

**-:DRAFT AGREEMENT :-**

**THIS AGREEMENT FOR SALE** is made and entered into at Palghar, on this **04<sup>th</sup> Day of August, 2023** by and between **1.MRS. SHRADDHA VISHWAS NERURKAR** Age 59 Years, (Aadhar Card No. 370493122965) **2.MR. VISHWAS KASHINATH NERURKAR** Age 60 Years, (Aadhar Card No. 324674081813) Residing at:- E/43, 4<sup>th</sup> Floor, Kadambagiri, Rashmi Complex, Near Mental Hospital, Wagale Estate, Thane - West, Mumbai- 400 604

Hereinafter called the "**VENDOR**" (Which expression shall unless it be repugnant to the context or meaning there of be deemed to include his heirs, executors administrators and assigns) party of the **FIRST PARTS**

-2-

**AND**

**MR. ABHISHEK DNYANESHWAR GHANVAT** Age 29 years, (Aadhar Card No. 466341339039) an adult Indian Inhabitant residing at:- Room No. 49, Laxmi Niwas, S. N. Dubey Road, Near Jay Ambe Mitra Mandal Ghartan Pada, Dahisar, Mumbai- 400 068. Hereinafter called the "**PURCHASER**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include executors, administrators and assigns) party of the **SECOND PART.**

**WHEREAS** the **VENDOR** herein is in use, occupation and possession and well sufficiently entitled to Flat No. 403, 4<sup>th</sup> Floor, in the building known as "**N. G. REGENCY**", Building No. 09, Area Adm 365 sq.ft. in property bearing Survey No. 45, Hissa No.6, Survey

No. 45, Hissa No.3(C), Survey No. 44, Hissa No.9(Part), Situated at – Village – Balkum, Thane – West, Thane – 400 608. as owner thereof

**WHEREAS M/S R N A Builder through its Partner Narindarpal Gupta is the owner of plots of land Admeasuring \_\_\_ Gunthas Survey No. 45, Hissa No.6, Survey No. 45, Hissa No.3(C), Survey No. 44, Hissa No.9(Part), Situated at – Village – Balkum, Thane – West, Thane – 400 608.**

By a development agreement dated \_\_\_\_\_  
\_\_\_\_\_ has allowed to develop the land  
Adm. \_\_\_ Sq. Fit. To **M/S R N A Builder through its Partner Narindarpal Gupta** By an agreement dated \_\_\_\_\_ Thereafter  
the developer has constructed the said building consisting of Ground +  
\_\_\_\_\_ floors on the land. Thereafter he has sold the Flat in favour  
of **1.MRS. SHRADDHA VISHWAS NERURKAR2.MR. VISHWAS KASHINATH NERURKAR**

-3-

In view of the said agreement the present vendor is agreed to sale all his right , title, interest on ownership business in respect of the said Flat in favour of **MR. ABHISHEK DNYANESHWAR GHANVAT.**

**WHEREAS** the Vendor is member of the “**N. G. REGENCY**”, Building No. 09, registered under registration No. TNA / VSI / HSG (TC) / \_\_\_\_\_ having five fully paid shares of face value of Rs .50/- (Rupees Fifty only)each of the aggregate value of Rs .250/- ( Rupees Two Hundred Fifty only)bearing distinctive No. \_\_\_ to \_\_\_(both inclusive ) under the share certificate No. \_\_\_, hereinafter referred to as the “Said Society.

**AND WHEREAS** the Vendor herein has agreed to sell, assign and transfer the said Flat together with five fully paid shares of the said society with the absolute right of use and occupation of the said Flat on ‘Ownership Basis’ to the purchaser for a valuable consideration of **Rs.41,00,000/- (Rupees Forty One Lakhs Only)** and the parties hereto are desirous of recording the terms and conditions of this agreement in writing as hereinafter appearing .

