

Swapnil bhoirao

9137861632

9819349536

६९००/१३

# AGREEMENT FOR SALE OF A FLAT



Ideas that stay with you

 **PURANIKS**  
Rumah Bali

सन  
(महानगर)  
वार्ड (Ward)  
TMC22  
/ OWNER  
PVT.L  
BUILDING  
501, BH  
कराचे वे  
7-01-20  
तपशील  
ntee Co  
ises Ta  
३/२  
माल  
पाषा  
पी



# ठाणे महानगरपालिका, ठाणे

करदाता प्रत

मालमत्ता क्र. (PTN No.)  
1819050970045

सब कोड (SUB Code)  
00150

सन २०२२-२०२३ मालमत्ता कराचे देयक  
(महाराष्ट्र महानगरपालिका अधिनियम अनुसूची ६ प्रकरण ८, कराधान नियम ३९, ४० अन्वये)

प्रभाग कार्यालय(Ward) OWALA

वसुली ब्लॉक क्र.: 97

घर क्र.:

देयक क्र.: TMC222309707683

सिटी सर्व्हे/ टिका क्र.:

देयक दिनांक: १०/४/२०२२

करदात्याचे नाव : / OWNER NAME : SHRI.VISHWANATH SITARAM THAKUR M/S PURANIK BUILDERS PVT.LTD M/S PURANIK BUILDERS PVT.LTD, THE HOLDER :

मालमत्तेचा पत्ता : BUILDING NO. B-1, RUMABALI PURANIK CITY, 25TH FLOOR, FLAT NO : 2501, BHAINDERPADA, G. B. ROAD, THANE.

देयक प्रकार : मालमत्ता कराचे देयक

वि.प्र.क्र. :

करनिर्धारण वर्ष : 17-01-2021

देयक कालावधी :

01/04/2022 To 31/03/2023

वापर : निवासी

बिगर निवासी

एकूण

वार्षिक करयोग्य मूल्य (रु.): 15,800

0

15,800

कराचा तपशील	कराचे दर (%)		पहिली सहामाही (१ एप्रिल ते ३० सप्टेंबर) (A) (रु)	दुसरी सहामाही (१ ऑक्टो. ते ३१ मार्च) (B) (रु)	एकूण (रु.) (A+B)	
	निवासी	बिगर निवासी				
१ सामान्य कर / General Tax	31.00	43.50	2,456	2,442	4,898	
२ अग्निशमन कर / Fire Tax	1.00	1.00	79	79	158	
३ शिक्षण कर/ Education Tax	4.00	5.00	317	315	632	
४ जल लाभ कर / Water Benefit Tax	17.00	22.00	1,347	1,339	2,686	
५ मलनिःस्सारण कर / Sewerage Tax	10.00	13.00	792	788	1,580	
६ रोजगार हमी कर (शासन)/ Employment Guarantee Cess (GoM)	0.00	3.00	0	0	0	
७ मोठ्या निवासी जागेवरील कर / Large Resi. Premises Tax	10.00	0.00	0	0	0	
८ विशेष साफ सफाई कर/ Special Con. Tax	2.00	10.00	158	158	316	
९ वृक्ष उपकर/ Tree Cess	1.00	1.00	79	79	158	
१० शिक्षण कर (शासन)/ Education Cess (GoM)	6.00	12.00	475	473	948	
११ रस्ता कर / Road Tax	6.00	9.00	475	473	948	
१२ मलनिःस्सारण लाभ कर/ Sewerage Benefit Tax	14.00	17.50	1,109	1,103	2,212	
			एकूण	7,287	7,249	14,536

महत्वाची सूचना :

- महाराष्ट्र शासन, नगर विकास विभागाकडील दि.०७/०३/२०२२ रोजीच्या पत्राच्या अनुषंगाने ५०० चौ.फूट चर्टई क्षेत्रफळपर्यंतच्या निवासी मालमत्तांना सामान्य करामध्ये सूट देण्यात येत आहे.
- सदरची सूट ही महानगरपालिकेच्या अभिलेखी असलेल्या क्षेत्रफळच्या आधारे देण्यात येत असून, सद्या प्रत्यक्षात असलेले चर्टई क्षेत्रफळ ५०० चौ.फूट पेक्षा कमी किंवा जास्त असल्यास, संबंधित प्रभाग कार्यालयाकडे संपर्क साधणे.

(मं.स.)

१) चालू कराची एकूण मागणी (A+B)

२) शासनाचे दि. ७/०३/२०२२ रोजीच्या पत्रानुसार ५०० चौ.फूट चर्टई क्षेत्रफळपर्यंतच्या निवासी मालमत्तांना कर माफीमुळे सूट

३) सन २०२२-२३ आर्थिक वर्षाची सूटनंतर कराची मागणी (३-१-२)

४) कर थकबाकी(मागील)

५) कर थकबाकी करील कराधान नियम ४१ (१) अन्वये शास्ती / व्याज (दि.३१/३/२०२२पर्यंत)

६) एकूण थकबाकी(दि.३१/०३/२०२२पर्यंत)(४+५)

७) समायोजित रक्कम

८) थकबाकीसह एकूण देय कर (३+६-७)

14,536

ऑनलाईन पेमेंट सुविधा

<https://propertytax.thanecity.gov.in>

ठामपाच्या वेबसाईटवर उपलब्ध आहे.



