

LOS NO.	
BRANCH NAME	BARC TROMBAY(01268)
BRANCH CONTACT NO	25505409 25502705 25505407 9969000795
LOAN TYPE	TOP UP HOME LOAN
NAME OF APPLICANT	MR. MILIND ARJUN PANCHMUKH
LOAN AMT	15,00,000/-
TENURE	
CUSTOMER CONTACT NO.	9967022436/022-27887017
EMAIL ID	milina21067@gmail.com
	0
Adv.	Shilpa Mangla Shilpa Mangla (Assigned value)
Valuation	(18) 9019 009237
RO.	
REMARKS BY RACPC	

AMT	
PROCESSING OFFICER	16/09/2023
RES/OFF	2nd App PO practice
TIR	Taraim - 18/09/2023
VALUATION	18/09/2023
SITE	2nd App PO practice
LOAN A/C	
T.D.	
D.E.	

chain 2

6/9/2023

536/4638

पावती

Original/Duplicate

Friday, June 30, 2017

नोंदणी क्र.: 39M

3:56 PM

Regn.: 39M

पावती क्र.: 5163 दिनांक: 30/06/2017

गावाचे नाव: सांगली

दस्तऐवजाचा अनुक्रमांक: टनन9-4638-2017

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मिलिंद अर्जुन पंचमुख -

नोंदणी फी

रु. 20250.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 20970.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:12 PM ह्या वेळेस मिळेल.



सह दुय्यम निबंधक वर्ग र ठाणे क्र. ९

बाजार मूल्य: रु. 2023000/-

मोबदला रु. 2000000/-

भरलेले मुद्रांक शुल्क : रु. 121500/-

1) देयकाचा प्रकार: By Cash रकम: रु 250/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 20000/-

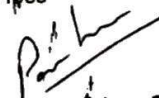
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002777809201718R दिनांक: 30/06/2017

बँकेचे नाव व पत्ता: IDBI

3) देयकाचा प्रकार: By Cash रकम: रु 720/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees


मुळ दस्त व सुकंठ मिळाली
सही-



30/06/2017

सूची क्र.2

दुय्यम निबंधक दु नि ठाणे 9

दम्न क्रमांक 4638/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) सांगली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदना	2000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2023000
(4) भू-मापन,पोटहिस्मा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 53/404,रिव्हरबुड पार्क विल्डिंग नं. 51,52,53,54,को.ऑप.ही.सो.लि., कल्याण शिळ रोड,सांगली,ठाणे 421204. ((Survey Number : 18 (2) ;))
(5) क्षेत्रफळ	1) 700 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा,हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दादा देवीनाथ नागरे - वय:-50; पत्ता:-प्लॉट नं: 53/404, माळा नं: -, इमारतीचे नाव: रिव्हरबुड पार्क विल्डिंग नं. 51, 52,53, 54, को.ऑप.ही.सो.लि., ब्लॉक नं: कल्याण शिळ रोड, सांगली, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ADLPN3915F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिलिंद अर्जुन पंचमुख - वय:-50; पत्ता:-, , वर्षा वी-17, डी ए ई कॉर्टर्स, न्यु मंडाला , मुंबई, , आणूस्:आक्री नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400094 पॅन नं:-AGCPP6068P 2): नाव:-आरती मिलिंद पंचमुख - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्षा वी-17, डी ए ई कॉर्टर्स, ब्लॉक नं: न्यु मंडाला , मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-AMPPP3656E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2017
(10)दम्न नोंदणी केल्याचा दिनांक	30/06/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4638/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	121500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20250
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

8E35

18/11/2017
SPJ Development
Passed for
Deposit
(20/1)

Coastal
Sagarli



TOTAL CO-OPERATIVE SOLUTIONS

35/606, River Wood Park, Kalyan Shill Road,
Sagarli Village, Dombivli - East.