**NOW THEREFORE THESE PRESENTS WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTEES HERETO AS FOLLOWS:-**

1. The **VERDOR** herein has agreed to sell, assign and transfer the Flat No. 403, 4<sup>th</sup> Floor, in the building known as “**N. G. REGENCY**”, Building No. 09, Area Adm 365 sq.ft. in property bearing Survey No. 45, Hissa No.6, Survey No. 45, Hissa No.3(C), Survey No. 44, Hissa

टन १-२  
दस्ता क्रमांक ६४८४/२०१९  
३/१२५



### AGREEMENT FOR SALE

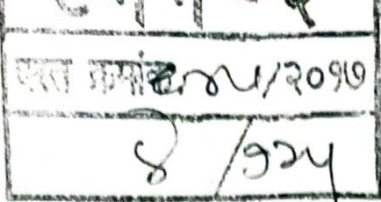
Articles of Agreement made at Mumbai on this 19

7. day of JAN 2017 BETWEEN M/s. RNA Builders (N.G.) a Partnership Firm having its office at Raja Bahadur Building, 28, Bombay Samachar Marg, 1<sup>st</sup> Floor, Mumbai - 400 023 hereinafter called "The Promoters" (which expression shall unless it be repugnant to the context or meaning thereof the partner or partners for the time being of the said firm his or their respective legal heirs, executors and administrators) of the One part and

Mr./Miss./Mrs./M/s. SHRADDHA VISHWAS NERURKAR AND

7 MR. VISHWAS KASHINATH NERURKAR

hereinafter called "the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the his, her or their respective legal heirs, executors and administrators) of the Other part.



WHEREAS:

1. All the following properties, are at Village Balkum Thana, Taluka and District Thana and more particularly described in the First Schedule hereunder written (hereinafter collectively referred to as the said property.

WHEREAS:

1) Atmaram Balu Joshi and other agreed to sell the property to East and West Builders a proprietary concern now known as RNA Builders (NG) under Agreement for Sale Dated 12.03.1987, bearing Survey No. 43, Hissa No. 8.

2. Ansuya Prakash Mhatre and others agreed to sell the property to East and West Builders a proprietary concern now known as RNA Builders (NG) under Agreement for Sale Dated 31.05.1987 bearing Survey No. 45, Hissa No. 6.

3. Waman Bendu Bhoir and Others agreed to sell the property to East and West Builders a proprietary concern now known as RNA Builders (NG), under Agreement for Sale Dated 24.03.1987 bearing Survey No. 44, Hissa No. 9.

4. Murlidhar Padman Bhoir and Others agreed to sell the property to East and West Builders a proprietary concern now known as RNA Builders (NG) under Agreement for Sale Dated \_\_\_/03/87 bearing Survey No. 45, Hissa No. 3B.

5. Jana Krishna Bhoir and Others agreed to sell the property to East and West Builders a proprietary concern now known as RNA Builders (NG) under Agreement for Sale Dated 16.04.1987 bearing Survey No. 45, Hissa No. 3C.

Thus by virtue of the above referred documents RNA Builders (NG) becomes Developer of the property. Since East and West Builders is merged in RNA Builders (NG).



*[Handwritten signature]*

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II. The Developers by virtue of the said Agreements, coupled with Power of Attorneys, are entitled to develop, the said property, including to deal with and dispose of Flats, Shops, Garages, Basement, and/or such other Units in proposed Building/s to be constructed on the said property.

III. The Developers, are developing the said property and as per approved plans of the said property, the Developers are entitled to construct 10 Building/s namely Building No. 1 to 10 respectively thereof.

IV. On the application made by the Developer, Thane Municipal Corporation have issued Commencement Certificate for said Plot bearing V.P. No. 90/258/R/TMC/TDD/10 Dated 07.04.2010 for Bldg No. 6 to 10 respectively.

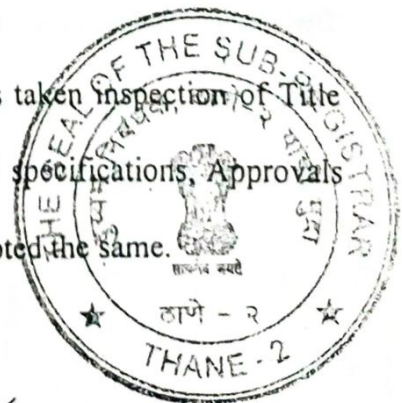
V. Advocate Mr. S.P. Pandey has certified title of the said property and have issued their Title Certificates Dated 23.03.2010.

