of any delay or default on the part of any of the Parties in performing their part of the contract the aggrieved Party shall be entitled to specific performance of this agreement together with right to claim costs, charges and expenses and losses from such defaulting Party.

(g) The Vendors have not entered into any agreement for sale or any other arrangement in respect of the said Premises with any other person/s nor have the Vendors entered into any binding or contractual negotiations for the sale or transfer of the said Premises with any other party and shall not do so during the existence of these presents;



(h) The Vendors have the absolute right and full power and authority to sell the said Premises to the Purchaser and that the Vendors are not

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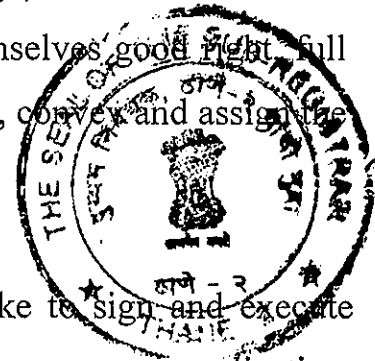
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दस्त क्रमांक	१६६६६ / २०२३
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restrained either under the Income Tax Act, or any other statute or law for the time being in force;

- (i) There is no restraint or order of any court or authority having jurisdiction restraining the Vendors from dealing with or disposing of the said Premises in any manner whatsoever;
- (j) The Vendors shall obtain from the Developer permission to transfer and sell the said Premises in favor of the Purchaser; failing which, the Purchaser shall have the right to terminate this agreement without forfeiture of the earnest money paid by the purchaser.
- (k) The Vendors shall, either themselves or through their legally constituted attorney, whenever called upon to do so, execute such other, deeds, documents and/or transfer forms, etc., for the absolute transfer of the said Premises in favor of the Purchaser;
- (l) That there are no minors in B L Mahajan HUF and notwithstanding any act, deed, matter or thing done, committed, omitted or knowingly or willingly suffered to the contrary by the Vendors or any person or persons claiming from, through, under or in trust for the Vendors, the Vendors now have in themselves good right full power and absolute authority to sell, transfer, convey and assign the said Premises unto the Purchaser.
- (m) The Vendors hereby agree and undertake to sign and execute and / or get signed and executed all such necessary application, forms, deeds, matter and things as may be necessary at any time in



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दस्त क्रमांक १६६६६ / २०२३
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दस्त क्रमांक १६६६६ / २०२३
२१ / ००

future, but at the cost of Purchaser herein, and also agrees to sign the various forms as per provisions of the various act and co-operate the Purchaser for completing all the formalities in connection with the said matter, for the absolute transfer of the said Premises in favour of the Purchaser.

- (n) The Vendors hereby assure and confirm that the said two copies of the said Principal Agreement shall be made and one copy of each shall be in the possession of the Vendors and the Purchaser.
- (o) The Vendors hereby further assure and confirm that the Promoter has agreed to admit the Purchaser, as member/s of the society/company/condominium of the owners of the premises in the building, 'Dev Corpora', as and when the same is formed and registered by the Promoter and the Promoter has granted his no objection certificate to the Purchaser, for the purchase of the part of the collective Premises, to raise any loan against the lien of the said premises and to get the name of the Purchaser mutated in the records of the Thane Municipal Corporation.
- (p) The Vendors or any person on behalf of the Vendors shall hereinafter during the existence of these presents, have no right, title and/or interest in the subdivided part of the collective Premises, renumbered as **No.306-A**, admeasuring 612 square feet carpet area.

3. THE PURCHASER DECLARE THAT:

*[Handwritten signatures and initials]*



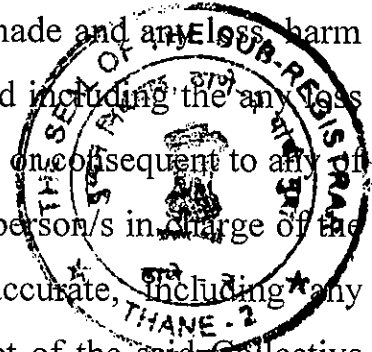
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दस्त क्रमांक १६६६६ / २०२३
२२ / २०

- (a) The Purchaser hereby agrees and undertakes that he shall make timely payments in accordance with the provisions of this Agreement.
- (b) The Purchaser shall, from the date execution of the final Deed of Conveyance of the said Premises hereof, bear and regularly pay all the outgoings and taxes in respect of the said Premises.
- (c) The Purchaser hereby agrees and acknowledges that any delay tolerated or indulgence shown by the Vendors in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Vendors shall not be construed as a waiver on the part of the Vendors of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Vendors.

