Mrs. Kanika Rajdaksh Sharma
Mrs. Kshama Kapil Sharma
DRC-402

Receipt (pavti)

335/1175

Wednesday,January 25 ,2023

4:25 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1394 दिनांक: 25/01/2023

गावाचे नाव: भाईंदरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन5-1175-2023

दस्तऐवजाचा प्रकार : विकसन हक्काचे तबदीलपत्र

सादर करणाऱ्याचे नाव: मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	
एकूण:	रु. 30740.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:43 PM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 5

सह दुय्यम निबंधक, ठाणे क ५

बाजार मुल्य: रु.25072320 /-

मोबदला रु.33429760/-

भरलेले मुद्रांक शुल्क : रु. 1003000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202310905 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013374436202223E दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

Summary1 (GoshwaraBhag-1)

25/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5
दस्त क्रमांक : 1175/2023
नोदंणी :
Regn:63m

गावाचे नाव : भाईंदरपाडा

(1)विलेखाचा प्रकार	विकसन हक्काचे तबदीलपत्र
(2)मोबदला	33429760
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	25072320
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे भाईंदरपाडा ता.जि. ठाणे येथील नवीन सर्वे नं. 15/2,(पार्ट)सि.टी.एस. नं. 22/2 येथील ठाणे महानगरपालिका ठाणे यांनी दिलेले टी.डी.आर.,डी.आर.सी. नं. 402 दिनांक 11.11.2022 फोलियो नं. टीडीआर/एस06/रोड-60एमटी/0614/2020 आणि युडीसीपीआर -2020 टीडीआर/ सेक्टर 6 येथील 3731.00 चौ.मी. क्षेत्रफळाचे ट्रान्सफर डीड करण्यात येत आहे((Survey Number : नवीन सर्वे नं. 15/2, सि.टी.एस. नं. 22(पार्ट) ;))
(5) क्षेत्रफळ	1) 3731.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कनिना राजदक्ष शर्मा - - वय:-65; पत्ता:-प्लॉट नं: ऑफीस नं. 4बी-11 ते 17, , माळा नं: 4था मजला , इमारतीचे नाव: हायलेंण्ड कॉर्पोरेट सेंटर , ब्लॉक नं: नेस्ट टू गोयंका इन्टरनॅशनल स्कूल , रोड नं: कापूरबावडी जंक्शन माजिवडे ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AIRPS2811E 2): नाव:-क्षमा कपिल शर्मा - - वय:-64; पत्ता:-प्लॉट नं: ऑफीस नं. 4बी-11 ते 17, , माळा नं: 4था मजला , इमारतीचे नाव: हायलेंण्ड कॉर्पोरेट सेंटर , ब्लॉक नं: नेस्ट टू गोयंका इन्टरनॅशनल स्कूल , रोड नं: कापूरबावडी जंक्शन माजिवडे ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACAPS4275P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला , इमारतीचे नाव: दमानी इस्टेट, ब्लॉक नं: एल बी एस मार्ग, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AASFP7371H
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1175/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1003000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (25-a) Movable Property

THE SEAL OF THE SUB-REGISTRAR THANE-5

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PROVIDENCE REALTY LLP	eChallan	69103332023010614881	MH013374436202223E	1003000.00	SD	0007099970202223	25/01/2023
2		DHC		2501202310905	740	RF	2501202310905D	25/01/2023
3	PROVIDENCE REALTY LLP	eChallan		MH013374436202223E	30000	RF	0007099970202223	25/01/2023

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

Summary1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202301244692 24 January 2023,01:55:52 PM

टनन:

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	ठाणे
तालुका :	तालुका : ठाणे
उपमूल्य विभाग :	22/84-1अ/1) घोडबंदर रोडच्या लगतचे सर्व्हे क्रमांक मौजे - भाईंदरपाडा
क्षेत्राचे नांव :	Thane Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर#15

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
22400	84400	92300	105700	92300	चौ. मीटर

मिळकतीचे क्षेत्र 3731 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 3731चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =22400/-

3731चौ. मीटर क्षेत्रासाठी मूल्य = 3731 * 22400

=83574400/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=83574400 + 0

= **Rs.83574400/-**

= **₹ आठ करोड़ पस्तीस लाख चौऱ्याहत्तर हजार चार शे /-**

सदर दस्त विक्रसन करारचे दस्तऐवजपत्र असून मार्गदर्शक सूचना क. ४८ नुसार जमिनीचे मूल्याचे ३०% बाजारमूल्य विचारात घेण्यात आले आहे.

3731 × 22400 × 30% = 25072320/-

सह दुय्यम निबंधक, ठाणे क्र ५

टनन – ५
दस्त क्र. 9964 /२०२३
9 /136

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांची मुद्रा
ठाणे-५
THANE-5

CHALLAN
MTR Form Number-6

GRN	MH013374436202223E	**BARCODE**	**Date** 06/01/2023-18:40:57	**Form ID**	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AASFP7371H
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	**Full Name**	PROVIDENCE REALTY LLP
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	DRC 402 DT 11/11/22 FOLIO
		Premises/Building	TDR/S06/ROAD-60MT/0614/2020 UDCPR-2020 TDR/SECTOR-VI
		Road/Street	AREA 3731 SQ. MTR. VILLAGE BHAINDERPADA
		Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 5
		Remarks (If Any)	PAN2=AIRPS2811E~SecondPartyName=KANINA SHARMA~CA=33429760~Marketval=1

Account Head Details	**Amount In Rs.**
0030046401 Stamp Duty	1003000.00
0030063301 Registration Fee	30000.00
Total	10,33,000.00

Amount In Words	Ten Lakh Thirty Three Thousand Rupees Only

टनन – ५
दस्त क्र. ९१७५ /२०२३
2/36

THE SEAL OF THE SUB-REGISTER
दुय्यम निबंधक, ठाणे ५
IDBI BANK
Cheque DD Details
ठाणे-५
THANE-5

