

335/13222

पावती

Original/Duplicate

Friday, August 18, 2023

नोंदणी क्र.: 39म

7:38 PM

Regn.: 39M

पावती क्र.: 15415 दिनांक: 18/08/2023

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन5-13222-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर कारणाच्याने नाव: कैलास पंढरीनाथ अवघडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क.५

वाजार मूल्य: रु. 3713040/-

मोबदला रु. 3400000/-

भरलेले मुद्रांक शुल्क: रु. 260000/-

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823177923446 दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MHC06769018202324E दिनांक: 18/08/2023

बँकेचे नाव व पत्ता:

क. प. अवघडे





18/08/2023

सूची क्र.2

दुय्यम निबंधक राणे द.नि.ठाणे 5

दम्न क्रमांक 13222/2023

नोदणी

Regn 63m

## गावाचे नाव : पांचपाखाडी

(1)बिल्देखाचा प्रकार करारनामा  
 (2)मोबदला 3400000  
 (3) बाजारभाव(भाडेपट्टयाच्या चाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)

(4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका न. मदनिका न. 103, माळा न. पट्टिया मजला, इमारतीचे नाव: औदुबर द्याया को ऑप. हौमिंग सोमायटी नि. ब्लॉक न. सावरकरनगर,पार्टीलवाडी,पाचपाखाडी, रोड ठाणे पश्चिम 400604,एगिया 34.38 म्चे मिटर बांधीव( ( Survey Number : 163A / 4 . ) )

(5) क्षेत्रफळ

1) 34.38 चौ.मीटर

(6)भाकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दम्तगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.

1): नाव:-जोसेफ अॅन्थोनी पेल्लिसरी वय:-48, पत्ता:-प्लॉट नं. २६/८३०, माळा नं. , इमारतीचे नाव: एमएचबी कॉलनी, पोखरण रोड १, ब्लॉक नं: पालिका शाळे जवळ, वर्तक नगर, रोड नं: ठाणे पश्चिम ४००६०६, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-AIJPP8177E

(8)दम्तगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-कैलास पंढरीनाथ अवघडे वय:-40, पत्ता:-प्लॉट नं. - माळा नं. - , इमारतीचे नाव भीमा शंकर सोमायटी, पार्क साईट , ब्लॉक नं: टेकडी विभाग,वर्षा नगर, रोड नं: विक्रोली पश्चिम, महाराष्ट्र, MUMBAI पिन कोड:-400079 पॅन नं:-AKAPA5632L

2): नाव:-जना कैलास अवघडे वय:-33, पत्ता:-प्लॉट नं: - , माळा नं. - , इमारतीचे नाव भीमा शंकर सोमायटी, पार्क साईट , ब्लॉक नं: टेकडी विभाग,वर्षा नगर, , रोड नं: विक्रोली पश्चिम, महाराष्ट्र, MUMBAI पिन कोड:-400079 पॅन नं:-BFEPA9396B

(9) दम्तगेवज करून दिल्याचा दिनांक

18/08/2023

(10)दम्न नोदणी केल्याचा दिनांक

18/08/2023

(11)अनुक्रमांक,खड व पृष्ठ

13222/2023

(12)बाजारभावाप्रमाणे मुद्राक शुल्क

260000

(13)बाजारभावाप्रमाणे नोदणी शुल्क

30000

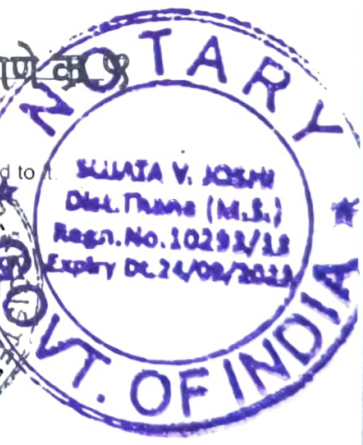
(14)शेरा

मुल्याकनामाठी विचारान घेतलेला तपशील :-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment Area shown to

सह दुय्यम निबंधक, ठाणे को



SUMITA V. JOSHI  
 Dist. Thane (M.S.)  
 Regn. No. 10292/18  
 Expiry Dt. 24/08/2023