E-mail: rvn1994@yahoo.com

Mobile: 9821813795

AGREEMENT FOR SALE

SELLER: SHRI. DADA DEVINATH NAGARE

**BUYER: SHRI. MILIND ARJUN PANCHMUKH
SMT. ARATI MILIND PANCHMUKH**

**AREA: 700 Sq.ft. (65.05 sq.mtr.)
Survey Number No.18 (2)**

**PROPERTY: Flat No.53/504, Riverwood Park Building
No.51,52,53,54 Chs. Ltd., Kalyan Shill
Road, Sagarli Village, Thane - 421 204.**



30/06/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दम्न क्रमांक : 4638/2017

नोंदणी :

Regn:63m


गायाचे नाव : 1) सांगली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबत नपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2023000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 53/404, रिहृरवुड पार्क बिल्डिंग नं. 51, 52, 53, 54, को. ऑप. ही. सो. लि., कल्याण शिल्ड रोड, सांगली, ठाणे 421204. ((Survey Number : 18 (2) :))
(5) क्षेत्रफळ	1) 700 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दादा देवीनाथ नागरे - वय:-50; पत्ता:- प्लॉट नं: 53/404, माळा नं: -, इमारतीचे नाव: रिहृरवुड पार्क बिल्डिंग नं. 51, 52, 53, 54, को. ऑप. ही. सो. लि., ब्लॉक नं: कल्याण शिल्ड रोड, सांगली, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 421204 प्लॉट नं:- ADLPN3915F
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- मिलिंद अर्जुन पंचमुख - वय:-50; पत्ता:-, - , वर्पा वी-17, डी ए ई कॉर्टेस, न्यु मंडला, मुंबई, - , आणूस्: आरुटी नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400094 प्लॉट नं:- AGCPP6068P 2): नाव:- आरती मिलिंद पंचमुख - वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वर्पा वी-17, डी ए ई कॉर्टेस, ब्लॉक नं: न्यु मंडला, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400094 प्लॉट नं:- AMPPP3656E
(9) दम्नगवज करून दिल्याचा दिनांक	30/06/2017
(10) दम्न नोंदणी केल्याचा दिनांक	30/06/2017
(11) अनुक्रमांक, खंड व पृष्ठ	4638/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	121500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20250
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

Applicant Name : Mr. Rajesh

Co-Aplicant Name : Mrs. Sha

Page (R) 2668770

Valuation ID	201706100011	मूल्यांकन पत्रक (सही क्षेत्र - बांधीव)	30 June 2017 04:00:44 PM
मूल्यांकनाचे वर्ष	2017		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	27/105-1931 कल्याणकडे जाणा-या रस्त्यावरील दरांनी भाग असलेले सर्व क्रमांक		
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्ही नंबर व/य भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर इ.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
13600	48600	50200	60400
			औद्योगिक
			50200
			मोजमापनाचे एकक
			घी मीटर
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	65 0316घी मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	11 to 20वर्ष
उद्वेगान सुविधा	नाही	मजला	Fourth and above
			मिळकतीचा प्रकार
			बांधीव
			मूल्यदर/बांधकामाचा दर
			Rs 48600/-
घसा-यानुसार मिळकतीचा प्रति घी मीटर मूल्यदर	= वार्षिक मूल्यदर * घसा-यानुसार नविन दर * मजला निहाय घटवाढ		
	= (48600 * (80 / 100)) * 80 / 100		
	= Rs 31104/-		
A) मुख्य मिळकतीचे मूल्य	= वरील घमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 31104 * 65 0316		
	= Rs 2022742 8864/-		
एकचित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनमजला क्षेत्र मूल्य + लग्नाच्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इमारती क्षेत्राच्या खुल्या जागेचे मूल्य		
	= A + B + C + D + E + F + G + H		
	= 2022742 8864 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs 2022742 8864/-		