Payment Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332023010614881	721261099
Bank Date	RBI Date	06/01/2023-18:46:08	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823233805

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Kshama K Sharma

Print Date 06-01-2023 06:46:19

CHALLAN
MTR Form Number-6

GRN	MH013374436202223E	BARCODE	Date 06/01/2023-18:40:57	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AASFP7371H
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PROVIDENCE REALTY LLP
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	DRC 402 DT 11/11/22 FOLIO
		Premises/Building	TDR/S06/ROAD-60MT/0614/2020 UDCPR-2020 TDR/SECTOR-VI
		Road/Street	AREA 3731 SQ. MTR. VILLAGE BHAINDERPADA
		Area/Locality	THANE
		Town/City/District	
		PIN	4 0 0 6 1 5
		Remarks (If Any)	PAN2=AIRPS2811E~SecondPartyName=KANINA SHARMA~CA=33429760~Marketval=1
		Amount In Words	Ten Lakh Thirty Three Thousand Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1003000.00
0030063301 Registration Fee	30000.00
Total	1033000.00

टनन – ५
दस्त क्र.९९७५ /२०२३
3 / 36

1033000.00

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332023010614881	721261099
Bank Date	RBI Date	06/01/2023-18:46:08	07/01/2023
Bank-Branch		IDBI BANK	
Scroll No. , Date		100 , 07/01/2023	

Department ID : Mobile No. : 9823233805

NOTE This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

टीप हे चलन फक्त नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.25 16:44:32 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-335-1175	0007099970202223	25/01/2023-16:25:23	IGR117	30000.00

Print Date 25-01-2023 04:44:32

GRN : MH013374436202223E **Amount :** 10,33,000.00 **Bank :** IDBI BANK **Date :** 06/01/2023-18:40:57

2	(iS)-335-1175	0007099970202223	25/01/2023-16:25:23	IGR117	1003000.00
			Total Defacement Amount		**10,33,000.00**

दस्त क्र. ९९४५ /२०२३

र/३७

THE SEAL OF THE SUB-REGISTER THANE-5

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.01.25 16:44:33 IST
Reason: GRAS Secure Document
Location: India

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2501202310905	**Receipt Date**	25/01/2023

Received from Ms Providence Realty LLP, Mobile number 9821249799, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 1175 dated 25/01/2023 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

DEFACED
₹ 740
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	25/01/2023
Bank CIN	10004152023012509505	**REF No.**	302522685384
Deface No	2501202310905D	**Deface Date**	25/01/2023

This is computer generated receipt, hence no signature is required.

ट न न – ५
दस्त क्र. ११७५ /२०२३
५ /३७

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांची मुद्रा
ठाणे-५
THANE - 5

ठ न न – ५
दस्त क्र. ९९७५ /२०२३
E/36

THE SEAL OF THE SUB-REGISTER
ठाणे-५
THANE-5

DEED OF TRANSFER

This **DEED OF TRANSFER OF TDR** is made at Thane on this 24th day of **January, 2023**

BETWEEN

(1)MRS. KANINA RAJDAKSH SHARMA, PAN No. AIRPS2811E, Age 65 years (2) MRS. KSHAMA KAPIL SHARMA, PAN No. ACAPS4275P, Age 64 years, both Indian Inhabitants, having office at – Highland Corporate Centre, 4thFlr., Office No. 4B-11 to 17, Next to Goenka International School, Kapurbavdi Junction, Majiwade, Thane (West) – 400 607 having hereinafter referred to as **"TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their survivor or survivors and their respective heirs, executors, administrators and assigns) of the **FIRST PART**;

A N D

M/S. PROVIDENCE REALTY LLP, PAN No.: AASFP7371H, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008 having its office at –Gr. Flr., Damani Estate, L.B.S. Marg, Naupada, Thane(West)–400 602 through its Designated Partner – **MR. KAPIL MAHENDRA SHARMA,** hereinafter referred to as **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include its partners or partner of the said Firm and the last survivor or survivors of them and their respective heirs, executors, administrators and its assigns and successors) of the **SECOND PART;**

Kshama K Sharma

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दस्त क्र. ९९७५ /२०२३
७/३७

WHEREAS :-

a) Transferors were the absolute owners and were in possession of all that piece and parcel of agricultural land bearing New S.No. 15/2 (CTS No. 22pt) area admeasuring 7520.00 sq.mt. as per 7/12 extract (CTS No. 22/2) area admeasuring 2834.41 sq.mt. as per Property Card lying, being and situate at Village Bhainderpada, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation, (which is hereinafter referred to as **"SAID PROPERTY"** and which is more particularly described in the First Schedule hereunder written).

b) As per the sanctioned Development Plan under the Maharashtra Regional Town Planning Act, 1966 for the City of Thane some portion out of the said property, land bearing New Survey No. 15/2(pt) (CTS No. 22/2) area admeasuring 2834.41 sq.mt. as per Property Card reserved for the purpose of 60 mt. wide D.P. Road (which is hereinafter referred to as the **"said affected portion"** and which is more particularly described in the **Second Schedule** hereunder written;

c) As per the Development Control Rules of Thane Municipal Corporation on acquisition of the said affected portion by the Corporation, the Transferors herein have become entitled for the Transferable Development Rights (TDR) in the form of Floor Space Index (FSI), to be used by themselves or their assignees on other property or

Kshama K Sharma

ट न न – ५
दस्त क्र. 9964 /२०२३
C/36

transfer and assign the said DRC and/or TDR to any person of their choice without any recourse to the corporation and for such consideration as may be deemed fit and appropriate by the Transferors.