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		18 August 2023 07:31:07 PM	
Valuation ID टननस	202308189144		
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नाव	2023 ठाणे तासका ठाणे S-16(G-5) सर्वे नंबर Thane Municipal Corporation	सर्वे नंबर न भू क्रमांक	सर्वे नंबर 161
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 45100	निवासी सदनिका 130100	कायोलय 143000	दुकाने 161400
		औद्योगिक 143000	मी.जमापनाचे एकक ची मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र (Built Up)	34.38 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका
बांधकामाचे वर्गीकरण	I.आर सी सी	मिळकतीचे वय -	26 वर्ष
उद्वहन सुविधा	नाही	मजला -	First
Sale Type - Resale	First Sale Date - 30/06/2010		
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate - Rs 130100/-		
पसा-यानुसार मिळकतीचा पति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर खुल्या जमिनीचा दर) * पसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ) = ((130100/45100) * (74 / 100)) + 45100 ) = Rs 108000/-		
A) मुख्य मिळकतीचे मूल्य	= वरील पमाणे मूल्य दर * मिळकतीचे क्षेत्र = 108000 * 34.38 = Rs 3713040/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेडनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बटिस्त वाहन तळाचे मूल्य + खुल्या जागेवरील वाहन तळाचे मूल्य + इमारती आवतीच्या खुल्या जागेचे मूल्य + बटिस्त बाल्कनी + स्वयंपालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3713040 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3713040/- <input type="checkbox"/> सदतीस लाख तेरा हजार चाळीस /-		

सह दुय्यम निबंधक, ठाणे क्र. 4

Home

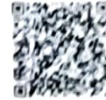
Print



टनन - 4  
दस्त क्र. 32242023  
9/24



**CHALLAN**  
**MTR Form Number-6**



GRN	MH006768538202324E	BARCODE		Date	17/08/2023-23 05 40	Form ID	25 2
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<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No. (If Applicable)</b>	
<b>Office Name</b> THN1_HQR SUB REGISTRA THANE URBAN 1	<b>Full Name</b>		Kailash Pandharinath Awaghade
<b>Location</b> THANE	<b>Flat/Block No.</b>		Flat no 103, Audumber Chhaya, Co Op Housing
<b>Year</b> 2023-2024 One Time	<b>Premises/Building</b>		society Ltd.

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	238000 00	<b>Road/Street</b>	1st floor, Savarkar nagar, Patil wadi, Panchpakadi
		<b>Area/Locality</b>	Thane west
		<b>Town/City/District</b>	
		<b>PIN</b>	4 0 0 6 0 4
		<b>Remarks (If Any)</b>	SecondPartyName=Joseph Anthony-CA=3400000-Marketval=3354657
		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>ट न न - ५</p> <p>दस्त क्र. 9322/2023</p> <p>2/24</p> </div>	
		<b>Amount In</b>	Two Lakh Thirty Eight Thousand Rupees Only
<b>Total</b>	2 38 000 00	<b>Words</b>	

<b>Payment Details</b> IDBI BANK		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	Ref No. 6901432023081810958 282404
<b>Cheque/DD No</b>		<b>Bank Date</b>	RBI Date 17/08/2023-23 05 40 Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	IDBI BANK थाने-५
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	Not Verified with THANE - 5
		<b>Mobile No</b>	989231158

Department ID: [Blank]  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे.

**Defacement Details**

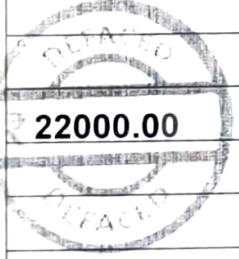
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-335-1322	0003547370202324	18/08/2023-19 38 03	IGR117	238000 00