Online Payment Help Center  
9152818798



कर भरणा सुविधा :

a) [www.thanecity.gov.in](http://www.thanecity.gov.in) → Property Tax / मालमत्ता कर

b) myptax

(जी जी गोदेकर)

दुसऱ्या सहामाहीचे देयक दि. १५ जून पूर्वी भरा व दुसऱ्या सहामाहीच्या सामान्य करामध्ये १०% सूट मिळवा.

# Mitri Co-Op. Housing Society Ltd.

(Reg. No. TNA/(TNA)/HSG/TC/30767/EST - 2018)

(Registered under the Maharashtra Co-operative Housing Societies Act, 1960)

## Share Certificate

AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH,  
Mitri Co-Op. Housing Society Ltd., Survey No. 100, Hissa No. 12,14,15,17 to24, Survey No. 101, Hissa No. 5, Survey No. 109,  
Hissa No. 30/3, Sector No. 6, Puranik Rumah Ball Complex, Village - Bhayanderpada, Ghodbunder Road, Thane (W) 400 615.

Member's Regn. No. 0147 Share Certificate No. 147 Flat no.: 2501

This is to certify that SHRI. SWARNIL DATTARAM BHOIR

is the Registered Holder of 10 fully paid up shares of Rs. Fifty each numbered

from 1461 to 1470 both inclusive in Mitri Co-Op Housing Society Ltd.

Bhayanderpada Thane (W) - 400615. Subject to the Bye-laws of the said society.

Given under the Common Seal of the said society on Monday this 26th day of April 2018

Authorised W. C. Member

Secretary

Chairman

BILL NO.(GGN): 000002073576848

ग्राहक क्रमांक : 000011600948 मोबाईल/ईमेल : 91XXXXXX32

SWAPNIL BHOIRR  
FLAT NO.2501; B1/MITIR BUILDING RUMAHBALIBHAINDERPADA G. B. ROAD 400615

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 16-07-2023  
देयक रक्कम रु : 1600.00

देय दिनांक : 05-08-2023  
या तारखे नंतर : 1620.00

मरल्यास  
Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तल्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 1920

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 4541/KOLSHETH URBAN S/DN./WAGLE  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक : 00000000  
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/08/2321/0147/4541252  
मिटर क्रमांक : 07513958343  
रिडिंग ग्रुप : K3

पुरवठा दिनांक : 04-11-2016  
मंजूर भार : 4.50 KW  
सुरक्षा ठेव जमा (रु) : 5610.00  
चालु रिडिंग दिनांक : 11-07-2023  
मागील रिडिंग दिनांक : 11-06-2023

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
340	16175	1.00	165	0	165

Meter Status: Normal  
Bill Period: 1.00/

महिना	वापर
जुलै 2023	198
जून 2023	215
एप्रिल 2023	289
मार्च 2023	265
फेब्रुवारी 2023	203
जानेवारी 2023	240
डिसेंबर 2022	237
नोव्हेंबर 2022	308
ऑक्टोबर 2022	289
सप्टेंबर 2022	289
ऑगस्ट 2022	270
<b>वीज वापर</b>	
जुलै - 2022	289
जुलै - 2023	165

छपील बिला ऐकवी ई-बिला साठी नोंदणी करा व प्रत्येक विलयाचे 10 स्वयंका मो-  
डीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN वंकर  
तुमच्या छपील बिलावर वरच्या बाजूला खऱ्या कोप्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 11-08-2023 रोजी तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित वा अमत्ल्यास दुरुस्त करा त्यासाठी  
[www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे पेट द्या.

\*ऑनलाईन चॅट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप  
महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन चॅट सुविधा उपलब्ध करा आणि  
0.25% (जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया  
[helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.

**विशेष संदेश**

प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९१०००००३२ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/  
मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ००००१९६००९४८.  
\* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये .  
गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**तुमची पसंती आम्हाला सांगा**

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्द्यांवर तुमचा दृष्टीकोण काय आहे ?  
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.  
9326508274 वर 'OPINION' व्हाट्सअप क्वे करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा  
App मध्ये सर्व भरणा आणि आकर्षक बडोस मिळवा



DELIVERING TRUST  
SINCE 1998

India's No. 1 Consumer Data Intelligence Company.  
[www.axismyindia.org](http://www.axismyindia.org)

स्थळप्रत बिलिंग युनिट : 4541	ग्राहक क्रमांक : 000011600948	पी.सी. : K3	दर : 90	या तारखे पर्यंत मरल्यास	25-07-2023	Rs. 1590.00
अंतिम तारीख	05-08-2023			या तारखे नंतर मरल्यास	05-08-2023	Rs. 1620.00

बँकेची स्थळप्रत:  
बिलिंग युनिट : 4541  
ग्राहक क्रमांक : 000011600948  
45413000011600948050820230000016000020002507230010

डिजिटली क्र. : 4541252  
पी.सी. K3 दर: 90

अंतिम तारीख	05-08-2023	Rs. 1600.00
या तारखे पर्यंत मरल्यास	25-07-2023	Rs. 1590.00
या तारखे नंतर मरल्यास	05-08-2023	Rs. 1620.00

This Electricity Bill neither reflects a title nor is to be used as proof of ownership of any Property or Possession