g) The Transferors were intending to sale and transfer the said DRC to the interested purchasers for valuable consideration and were looking for suitable purchasers. The Transferee herein was intending to purchase and acquire TDR which could be utilized in the development of their properties. The Transferee came to know from the Transferors that said DRC, TDR/FSI is available for Transfer. The Transferee herein is need of acquiring TDR of **3731.00 sq.mt.** and hence approached the Transferors and shown their interest to purchase and acquire the TDR of **3731.00 sq.mt.** The parties then had meetings and upon talks and negotiations the Transferors have agreed to sale and transfer TDR in the name of the Transferee **3731.00 sq.mt.** hereinafter referred to as **'TDR UNDER SALE'**,

The Transferors and the Transferee have entered into a concluded contract, inter-alia contemplating that the Transferors shall sell/transfer/assign and grant with assurance of clear and marketable title of the said TDR under sale, in the name of the Transferee and at the cost and consideration of Rs. 3,34,29,760/-(Rupees Three Crore Thirty Four Lakhs Twenty Nine Thousand Seven Hundred Sixty Only).

KKS KKS KKS

टनन – ५
दस्त क्र. ९९६५ /२०२३
e/36

properties as provided in accordance with the provisions of the Development Control Regulation of Thane.

d) Transferors being the owners of the said property handed over the said affected portion of the land to be acquired by Thane Municipal Corporation **("Corporation")** and have executed a registered Deed of Transfer dated 21st August, 2020 registered under Serial No. TNN1-2851-2020 to and in favour of the said Corporation.

e) Thereafter by following requisite process and complying with various requisition and acquisition of the said affected portion by the Thane Municipal Corporation, the Thane Municipal Corporation vide DRC (Development Rights Certificate) bearing **DRC Certificate No. 402 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0614/2020 & UDCPR-2020, TDR/SECTOR – VI (hereinafter referred to as the said "DRC")** has issued Transferable Development Rights (T.D.R.) in the form of F.S.I. in the name of the Transferors herein TDR admeasuring **3731.00 sq.mt.** by considering area admeasuring 1963.63 Sq. mt. for T.D.R. out of the said affected portion which is more particularly described in the Third Schedule hereunder written. The copy of said DRC No. **402** is annexed herewith and marked as **ANNEXURE 'A'**.

f) The Transferors are absolutely seized and possessed of and or sufficiently entitled to and the exclusive holder of the said DRC with all rights and authorities to sale,

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Now This Deed witnessed And It Is Hereby Agreed By And Between The Parties As Follows :-

1. The recitals mentioned above shall form the integral part of the deed and the representations made therein by the Transferors about the acquisition of exclusive entitlement to the said DRC and to the TDR under sale shall be considered as the disclosures of title made by the Transferors quo the said DRC.

2. The Transferors herein at the request of the Transferee herein and for the consideration paid by the Transferee herein sale, transfer and convey the said TDR under sale i.e. F.S.I. in the form of T.D.R. admeasuring **3731.00 sq.mt.** from DRC Certificate No. 402 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0614/2020 & UDCPR-2020, TDR/SECTOR – VI for the lumpsum consideration of Rs. 3,34,29,760/- (Rupees Three Crore Thirty Four Lakhs Twenty Nine Thousand Seven Hundred Sixty Only).

3. After the execution hereof the Transferee as the case may be, in perpetuity and forever became entitled to following rights, title and interest upon the said TDR under sale, under the said DRC viz.:-

a) to use, utilize and load the said TDR under the sale and for that purposes, to sign and execute the requisite utilization form and or to submit the requisite development plans, for the development of the property to the Transferee and to take all requisite benefits of the

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h) The said consideration is paid by the Transferee to the Transferors as follows :-

a) Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) to Mrs. Kanina Rajdaksh Sharma, one of the Transferors before the execution of these presents.

b) Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) to Mrs. Kshama Kapil Sharma, one of the Transferors before the execution of these presents.

c) Balance amount of Rs. 1,42,39,880/- (Rupees One Crore Forty Two Lakhs Thirty Nine Thousand Eight Hundred Eighty Only) shall be paid to Mrs. Kanina Rajdaksh Sharma, within a period of 12 months from the registration of this Deed of Transfer.

d) Balance amount of Rs. 1,42,39,880/- (Rupees One Crore Forty Two Lakhs Thirty Nine Thousand Eight Hundred Eighty Only) shall be paid to Mrs. Kshama Kapil Sharma, within a period of 12 months from the registration of this Deed of Transfer.

i) Accordingly both the parties vide this Deed, record their concluded contract of transfer of said TDR of **3731.00 sq.mt.** under sale upon the terms and conditions more particularly stated herein below.

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for the sale and transfer of the said TDR under sale in the manner mentioned herein.

5) The Transferors hereby state declare, confirm and covenant with the Transferee that :

(a) They have absolute right or authority to enter into this Deed with the Transferee in respect of the said T.D.R. under sale. That their title to the said TDR under sale is free, clear and marketable and there is no encumbrance/s of any nature, in, upon and over the same.

(b) They have neither entered into any agreement/arrangement with any other third party nor received any amount/consideration of whatsoever nature from any third party in respect of the said T.D.R. under sale.

6) They have not created mortgage, pledge, hypothecation and/or any other charge or claim or any encumbrances of whatsoever nature on the said T.D.R. under sale.

7) The Transferee shall be entitled to the said TDR under sale as the absolute owner/holders thereof and shall be entitled to use, utilize the same as the sole and exclusive owners/holder thereof.