Home

Print

टनून - ९

दस्ता क्र. २६३८ / २०१९

११३६

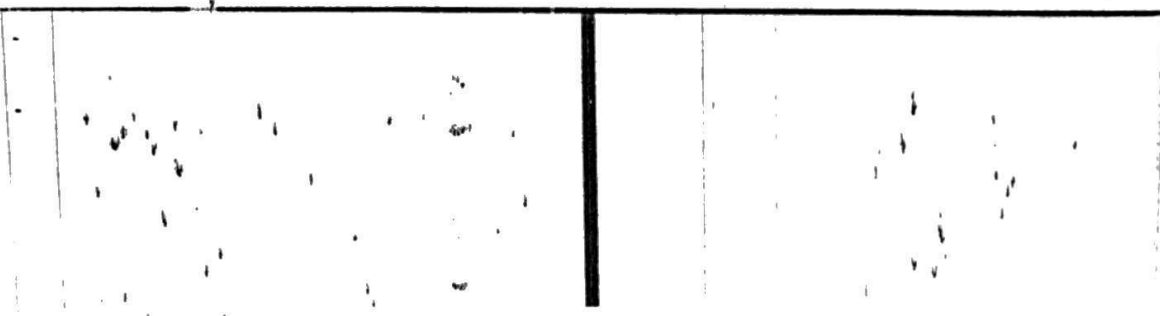




CHALLAN
MTR Form Number-6

GRN	MH002985876201718E	BARCODE			Date	30/06/2017-14:38:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	MILIND ARJUN PANCHMUKH			
Year	2017-2018 One Time			Flat/Block No.	FLAT NO 404, 4TH FLOOR, BLDG NO 53, RIVER			
Account Head Details		Amount In Rs.		Premises/Building	WOOD PARK BLDG NO 51,52,53,54 CHS LTD			
0030046401	Stamp Duty	1500.00		Road/Street	RIVER WOOD PARK, KALYAN SHILL ROAD, SAGARLI			
				Area/Locality	THANE			
				Town/City/District				
				PIN	4	2	1	2 0 4
				Remarks (If Any)	SecondPartyName=DADA DEVINATH NAGARE-			
				Amount In	One Thousand Five Hundred Rupees Only			
Total		1,500.00		Words				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042017083041497 004009665		
Cheque/DD No.			Date	30/06/2017-15:22:53				
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date	दस्तावेज क्र. ६०३१/२०१७				
			Not Verified with Scroll	3138				

E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करवयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करवयाच्या दस्तावेजासाठी सदर चलन लागू नाही.





CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002777809201718R	BARCODE	Form ID : Date: 27-06-2017
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR121-THANE NO 9 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AGCPP6068P
Year	Period: From : 27/06/2017 To : 31/03/2099		Full Name MILIN ARJUN PANCHMUKH
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 404 4TH FLR BLDG NO 53
0030046401-75	120000.00	Road/Street, Area /Locality	RIVERWOOD PARK
0030063301-70	20000.00	Town/ City/ District	BLDG NO 51 52 53 54 CHS LTD SAGARLI TAHNE Maharashtra
	0.00	PIN	4 2 1 2 0 4
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	140000.00	Amount in words	Rupees One Lakhs Forty Thousand Only
Payment Details: IDBI NetBanking Payment ID : 127648011			
FOR USE IN RECEIVING BANK			
Cheque- DD Details: CIN No : 69103332017062751740			
Cheque- DD No.		Date	27-06-2017
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No	



27-06-2017
88372090
53E

AGREEMENT FOR SALE.

- 1) SHRI. DADA DEVINATH NAGARE, DD Nagare
- 2) SHRI. MILIND ARJUN PANCHMUKH. Panchmukh
- 3) SMT. ARATI MILIND PANCHMUKH. Panchmukh

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Thane on this 29th day of June 2017

BETWEEN

SHRI. DADA DEVINATH NAGARE (PAN.ADLPN3915F) adult, Indian Inhabitant aged about 50 years, Occupation Service is residing at Flat No.404, Building No.53, Riverwood Park Building No. 51,52,53,54 Chs. Ltd., Village Sagarli, Kalyan Shill Road, Thane - 421 204. Called **THE TRANSFEROR** (which expression shall unless it be otherwise repugnant to context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees) of the **ONE PART**;

AND

SHRI.MILIND ARJUN PANCHMUKH (PAN.AGCPP6068P) adult, Indian Inhabitant aged about 50 years, Occupation "Service &SMT. **ARATI MILIND PANCHMUKH** (PAN.AMPPP3656E) adult, Indian Inhabitant aged about 50 years, Occupation Service Both are residing at Varsha -B-17, DAE Quarters, New Mandala, Mumbai - 400 094, Called **THE TRANSFEREES** (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees) of the **OTHER PART**;

THE TRANSFEROR is the absolute owner of Flat No. 404, on 4th Floor, in Building No.53, having supper built up area admeasuring about 700 sq.ft.(65.05 sq.mtr.) RIVER WOOD PARK BUILDING NO.51,52,53,54 CHS. LTD., Ground + 4 upper Floor without lift, situated in RIVERWOOD PARK, Kalyan Shill Road, Village Sagarli, Thane District - 421 204 bearing Survey Number 18 (2) as specified in the schedule herein at present within the limits of Thane Municipal Corporation and within the Registration Dist. Thane, Sub-Registration Dist. Thane more particularly described in the Schedule hereunder written along with his rights, title, interest and shares in the said building who had purchased directly from Mr. KantilalKhimji Gala and Mrs. Manisha Kantilal Gala under the Sale Agreement dated 19th May 2007 under registration No.Kalyan 4- 02799-2007 dated 21/05/2007 (hereinafter called the "THE SAID FLAT" and "THE SAID BUILDING").