**CHALLAN**  
**MTR Form Number-6**



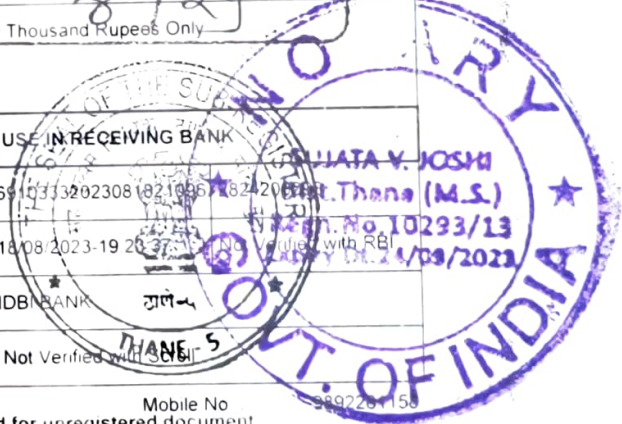
GRN	MH006825792202324E	BARCODE			Date	18/08/2023 19:22:36	Form ID	252
Department Inspector General Of Registration Type of Payment Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha				<b>Payer Details</b> TAX ID / TAN (If Any) PAN No. (If Applicable) Full Name Kailash Pandharinath Awaghade Flat/Block No. Flat no 103 Audumber chhaya society , sava'kar Premises/Building nagar				
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Location	THANE					
Year	2023-2024 One Time							

Account Head Details	Amount In Rs.								
0030046401 Sale of NonJudicial Stamp	22000.00	Road/Street	panchpakadi						
		Area/Locality	Thane						
		Town/City/District							
		PIN		4	0	0	6	0	4
		Remarks (If Any)	SecondPartyName=Joseph Anthony-CA=3400000-Marketval=3713500						
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">ट न न - ५</p> <p style="text-align: center;">दस्तावेज क्र. ३२२२/२०२३</p> <p style="text-align: center;">४/२५</p> </div>						
		Amount In Words	Twenty Two Thousand Rupees Only						
<b>Total</b>	22,000.00								



ट न न - ५  
 दस्तावेज क्र. ३२२२/२०२३  
 ४/२५

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref No.	65153332023081821096	82420	HATA V. JOSHI Thane (M.S.) Pan. No. 10293/13 Valid with RBI 11/09/2023	
Cheque/DD No.		Bank Date	RBI Date	18/08/2023-19:28:37			
Name of Bank		Bank-Branch	IDBI BANK	ठाने			
Name of Branch		Scroll No. , Date	Not Verified with Scrip				



Department ID: Mobile No. 899261153  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हाचा विलंब केवळ दुसऱ्या निवांक कार्यालय/ चौधणी कार्यालयाद्वारे करावयाची लागू आहे. चौधणी व कार्यालयाद्वारे करावयाची लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-13222	0003547366202324	18/08/2023-19:37:56	IGR117	22000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 18 day of August, 2023 B E T W E E N Mr. JOSEPH ANTHONY PELLISERY, aged-48years, having PAN No.:AIJPP8177E, Indian Inhabitants, having address at R/at No.26/830,MHB Colony, Pokharan Road No.1. Near TMC School, Vartak Nagar, Thane-400606 hereinafter called and referred to as the **TRANSFEROR** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and administrators of the **ONE PART**

दस्तावेज क्र. 3222/2023

AND

01.MR. KAILASH PANDHARINATH AWAGHADE, aged 40years, having PAN No.AKAPA5632L) 02. MRS. JANA KAILAS AWAGHADE, aged-33years having (PAN No.BFEP9396B) Indian Inhabitant, presently residing at Bhima shankar Society, Park site, Tekadi Village, Varsha Nagar, Vikhroli-(West)-400079 hereinafter called and referred to as the **TRANSFEEE** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.



WHEREAS THE TRANSFEROR is the owner of Flat No.103, Audumber Chhaya Co-op Hsg. Society Ltd, 1<sup>st</sup> Floor, Sawarkar Nagar, Patil Wadi, Panchpakhadi, Thane(W)-400604, admeasuring are about 34.38 Sq.mtrs. (Built-up), Audumber Chhaya Co-op Hsg. Society Ltd, registered under the Maharashtra Co-Operative Society Act 1960, under registration TNA/(TNA)/ HSG/(TC) /13699/2002, Share Certificate No.06, Five Shares 26 to 30 , constructed on the plot of Land bearing S. No.163A, Hissa No.1, lying being and situated at Village-Panchpakhadi within the Registration Sub Registrar, Thane in the District Thane. hereinafter referred to as the "SAID SOCIETY". As member of the said Society, the Transferor is holding together with the said Shares bearing distinctive Nos.from 26 to 30 (bothinclusive) allotted under Share certificate No.06.