8) The Transferor hereby agree and undertake to sign and execute all further and other Agreements, TDR Utilization Form, transfer forms, Deeds, Documents, Writings, Assurances, Applications, Petitions, Affidavits, etc. as may

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development potentiality to be generated or which would be generated from the TDR under sale so as to explore it fully and to the satisfaction of the Transferee. While using and utilizing said TDR under the sale in the property of Transferee, to consume such TDR under sale, for the construction of residential and or commercial premises as may be permissible under Development Control Rules and Regulations of the Corporation.

b) In case, for any reason the Transferee could not be able to use and utilize fully the said TDR under sale, in the development of their property, then and in that eventually, the Transferee shall be at liberty to transfer the said TDR under sale, fully or in part to any other third parties and or to use and utilize the same fully or in part in development of any other property, which the Transferee may undertake.

c) to apply to and correspond with the Corporation inter alia for giving effect of said TDR under sale, as contemplated under this Deed, in the said DRC and or for recording the name of the Transferee herein as the holder of the said TDR under sale, in the said DRC and or in other relevant records of the Corporation and to do and or cause to be done all requisite acts, deeds and things ancillary and consequential hereto.

d) The Transferors state, declare, assure and confirm that they have not created any third party rights, title and interest on the said T.D.R. under sale and further agree and undertake not to create any such right of third party henceforth and that they are fully and completely entitled

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be required by the Transferee in respect of the said TDR under Sale and or in respect of utilization thereof by the Transferee to their satisfaction.

9) It is expressly made clear that the Subject Matter of this Agreement is the Said TDR of **3731.00 sq.mt.** only and any T.D.R. which would become available to the Transferor on account of acquisition of Said Affected Portion of the Said Property in future on account of prevailing / future rules and regulations or /and in view of amendment to the laws pertaining to T.D.R., will be exclusively owned by the Transferor and Transferee will not have / shall not claim any right or interest of whatsoever nature on or upon it or any part thereof.

10) All costs, charges, expenses pertaining to the stamp duty and registration charges of this Deed shall be borne and paid by the Transferee. Each party shall bear and pay professional fees of their respective advocates.

11) The Transferee shall be entitled :

a) To sell, transfer and assign the said T.D.R. under sale or any part thereof to any party of their own choice.

b) It is further clearly agreed and understood by and between the parties that all costs, charges and expenses that may be incurred for processing, consumption and/or utilization of the said TDR

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under sale and for transfer/assignment of the said T.D.R. under sale shall be borne and paid by the Transferee.

12) Any taxes like GST etc. applicable on transfer of said TDR will be borne and paid by Transferee only over and above referred consideration.

13) All the costs, charges and expenses of and incidental to this Agreement shall be borne and paid by the Transferee alone.

First Schedule Above Referred To:

(Said Property)

ALL THAT piece and parcel of the agricultural land bearing New S.No. 15/2 (CTS No. 22pt) area admeasuring 7520.00 sq.mt. as per 7/12 extract (CTS No. 22/2) area admeasuring 2834.41 sq.mt. as per Property Card lying, being and situated at Village Bhainderpada, Tal. & Dist. Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation.

Second Schedule Above Referred To:
(Said Affected Portion)

ALL THAT piece and parcel of the agricultural land bearing New S. No. 15/2(pt) (CTS No.22/2) area admeasuring 2834.41 sq. mt. as per Property Card, out of the Said Property lying, being and situated at Village Bhainderpada, Tal. & Dist. Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation is reserved and handed

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दस्त क्र.९१६५ /२०२३
९६ / ३७

in the presence of .....)

1. Kishor N. Dere

2. Nilesh Raja

THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांची मुद्रा
ठाणे-५
THANE-5

SIGNED AND DELIVERED by the)

withinnamed **TRANSFEREE**)

M/S. PROVIDENCE REALTY LLP)

through its Designated Partner)

MR. KAPIL MAHENDRA SHARMA)

in the presence of .....)

1. Kishor N. Dere

2. Nilesh Raja

RECEIPT

Received from the withinnamed Transferee a sum of Rs. 49,50,000/-(Rupees Forty Nine Lakhs Fifty Thousand Only) in the following manner against consideration as mentioned hereinabove.

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over to Thane Municipal Corporation for the purpose of 60 mt. Wide D.P. Road as **"Said Affected Portion".**

Third Schedule Above Referred To:

(Said DRC Under Sale -Subject matter of this Deed of Transfer)

Thane Municipal Corporation has issued Transferable Development Rights (T.D.R.) in the form of F.S.I. vide DRC Certificate No. 402 dated 11thNovember, 2022 under Folio No. TDR/S06/Road-60mt/0614/2020 & UDCPR-2020, TDR/ SECTOR – VI in the name of the Owners being the Transferors herein, TDR admeasuring 3731.00 sq.mtr.

IN WITNESS WHEREOF the parties hereunto have signed this ____ day of January, 2023

Signed Sealed and Delivered)

By the withinnamed **Transferors**)

(1)MRS. KANINA RAJDAKSH SHARMA)

Kshama K Sharma

(2)MRS. KSHAMA KAPIL SHARMA)

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९८ / ३७

Date	Amount (Rs.)	Cheque Nos.	Name of the Bank	Drawn in favour of
16.11.22	24,75,000/-	002173	HDFC Bank, Thane (West)	Mrs. Kanina R. Sharma
16.11.22	24,75,000/-	002172	HDFC Bank, Thane (West)	Mrs. Kshama K. Sharma

a) Balance amount of Rs. 1,42,39,880/- (Rupees One Crore Forty Two Lakhs Thirty Nine Thousand Eight Hundred Eighty Only) shall be paid to Mrs. Kanina Rajdaksh Sharma, within a period of 12 months from the registration of this Deed of Transfer.

b) Balance amount of Rs. 1,42,39,880/- (Rupees One Crore Forty Two Lakhs Thirty Nine Thousand Eight Hundred Eighty Only) shall be paid to Mrs. Kshama Kapil Sharma, within a period of 12 months from the registration of this Deed of Transfer.