VI. Copies of ULC Orders / C.Cs and Title Certificate, 7/12, are annexed in Annexure No. A collectively annexed hereto.

VII. The Developers while constructing the Building on the said property, shall comply with various terms and conditions put up Thana Municipal Corporation and relevant Rules and Regulations applicable thereto.

VIII. The Purchaser/s has/have prior to the execution of these presents taken inspection of the original Title Certificate Dated issued by Advocate S.P. Pandey.

IX. The Purchaser/s has/have prior to the execution of these presents taken inspection of Title Deeds/Documents, pertaining to the said property, and also plans and specifications, Approvals and permissions and sanctions given by various Authorities have accepted the same.



X. The Purchaser/s has/have prior to the execution of this agreement, independent of the said Title Certificate Annexure A hereto, satisfied herself/himself/themselves as to the marketability and title to the said property and the authority of the Developers herein, to develop the said property and to sell, transfer and/or dispose of the Flats/Unit/Premises/Car Parking Space/Terrace/Basement/Shop, in Building No. 6 to 10 thereof constructed / to be constructed on the said property, on what is commonly known as ownership basis and the Purchaser has/have agreed not to make any requisitions and/or to call for any further documents pertaining to the title of the said property and an authority of the developers, to develop the said property.

XI. The Developers have commence construction on the said property of Buildings known as "N.G. REGENCY" as per plans and specifications sanctioned, by the Thane Municipal Corporation, and have received Occupation Certificate for five buildings and balance five are under construction. The Developers have started selling various units in the said Building/s to the intending Purchaser/s by entering into separate agreement for sale, on what is commonly known as ownership basis in the form of these presents prescribed under the provisions of Maharashtra Ownership Flats, Act, 1963 and Rules 3 and 4 of Maharashtra Ownership Flat Rules, 1964 (hereinafter for brevity sake referred to as the said Act and the said Rules).

XII. The Developers have prior to the execution hereof, furnished and made available to the Purchaser/s, such of the information and documents mentioned in Section 3 of Maharashtra Ownership Flats Act 1963 and Rules 3 and 4 of the Maharashtra Ownership Flat, 1964 as have been demanded by the Purchaser/s. Under Sec. 4 of the Maharashtra Ownership Flats Act, the Developers are required to execute an Agreement for Sale in writing in favour of the Purchaser being in fact these presents and also to join in the registration of this agreement under the

Registration Act.



*[Handwritten signatures]*



XIII. The Purchaser/s has/have approached the Developers, for the allotment of the unit, as hereinafter appearing, in the said Plot Type A1, 8, B1, 7, 10, A2, 6, A3, 9, Building No. 6, 7, 8, 9, 10 known as "N.G. REGENCY" which the Developers have agreed, for the price and upon the terms and conditions mentioned herein.

XIV. The parties are desirous of recording the terms and conditions arrived at between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Competent Authority under Urban Land Ceiling and Regulations Act, 1976 has issued ULC Order regarding the said properties.

2. The Purchaser/Adhoc Committee/Condominium/Society has irrevocably agreed, and the Developer have made them aware that the entire complex has got 10 Buildings, i.e. from 1 to 10, out of which 5 Buildings has been constructed already, and the rest 5 Buildings are also partly constructed, i.e. 6 to 10 are being constructed.

The purchaser has agreed that in the event if the purchaser gives possession on any of the buildings i.e. 6 to 10 individually and the work of the balance building out of the 5 is in progress, the people those who have taken the possession shall not object to the construction activities for completing the rest of the buildings on any ground of whatsoever nature. The purchaser is purchasing the said flat knowingly that the balance out of the 5 buildings which are still to be completed are being completed and shall not object to the completion of rest of the buildings on account of the possession given for some of the buildings. The possession of Flat will not be given under any circumstances without Receiving Occupation Certificate.



*[Handwritten signatures]*

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20/12/2019  
30/12/2019

The Developer will Reconstruct the Compound Wall already constructing on the said Two Plots, if they are partly demolished, and the Societies/Adhoc Committee shall have any right to stop the construction of the Compound Wall, and or The Developer will put up Security on the said Two Plots, and or to deal with the said Two Plots in any of the manner as the Developer may like.