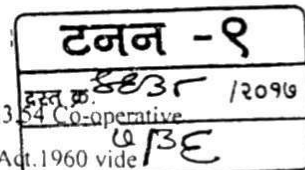
THE TRANSFEROR is a member of River Wood Park Building No. 51,52,53,54 Co-operative Society Ltd., registered under the Maharashtra Co-operative Housing Society Act.1960 vide Registration No. (TNA/(TNA)/HSG/(TC)/15743) Dated 06/08/2004 (hereinafter referred to as the said Society).

THE TRANSFEROR is also holder of 5 shares, Share Certificate No. 48 and 236 to 240 (both inclusive) of Rs.50/= each totally amounting to Rs.250/= (Hundred Fifty Only).

D.D. Nagare

Panch

Arati



THE TRANSFEROR is desirous of disposing off the said Flat together with their Shares, rights, title and interest in the said Flat by way of transferring his membership of the Co-Operative Housing Society Ltd. in favor of THE TRANSFEREES and THE TRANSFEREES have agreed and consented to accept, for which THE TRANSFEROR and THE TRANSFEREES have jointly applied to the Society in connection with the said transfer of the said Flat together with shares and THE TRANSFEREES are being inducted or admitted as member of the society.

THE SAID SOCIETY vide their letter dated 23/06/2017 given their No Objection to THE TRANSFEROR for the said transfers in favor of THE TRANSFEREES which is annexed to this agreement.

THE TRANSFEREES herein have taken inspection of the said Flat and satisfied with the present condition of the Flat and the amenities available therein.

THE TRANSFEROR have agreed to transfer the said Flat together with the said membership and shares along with all interest and title of the aforesaid Flat No.404 in Building No.53 with a right to occupy the said Flat for a total consideration of Rs. 20,00,000/= (Rupees Twenty Lakhs Only) and the parties hereto have arrived at certain terms and conditions, which they desire to record in writing :

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

दस्तावेज क्र. ६६३५
२१/०८/१७

THE TRANSFEROR hereby agrees to transfer his right, title and interest together with shares in said Flat No.404, in Building No.53, River Wood Park Building No. 51,52,53 54 CHS, Ltd., admeasuring 700 Sq.ft. (65.05 Sq.Mtr.) supper built up area situated at River Wood Park, Kalyan Shill Road, Village Sagarli, Thane Dist. Bearing Survey No18 (2) as per the schedule annexed hereto, village Sagarli and District Thane at present within the limits of Thane Municipal Corporation and within the Registration Dist. of Kalyan along with shares, the rights title and interest of THE TRANSFEROR for a total consideration of Rs.20,00,000.00 (Rupees Twenty Lakhs Only) payable by THE TRANSFEREES to TRANSFEROR in the following manner:

- Rs.10,000.00 (Rupees Ten Thousand Only) paid by Cheque No. 674070 SUBD 16/08/2017 drawn on State Bank of India,
- Balance Rs.19,90,000.00 (Rupees Nineteen Lakhs Ninety Thousand Only) upon disbursement of Housing Loan from the financial institution or before 31/08/2017.

D.D. Nagare

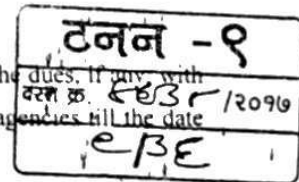
[Signature]

[Signature]