I say received **Rs. 24,75,000/-**

Witnesses :-

1. Kishor N. Desai

2. Nilesh Rajdaksh

Mrs. Kanina Rajdaksh Sharma
(Transferor)

I say received **Rs. 24,75,000/-**

Kshama K Sharma

Mrs. Kshama Kapil Sharma
(Transferor)

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THE SEAL OF THE SUB-REGISTER ठाणे-५ THANE-5

MUNICIPAL CORPORATION OF THANE
Development Right Certificate

I, Shri Abhijit Bangar

MUNICIPAL COMMISSIONER OF THANE

Certify that the person(s) within named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulations for the Thane ,1994.

N.S. No.15/2(pt) & CTS No.22/2 of village Bhainderpada

(1) Location & details of the land surrendered Tal. & Dist. Thane

Area as per PR Card-2834.41sq.mt. But considered for TDR

(A) Area of the land in Sq. Mts. (1963.63 sq.mt.x1.85=3632.72)+(1963.63x5%

(B) Land handed over to TMC/GOVT.=98.18)=3730.90 Say= 3731.00 sq.mt.

Vide Possesion Receipt No.& Date 650, dt. 02/11/2022

(C) Number & Date of Order issued by the Additional Collector & Competent Authority Urban Land (Ceiling & Regulation) Act, 1976. A) Govt. Notification dt.01/12/2007 B)No. Najakada/10/2008/P.K.-1/2008/Najakada-1, dt.01/03/2008

(D) Number & Date of the Order issued by the Government in case of surplus vacant land. Nil

(2) Zone of the Land surrendered. G - 2 Zone

(3) Reservation of Land surrendered. 60,00 mt. wide D.P. Road

(4) The area where D.R.C. can be utilised. As per Prevailing rules and Notification directives given by govt. from time to time.

Folio No. TDR/S06/Road-60mt/0614 & UDCPR-2020 Certificate No.

TDR/SECTOR - VI /2020 ROAD 402

5) ASR Rate of land Rs.22,400/- per sq.mt. (Year 2022-23)

Name(s) of the DRC Holder(s)

Mrs. Kanina Rajdaksh Sharma
Mrs. Kshama Kapil Sharma
office at Highland Corporate Center, 4th floor, office no.4B/11 to 17, Near Goenka School, Kapurbawdi Junction, Majiwade, Thane (W).

F.S.I. Credit of built-up area in Sq. Mts. (in figures) - 3731.00 sq.mtrs.

(In words) Three Thousand Seven Hundred Thirty One Sq.mtrs. Only.

Given under Common Seal on this 11th Day of Nov Year 2022

Asstt. Director of Town Planning
Thane Municipal Corporation
THANE.

MUNICIPAL COMMISSIONER
For the city of Thane

Kshama K Sharma

HIGHLAND

PROVIDENCE REALTY LLP

SKY TOWERS

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF M/S. PROVIDENCE REALTY LLP HELD ON 16TH JANUARY, 2023 AT REGD. OFFICE OF THE LLP

"RESOLVED THAT the approval of the Partners of the LLP be and is hereby granted for entering into transaction for purchase of **DRC bearing No. 402 dated 11th November, 2022 under Folio No. TDR/S06/Road-60mt/0614/2020 & UDCPR-2020, TDR/SECTOR – VI admeasuring 3731.00 sq.mtrs.** which is to be purchased. and Mr. Kapil Mahendra Sharma, Designated Partner of the LLP be and is hereby authorize to finalise, accept, sign, execute and register all Agreements, Deed of Transfers, documents, deeds etc. pertaining to transfer the said DRC No. 402 in favour of M/s. Providence Realty LLP.

Certified True Copy

For & on behalf of
M/s. PROVIDENCE REALTY LLP

(Kapil Mahendra Sharma)
Designated Partner
DIN No. 01685742

Place : THANE
Date : 16th January, 2023

(Gaurav Kapil Sharma)
Designated Partner
DIN No. 02276360

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THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांची मुद्रा
ठाणे-५
THANE - 5

Summary1 (GoshwaraBhag-1)

अहवाल दिनांक : 11/08/2022

गाव नमुना सात (अधिकार अभिलेख पत्रक)

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव :- भाईंदरपाडा (943894)

तालुका :- ठाणे

जिल्हा :- ठाणे

ULPIN : 11864369663

भूमापन क्रमांक व उपविभाग : 15/2

11864369663

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे हे.आर.चौ.मी एकक	~~123~~	~~कनिना राजदक्ष शर्मा~~	~~0.75.20~~	~~10.00~~	(992)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		~~क्षमा कपिल शर्मा~~			(992)	.....
जिरायत 0.75.20		------सामाईक क्षेत्र------	0	0		
बागायत -						इतर अधिकार
एकुण 0.75.20 ला.यो. क्षेत्र	~~243~~	~~गुरचरण~~	~~0.75.20~~	~~10.00~~	(1091)	~~इतर~~ (992)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)	548	क्षमा कपिल शर्मा			(1092)	~~महिन्द्रा आणि महिन्द्रा कंपनीचा बिन कब्जे गहाणीचा बोजा~~ (992)
वर्ग (अ) -		कनिना राजदक्ष शर्मा			(1092)	इतर
वर्ग (ब) -		------सामाईक क्षेत्र------	0.7520	10.00		अकृषिक प्रयोजनाकरीता (1400)
एकुण 0.00.00 पो.ख.	~~562~~	~~कांता रसिकलाल माखेचा~~	~~0.75.20~~	~~10.00~~	(236)	प्रलंबित फेरफार : नाही.
एकुण क्षेत्र 0.75.20 (अ+ब)		~~शोभा सुरेश माखेचा~~			(236)	.....
		~~राजेश अनिलकुमार~~			(236)	
आकारणी 10.00		~~अनिलकुमार करसनदास~~			(236)	शेवटचा फेरफार क्रमांक : 1400 व दिनांक : 24/03/2022
जुडी किंवा - विशेष आकारणी		------सामाईक क्षेत्र------	0	0		.....
जुने फेरफार क्र. (94)(236)(576)(705)(816)(992)(1028)(1091)(1106)(1282)(1326)(1386) (1403)(1861)(2305)						सीमा आणि भुमापन चिन्हे :