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

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

ALL THAT price or parcel of land or ground lying being and situate at Village Balkum in the Taluka, District and Registration District and Sub-District of Thane and bearing S.No. 44, and H.No. 9 (Part), admeasuring 6473 Sq.Yds. equivalent to 5427 Sq.Mtrs. or thereabouts and bounded as follows :

- On or towards North : By property bearing S.No. H.No.
- On or towards East : By property bearing S.No. H.No.
- On or towards South : By property bearing S.No. H.No.
- On or towards West : By property bearing S.No. H.No.



*[Handwritten signature]*

पस्त क्र. १०२ / २०१७  
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-49-

ALL THAT price or parcel of land or ground lying being and situate at Village Balkum in the  
District and Registration District and Sub-District of Thane and bearing S.No. 45, and  
No. 3 (C), admeasuring 2662 Sq.Yds. equivalent to 2225.77 Sq.Mtrs. or thereabouts and

bounded as follows :

towards North

: By property bearing S.No.  
H.No.

towards East

: By property bearing S.No.  
H.No.

towards South

: By property bearing S.No.  
H.No.

towards West

: By property bearing S.No.  
H.No.

ALL THAT price or parcel of land or ground lying being and situate at Village Balkum in the  
District and Registration District and Sub-District of Thane and bearing S.No. 45, and  
No. 3/B/pt., admeasuring 1119 Sq.Yds. equivalent to 940 Sq.Mtrs. or thereabouts and

bounded as follows :

towards North

: By property bearing S.No.  
H.No.

towards East

: By property bearing S.No.  
H.No.

towards South

: By property bearing S.No.  
H.No.

towards West

: By property bearing S.No.  
H.No.



*[Handwritten signature]*

25/0/2018  
42/2018

-50-

ALL THAT price or parcel of land or ground lying being and situate at Village Balkum in the Taluka, District and Registration District and Sub-District of Thane and bearing S.No. 45, and Hissa No. 6, admeasuring 3115 Sq.Yds. equivalent to 2604.34 Sq.Mtrs. or thereabouts and bounded as follows :

On or towards North : By property bearing S.No.  
H.No.

On or towards East : By property bearing S.No.  
H.No.

On or towards South : By property bearing S.No.  
H.No.

On or towards West : By property bearing S.No.  
H.No.

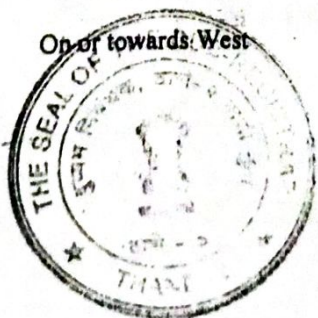
ALL THAT price or parcel of land or ground lying being and situate at Village Balkum in the Taluka, District and Registration District and Sub-District of Thane and bearing S.No. 43, and Hissa No. 8, admeasuring 1663 Sq.Yds. equivalent to 1312 Sq.Mtrs. or thereabouts and bounded as follows :

On or towards North : By property bearing S.No.  
H.No.

On or towards East : By property bearing S.No.  
H.No.

On or towards South : By property bearing S.No.  
H.No.

On or towards West : By property bearing S.No.  
H.No.



*[Handwritten signature]*

२११-२  
५३/१२५

UNSEAL AND DELIVERED by ) For RNA Builders (NG)  
withnamed Promoters )  
RNA Builders (NG) )  
in the presence of ..... )  
SV Thakur )  
Suresh )

UNSEAL AND DELIVERED by )  
withnamed Purchasers )  
MRS/MISS/Ms. SHRADHA )  
SHWAS NERURKAR )  
NO: ACPN09560; AGE: 52 YRS )  
VISHWAS KASHINATH )  
NERURKAR )

NO: AABPN6909Q; AGE: 53 YRS )  
SV Thakur )  
in the presence of ..... )  
Suresh )