4. **THE PARTIES HERETO AGREE THAT:**

- (a) The Vendors hereby indemnify and keep indemnified the Purchaser against any claim that may be made and any loss, harm or damage that may be incurred or suffered including the any loss or damage arising out of or connected with or consequent to any the representations of the Vendors or any person/s in charge of the Vendors' affairs being incorrect or inaccurate, including any claims for unpaid purchase dues in respect of the said Collective Premises;

*[Handwritten signatures]*





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दस्त क्रमांक १६६६६ /२०२३
२३ / ००

- (b) In the event of breach of the respective obligations and commitments by any of the parties, each of the parties hereto shall be entitled to enforce specific performance of these presents and to recover all the costs, charges and expenses incurred and the losses and/or damage that might be sustained by such party on account of the other party compelling to enforce specific performance of these presents.
- (c) The stamp duty and registration charges and/or other expenses in regard to these presents or for the sale and transfer of the said Premises shall be borne and paid by the Purchaser and the sellers/vendors in equal shares.
- (d) The Vendors shall handover the vacant and peaceful possession of the said Premises to the Purchaser simultaneously at the time of the realization of the full and final sale consideration agreed herein and sale of the said premises shall be deemed to be complete in all respect.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day, month and year hereinabove set out.

*Wly* → *BA* ©



*Wly* → *BA* ©

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दस्त क्रमांक १६६६६ / २०२३
२० / २०

**THE SCHEDULE REFERRED TO ABOVE:**

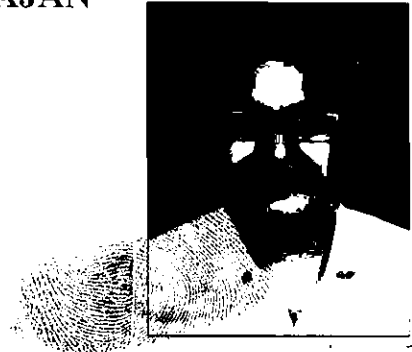
ALL THAT IS IN Premises No.306-A, admeasuring 612 square feet carpet area, (277 sq.ft. from 305A, 194 sq.ft. from 306 and 141 sq.ft. from 301) <sup>in Divided Sahasr</sup> situated on the Third Floor, in the Redeveloped building known as 'Dev Corpora', being lying and situated on land bearing Survey No.206, Hissa No.1 and 3, Survey No209, Hissa No.2 (Part), Survey No.209B, Hissa No.2 (Part), Survey No.210, Hissa No.2, Survey No.210A, Hissa No.5 & 7, Final Plot No.463, C.T.S.No.110, at Village Panchpakhadi, Pokhran Road No.1, Thane (West), in the Taluka and District Thane, within the limits of Thane Municipal Corporation.

SIGNED, SEALED & DELIVERED

by the within named "Vendors"

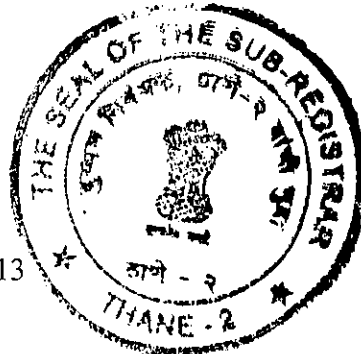
(1) MR. BALKRISHNA LILADHAR MAHAJAN

*Bhili - Li -*



(2) MRS. SHAILAJA BALKRISHNA MAHAJAN

*Shailajam*



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दस्त क्रमांक १६६६६ / २०२३
२५ / २०