- c. In case if **THE TRANSFREES** fails to pay the said balance consideration of Rs.19,90,000.00 (Rupees Nineteen Lakh Ninety Thousand Only) on or before 31/08/2017, in that event, this agreement will be treated as cancelled (i.e. Null & Void) and **THE TRANSFEROR** agrees and undertakes to refund only the signing amount without any interest within one month from the date of signing of deed of cancellation. **THE TRANSFEREES** hereby agree and undertake to execute and register a Deed of Cancellation at their own cost and responsibility and in the event of cancellation of this agreement as stated above, **THE TRANSFEROR** will in no way be responsible for any payment/charges that needs to be borne for such acts.
2. **THE TRANSFEROR** hereby agrees and undertakes to handover the vacant and peaceful possession of **THE SAID FLAT** upon receipt of the balance consideration.
3. **THE TRANSFEROR** do hereby acknowledges the receipt of part consideration amount of Rs.,10,000.00 (Rupees Ten Thousand Only). It has been agreed and understood by and between the parties that the consideration of Rs.20,00,000.00 (Rupees Twenty Lakhs Only) consists of cost of flat, improvement made there under and fixtures lying in the said flat and also consists the cost of Electric meter bearing No.9802227097 under consumer No.000230771839.
4. **THE TRANSFEROR** hereby declares that his title, rights, together with share to **THE SAID FLAT** is clear and marketable and free from all reasonable doubts, encumbrances and has not entered into any agreement nor transferred the shares with any other party for the sale of **SAID FLAT** or accepted any earnest money on that account.
5. **THE TRANSFEROR** hereby agree to sign and execute all such documents necessary for transferring the shares and getting admitted **THE TRANSFEREE** to the membership of the said Co-operative housing society Ltd.
6. The Stamp Duty, registration charges and other expenses incidental to this agreement shall be borne and paid by **THE TRANSFEREES** alone. However **THE TRANSFREES** agree to bear transfer charges payable to the said society.

7. **THE TRANSFEROR** hereby agrees and undertakes to pay and settle the dues, if any, with the said Co-operative Housing Society and/or to any government bodies/agencies till the date of handing over the possession of the said Flat to **THE TRANSFEREES**.



8. **THE TRANSFEREES** hereby confirm and undertake to pay and bear all charges payable to the said Co-operative Housing Society of **THE SAID FLAT** from the date of which **TRANSFEREES** take possession of **THE SAID FLAT**.

9. **THE TRANSFEROR** agree and undertake to handover the vacant and peaceful possession of **THE SAID FLAT** to **THE TRANSFREES** after full and final payment by **THE TRANSFREES** to **THE TRANSFEROR**.

D.D. Nagare

[Handwritten signature]

[Handwritten signature]



10. This agreement is subject to Maharashtra Ownership Flats Act.1963.

11. The Copy of Occupancy Certificate issued by THE THANE MUNICIPAL CORPORATION, THANE on 25/12/2003 is annexed herewith therefore necessary depreciation @ 20% is taken for the prevailing Market Value.

THE SCHEDULE AND DESCRIPTION OF FLAT ABOVE

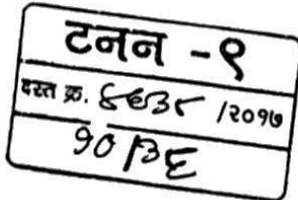
REFERRED TO

Flat No.404, on 4th floor, admeasuring 700 Sq.ft.(65.05 Sq.Mtr.) supper Built up in Building No.53, River wood Park Building No. 51,52,53,54 CHS. Ltd. 'At River Wood Park,' Kalyan, Shill Road, Sagarli Village, Near Desai Naka. Thane - 421 204, Taluka and District Thane bearing Survey Numbers 18 (2) as per Schedule above at present within the limits of Thane Municipal Corporation and also within the Registration Dist.,Thane Sub-Registration Dist. Thane.

DD.Nagare

Pavani

Mudankar



IN WITNESS WHEREOF THE PARTIES hereunto have set and subscribed their respective hands on the day, month and year first hereinabove written:

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED TRANSFEROR

SHRI. DADA DEVINATH NAGARE

DD Nagare



In the presence of

Mrs. D. Nagare

1. Mrs. Mangla D. Nagare.
33/404, Riverwood Park
51.52.53, 54, CHS-L.A.O. M.D. NAGARE,
Kalyan Shil Road,
Sagarli Village, Thane-421204.

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED TRANSFEREES

SHRI. MILIND ARJUN PANCHMUKH

Panchm



SMT. ARATI MILIND PANCHMUKH

Arantach



In the presence of

Vijayan Nair

2. Mr. Vijayan Nair
35/606, Riverwood Park Bldg. No. 35, Chs. Ltd.
Riverwood Park, Kalyan Shil Road,
Sagarli Village, Thane - 421 204.