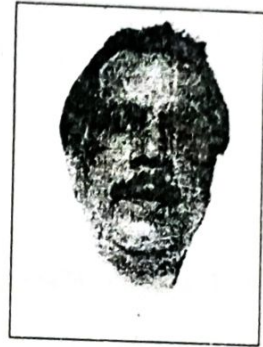
RECEIVED of and from the )  
the withnamed Purchaser/s the sum )  
of Rs. 16,01,000 /- )  
Rupees SIXTEEN LAKHS )  
(ONE THOUSAND) only) )  
being amount of earnest money as )  
mentioned within to be by him/her )  
then paid to us. )

by Cheque No 000187 Dt. 21/12/16 ) Rs. 51,000/-  
Drawn on BANK OF BARODA )  
Branch BALLARD ESTATE )

NO: 761918 Dt: 16/01/17; DRAWN ON BANK OF BARODA, BR. BALLARD ESTATE )  
Rs. 15,50,000/- )

We say received Rs. 16,01,000/-  
For RNA BUILDERS (NG)

  
Authorized Signatory



This Agreement is issued subject to realisation of Cheque. Subject to Mumbai Jurisdiction.



Mumbai jurisdiction.

23/1/2016  
57/924

## SCHEDULE - 2

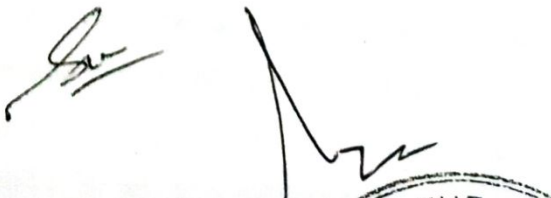
Common Arrears and services : Proportionate equal to the immediate area abutting the entrance door after the landing on the said floor of the side premises. With property right along with all purchasers of premises in the said property (Applicable in case of Flats only).

Prorata right along with all Purchasers of premises in the said property in limited common area and facilities i.e. to say :

- 1) Staircase
- 2) Entrance Hall (Lobby)

(The Aforesaid provision is not applicable in case of CAR PARKING SPACE Area covered under/Garages and other Similar Arrears) and appurtenant land in the compound adjacent to Building/s, Common Terrace/s Appurtenant, Terraces to Flats / Shops etc.

The Plot / Land which is hedge is Private Property and under no circumstances is part of N.G.Regency.





गावाचे नाव : 1) बाळकूम

दिल्याचा प्रकार  
करारनामा  
4652400  
नोददला  
3647000  
बाजारभाव(भाडेपट्ट्याच्या  
नितपट्टाकार आकारणी देतो की  
द्वारे ते नमुद करावे)  
धू-मापन,पोटहिस्सा व घरक्रमांक  
(न्यायास)  
क्षेत्रफळ  
आकारणी किंवा जुडी देण्यात असेल  
ना.  
दस्तऐवज करुन देणा-या/लिहून  
णा-या पक्षकाराचे नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा किंवा  
देश असल्यास,प्रतिवादिचे नाव व  
ना.  
दस्तऐवज करुन घेणा-या पक्षकाराचे  
किंवा दिवाणी न्यायालयाचा  
हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता  
दस्तऐवज करुन दिल्याचा दिनांक  
दस्त नोंदणी केल्याचा दिनांक  
अनुक्रमांक,खंड व पृष्ठ  
बाजारभावाप्रमाणे मुद्रांक शुल्क  
बाजारभावाप्रमाणे नोंदणी शुल्क  
शेरा