For Advt. : sales@axismyindia.org

27/08/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9  
दस्त क्रमांक : 6100/2013  
नोंदणी :  
Regn:63m

गावाचे नाव : 1) भाईदरपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5964309
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3172000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : मदनिका नं: 2501, माळा नं: पंचवीमावा मजला, इमारतीचे नाव: वी-1, मितीर, रुमाहवाली, ब्लॉक नं: भाईदर पाडा,, रोड नं: घोडबंदर रोड, ठाणे -प - 400615, इतर माहिती: मौजे भाईदरपाडा, ता.जि.ठाणे येथील झोन नं. 22/84/1अ, सर्वे नं.197(100), 12, 14, 15, 17 ते 24 क्षेत्र 54.56 चौ.मी. कारपेट( ( Survey Number : 197(100), 12, 14, 15, 17 ते 24 ; ) )
(5) क्षेत्रफळ	1) 54.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुराणिक बिल्डर्स प्रा.लि.यांचे संचालक पुराणिक श्रीकांत गोविंद यांचे कु.मु.शहाजी माणिकराव कर्डेकर वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: तळ ते पाच मजले, इमारतीचे नाव: पुराणिक वन, ब्लॉक नं: कांचनपुष्प, कावेर, रोड नं: घोडबंदर रोड, ठाणे - प, . . पिन कोड:-400615 पॅन नं:-AABCP0109R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्नील दत्ताराम भोईर वय:-26; पत्ता:-प्लॉट नं: एक्स-17/8, माळा नं: -, इमारतीचे नाव: क्रीकसाईड गोदरेज कॉलनी, ब्लॉक नं: फिरोजशहा नगर, विक्रोळी पूर्व, मुंबई, रोड नं: -, . . पिन कोड:-400079 पॅन नं:-AMIPB3181D
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2013
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2013
(11) अनुक्रमांक, खंड व पृष्ठ	6100/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	357900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

१ ठसाचा युनिट नंबर	२५/३१
२ दस्तऐवजाचा प्रकार	Agreement for sale
३ ठसालाचा पत्ता	५९,६५,३०९.
४ मालकता प्रमाणपत्र	Puranik Builders
५ मालकता प्रमाणपत्राचे नाव	Swarnil Bhair
६ मालकता प्रमाणपत्राचे नाव	Swarnil Bhair
७ मुद्रांक शुल्काचे रकम	३,५७,९००/-
८ नोंदणी करण्याचे सह/बु.नि. कार्यालय:	Thane-९
९० प्राधिकृत अधिकार्याची स्वाक्षरी व बँकेचा/वॅडर्सचा शिक्का	

Authorised Signatory  
For Thane Bharat Sahakari Bank Ltd

THIS AGREEMENT made at Thane this 27<sup>th</sup> day of AUGUST in the Christian year Two Thousand ~~Twelve~~ Thirteen.

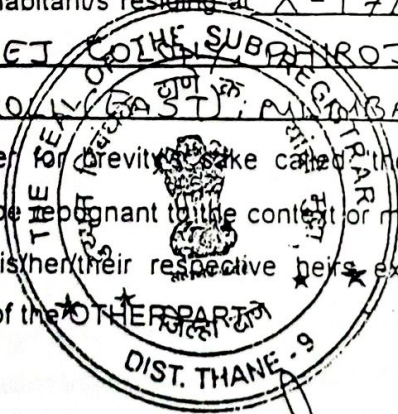
BETWEEN

PURANIK BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its Registered office at: Puranik's One, Kanchan Pushpa, Kavesar, Ghodbunder Road, Thane (W) 400 615, hereinafter for brevity's sake called "the Company" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title, nominees and assigns) of the ONE PART; AND;

Shri/Smt. SWARNIL DATTARAM BHOIR.

\_\_\_\_\_ of \_\_\_\_\_  
Indian Inhabitant/s residing at X-17/8, CREEK SIDE,  
GODREJ COITRE SUBHAROSHHA NAGAR,  
VIKHROLY (EAST), MUMBAI-400 079.

Hereinafter for brevity's sake called "the Purchaser/s" (which expression unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs, executors, administrators, nominees and assigns) of the OTHER PART



टनन-९  
उत्तक. ९०० / २०१३  
५/२५

भारत 75131  
134204  
R 03579001-P85151  
17:07  
Special Adhesive  
AUG 26 2013  
MAHARASHTRA  
STAMP DUTY 2

Authorised Signatory  
For Thane Bharat Sahakari Bank Ltd

Thane Bharat Sahakari Bank Ltd.  
Main Branch, Naupada, Thane.  
D-5/STP/VNYC R.1005/1/04/1905-0  
7/04

Interpretation:

- A) The terms referred to in this Agreement, unless defined otherwise, or unless inconsistent with the context or meaning thereof, shall bear the same meaning as ascribed to them in common parlance or as defined under the relevant Statute/ Legislation.
- B) All references in this Agreement to any statutory provision(s) shall be construed as meaning and including references to:
1. any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force; and
  2. all statutory instruments or orders made pursuant to a statutory provision.
- C) The terms "include" and "including" shall mean, "include without limitation".
- D) References to any document (including the Agreement) are references to that document as amended, consolidated, supplemented, novated or replaced from time to time.
- E) References to Recitals, Annexure, Clauses, or Schedules, unless the context otherwise requires, shall mean references to recitals, articles, clauses, or schedules contained in this Agreement.
- F) The terms expressed in Singular are all words importing the singular terms which shall include, where the context admits or requires, plural terms and vice versa;
- G) The term Month shall mean a Gregorian Calendar Month;
- H) The terms Person/ Persons shall include corporation and firm as well as individuals.
- I) The terms importing the masculine gender also include the feminine gender and vice versa unless the context otherwise requires;
- J) The term Parties shall mean the Company and Purchaser collectively;
- K) The term Planning Authority shall mean and include Thane Municipal Corporation (TMC), Maharashtra Housing and Area Development Authority (MHADA), Mumbai Metropolitan Region Development Authority (MMRDA) or such other Authority or department, which is vested with the authority to sanction plans or to draft and implement various housing schemes for the Said Property.



ट न न - ९  
उस्त क्र. ६१०० / २०१३

## WHEREAS

- i) Mr. Vishwanath Sitaram Thakur and others are the exclusive owners of the pieces and parcels of land bearing 1) Survey No. Old 197 New 100 Hissa No. 12 admeasuring about 700 Sq. meters, 2) Survey No. Old 197 New 100 Hissa No. 14 admeasuring about 4050 Sq. meters, 3) Survey No. Old 197 New 100 Hissa No. 15 admeasuring 13870 Sq. meters, admeasuring in aggregate 18620 sq. meters lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "A", "B" and "C" respectively and referred to as "First property";
- ii) Bharat Rajaram Thakur and others are the exclusive owners of the pieces and parcels of land bearing Survey No Old 197, New 100, Hissa No. 17 admeasuring 820 sq. meters, lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which piece and parcel of land, more particularly described in the First Schedule "D" is hereinafter referred to as "Second property";
- iii) Rohidas Narayan Vaity and others are the exclusive owners of the pieces and parcels of land bearing Survey No. Old 197, New 100, Hissa No. 18 admeasuring 2000 sq. meters, lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "E" hereunder written and hereinafter referred to as "Third property";
- iv) Puranik Builders Private Limited is the exclusive owners of the pieces and parcels of land bearing 1) Survey No. Old 197 New 100, Hissa No. 19 is admeasuring 2000 sq. meters, 2) Survey No. Old 197 New 100, Hissa No. 22 is admeasuring 900 sq. meters, admeasuring in aggregate 2900 sq. meters; lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "F" and "G" respectively and hereinafter referred to as "Fourth property";
- v) Sadanand Bhaskar Bhise and others are the exclusive owners of the pieces and parcels of land bearing 1) Survey No. Old 197 New 100, Hissa



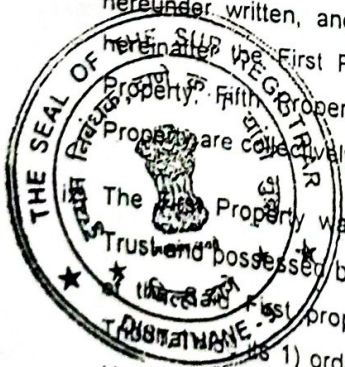
टनन-९
उस्त क्र. ६९०० / २०१३
७/२५

*[Handwritten signature]*

*[Handwritten signature]*  
Bha



- No. 20 is admeasuring 1000 sq. meters. 2) Survey No. Old 197 New 100, Hissa No. 23 is admeasuring 2300 sq. meters, admeasuring in aggregate 3300 sq. meters; lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "H" and "I" respectively and hereinafter referred to as "Fifth property";
- vi) Bhaskar Udir Vaity and others are the exclusive owners of all the pieces and parcels of land bearing Survey No. Old 197 New 100, Hissa No. 24 is admeasuring 2830 sq. meters, lying, being and situate at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "J" hereunder written; and hereinafter referred to as "Sixth property";
- vii) Changuna Jayram Bhoir and others are the exclusive owners of the pieces and parcels of land bearing Survey No. Old 202 New 101, Hissa No. 5 is admeasuring 4050 sq. meters; lying and being at Village Bhainderpada, Taluka and District Thane within the Registration District and Sub - District of Thane and also within the limits of TMC, which pieces and parcels of land, more particularly described in the First Schedule "K" hereunder written; and hereinafter referred to as "Seventh property";
- viii) Ekanath Gajanan Thakur and others are the absolute owners of land bearing Survey No. old 197 New 100 Hissa No. 21 admeasuring about 300 Sq. metres; which more particularly described in the First Schedule "L" hereunder written, and hereinafter referred to as Eighth Property; and hereinafter the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property and Eighth Property are collectively referred to as "Said Property".
- The Property was originally owned by Ratanshi Premji Charitable Trust and possessed by Sitaram Kamalya Thakur and his family as tenant of the said property. The Tahasildar and the Agricultural Land No. 1) order No. LSP-II-II-170 dated 18/02/1989 for a) Survey No. Old 197 New 100 Hissa No. 12 admeasuring about 700 Sq. meters, b) Survey No. Old 197 New 100 Hissa No. 15 admeasuring 13870 Sq. meters and 2) Order No. IPL/II/9/P/113 dated 30/11/98 for Survey No. Old 197 New 100 Hissa No. 14 admeasuring about 4050 Sq. meters; had fixed