टनन - ९
दस्ता क्र. ८६३८ / २०१७
९९ / ३६



RECEIPT

We say received an amount of Rs.10,000.00 (Rupees Ten Thousand Only) towards the part consideration for sale of Flat No.404, on 4th Floor, in Building No.53, River wood Park Building No.51,52,53,54' Co-operative Society Ltd, Admeasuring 700 Sq.ft. (65.05 Sq.Mtr.) supper built up area situated at River Wood Park, Kalyan Shill Road, Near Desai Naka, Thane - 421 204. Village Sagarli, Taluka and District Thane under the Agreement for Sale Dated 29/06/2017.

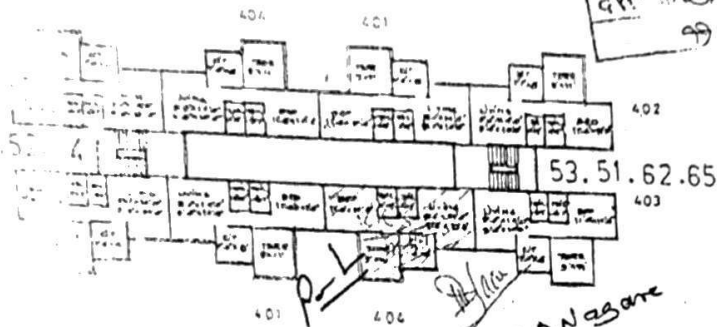
D. Nagare

SHRI. DADA DEVINATH NAGARE

टनन - ९
दस्तावेज क्र. ६६३५ / २०१७
१२/३६

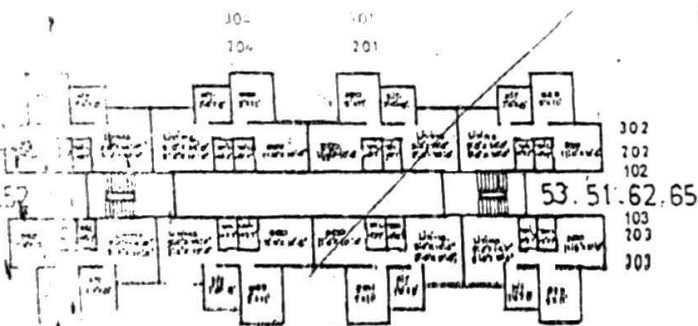


कलन - ४
 दरता क्र. २०११/१०
 १४/१४



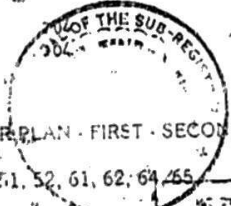
BLDG TYPE - F / FOURTH FLOOR PLAN

BLDG NO 53, 54, 51, 52, 61, 62, 64, 65.



BLDG TYPE - TYPICAL FLOOR PLAN - FIRST - SECOND - THIRD

BLDG NO. 53, 54, 51, 52, 61, 62, 64, 65.



टनन - ९
 दरता क्र. २४३८ / २०१७
 १३/३६



RIVER WOOD PARK

BLDG. NO. 51, 52, 53, 54
CO-OP-HOUSING SOCIETY LTD.
(REGN NO. TNA/(TNA)'HSG/T.C.V15743

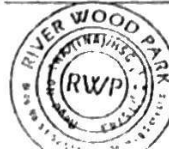
Share Certificate No. 048 Member's Register No. 048 No. of Shares 5

SHARE CERTIFICATE

RIVER WOOD PARK BLDG NO. 51, 52, 53, 54 CO-OPERATIVE HOUSING SOCIETY LIMITED
KALYAN-SHIL ROAD, KHIDKALI, THANE - 421 204
(Registered under Maharashtra Co-Operative Society Act - 1960)

This is to certify that Shri / Smt / MRS. Kantilal Khimji Gala
Manisha Kantilal Gala
is the Registered Holder of Five fully paid up shares of Rs. FIFTY each
numbered from 236 to 240 both inclusive, in River Wood Park
Bidg. No. 51, 52, 53, 54 Co-Operative Housing Society Limited Kalyan - Shil Road, Khidkali,
Thane - 421 204 Subject to the Bye - laws of the said society.