(3) B. L. MAHAJAN (HUF) represented through its Karta  
 MR. BALKRISHNA LILADHAR MAHAJAN

*Balkrishna Liladhar Mahajan*



SIGNED, SEALED & DELIVERED

by the within named "Purchaser"

MR. CHINMAY PADMAKAR BHOIR

party of Other Part, in presence

*Chinmay Bhoir*



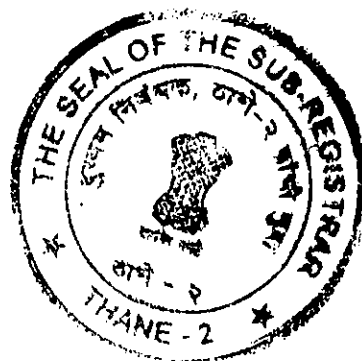
WITNESS:

1) Maheshwar Damule

*Maheshwar Damule*

2) Bharik H. Thakur

*BHThakur*



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दस्त क्रमांक १६६६६/२०२३

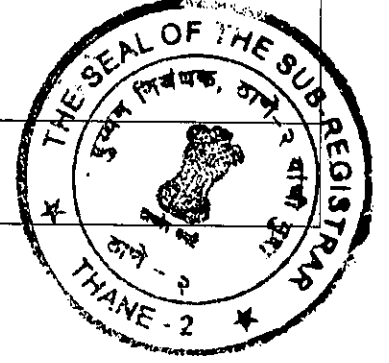
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RECEIPTS

RECEIVED WITH THANKS of and from the within named the Purchaser **MR. CHINMAY PADMAKAR BHOIR**

An amount of Rs. 46,50,000/- (Rupees Forty-Six Lakhs Fifty Thousand Only) vide account payee cheque as mentioned in the below mentioned table.

DATE	CHEQUE/ REF NO.	AMOUNT	BANK NAME
03/06/2023	134518	Rs. 2,07,000/-	UNION BANK OF INDIA
06/07/2023	139936	Rs. 12,81,332/-	
06/07/2023	139937	Rs. 14,88,332/-	
25/07/2023	139938	Rs. 14,88,332/-	
TDS @ 1% deducted and paid to Income Tax dept. or Concerned Dept.		Rs. 1,85,004/-	
<b>TOTAL</b>		<b>Rs. 46,50,000/-</b>	



WE SAY RECEIVED.

**MR. BALKRISHNA LILADHAR MAHAJAN**

*Balkrishna Liladhar Mahajan*

**MRS. SHAILAJA BALKRISHNA MAHAJAN**

*Shailaja Mahajan*

**B. L. MAHAJAN (HUF),**

**Represented through its Karta**

**MR. BALKRISHNA LILADHAR MAHAJAN**

*Balkrishna Liladhar Mahajan*

1898335

सूची क्र.2

दुयम निबंधक : सह द.नि.ठाणे 5

10-07-2023

दस्त क्रमांक : 1898/2015

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

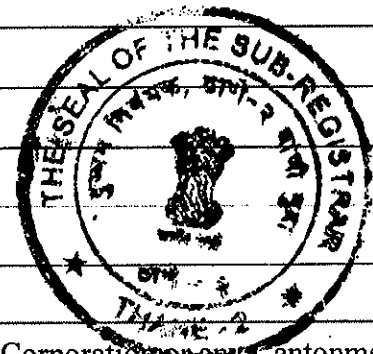
Regn:63m

गावाचे नाव : 1) पांचपाखाडी

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दस्त क्रमांक १६६६६/२०२३  
२७ / २०