टनन – ५
दस्त क्र ११७५ /२०२३
२१ / ३५

THE SEAL OF THE SUB-REGISTER
उप निबंधक, निबंधक, ठाणे ५ यांची मुद्रा
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THANE - 5

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THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ वागळे पुढा
ठाणे-५
THANE-5

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PROVIDENCE REALTY LLP
20/06/2016
Permanent Account Number
AASFP7371H

Self Attested

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIRPS2811E

नाम /NAME

KANINA RAJDAKSH SHARMA

पिता का नाम /FATHER'S NAME

CHITTARANJAN CHANDRABHAN SHARMA

जन्म तिथि /DATE OF BIRTH

19-12-1956

हस्ताक्षर /SIGNATURE

आयकर आयुक्त I, पुणे

Commissioner of Income-Tax I, Pune

KRS

Self Attested

टनन – ५

दस्त क्र ११७५ /२०२३

२३ /३७

THE SEAL OF THE SUB-REGISTER

दुय्यम निबंधक, ठाणे ५ वाकी पुल

ठाणे-५

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२०/३७

THE SEAL OF THE SUB-REGISTER
THANE-5

भारत सरकार
GOVERNMENT OF INDIA

कनीना राजदक्ष शर्मा
Kanina Rajdaksh Sharma
जन्म तिथि/ DOB:
19/12/1956
महिला / FEMALE

9509 8581 0635

मेरा आधार, मेरी पहचान

Self Attested

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दस्त क्र. ११७५ /२०२३
२५/३७

THE SEAL OF THE SUB REGISTER
ठाणे-५
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
W/O राजदक्ष शर्मा, बी-19/2602,इक्शोरा,हिरानंदानी मेडॉस, पोखरण रोड न.2, ठाणे वेस्ट, ठाणे, ठाणे, महाराष्ट्र - 400610

Address:
W/O Rajdaksh Sharma, B-19/2602,Ixora,Hiranandani Medows, PokharanRoad No.2, Thane West, Thane, Thane,Maharashtra - 400610

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

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दस्त क्र. ११७५ /२०२३

२६ ब७

THE SEAL OF THE SUB-REGISTER
उप दुय्यम निबंधक, ठाणे ५ बांदी पुत्र
ठाणे-५
THANE - 5

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACAPS4275P

नाम /NAME

KSHAMA KAPIL SHARMA

पिता का नाम /FATHER'S NAME

UMASHANKAR

जन्म तिथि /DATE OF BIRTH

14-10-1958

हस्ताक्षर /SIGNATURE

Kshama K. Sharma

आयकर आयुक्त-I, पुणे
Commissioner of Income-tax I, Pune

Kshama K Sharma

Self Attested

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त I पुणे,
"प्राप्तिकर सदन" (संलग्न भवन),
60/61, एरंडवणे, कर्वे रोड,
पुणे - 411 004.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Commissioner of Income-tax - I Pune,
"Praptikar Sadan" (Annexe Building),
60/61, Erandwane, Karve Road,
Pune - 411 004.

टनन – ५
दस्त क्र. ११७५ /२०२३
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THE SEAL OF THE SUB-REGISTER
सह दुय्यम निबंधक, ठाणे ५ यांचे मुद्रा
ठाणे-५
THANE - 5

भारत सरकार
GOVERNMENT OF INDIA

क्षमा कपिल शर्मा
Kshama Kapil Sharma
जन्म तारीख/DOB: 14/10/1958
महिला / FEMALE

4493 8922 6775

आधार-सामान्य माणसाचा अधिकार

Kshama K Sharma

Self Attested

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O: कपिल शर्मा, 2501
इक्षोरा हिरानंदानी मेआदोस,
ग्लेडीअस अलवरेस रोड,
हाइड पार्क जवळ, ठाणे वेस्ट,
ठाणे, ठाणे,
महाराष्ट्र - 400607

Address:
W/O: Kapil Sharma, 2501 Ixora Hiranandani Meados, Gladys Alwares Road, Near Hide Park, Thane west, Thane, Thane, Maharashtra - 400607

4493 8922 6775

Aadhaar-Aam Admi ka Adhikar

ठ न न — ५
दस्त क्र.११७५ /२०२३
२८ /३७

THE SEAL OF THE SUB-REGISTER
ठाणे-५
THANE - 5

सत्यमेव जयते
भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1498/30430/02410

To
कपिल महेन्द्र शर्मा
Kapil Mahendra Sharma
S/O Mahendra Sharma
Flat No.2501,Ixora Bldg, Hiranandani Medows Gladys
Alawares Road
Thane West
Thane
Apna Bazar
Thane Thane
Maharashtra 400610
9820284579

21/03/2013
3873169962

MA873169962FT

आपका आधार क्रमांक / Your Aadhaar No. :

7059 4665 8301

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

कपिल महेन्द्र शर्मा
Kapil Mahendra Sharma
जन्म तिथि / DOB : 29/05/1958
पुरुष / Male

7059 4665 8301

मेरा आधार, मेरी पहचान

Self Attested

ट न न – ५
दस्त क्र. ११६५ /२०२३
२९/३७

THE SEAL OF THE SUB-REGISTER

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O महेंद्र शर्मा; फ्लैट न.2501, इक्शोरा बिल्डिंग, हिरानंदनी मेडॉस, ग्लाडीस अलवारीस रोड, ठाणे वेस्ट, ठाणे; अपना बाज़ार, महाराष्ट्र, 400610

Address:
S/O Mahendra Sharma, Flat No.2501, Ixora Bldg, Hiranandani Medows, Gladys Alawares Road, Thane West, Thane, Apna Bazar, Maharashtra, 400610