AND WHEREAS THE Transferor is desirous to sell the said Flat along with its shares. The Transferee came to know about the said intention of Transferor and hence he approached to the Transferor and requested to sell the said flat and its shares to him and the Transferor has agreed to sell the said Flat and his

15/8/23  
[Handwritten signatures and initials]

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shares to the Transferee on consideration and upon the terms and conditions mentioned hereinafter.

AND WHEREAS the Transferor assured the Transferees that he has paid all taxes, dues, maintenance charges, outstanding, electricity and water charges in respect of the said flat to and inclusive upto August- 2023.

AND WHEREAS Society has accepted the Transferor as a Member of the Society and has agreed to transfer the shares in the name of the Transferee incoming member, the said Society has No Objection to transfer right, title and interest of the said Flat No.103, in favour of incoming member 1.Mr. Kailas Pandharinath Awaghade 2.Mrs. Jana Kailas Awaghade the present Transferee herein.

AND WHEREAS the Transferor has agreed to sell, assign, and transfer all his right, title, interest and benefits in the said flat as also in the fully paid total 05 shares bearing Nos.26 to 30 bearing Certificate No.06 of the said society in favour of the Transferee which the Transferee has agreed to purchase for a total consideration of Rs. 34,00,000/-

AND WHEREAS the Transferor has represented to the Transferee that in pursuance of his request, the said Audumber Chhaya Co-op Hsg. Society Ltd, has agreed to transfer the said shares in the name of the transferee in place of the Transferor.

**NOW THIS AGREEMENT WITNESSETH UNDER:-**

1. The Transferor has agreed to sell transfer the said Flat No.103, to the Transferee for a total consideration of Rs.34,00,000/-(Rupees Thirty Four Lakhs only) including the benefit under the said Share Certificate bearing No.06.
2. The Transferee shall pay the consideration of the said flat and its shares to the Transferor in the following manner:-
  - a)4,00,000/-(Rupees Four Lakhs only) paid by the Transferee to Transferor as and by way of earnest money/part Payment.(The payment and receipt whereof the Transferor both hereby admit and acknowledges.)

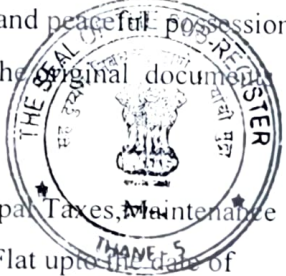
....03....

१) ५५५५५५ . जंत

b) **Rs.30,00,000/- ( Rupees Thirty Lakhs only)** being the balance purchaser price of the said flat payable by the Transferees to the transferor on sanctioning of the housing Loan and against handing over the vacant and peaceful possession of the said flat from the Transferor to the Transferee. (Balance amt. Paid before 45 days from date of the signature of Agreement. In case of termination of this agreement the Transferor shall return the amounts paid till then ~~as mentioned in the~~ **सं. 93222/2023** said agreement without interest to the Transferor. **२४**

**सं. 93222/2023**  
**२४**

3. It is also agreed that after the receipt of the balance sale price/consideration the transferor shall put the Transferee in vacant and peaceful possession of the **said Flat No.103**, and shall handover all the original documents of title to the Transferee forthwith.



4. The Transferor shall clear and pay all the Municipal Taxes, Maintenance charges and other outgoing in respect of the said Flat upto the date of handing over the possession of the said Flat No.103, to the Transferee.

5. The transferees hereby agrees and undertake that he will observe and fully comply with and abide by all the rules and bye-laws of the said society.

6. The Transferor and all the person claiming under him shall obtain the necessary consent and or No Objection from the said society and for the transaction of sale so contemplated in these present, if required.



7. In consideration of the said amount of **Rs.4,00,000/- (Rupees Four Lakhs only)** paid by the Transferee to the Transferor and promise to pay the balance amount of **Rs.30,00,000/- (Rupees Thirty Lakhs only)** as agreed, the Transferor doth hereby agree to assign and transfer and assure all his rights, title and interest and benefits in the said flat No.103, 1<sup>st</sup>, **Audumber Chhaya Co-op Hsg. Society Ltd, and all the right, title and interest and benefits whatsoever** which the Transferor is possessed of and is otherwise entitled to by virtue of the right of holding the said shares and being the owner/member of the said flat to the Transferees. The said rights shall be transferred after the full consideration amount has been paid to the transferor.