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10947000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : , इतर माहिती: ऑफिस नं 301 क्षेत्रफळ 2000 चौ.फुट कार्पेट, ऑफिस नं 305-ए क्षेत्रफळ 277 चौ.फुट कार्पेट, ऑफिस नं 306 क्षेत्रफळ 864 चौ.फुट कार्पेट एकूण क्षेत्रफळ 3141 चौ.फुट कार्पेट, 3 रा मजला, देव कॉर्पोरा बिल्डींग, खोपट पांचपाखाडी, ठाणे. मौजे पांचपाखाडी फायनल प्लॉट नं 463. सिव्हील सूट नं 677/2010 च्या अनुषंगाने सदरचे ऑफिसेस देण्यात येत आहे. ( ( Survey Number : - ; ) )
(5) क्षेत्रफळ	1) 350.30 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स.श्री महाविर असोसिएट्स आणि देव लँड आणि होसिंग लिमिटेड (एओपी) तर्फे अधिकृत सही करणार नविन बौवा तर्फे कु.सु.म्हणुन गोविंद काकडे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेश कृपा बिल्डींग,, ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 फॅन नं:-AADAS0263K 2): नाव:-मेसर्स.श्री महाविर असोसिएट्स तर्फे भागिदार नविन बौवा तर्फे कु.सु.म्हणुन गोविंद काकडे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गणेश कृपा बिल्डींग,, ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 फॅन नं:-AADAS0263K 3): नाव:-मेसर्स.देव लँड आणि होसिंग लिमिटेड पुर्वीचे नाव मेसर्स.देव भूमी रीअलटर्स प्रा.ली.तर्फे डायरेक्टर जयेश सोमय्या तर्फे कु.सु.म्हणुन गोविंद काकडे - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: 10, इमारतीचे नाव: देव प्लाझा बिल्डींग,, ब्लॉक नं: -, रोड नं: अंधेरी सुंबई, महाराष्ट्र, सुंबई. पिन कोड:-400058 फॅन नं:-AADAS0263K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बाळकृष्ण लिलाधर महाजन - - वय:-54; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: इम्पेरीयल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 2, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400610 फॅन नं:-ABNPM5511G 2): नाव:-शैलजा बाळकृष्ण महाजन - - वय:-48; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: इम्पेरीयल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 2, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400610 फॅन नं:-AFYPM6716L 3): नाव:-मेसर्स.बी.एल.महाजन (एचयुएफ) तर्फे कर्ता बाळकृष्ण लिलाधर महाजन - - वय:-54; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: इम्पेरीयल बी विंग, आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 2, ठाणे., महाराष्ट्र, THANE. पिन कोड:-400610 फॅन नं:-AACHB8963K
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2015
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2015
(11) अनुक्रमांक, खंड व पृष्ठ	1898/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	728200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





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दस्त क्रमांक १६६६६ / २०२३

२६ / २०

DEV CORPORA PREMISES CO-OP SOCIETY LTD

Regd. No.: TNA(TNA)/GNL/O/1931/ 2017/  
Gr. Floor, Dev Corpora Building, Opp. Cadbury Co. Khopat, Thane (W) 400 601 Thane

## TAX INVOICE

Period : 01/06/2023 To 30/06/2023 Place: MAHARASHTRA-27

Bill No. 2300340

Bill Date: 01/06/2023

Area 2131 Sq. Ft.

Office No. : A/301/306

GST Reg. No.

Name : MR. BALKRISHNA LILADHAR MAHAJAN

Sr.No.	Particulars	SAC Code	Reimb & Non taxable	Taxable	Total
1	Maintenance Charges	9995	0.00	10724.00	10724.00
2	Water Charges		426.00	0.00	426.00
3	Electricity Charges		7991.00	0.00	7991.00
4	Sinking Fund	9995	0.00	1332.00	1332.00
5	N.A Tax		25.00	0.00	25.00
6	Repair And Maintenance Fund	9995	0.00	3996.00	3996.00
7	Education Fund	9995	0.00	10.00	10.00
8	New Lift Installation		0.00	0.00	0.00
9	Non Occupancy Charges		0.00	0.00	0.00
			8442.00	16062.00	24504.00
			Interest On Rs. 0.00	0.00	0.00
			CGST @9% @	9.00%	1446.00
			SGST @9% @	9.00%	1446.00
Current Due.....					27396.00
Add: Previous Dues (Principle Amount).....					0.00
Add: Previous Dues (Interest Amount).....					21.00
Less Adjustments.....					21.00
Net Payable... (Rupees Twenty Seven Thousand Three Hundred Ninety Six Only)					27396.00