करारनामा  
4652400  
3647000  
1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे  
बाळकुम,मधील नविन सर्वे नं 45,46,(झोन क्रमांक 9/36/3/अ1.) मधील सदनिका क्रमांक 403,4  
था मजला,,एन जी रिजन्सी,बिल्डिंग नं 9,बाळकुम,ठाणे प 400608.सदनिकेचे क्षेत्रफळ 365  
चौ.फुट कारपेट( ( Survey Number : 45 46 ; ) )  
1) 365 चौ.फूट  
1): नाव:-मेसर्स आर एन ए बिल्डर्स एन जी कंपनीचे भागीदार नरिंदरपाल गुप्ता तर्फे कु मु प्रविण  
शिरोडकर -- वय:-37; पत्ता:-प्लॉट नं: 28 , माळा नं: 1 ला मजला, इमारतीचे नाव: राजा  
बहादूर मेन्शन , ब्लॉक नं: फोर्ट , रोड नं: मुंबई समाचार मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-  
400001 पॅन नं:-AAPFR9513G  
1): नाव:-श्रद्धा विश्वास नेरुरकर -- वय:-52; पत्ता:-प्लॉट नं: ई/43, माळा नं: 4 था मजला ,  
इमारतीचे नाव: कदंबागिरी रश्मी कॉम्प्लेक्स , ब्लॉक नं: ठाणे प , रोड नं: मेटल हॉस्पिटल रोड ,  
महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ACMPN0956G  
2): नाव:-विश्वास काशिनाथ नेरुरकर -- वय:-53; पत्ता:-प्लॉट नं: ई/43, माळा नं: 4 था  
मजला , इमारतीचे नाव: कदंबागिरी रश्मी कॉम्प्लेक्स , ब्लॉक नं: ठाणे प , रोड नं: मेटल  
हॉस्पिटल रोड , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AABPN6909Q  
19/01/2017  
31/01/2017  
947/2017  
279200  
30000

सह दुय्यम निबंधक, ठाणे क्र. २

मुद्रांकनासाठी विचारात घेतलेला  
नमुदणील:-  
मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

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



वस्तु क्र. 99/2099

99/2099

THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 37)  
Occupancy Certificate

No. 1333

Occupation Certificate for Building No. 1, 2, 3, 4, 5 - Ground Floor + 7 Upper floors  
Building No. 6 - Ground Floor + 2 Upper Floors  
Building No. 7, 8, 9, 10 - Ground Floors Only & Club House

V.P. NO. 90/258/R T.M.C./T.D.D./ 928 Date :- 31.3.2018

To,

M/s. Gupte Wadhavkar & Associates

(Architect)

Shri. Ramakant Dharma Joshi & Others 2) Dilip Ramchandra & Others  
3) Murlidhar Padma Bhoir 4) Jana Krishna Bhoir, 5) Smt. Anusaya J. Patil  
Shri. Narendra Gupta

(Power of Attorney)

Sub :- Occupation Certificate for Bldg. No. 1 to 5 (Ground Floor + 7 Upper Floors)  
Bldg. No. 6 (Ground Floor + 2 Upper Floors), Bldg No. 7, 8, 9, 10 - (Ground  
Floor Only) & Club House

Ref :- V. P. No. 90/258/R  
Your Letter No. 27801 Dated 26/09/2007

Sir,

The part / full development work / erection / re-erection or alteration in / of Building / Part  
building No. As Above Situate at Balkum Road / Street \_\_\_\_\_ Ward No. \_\_\_\_\_  
Sector No. 5 S.No./CTS.No. / P.P.No. 43/8 44/9(Pt), 45/3B (Pt), 45/3C & 45/6 New S.No. 46/8,  
47/9(Pt), 48/3B (Pt), 48/3C(Pt) 48/6, Village/TPS No. \_\_\_\_\_ under the  
supervision of Gupte Wadhavkar & Associates, Licensed Surveyor / Engineer / Structural Engineer /  
Supervisor / Architect / License No. CA/80/5667 may be occupied on the following Conditions.

अटी :-

- 1) ठाणे महानगरपालिकेकडून फक्त उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
- 2) युएलसी बाबत दाखल केलेले हमीपत्र बंधनकारक राहिल.

A Set of Certified completion plan is returned herewith



Yours faithfully,

आलयात  
Office No :-  
Office  
Date

(Executive Engineer)  
Town Planning Department  
Thane Municipal Corporation of  
the city of Thane

Copy to :-  
1) Collector of Thane







# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

**Occupancy Certificate**  
For Bldg.No. 6 :- 3rd to 7th Floor Only  
For Bldg.No. 7,8,9,10 :- 1st to 7th Floor Only

V.P. No. 90/258R

TMC/TDD / 280

Date 22/03/2018

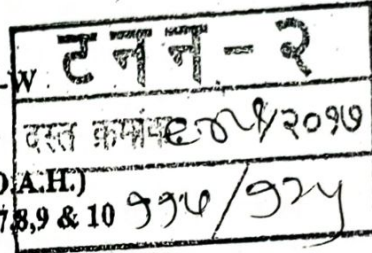
To, M/s. Makarand Toraskar & Asso. (Architect)

A-101, Royal Crown, Kaajari Wadi, Khopat, Thane-W

Ramakant D. Joshi & Others (Owner)

M/s. R.N.A. Builders Prop. Mr. Narendra Gupta (P.O.A.H.)