197 New 100 Hissa No. 24  
 ३३३३३३३३  
 २०२३

*[Handwritten signature]*

the price of the said First Property under section 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948. Sitaram Kamalya Thakur and Others duly deposited the purchase price of the said First property.

x) The Agricultural Lands Tribunal has issued a certificate of Purchase dated 30/11/68 and 18/02/1989 respectively under section 32M of the Bombay Tenancy and Agricultural Lands Act 1948. The Said certificates are duly Registered with the Sub - Registrar of Assurances Thane at Sr. No. 673/1968 and 4027/1989 respectively.

xi) Sitaram Kamalya Thakur died intestate in the month December 1983, leaving behind his two wives 1) Chandrabai Sitaram Thakur and 2) Mankibai Sitaram Thakur and two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur and two Married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as his only legal heirs.

xii) Chandrabai Sitaram Thakur died intestate on 24/1/2001, leaving behind her two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur and two Married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as her only legal heirs.

xiii) The said Vishwanath Sitaram Thakur and others entered into Development Agreement in respect of 8000 sq. meters out of the Said First Property on 14<sup>th</sup> December, 2005 with Company, which is duly registered in the office of Sub-Registrar of Assurances, Thane on 14/12/2005 at Sr. No. 8249/2005;

xiv) The Mankibai Sitaram Thakur died intestate on 15/10/2007 leaving behind two sons 1) Vishwanath Sitaram Thakur, 2) Suryakant Sitaram Thakur and two Married daughters 1) Suman Parshuram Patil and 2) Sulochana Anant Patil as her only legal heirs.

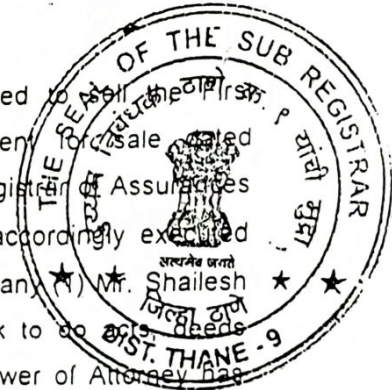
xv) The Vishwanath Sitaram Thakur and others agreed to sell the said property to the company by executing Agreement for sale dated 29/01/2008 which is duly registered with the Sub-Registrar of Assurances of Thane on same day at Sr. No. 890/2008 and accordingly executed Power of Attorney in favour of Directors of the Company, (1) Mr. Shailesh Gopal Puranik and (2) Mr. Shrikant Govind Puranik to do all the necessary matters and things as are set out therein, which Power of Attorney has been registered at the office of the Sub-registrar of Assurances at Thane

under Sr. No. 143/2008;

*[Handwritten signature]*

टनन-९
दस्तावेज क्र. E900 / २०१३
२ / ९

*[Handwritten signature]*  
Bhanu



appurtenant to the said building/s, by executing the necessary Deed/s of Conveyance, Lease, sub-Lease, and/or Transfer (hereinafter referred to as "the Deed/s of Transfer") in favour of the Corporate Body/s and/or the Apex Body, as the case may be, in the manner described in this Agreement;

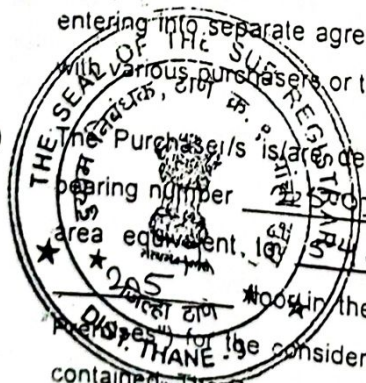
d) The Company in its sole and unfettered discretion shall be entitled to execute conveyance of construction of the said Building and other buildings to the respective Corporate Body and further convey the other common areas and amenities out of the Said Property and other common areas and amenities in the said Project in favour of Apex Body;

e) The Company shall use the Access Roads to provide access to the purchaser/s along with the purchasers of other flats/shops/premises/ Garages etc., in buildings constructed by the Company in the said Complex or along with and in common with the purchaser owners/occupiers/user of premises in adjacent land and property and also along with any other person/s as the Company may deem fit. It is clearly understood that no right/title/interest of the purchasers or any other person is being created hereby in the Access Roads, and the purchasers and person/s claiming through him will merely be permitted to pass and re-pass from the Access Roads without any act or hindrance from the Company.

ix) The Company is desirous of selling, transferring or otherwise allotting or disposing of flats, premises, and other areas with/without exclusive rights in respect of gardens/terraces appurtenant to or adjoining or abutting and/or above certain premises in or around the said building on what is popularly known as ownership basis and/or otherwise and they are entering into separate agreement for sale, transfer and/or disposal thereof with various purchasers or transferees thereof;

ixi) The Purchaser/s is/are desirous and acquiring from the Company Flat bearing number 225001 admeasuring 587.39 sq. ft. carpet area equivalent to 54.56 sq. meters carpet area on the 2nd floor in the said building (hereinafter referred to as "the Premises") for the consideration and on the terms and conditions herein contained. The Premises is shown on the typical floor plan thereof hereto annexed as Annexure "C".

ixii) The Purchaser has made / hereby makes the necessary declaration/s under the provisions of the ULC Act and/or the Maharashtra Co-operative Societies Act, 1960. Relying upon the aforesaid, the Company has agreed