**31968** . **जन**



8. It is agreed that after the payment of the balance amount within the stipulated time the beneficial ownership of the said shares and all the rights, title and interest of the Transferor herein in respect of the said flat will be of the transferee and the Transferor shall not have any right, title, or interest claim, demand or charge of whatsoever nature on the payment and contribution made by the Transferor to the said society or on the said flat.

The Transferor further declares that the Transferee is fully entitled to the exclusive peaceful possession and enjoyment of the said flat including the shares of the said society. After the full consideration amount has been paid to the transferor.

10. The Transferor declares that he has not mortgaged the said flat to any other person or persons or financial institution and has not created any charge/encumbrances of whatsoever nature in respect of the said flat as well as the said share Certificate bearing **No.06**.
11. The Transferor shall sign all form in favour of the Transferees including forms for transferring of the Share Certificate in favour of the Transferees and any other forms, applications, undertakings, required by the **Audumber Chhaya Co-op Hsg. Society Ltd, Registration TNA/(TNA)/HSG/(TC)/13699/2002** for effecting the sale of the said flat in favour of the Transferee.
12. The Transferor agrees to sign any other document, papers, Writings in the prescribed form any application letter to the said society for the purpose if transferring the said flat in favour for the Transferees and to enable the Transferees to have clear title over the said flat after the receipt of the total consideration.
13. The Transferor and the Transferee agree to bear the transfer fee that will be lived/charged by the **Audumber Chhaya Co-op Hsg. Society Ltd, for the purpose of transferring the said flat in favour of the Transferee full fees paid by Transferor.**
14. The Transferor declares that now there are no dues payable to the said society by the Transferor in respect of the said flat till the date of the

10/11/11

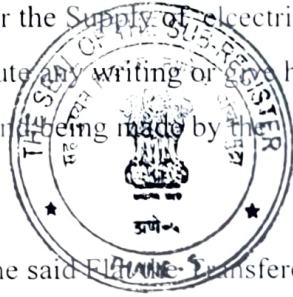
10/11/11

10/11/11

execution of this Agreement and the Transferor has cleared the same and in the event it is found that any dues are still to be paid, the Transferor dothe hereby indemnity and keep indemnity the Transferee against any dues of the society till the handing over possession of the said Flat to the transferee.

हस्त क्र. 932226023  
99/24

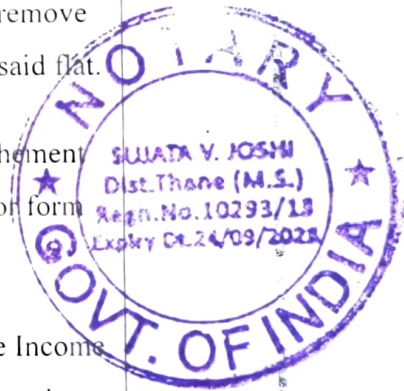
15. The transferee shall be entitled to get transfer to his name the Electric meter installed by the M.S.E.B. undertaking for the Supply of electricity to the said flat and the transferor agree to execute any writing or give his consent as and when required and on the demand being made by the transferee in respect thereof.



16. From the date of handing over possession of the said Flat the Transferee shall pay the requisite dues and all dues of the said society and the Transferor shall not be liable to pay any dues in respect of the said flat

17. As provided in this Agreement and subject to the full payment or consideration amount hereinabove mentioned the Transferor shall put the Transferee vacant and peaceful possession of the said flat and handover the keys of the said flat to the Transferee and the Transferor shall remove all his articles, things, materials of whatsoever nature lying in the said flat.

18. The Transferor further declares that the said flat is not under attachment from any court in India and no injunction restraining the Transferor from transferring the said flat has been granted by any court.



19. The Transferor also declares that the said flat is not attached by the Income Tax Authorities for payment of their dues and the Transferor indemnity and shall keep indemnified the Transferee in respect of dues if any, payable to the local and/or Public bodies and/or Central or State Government in respect of the said flat.

20. The Transferor declares that the said flat is free from all encumbrances.

21. The Stamp duty and Registration fees and other incidental Charges of this Agreement of sale will be borne by the Transferee.