Sub - Occupancy Certificate for Bldg. No. 6, 7, 8, 9 & 10



Ref. V. P. No. 90/258R

Your Letter No. 4235, Date: 01/08/13

At,

The part/full development work/erection/re-erection/alteration in/of building / part building no. As Above situated at Road / Street 45.0, M.W. D.P. Rd. Sector 5 under the supervision of Makarand Toraskar, Licensed Surveyor / Engineer / Architect / Supervisor / Architect / Licence No. CA/99/24393 may be occupied on the following conditions.

- 1) ठामपा उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- 2) मलनिःसारण विभागाकडील ना हरकत बाखला ठामपा/का.अ. मनि NOC/१६, दि. २३/५/२०१३ मधील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Municipal Corporation of  
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC



कॉपी-२
कसत क्रमांक १२०१०
११८/१२५

04/29/2014 14:33 FAX 60236322

002

2

- ९) नियमानुसार आवश्यक शुल्कांचा भरणा करावा लागेल.
- १०) सदर बांधकामास टाणे महानगरपालिका पाणीपुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल.
- ११) नियोजित १८.०० मी रुंद एम.आर.टी.एस. रुटचे आखणीनुसार क्षेत्र टाणे महानगरपालिकेचे ताब्यात घावे लागेल.
- १२) प्रथम वापरपरवान्यापूर्वी रेनबॉटर हार्वेस्टिंगची तरतुद करणे बंधनकारक राहिल.
- १३) नु. वा. सी. कडील कलम २० न्यायालयाच्या आदेशानुसार सिले कापणीक बंधनकारक राहिल.

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

Office No.

Office Stamp

Date



*[Signature]*  
EXECUTIVE ENGINEER  
TDD

सावधान

भजूर नकाशांनुसार बांधकाम न करणे तसेच विकारा नियंत्रण विध्यावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडलयाय गुन्हा आहे. त्यासाठी जाणसीस जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.





महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/३२१६०/सन-२०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

**एन.जी. रिजेन्सी ९ को-ऑप.हौसिंग  
सोसायटी लि.,**

सर्व्हे नं. ४४ आणि हिस्सा नं. ९ पार्ट, व्हिलेज - बाळकुम, ठाणे (प), ता.जि.ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) आणि कलम १५४(ब)(२) अन्वये नोंदणी क्रमांक टिएनए/ (टिएनए)/एचएसजी/(टिसी)/३२१६०, दिनांक २६/०९/२०१९ ने नोंदण्यांत आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये सस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे

दिनांक :- २६/०९/२०१९



(विशाल जाधवर)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ABHISHEK DNYANESHWAR GHANWAT

DYANESHWAR VITHOBA GHANWAT

07/03/1994

Passport Number

BOERG4266D

Abhishek



29072014



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrollment No.: 1218/17671/92769

To  
अभिषेक जानेश्वर घनवट  
Abhishek Dnyaneshwar Ghanvat  
Room No.49, Laxmi Niwas S.N.Dubey Road  
Near Jay Ambe Mitra Mandal Ghartan Pada  
VTC: Dahisar,  
PO: Dahisar,  
District: Mumbai,  
State: Maharashtra,  
PIN Code: 400068

10/03/2012  
21847285



UA061151830IN



आपला आधार क्रमांक / Your Aadhaar No. :

**4663 4133 9039**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



अभिषेक जानेश्वर घनवट  
Abhishek Dnyaneshwar Ghanvat  
जन्म तारीख / DOB : 07/03/1994  
पुरुष / MALE