एनन-१  
दस्तावेज क्र. ६९००० / २०२३

*Signature*

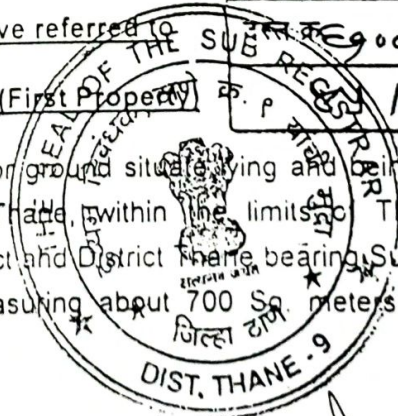
50. As is mentioned above, the Company shall have right to grant to the developer/s of any of the plots adjacent to and/or in the vicinity of the Said Property and/or to the purchaser/s and/or acquirers of premises in the buildings to be constructed in such plot/s adjacent to and/or in the vicinity of the Said Property or to any other party a Right of way, permanent or otherwise, in common with other occupants and common organizations in the said locality to pass and repass over all the roads therein by foot by motor vehicles, by carts, by horses etc and also to lay connections for Water, Electricity, Gas, Telephone, Drainage, Sewerage etc. along or underneath or above such common Roads or common Open Spaces in the said complex on such term and conditions as the Company think proper and also to dig up the roads, and lay, pipelines, telephone and electric cables, sewerage and drainage lines etc. over all the roads constructed in the said RUMAH BALI complex including through the Compulsory open Spaces or any other parts of the Said Property now held by the Company and described in the First Schedule as also shall, if allowed by the Company, be entitled to use and enjoy the facilities and other amenities as are provided hereunder written subject to the condition that the persons opening up the said roads for such purpose shall give 48 hours written advance intimation in respect thereof to either the Apex Society or Association of such Separate Societies therein and fill up level and restore the same to its original condition at his/her/their own costs and expenses within three days of completion of such job. The Purchaser/s or the proposed Apex Society or other Association Separate Societies or Common Organization/s shall not object to the same.

51. This agreement shall always be subject to the provisions of the Maharashtra Ownership (Regulation for Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder and/or any other enactment and/or amendment thereof.

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

The First Schedule above referred to  
Schedule I-A, I-B and I-C (First Property)

I-A) : All that piece of parcel of vacant land on ground situated lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 197 New 100 Hissa No. 12 admeasuring about 700 Sq. meters and bounded as follows :



टनन-९

१०० / २०१३

क. प. १२५

*[Handwritten signature]*

*[Handwritten signature: Jyoti Bhan]*

On the East by : Mouje Bhainderpada, S. No. (197) 100 Hissa No. 9 and 10; On the West by : Mouje Bhainderpada, S. No. (197) 100 Hissa No.13; On the North by : Mouje Bhainderpada, S. No. 201; On the South by : Survey No. (197) 100 Hissa No. 11 part

I-B) : All that piece of parcel of vacant land or ground situate lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 197 New 100 Hissa No. 14 admeasuring about 4050 Sq. meters and bounded as follows :

On the East by : Mouje Bhainderpada S. No. (197) 100 Hissa no. 15; On the West by : Mouje Bhainderpada S. No. 202 Hissa No 5; On the North by : Mouje Bhainderpada Survey No. 202 Hissa no. 4; On the South by : Mouje Bhainderpada Survey No. (197) 100 Hissa No 18;

I-C) : All that piece of parcel of vacant land or ground situate lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 197 New 100 Hissa No. 15 admeasuring about 13870 Sq. meters and bounded as follows :

On the East by : Mouje Bhainderpada Survey No. (197) 100 Hissa No 11p; On the West by : Mouje Bhainderpada Survey No. 202 Hissa No. 5; On the North by : Mouje Bhainderpada Survey No. (197) 100 Hissa No 13 & 14; On the South by : Adjacent Survey No. 194;

**SEAL OF THE SUB REGISTRAR, THANE**  
Schedule I-D (Second Property)  
1 - All that piece and part of land and ground lying, being and situate at Village Bhainderpada, Taluka Thane, within the registration district and sub-district of Thane and also within the residential zone and limits of the Thane Municipal Corporation bearing Survey No. Old 197, New 100, Hissa No. 17 admeasuring 820 sq. meters in area and bounded as under:-  
DIST. THANE

On or towards the North :- Mouje Bhainderpada S. No. Old 197 New 100, Hissa No. 18, On or towards the East :- Mouje Bhainderpada S. No. Old 197 New 100, Hissa No. 15; On or towards the West :- Mouje Bhainderpada S. No. Old 197 New 100, Hissa No. 15; and On or towards the South :- Mouje Bhainderpada S. No. Old 197 New 100, Hissa No. 15.