15/05/2024  
अदालत जगत

22. The Transferor shall obtain necessary permission of the said society viz. Audumber Chhaya Co-op. Hsg. Society Ltd., Reg.No. TNA/(TNA)/HSG/(TC) /13699/2002 transferring the said flat in favour of the

Transferees. Transferor hereby declares that Transferee is the full and

absolute owner of the said flat and have the right to sell and dispose of the

दस्त क्र. 932/2013 said declaration is subject to the full payment of the

92/29 /consideration amount hereinabove mentioned.

**SCHEDULE OF PROPERTY**

Property detail:-I.M/s Omkar Construction &Laxmi Tanaji Jadhav

Reg.No.TNA-4363/1997

2.Laxmi Tanaji Jadhav & Mr.Joseph Anthony(Transferor)

Reg.No.TNNS/716/2010

All that residential Flat No. 103, Audumber Chhaya Co-op Hsg. Society  
Dharam Peth, Sawarkar Nagar, Patil Wadi, Panchapakhadi, Thane(W)

400604, admeasuring are about 34.38Sq.mitrs.(Built-up) Audumber

Chhaya Co-op Hsg. Society Ltd, registered under the Maharashtra Co

Operative Society Act 1960, under registrationTNA/(TNA)/ HSG/(TC)

/13699/2002, Share Certificate No.06, Five Shares 26 to30, constructed on

the plot of Land bearing S. No.163A, Hissa No.4 lying being and situated

at Village Panchpakhadi Within the Registration Sub-Registrar, Thane in

the District Thane.

IN WITNESS WHERE OF the parties hereto have put their respective hands to this writing on the day and year first Hereinabove mentioned.

**SIGNED,SEALED & DELIVERED**

By the withinnamed Transferor

Mr. Joseph Anthony Pellisery

In presence of



(Joseph A.Pellisery)  
TRANSFEROR.

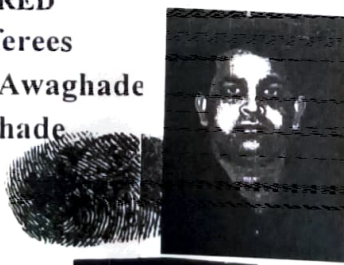
**SIGNED, SEALED & DELIVERED**

By the withinnamed Transferees

Mr. Kailash Pandharinath Awaghade

& Mrs.Jana Kailash Awaghade

in presence of



Kailash P.Awaghade)

Witness

1. V.K. Tarse

2. Jyoti.V.Tarse



2.(Jana K. Awaghade)  
TRANSFEREES



...07...

**RECEIPT**

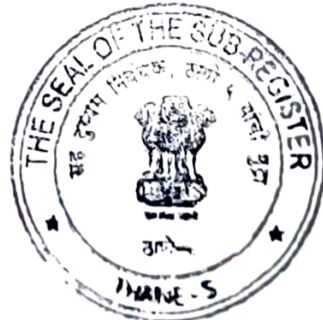
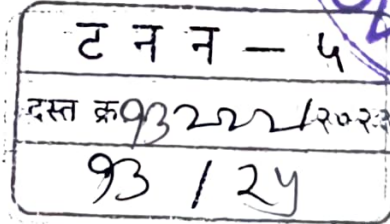
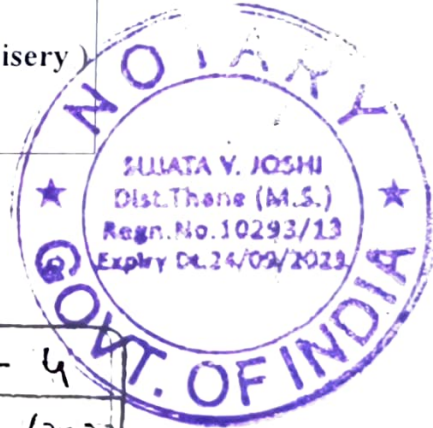
Received from the Transferee Mr.Kailash Pandharinath Awaghade & Mrs. Jana Kailash Awaghade a sum of Rs.4,00,000/-(Rs.Four Lakhs only) Advance by Cash/Cheque by way of earnest money/part payment Against the sale price consideration as within mentioned below.