**4663 4133 9039**

माझे आधार, माझी ओळख

10/03/2012

Abhishek

FORM-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Gender  M  F  Transgender

Name ABHISHIKH DNYANESHWAR GHANWAT

Date of Birth 07 03 1994

Salutation  Mr  Mrs  Ms  Dr  Other

Marital Status  Married  Unmarried  Other

Name of Spouse

No. of Dependents  No. of Children

Name of Father DNYANESHWAR GHANWAT

Mother's Maiden Name MRB PA

Category  SC  ST  OBC  General

Nationality INDIAN

Residential Status  Resident  NRI / PIO

Religion

Place of Birth MUMBAI

Photo Identification (ID) : Type PAN CARD

Photo Identification (ID) : Number 4663 4183 9039

Photo ID: Valid Upto

Driving Licence No.

Driving Licence Valid Upto

Passport Valid Upto

PAN No./GIR No. B00P442661D

Passport No.

Highest Qualification Attained B. B.

Qualifying Year

Present Address: Staying at the present address for the past 6 Years and Months. Type of Residence  Owned  Rented  Allotted by employer  Other

House / Flat / Apartment No. or Name FLAT NO. 4 A18 SAHYADRI NAGAR

Street Name & No. and Area/Location RAHIVASI SANGH S.N. DUBAY ROAD

Landmark GHARTAN PADA

City DANDEGAR (E) District MUMBAI Pin Code 400068

State MAHARASHTRA Country INDIA

Telephone (Landline) Mobile (Primary) 8108770029 Mobile (Secondary)

Email (Personal) ghanv41abw@shwik123@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Name of Org/Employer, Dept. & Floor INDOVISION SERVICES PVT LTD.

Street Name & No. and Area/Location RELIANCE CORPORATE PARK

Landmark MIDC INDUSTRIAL AREA

City CHANDOLI District NAVI MUMBAI Pin Code 400701

State MAHARASHTRA Country INDIA

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational) surish@indovision services .in

Payment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

Relationship with the Bank  Less than 1 year  1 - 3 years  More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: ANIKET PARAB Address: 1/2, PANTNAGAR RANVASI SANGH, KOKANIPADA Email: DANDEGAR (EAST) Tel: MUMBAI Mob: 809763736	Name: AMIT KARBKAR Address: FLAT NO. 501 NEW WOODHAM GREEN CHS, PLEASANT PARK BEHIND KALASH PHAM MIRA ROAD Tel: Mob: 966112
--	--



Abhishek  
Please sign here

SUBHASHT  
DHANAWADE

SORCIBR CONSULTANCY



HLST

CODE - MUM00755

LOS/RLMS Ref	PAL/Take Over/New/Resale/Topup/LAP
Saving A/C No	CRM/YONO REF. NO.
CIF NO 1 2 3	Tie up no (If applicable)

Applicant Name ♂ - ABHISHEK GHANVAT

Co-Applicant Name ♂ -

Contact No ♂ - 8108770029 Mobile

Loan Amount ♂ - 40,00,000 Tenure ♂ - 30 YEARS

Interest Rate EMI

SBI LIFE YES / NO Rs.

Loan Type ♂ - TERM LOAN

Property Location ♂ - N.G. REGENCY, BALKUM, THANE

Property Cost

Name of Developer / Vendor

RBO - Zone - Branch NAUPADA (Code No.) 05354

Contact Person Manisha Mobile No 9930013600

HLST / MPST / BM / FS / ALONG WITH Mob No.

Name of RACPC Co-ordinator along with Mob. No.

	Vendor	Send On	Recd. Date		Done	By Date
SEARCH - 1				RESIDENCE VERIFICATION		
SEARCH - 2				OFFICE VERIFICATION		
VALUATION - 1				SITE INSPECTION		
VALUATION - 2						

Co-ordination	Dt.	SIGN
Processing	Dt.	
Sanction	Dt.	
Control	Dt.	
Documentation	Dt.	
A/c Opening	Dt.	
Disbursement	Dt.	
A/C NO		
DOC EXECUTIVE NO.		
NOI DONE BY		
EM DONE		
NACH / SI		
TDV		

CERSAI NO. : ASSET ID :