GST Reg. No.: 27AADAD9130A1Z7

PAN No.: AADAD9130A

Due Date 30/06/2023

If you have not clear the above amount within due dates then we will be charged 21% Interest / The Maintenance amount deposited in " DEV CORPORA PREMISES CO-OP SOCIETY LTD" RTGS/NEFT DETAILS : BANK NAME : AXIS BANK LTD LOUISWADI BRANCH A/C NO. 918020066755081 IFSC CODE : UTIB0001963

For DEV CORPORA PREMISES CO-OP SOCIETY LTD

Reverse Charge - No

## RECEIPT

Receipt No : 2300182

Receipt Date :30/05/2023

Received with thanks from MR. BALKRISHNA LILADHAR MAHAJAN (A/301/306) a sum of Rs. 27417/- (Rupees Twenty Seven Thousand Four Hundred Seventeen Only) By Cheque No. 000136 Dated 30/05/2023 drawn on Indian Overseas Bank Against Bill

No. 00224 Dated 01/05/2023

For DEV CORPORA PREMISES CO-OP SOCIETY LTD

\*Receipt subject to realisation of cheque

Hon. Chairman /Secretar



DRC No.009 (Const. Amenity)

DRC No.117 (Res.)

DRC No.058 (Road)

DRC No.058 (Road)



Certificate No.:- 1069

## THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

इमारत : तळघर + स्टिल्ट (पार्ट) + तळ (पार्ट) + पोडीयम + १ ला मजला (पार्ट) + २ रा मजला (पार्ट) + ३ ते १६ मजले

### Occupancy Certificate

(६० चौ.मी. क्षेत्राचे इमारतीच्या तळ मजल्यावरील Stair Case व Lift Lobby च्या दक्षिणेकडील बाजूस असलेले १ ऑफिस वाळुन)

V.P. No. 1613 TMC/TDD १५९ Date ३०/१२/२०१९

To,  
आर्किटेक्चर कन्सल्टंट (इं) प्रा.लि.

७०१, देव कॉपीरा, इस्टर्न एक्सप्रेस हायवे, कंडबरी जंक्शन, खोपट, ठाणे (ए) - ४०० १०१.

मे. महावीर असो व मे. ऑटो पार्ट्स डायस्ट्रींग इंडस्ट्रीज प्रा.लि. (मालक)

मे. महावीर असो. चे भागीदार श्री. मनसुख शहा (कुलमुखत्यारपत्रधारक)

ट न न - २  
दस्त क्रमांक १६६६६/२०२३  
३० / २०

Sub - पार्ट वापर परवाना : वरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र. 1613

Your Letter No. १०९६७ दि. ०१/१२/२०१९

Sir,

The part/full development/work/erection/re-erection/alteration in/ of building / part building no.

वरील प्रमाणे situated at ठाणे Road / Street Ward No. Sector  
No. २ खालील प्रमाणे Village पांचपाखाडी under the

supervision of आर्किटेक्चर कन्सल्टंट (इं) प्रा.लि. Licensed Survey or/Engineer/ Structural Engineer/ Supervisor/  
Architect/Licence No. C.A./९१/१२२०५. may be occupied on the following conditions.

अंतिम भुखंड क्र. ४६.० वा ४६.३, मंजूर नगर रचना विधाना क्र. १.

- १) वृक्ष विभागाकडील नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.
- २) पाणी विभागाकडील नाहरकत दाखल्यामधील अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

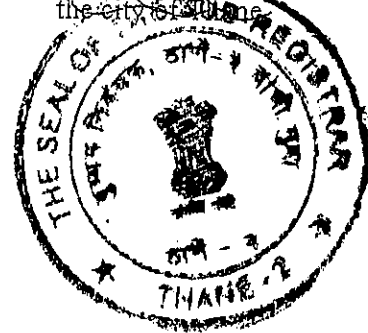
Date :

Copy to

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

Yours faithfully

Municipal Corporation of  
the city of Thane



P.T.O.