7059 4665 8301

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ये.का.मु.१,००,०००—३-०४—डब्ल्यूसीए ५—(सीए)४३४
शा. नि. म. वि. क्र. ८६१६. दि. १६-९-२६.]
दि. ५-७-६९ चे शा. प., म. व वन वि.,
क्र. ०/२४०७६२-व अन्वये भाषांतरित

न. भू. मा. C. T. S. उप अधीक्षक भूमि अभिलेख ठाणे

मौजे :- भाईंदर पाडा आधीच पत्रिका

022

22/9	१३९०८.९५ -२८३४.४९	शेती	

९९०६३.०४ नविन नमुना २२/२ चौ.नविन स्वतंत्र मि.प. उघडणेकरिता क्षेत्र कमी

सन :- 2008 - शेती

टनन — ५
दस्त क्र. ९१५५ /२०२३
30 /36

THE SEAL OF THE SUB-REGISTER ठाणे-५ THANE-5

२८/०९/२०२० मा. शहर विकास नियोजन अधिकारी शहर विकास विभाग बाबी म.न.पा. यांचे कडील दि. १३/२/२०१९ चे पत्र व ईकडील मोर नं ३०/२०१९ अन्वये सन २५ पर्यंची नमुना २२ या मिळकतीपैकी क्षेत्र मंजूर विकास आराखड्या नुसार नियोजित ६० मी. रुंदीच्या रस्त्यासाठी बाधीत होत असल्याने मौजे भाईंदर पाडा ९०/२०२० २८३४.४९ चौ.मी. क्षेत्र कमी करून त्याची स्वतंत्र मि.प. उघडणेत आली असे व मूळ पत्रिकेतील उर्वरीत क्षेत्र ९९०६३.०४ चौ.मी. इतके कायम राखून नमुना २२/१ असा क्षेत्र कायम केला.

२८.९.२०
उप अधीक्षक, भूमि अभिलेख, ठाणे

नकल तयार तारीख - २८/९/२०२०
अर्जदाराचे नाव - श्री. पेरेरा रावराणे
नकल देण्याची तारीख - /९/२०२०
फी - ३०/-
फी - ३/-
एकूण - ३३/-

खरी नकल
३०/९/२०२०
मुख्य लिपिक
भूमि अभिलेख

ये. का. मु.--२,००,०००-१--२०१७--डब्ल्यूसीए ५--(सीए) २४८
शा. नि., म. वि. क्र. ८६१६, दि. १६-९-२६.]
दि. ५-७-६९ चे शा. प., म. व वन वि.,
क्र. ०/२४०७६२-क अन्वये भाषांतरित.

न. भू. मा. २० म.
C. T. S. 20 m.

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माजे-भाइंदर प्रा.डा आखीव पत्रिका

न.भू.क्र.	क्षेत्र (चौ.मी.)	सत्ताप्रकार
२२/२	२९३४.४१	फ

ट न न – ५
दस्त क्र. ११७५ /२०२३
३१/३५

THE SEAL OF THE SUB-REGISTER
दुय्यम निबंधक, ठाणे ५ यांचा शिक्का
ठाणे-५
THANE-5

२८/९/२०२० मा. शहर विकास नि. अ. शहर वि. ठाणे म.न.पा. यांचेकडील पत्र क्र. ३३/२०१९ व ईकडील मोरनं ३०/२०५९ संयुक्त मोजणी निकाशा व उपनगर अभियंता शहर विकास विभाग ठाणे मनपा यांचेकडील दि. १९/६/२०२० चे अंतिम मंजूरी पत्राचे मंजूर निकास आराखड्यातील ६० मी. रुंदीच्या रस्त्याने बाधीत होणाऱ्या क्षेत्राची नविन खंतत्र मि.प. उघडून नोंदापावती व घोषणापत्राचे आधारे धारक सदरी खालील प्रमाणे नांव दाखल करून सत्ताप्रकार 'फ' कायम केला.

फे. फा. क्र. १०/२०२०

धारक – ठाणे महानगरपालिका ठाणे

२८.९.२०

उ.अ. ३२२/२०२०

[illegible] - २९ / ९ / २०२०
[illegible] - ३० / ९ / २०२०
[illegible] - श्री. परेश दाबशाणे
[illegible] - / ९ / २०२०
[illegible] ३०/-
[illegible] १/-
[illegible] ३१/-

उप अधीक्षक,
भूमि अभिलेख, ठाणे

[illegible] ३०/११/२०२०
[illegible]
उप अधीक्षक भूमि अभिलेख

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरुप)	आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टेवार (प) इतर भार (भा)	शेरा व निश्चीकित स्वाक्षरी
१)	२)	३)	४)	५)	६)
(७०)	८/४/२०२०	पोटविभाजनाने मा. सहायक संचालक, नगररचना ठाणे म.न.पा. यांचेकडील दि. २३/४/९९ चे मंजूरीपत्र व या कार्यालयाकडील पो. हि. मोर. नं. ३०/२०१० चे मोजणी प्रकरण व उपनगर अभियंता-शहर विकास विभाग ठाणे म.न.पा. यांचेकडील १०/८/२०२० च्या पत्रान्वये अंतीम मान्यता पत्र तसेच सह दुय्यम निबंधक ठाणे क्र. २ ठाणे-१ यांचेकडील नोंदणीकृत दस्त क्र. २८५१/२०२० दि. २१/८/२०२० ताबापावती अन्वये न.भू.मार्ग दरपडा येथील न.भू.क्र. २२ या मिळकतीचे एकूण क्षेत्रापैकी २८३४.४१ चो.मी. क्षेत्र ६० मी. रुंद रस्ता रुंदीकरणाने बाधीत जागेचे क्षेत्र समाविष्ट असलेले नविन मिळकत पत्रिका उघडल्याने मिळकत पत्रिकेस क्षेत्र, धारकाचे नाव व सत्ता प्रकार दाखल केल्याची नोंद केली.	२२ (एक)		