1.26.07.2023	Union Bank, Powai,	020108	50,000/-
2.08.08.2023	Union Bank, Powai,	020116	1,50,000/-
3.14.08.2023	Union Bank, Powai,	020117	2,00,000/-

**Received Rs.4,00,000/-(Rupees Four Lakhs only)**

*Joseph*

(Joseph Anthony Pellisery)  
TRANSFEROR.





दस्तावेजाक व वर्ष 7162/2010

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

दुय्यम निबंधक ठाणे 5

ट न न - 4  
दस्त क्र. 3222/2023  
98/24

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मागवलेला रक्कम 410,000.00 वा भा. रक्कम 853,000.00

(2) भू-मापन, पोटहिस्सा व घरकमाक (असल्यास) (1) घर्षण सर्वे न 163ए, टिका न 4, सदनिर्माण 103 वीर सावरकर नगर, पाचपाखाडी ठाणे

(3) क्षेत्रफळ (1) 34.38 चौ. मि. जाधीव

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) लक्ष्मी तानाजी जाधव तर्फे कु. मु. म्हणुन हरिहर आर. पौर्वीकर घर/फ्लॅट नं. 103, वीर सावरकर नगर, ठाणे, मल्ती/रस्ता : ईमारतीच, ईमारत नं. 103, पट/वसाहत : शहर/गाव : तातुका : पिन : पॅन नम्बर. A012P34971 ठाणे-5

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जोसफ अन्धोनी नं. 103, घर/फ्लॅट नं. वीर सावरकर नगर, ठाणे, मल्ती/रस्ता : ईमारतीच, ईमारत नं. 103, पट/वसाहत : शहर/गाव : तातुका : पिन : पॅन नम्बर. A012P34971 ठाणे-5

(7) दिनांक करून दिल्याचा 30/06/2010

(8) नोंदणीचा 30/06/2010

(9) अनुक्रमाक, खंड व पृष्ठ 7162/2010

(10) बाजारभावाप्रमाणे मुद्राक शुल्क रु. 25250.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 88550.00

(12) शंरा



सह दुय्यम निबंधक ठाणे क्र.



50500

Handwritten signatures and initials

जवा

THANE MUNICIPAL CORPORATION  
 (Resolution No. 17)  
 Occasional Certificate  
 (Ground + Five floors)

टनन - ५  
 दस्त क्र १३२२/२०२३  
 १६/२५

IMC/TDC / १०११ / DATE ११/११/२०२३

M/S. Chavan & Associates (Architect)  
 Loknagar, Sanjay, Shivaji Path,  
 Thane (W)-400601.



Occupation Certificate for the proposed  
 building on land bearing S. No. 163, Hissa  
 No. 4, at Village Panchpakhadi, Thane.

Ref: V. P. No. 80/129.  
 Your Letter No. 6035 dt. 14/10/98.

For the development work/erection/re-erection or alteration in/of building/part building  
 only, situated at Panchpakhadi Road/Street  
 Sector No. --- S. No. XXXXXXXXXXXX 163,

Plot No. 4,  
 Panchpakhadi under the supervision of M/S. Chavan & ASSO. Licensed  
 Project Engineer/Structural Engineer/Supervisor/Architect/Licence No. ---  
 to be occupied on the following Conditions.

- 1) मुळीत इमारतीचे जोत वमाणत आगुकी गुणारिण झडारे मंजूर
- 2) नोंदवानी झडारे वाट झडारे वमाण भरण करत
- 3) विपदातडी इतल प्लेन झडारे पतीपरतत करणत वेडत.

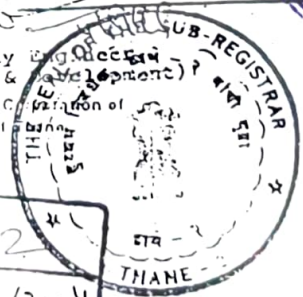


टनन -  
 दस्त क्रमांक ५९६२/२०१०  
 ११/२५



Collector of Thane,  
 Dist. Mun. Commissioner, Zone  
 E. E. (Water Works) & C  
 Assessor, Tax Dept. TMC  
 Vigilance Deptt. T. D. D. TMC

By City Eng. Officer  
 (Planning & Development)  
 Municipal Corporation of  
 the City of Thane



टनन - २  
 दस्त क्रमांक ६६७०/२००५  
 १४/२४

10/10/2023  
 [Signature]

जना