**भारत सरकार**  
**Unique Identification Authority of India**

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70027/77437

To.  
 शैलजा बाळकृष्ण महाजन  
 Shailaja Balakrishna Mahajan  
 Flat No. 1302, Floor 13, Oakwood Building  
 Ozone Acme  
 Near Khewara Circle Manpada Thane  
 Apna Bazar Thane Thane  
 Maharashtra 400610  
 7700902378

23/11/2012

Ref: 1188 / 27N / 130744 / 130765 / P



SB883377647FH



आपला आधार क्रमांक / Your Aadhaar No. :

**8818 6239 7875**

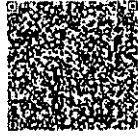
माझे आधार, माझी ओळख



**भारत सरकार**  
**Government of India**



शैलजा बाळकृष्ण महाजन  
 Shailaja Balakrishna Mahajan  
 जन्म तारीख : DOB 02/08/1965  
 स्त्री / Female



**8818 6239 7875**

माझे आधार, माझी ओळख

ट न न - २  
 दस्त क्रमांक १६६६६ / २०२३  
 ३२ / २०

*Shailaja Mahajan*





**भारत सरकार**  
**Unique Identification Authority of India**

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70027/77434

To,  
 बाळकृष्ण लीलाधर महाजन  
 Balkrishna Liladhar Mahajan  
 Flat no.1302, Floor 13, Oakwood Building  
 Acme Ozone  
 Near Khewara Circle Manpada Thane  
 Apna Bazar Thane Thane  
 Maharashtra 400610  
 9820004778

Ref 1188 / 27N / 130742 / 130765 / P



SB883377620FH



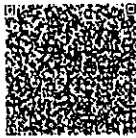
आपला आधार क्रमांक / Your Aadhaar No. :

**4929 1056 9663**

माझे आधार, माझी ओळख



**भारत सरकार**  
**Government of India**  
 बाळकृष्ण लीलाधर महाजन  
 Balkrishna Liladhar Mahejan  
 जन्म तारीख / DOB 24/02/1981  
 पुरुष / Male



**4929 1056 9663**

माझे आधार, माझी ओळख

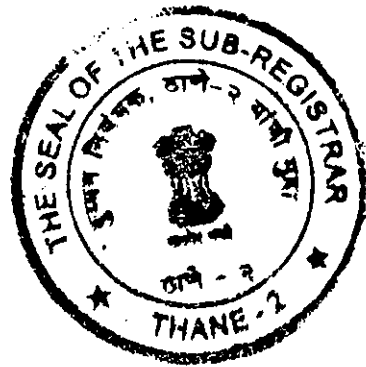
**ट न ल - २**

दस्त क्रमांक १६६६६ / २०२३

३३ / ००

*Handwritten signature*

*Handwritten mark*



ट न न - २  
 दस्त क्रमांक १६६६६/२०२३  
 ३० / २०


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

BALAKRISHNA LILADHAR MAHAJAN  
 LILADHAR NARAYAN MAHAJAN

24/02/1961  
 Permanent Account Number  
 ABNPM5511G

*Lili Mahajan*  
 Signature



*Lili Mahajan*


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SHAILAJA BALAKRISHNA MAHAJAN  
 MADHUKAR SOMA CHAUDHARY

02/08/1965  
 Permanent Account Number  
 AFYPM6716L

*Shailaja Mahajan*  
 Signature



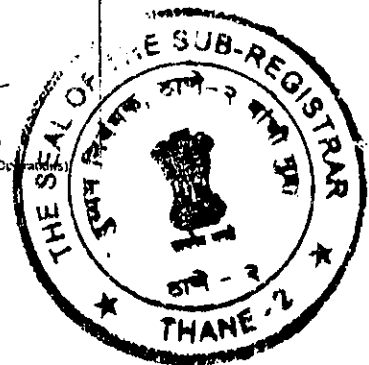
*Shailaja Mahajan*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
 AACHB8963K

नाम /NAME  
 BALKRISHNA LILADHAR MAHAJAN - HUF

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
 20-10-1997

अध्यापक आचार्य (कम्प्यूटर केंद्र)  
 Commissioner of Income-tax (Computer Centre)