न.भू.क्र.	क्षेत्र चो.मी.	सत्ता प्रकार	मशीन कोड नंबर	धारकाचे नाव
२२/१	११०६३.७४	शेती	—	अधिकार अभिलेख पत्रक प्रमाणे
२२	२८३४.४१	फ	७४४७	ठाणे महानगरपालिका (६० मी. रुंद रस्त्याकडे)

THE SEAL OF THE SUB REGISTER THANE-5 सह दुय्यम निबंधक ठाणे ५

दस्त क्र. ११६५ / २०२२

२८/१३७

२८.९.२२

उप अधीक्षक, भूमि अभिलेख, ठाणे

टनन – ५

दस्त क्र. ११७५ /२०२३

33/36

THE SEAL OF THE SUB-REGISTER

उप दुय्यम निबंधक, ठाणे ५ यांचा मुद्रा

ठाणे-५

THANE-5

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1007/21083/01790

To.
किशोर नरहरी देवळे
Kishor Narhari Deole
S/O: Narhari Deole
Kalika Heights Building No A-1 Flat No 405, 4th Floor
Raigad Galli Almeda Baug
Chandanwadi Panchpakhadi Thane West
Thane
Naupada Thane Thane
Maharashtra 400602
9833436080

23/03/2013

Ref: 782 / 16G / 1484561 / 1485567 / P

SH027860737FT

आपला आधार क्रमांक / Your Aadhaar No. :

3577 5946 1094

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

किशोर नरहरी देवळे
Kishor Narhari Deole
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

3577 5946 1094

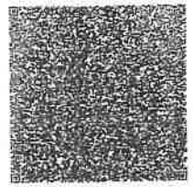
आधार - सामान्य माणसाचा अधिकार

ट न न - ५
दस्त क्र. ९१७५ /२०२३
३८/३७

THE SEAL OF THE SUB-REGISTER
उप नोंदणीकार, ठाणे ५ यांची मुद्रा
THANE-5

Self Attested

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: फ्लॅट नं: 1002, बिल्डिंग नं. बी-2, रुणवाल एस्टेट, बी1, बी2, बी3 सीएचएस, घोडबंदर रोड, ठाणे, ठाणे, महाराष्ट्र, 400607

Address: Flat No. 1002, Building No. B-2, Runwal Estate, B1, B2, B3 CHS, Ghodbunder Road, Thane, Thane, Maharashtra, 400607

Print Date : 13/10/2022

8050 1199 7793

1947 help@uidai.gov.in www.uidai.gov.in

Self Attested

भारत सरकार
Government of India

निलेश जसवंतलाल राजा
Nilesh Jaswantlal Raja
जन्म तारीख / DOB : 30/03/1967
पुरुष / Male

Issue Date : 13/07/2013

8050 1199 7793

मेरा आधार, मेरी पहचान

दस्त गोषवारा भाग-2

टनन5 36136
दस्त क्रमांक:1175/2023

25/01/2023 4 35:29 PM

दस्त क्रमांक :टनन5/1175/2023
दस्ताचा प्रकार :-विकसन हक्काचे तबदीलपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कनिका राजदक्ष शर्मा - - पत्ता:प्लॉट नं: ऑफीस नं. 4बी-11 ते 17, , माळा नं: 4था मजला , इमारतीचे नाव: हायलॅण्ड कॉर्पोरेट सेंटर , ब्लॉक नं: नेस्ट टू गोयंका इन्टरनॅशनल स्कूल , रोड नं: कापूरबावडी जंक्शन माजिवडे ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AIRPS2811E	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाव:क्षमा कपिल शर्मा - - पत्ता:प्लॉट नं: ऑफीस नं. 4बी-11 ते 17, , माळा नं: 4था मजला , इमारतीचे नाव: हायलॅण्ड कॉर्पोरेट सेंटर , ब्लॉक नं: नेस्ट टू गोयंका इन्टरनॅशनल स्कूल , रोड नं: कापूरबावडी जंक्शन माजिवडे ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:ACAPS4275P	लिहून देणार वय :-64 स्वाक्षरी:-		
3	नाव:मेसर्स प्रोविडंस रीअलटी एलएलपी तर्फे पार्टनर कपिल महेंद्र शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: तळमजला , इमारतीचे नाव: दमानी इस्टेट, ब्लॉक नं: एल बी एस मार्ग, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AASFP7371H	लिहून घेणार वय :-64 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसन हक्काचे तबदीलपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 01 / 2023 04 : 32 : 47 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किशोर नरहरी दवळे - वय:55 पत्ता:पांचपखाडी, ठाणे पिन कोड:400602 स्वाक्षरी		
2	नाव:निलेश राजा - - वय:55 पत्ता:रूणवाल इस्टेट घोडबंदर रोड मानपाडा ठाणे पिन कोड:400607 स्वाक्षरी		

प्रमाणीत करण्यात येते की,
सदर दस्तास 36 पाने असून
सदर दस्त पुस्तक क्र. 9 चे
दस्त क्रमांक 9964 वर बोंदवला.
सह दुय्यम निबंधक वर्ग-२ ठाणे क्र ५
दिनांक :- 25/01/2023

शिक्का क्र.4 ची वेळ:25 / 01 / 2023 04 : 33 : 38 PM

शिक्का क्र.5 ची वेळ:25 / 01 / 2023 04 : 34 : 05 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar,Thane 5

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PROVIDENCE REALTY LLP	eChallan	69103332023010614881	MH013374436202223E	1003000.00	SD	0007099970202223	25/01/2023
2		DHC		2501202310905	740	RF	2501202310905D	25/01/2023
3	PROVIDENCE REALTY LLP	eChallan		MH013374436202223E	30000	RF	0007099970202223	25/01/2023

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

1175 /2023

SEAL OF THE SUB-REGISTER THANE-5