दस्तावेज नं. ११००
दिनांक ११/०३/२०१३
४२५२

Schedule I-E (Third Property)

I-E) : All that piece of parcel of vacant land or ground situate lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey

No. old 197 New 100 Hissa No. 18 admeasuring about 2000 Sq. meters and bounded as follows :

On the East by : Mouje Bhainderpada, Survey No. (197) 100, Hissa No. 17 & 15, On the West by : Mouje Bhainderpada Survey No. 202; On the North by : Survey No. (197) 100 Hissa No. 14, and On the South by : Mouje Bhainderpada Survey No. (197) 100 Hissa No. 15

Schedule I-F and I-G (Fourth Property)

I - F) : All that piece of parcel of vacant land or ground situate lying and being at Village-Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 197 New 100, Hissa No. 19 is admeasuring 2000 sq. meters; and bounded as follows:

On the East by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 15; On the West by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 15; On the North by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 15 ; On the South by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 21, 22

I-G) : All that piece of parcel of vacant land or ground situate lying and being at Village-Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 197 New 100, Hissa No. 22 is admeasuring 900 sq. meters; and bounded as follows:

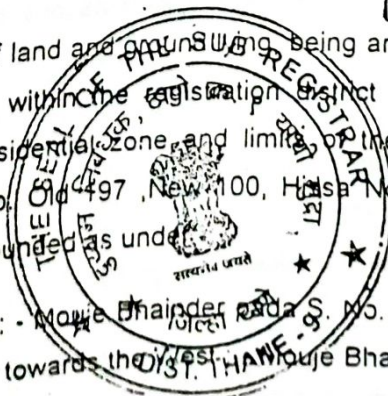
On the East by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 21; On the West by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 23; On the North by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 19 ; On the South by: Mouje Bhainderpada, S. No. (197) 100 Hissa no. 20

Schedule I-H and I-I (Fifth Property)

I-H) : All that piece and parcel of land and ground situate lying and being and situate at Village Bhainderpada, Taluka Thane, within the registration district and sub-district of Thane and also within the residential zone and limits of the Thane Municipal Corporation bearing Survey No. Old 197 New 100, Hissa No. 20 admeasuring 1000 sq. meters in area, and bounded as under:

On or towards the East : - Mouje Bhainderpada S. No. Old 197 New 100, Hissa No. 15, 21 and 22; On or towards the West: Mouje Bhainderpada S. No.

ट न न - ९
वर्ग क्र. ९०० / २०२३
८०/६



*[Handwritten initials]*

*[Handwritten signature: Deepal Bhan]*

Old 197 New 100, Hissa No. 24; and, On or towards the South : - Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 15. On or towards the North:- Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 24.

I-I): All that piece and parcel of land and ground lying, being and situate at Village Bhainderpada, Taluka Thane, within the registration district and sub-district of Thane and also within the residential zone and limits of the Thane Municipal Corporation bearing Survey No. Old 197, New 100, Hissa No. 23 admeasuring 2300 sq. meters. in area, and bounded as under:-

On or towards the East : - Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 15 ; On or towards the West : - Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 25; and On or towards the South: - Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 19 and 22. On or towards the North :- Mouje Bhainder pada S. No. Old 197 New 100, Hissa No. 26.

**Schedule I-J (Sixth Property)**

I-J) : All that piece of parcel of vacant land or ground situate lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. old 197 New 100 Hissa No. 24 admeasuring about 2800 Sq. meters and bounded as follows :

On the East by : Mouje Bhainderpada S. No.(197) 100 Hissa No. 20; On the West by : Mouje Bhainderpada S.No. (197) 100 Hissa No. 27; On the North by : Mouje Bhainderpada S.No. (197) 100 Hissa No. 22 and 23; On the South by: Mouje Bhainderpada S.No. (197) 100 Hissa No. 1 & 3 part;

**Schedule I-K (Seventh Property)**

I-K) All that piece of parcel of vacant land or ground situate lying and being at Mouje-Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. Old 202 New 101, Hissa No. 5 is admeasuring 4050 sq. meters and bounded as follows :

On the East by: Mouje Bhainderpada, S. No. Old 202 New 101 H. No. 4; On the West by: Mouje Bhainderpada, S. No. Old 197 New 100 H. No. 26; On the North by: Mouje Bhainderpada, S. No. Old 217 New 109 H. No. 30; On the South by: Mouje Bhainderpada, S. No. Old 197 New 100 H. No. 14



टनन-९  
जस्ता क्र. ६१०० / २०१३

*Supriya*

Schedule I-L (Eighth Property)

I-L) All that piece of parcel of vacant land or ground situate lying and being at Mouje Bhainderpada, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. old 197 New 100 Hissa No. 21 admeasuring about 300 Sq. meters and bounded as follows :

On the East by : Mouje Bhainderpada S. No. Old 197 New 100 Hissa No. 15 paiki;  
On the West by : Mouje Bhainderpada S. No. Old 197 New 100 Hissa No. 22; On the North by : Mouje Bhainderpada S. No. Old 197 New 100 Hissa No. 19; On the South by : Mouje Bhainderpada S. No. Old 197 New 100 Hissa No. 20 and delineated on the plan thereof hereto annexed and shown thereon by RED hatched lines.