*Lili Mahajan*

ट न न - २  
दस्त क्रमांक १६६६६ / २०२३  
३५ / २०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DPIPB0602H

नाम / Name  
CHINMAY PADMAKAR BHOIR

पिता का नाम / Father's Name  
PADMAKAR PANDURANG BHOIR

जन्म की तारीख / Date of Birth  
17/12/1999

हस्ताक्षर / Signature

02022018

भारत सरकार

Chinmay Bhoir

भारत सरकार  
Government of India

Chinmay Padmakar Bhoir  
Date of Birth/DOB: 17/12/1999  
Male/ MALE

6145 3709 2594

मेरा आधार, मेरी पहचान

आधार  
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

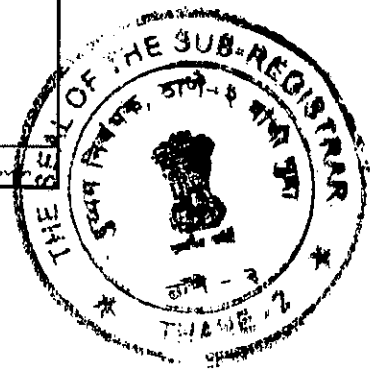
Address:  
Bhoirgaon (N.V.), Thane,  
Maharashtra - 421302

6145 3709 2594

help@uidai.gov.in

www.uidai.gov.in

Chinmay Bhoir



**ट न न - २**

दस्त क्रमांक १६६६६ / २०२३

३६ / २०



Enrollment No. : 0648/59970/00022

To  
Bhavik Haresh Thakkar

1207 / 03 Serena,  
Sion Road, Gurgaon Mulund Link Road,  
Near Nisar Railway Station,  
Mulund East,  
VTC: Mumbai, PO: Mulund East,  
Sub District: Kurba, District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400081,  
Mobile: 9709464973

20319152

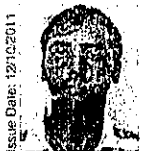
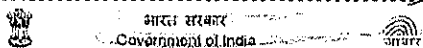


KG203191525F1

आपका आधार क्रमांक / Your Aadhaar No. :

**5062 9037 6271**

मेरा आधार, मेरी पहचान



Bhavik Haresh Thakkar  
DOB: 3/20/1980  
MCC

5062 9037 6271

मेरा आधार, मेरी पहचान

*BH Thakkar*



महेंद्र रामचंद्र दामुगडे  
Mahendra Ramchandra Damugade  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male

2162 1900 7147

आधार - सामान्य माणसाचा अधिकार

*Ramj*



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: रामचंद्र दामुगडे,  
मु.नानावली, ता.तळा, जि. रायगड, महाराष्ट्र,  
रायगड (पिमोच), तळा, महाराष्ट्र,  
402111

Address: S/O: Ramchandra  
Damugade,  
AT.NANAVALI, TA.TALA.DIST.RAIGAD  
Nanvali, Raigarh(MH), Tala,  
Maharashtra, 402111

1947  
1800 100 1947

help@uidai.gov.in

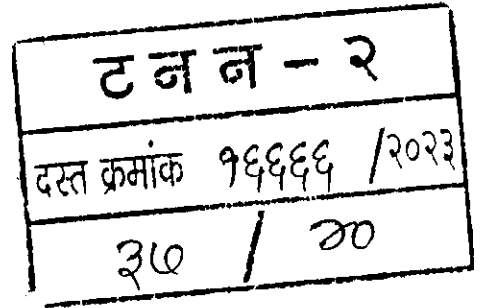
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-530 001

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20230711133	11 July 2023,09:05:04 AM			
टनन2					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/18-5ई मुंबई आग्रा द्रुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम भुखंड क्रमांक / सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
52600	140900	160600	190100	160600	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	68.25चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.160600/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= ( ( (160600-52600) * (100 / 100 ) ) + 52600 )			
		= Rs.160600/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 160600 * 68.25				
	= Rs.10960950/-				
Applicable Rules	= 3, 9				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 10960950 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.10960950/-				
	= ₹ एक करोड नऊ लाख साठ हजार नऊ शें पन्नास /-				

Home

Print



74/16666

मंगळवार, 11 जुलै 2023 10:32 म.पू.