THE SECOND SHEDULE ABOVE REFERRED TO

1. Vitrified flooring in all rooms.
2. Ceramic anti-skid tiles for toilet flooring with ceramic tile dado
3. Ceramic tile dado up to 2'0" ht. above kitchen platform
4. All window bottom sill and toilet door frames of Jaisalmer stone or equivalent
5. Granite kitchen platform with stainless steel sink
6. Aluminum power-coated windows to all rooms or equivalent material
7. Exhaust fans provision in toilets, western commode and bathrooms
8. Concealed plumbing with branded sanitary fitting in all toilets
9. Concealed electrical wiring with modular switches
10. CCTV and intercom system
11. Decorative and laminated main door
12. Fiber Reinforced Plastic (FRP) doors to bedroom, toilet and utility areas
13. Oil Bound Distemper in all rooms

ट न न - ९
यस क्र. ९०० / २०१३
४५२५



*S. S. Bhair*



THE THIRD SHEDULE ABOVE REFERRED TO

1. The expenses of main:aining, repairing redecorating etc. of the buildings, compound, recreation ground and in particular the roof, gutters and rain water pipes of the buildings, water pipes and electric wires, in under or upon the buildings or enjoyed or used by the Purchaser/s in common with the other occupiers of their premises garages and the main entrances passages, landing and staircases of the buildings as enjoyed by the Purchaser/s used by him/her/them in common as aforesaid and boundary wall of the buildings, compounds terraces etc.
2. The cost of cleaning and lighting the passages, landings staircases and other parts of the buildings so enjoyed or used by the Purchaser/s as aforesaid.
3. The costs of the salaries of clerks, bill collectors, sweepers, Gardener, watchman etc.
4. The costs of working and maintenance and water pumps, lifts, water connections, costs of water and Electric meter, lights and other service charges for facilities provided in the said Building and in the Complex;
5. Municipal and other taxes any other charges.
6. The costs of common electric meter bill and water meter bill of the said Building;
7. Insurance Charges of the said Building;
8. Development charges as per T.M.C. Rules;
9. Expenses for maintenance and repairs of common roads, drainage line, streetlight, garden and other common amenities and facilities in the said Complex.

Such other expenses and outgoing as are necessary or incidental for the maintenance and upkeep of the buildings and the said Complex.



THE FOURTH SHEDULE ABOVE REFERRED TO

- Part A: (COMMON AREAS AND FACILITIES IN THE BUILDING IN WHICH THE PREMISES IS SITUATED)
3. Common passage, lobbies and landings in the said Buildings, Staircase and Lift Wells, SEWERAGE TREATMENT PLANT (STP).
  4. Overhead and suction water storage tanks and water pipes, Water meter, pump room with pump and accessories;

ट न न - ९
उत्सा क्र ९०० / २०२३
५०/२६

*[Handwritten signature]*

*[Handwritten signature]*

COMMON SEAL OF THE withinnamed )  
PURANIK BUILDERS PRIVATE LIMITED, was )  
hereunto affixed pursuant to the Resolution )  
passed by its Board of Directors in its meeting held )  
on .....In the presence of Managing Director, )For PURANIK BUILDERS PVT.LTD.

Mr. Shailesh Gopal Puranik or


Mr. Shrikant Govind Puranik who has


In token of the affixation of the )  
Common seal hereunto set his heads )

in the presence of



DIRECTOR

1. MR. SURESH MURDDIKAR. 

2. MS. PRAMILA SHINDE. 

THE SEAL OF THE SUB REGISTRAR  
MUMBAI  
SIGNED AND DELIVERED by the  
with the name of THE PURCHASER/S




MR. SWARNIL DATTARAN BHOIR. 

८७७-९
अवत क्र. ६९०० / २०२२
५२/२६

in the presence of

1. MR. SURESH MURDDIKAR. 

2. MS. PRAMILA SHINDE. 



# THANE MUNICIPAL CORPORATION, THANE

(Regulation No 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

पुणे

आवक. ए-१ व ए-२ (सिल्ल + २९ मजले), इमारत क. बी-१ (लोअर गाऊंड + अप्पर गाऊंड / पोडीया -  
/ तळ / पोडीया + २८ मजले) इमारत क. बी-२ ( लोअर गाऊंड + अप्पर गाऊंड / पोडीया - सिल्ल  
/ तळ / पोडीया + १ मजला) व इमारत क. डी (तळ - १ मजला), मठ प्रदेश - २८ मजला

२००९/२९८ TMC TOO २२९९ Date 24/07/20

Shri. Smt. ... अशि देशमुख अण्ण अण्ण

Shri. ... धिवनाथ सिताराम ठाकरे व इतर

With reference to your application No. ५५२१ dated २१.०७.२०११ for development  
grant of Commencement certificate under section 45 & 69 of the  
Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to  
building No. ... in village ... Sector No. ... Situated at Road ...  
S. No. ... T.S. No. ... P. 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.
4. This permission does not entitle you to develop the land which does not vest in you.

१. मठवर्ग / मं. मी. वि.प.क. २००९/२९८ दिवाणी/दिवाडी/२ दि. ०३.०४.१० इतल अशे  
आवणावय ग्रंथनकारक मदतीन.

२. न. २००/२९ वा भूखंडाच्या ७/१२ उता-वावा वि.प.क. का. कालम ४३ वी नंदा अन्वये मठ  
व कलेना अन्वयेन ७/१२ उताय मी. एन. पूर्वी पाटा क्रमां आवयवक अशे.

३. न. २००/२९ वा भूखंडाच्या विनंती अंतर्भागी मठ पाटा केंद्रानंतरच मठ भूखंडाच्या कायदाक धरून  
उदेल तोंच मठा घटई शेत वापरता येणार नशे.

४. विक्रायक घाने दिनांके दि. १२.१०.२०११ मजंदि हस्तगत वधनकारक नशेन.

५. ESR बंधनकारक राहिल.

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.



Yours faithfully,

Stamp