दस्त गोषवारा भाग-1

टनन2

22/20

दस्त क्रमांक: 16666/2023

दस्त क्रमांक: टनन2 /16666/2023

बाजार मूल्य: रु. 1,09,60,950/- मोबदला: रु. 1,85,00,400/-

भरलेले मुद्रांक शुल्क: रु.12,95,050/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:18435

पावती दिनांक: 11/07/2023

अ. क्र. 16666 वर दि.11-07-2023

सादरकरणाराचे नाव: चिन्मय पद्माकर भोईर - -

रोजी 10:30 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

C. B. B.

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

C. B. B.

Joint Sub Registrar Thane 2

C. B. B.

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 11 / 07 / 2023 10 : 30 : 56 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 11 / 07 / 2023 10 : 31 : 41 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

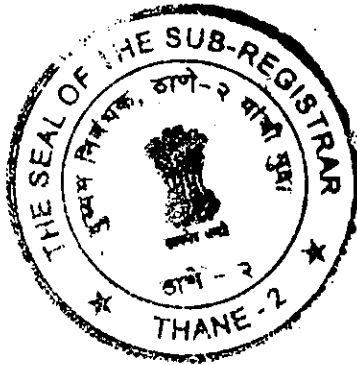
दस्तपेवज नोंदणी क्रयदा १९०८ नियम १९६१ अंतर्गत सुदीनुसार नोंदणीस दाखल केला आहे. वस्तामधील संपुर्ण निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले क्रयदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

C. B. B.

विदुन वेचर सही

C. B. B.

विदुन वेचर सही







11/07/2023 10 55:47 AM

दस्त गोषवारा भाग-2

टनन2

3E 20

दस्त क्रमांक:16666/2023

दस्त क्रमांक :टनन2/16666/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:बाळकृष्ण लिलाधर महाजन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 301,इम्पेरियल बी विंग,आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:ABNPM5511G	लिहून देणार वय :-62 स्वाक्षरी:- <i>hly</i>		
2	नाव:शैलजा बाळकृष्ण महाजन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 301,इम्पेरियल बी विंग,आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AFYPM6716L	लिहून देणार वय :-58 स्वाक्षरी:- <i>Shilaja</i>		
3	नाव:बी.एल. महाजन (एचयुएफ) तर्फे कर्ता बाळकृष्ण लिलाधर महाजन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 301,इम्पेरियल बी विंग,आशर रेसिडेन्सी, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AACHB8963K	लिहून देणार वय :-62 स्वाक्षरी:- <i>hly</i>		
4	नाव:चिन्मय पद्माकर भोईर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-1501,विकास पाल्म्स, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:DPIPB0602H	लिहून देणार वय :-24 स्वाक्षरी:- <i>Chinmay</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:11 / 07 / 2023 10 : 54 : 01 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशिः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:महेन्द्र दामुगडे -- वय:44 पत्ता:नानवली रायगड पिन कोड:402111	 स्वाक्षरी <i>Mahendra</i>	
2	नाव:भाविक ठक्कर - वय:34 पत्ता:मुलुंड मुंबई पिन कोड:400081	 स्वाक्षरी <i>BHThakkar</i>	

शिकका क्र.4 ची वेळ:11 / 07 / 2023 10 : 54 : 59 AM

शिकका क्र.5 ची वेळ:11 / 07 / 2023 10 : 55 : 04 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	CHINMAY PADMAKAR BHOIR	eChallan	69103332023070814799	1295050.00	SD	0002562689202324	11/07/2023
2		DHC	1007202314013	800	RF	1007202314013D	11/07/2023
3	CHINMAY PADMAKAR BHOIR	eChallan	MH00437202324E	30000	RF	0002562689202324	11/07/2023

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

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पाने आहेत.  
पहीले नंबराचे बुकात अ. नं. ....  
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सह. दुय्यम निबंधक ठाणे क्र. २  
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