Given under the Common Seal of the said Society at Khidkali Thane - 421 204.
this 31st day of DECEMBER 2005.



Wadkar
Authorised
M. C. Members

Prakash
Secretary

Manoj
Chairman
(P.T.O.)



रजान - ९
रजान नं. ६६३१ / २०१७
१५/१३६

१५/१३६
२०१७
१५/१३६

क
दत्त क्र ४५/१४

THANE MUNICIPAL CORPORATION, THANE.

(1962, Section No. 3 & 24)
SANCTION OF DEVELOPMENT

क ल न - १३
दत्त क्र ४४४४/०९

PERMISS. NO. (F) Type - 51, 52, 53, 54 - (Ground + 4 Upper Floors)
PERMISS. NO. (F1) Type - 61, 62, 64, 65 - (Ground + 4 Upper Floors)
PERMISS. NO. (F2) Type - 55, 56, 58, 62, 63 - (Ground + 4 Upper Floors)
PERMISS. NO. (F3) Type - 57, 58 - (Ground + 4 Upper Floors)

100/135/1960
Date 1/2/1961

v.v.modak. (Architect)
Ramchandra Daxman Mangar & Others. (Builder)
Shri Kridkaleshwar Land Developers (Developers.)

Reference to your application No. 2533 dated 10/10/1960, have been made in the sanction order sections 45 & 68 of the Municipal Corporation Act, 1947 to carry out development work on a plot bearing No. 51 to 54 in Section No. 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Sanction is granted subject to the following conditions:
1. The development shall be carried out in accordance with the approved plans.
2. The development shall be completed within the period of one year from the date of issue of this sanction.
3. The development shall not be carried out in violation of the provisions of the Municipal Corporation Act, 1947.
4. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1955.
5. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1960.
6. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1965.
7. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1970.
8. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1975.
9. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1980.
10. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1985.
11. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1990.
12. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1995.
13. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2000.
14. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2005.
15. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2010.
16. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2015.
17. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2020.
18. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2025.
19. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2030.
20. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2035.
21. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2040.
22. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2045.
23. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2050.
24. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2055.
25. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2060.
26. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2065.
27. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2070.
28. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2075.
29. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2080.
30. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2085.
31. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2090.
32. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2095.
33. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2100.

Sanction is granted subject to the following conditions:
1. The development shall be carried out in accordance with the approved plans.
2. The development shall be completed within the period of one year from the date of issue of this sanction.
3. The development shall not be carried out in violation of the provisions of the Municipal Corporation Act, 1947.
4. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1955.
5. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1960.
6. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1965.
7. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1970.
8. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1975.
9. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1980.
10. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1985.
11. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1990.
12. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 1995.
13. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2000.
14. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2005.
15. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2010.
16. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2015.
17. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2020.
18. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2025.
19. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2030.
20. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2035.
21. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2040.
22. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2045.
23. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2050.
24. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2055.
25. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2060.
26. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2065.
27. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2070.
28. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2075.
29. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2080.
30. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2085.
31. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2090.
32. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2095.
33. The development shall not be carried out in violation of the provisions of the Thane Municipal Corporation Act, 2100.



दतन - ९
दत्त क्र ४४४४/२०९९

PLEASE NOTE THAT THE DEVELOPMENT IN CONNECTION WITH THIS SANCTION IS SUBJECT TO THE PROVISIONS OF THE MUNICIPAL AND TOWN PLANNING ACT, 1947 AND THE THANE MUNICIPAL CORPORATION ACT, 1955 AND 1960 AND 1965 AND 1970 AND 1975 AND 1980 AND 1985 AND 1990 AND 1995 AND 2000 AND 2005 AND 2010 AND 2015 AND 2020 AND 2025 AND 2030 AND 2035 AND 2040 AND 2045 AND 2050 AND 2055 AND 2060 AND 2065 AND 2070 AND 2075 AND 2080 AND 2085 AND 2090 AND 2095 AND 2100.

ASST. DIRECTOR OF TOWN PLANNING
Municipal Corporation
the city of Thane.



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)
Occupancy Certificate
for

653

Bldg No. 9 (Stilt + 10 upper floors) (Contd. of back side)
Bldg No. 10 (Ground + 7 upper floors) (Contd. of back side)
V. P. No. 95/135 (TMC FOD 43, 40) as dated 26/12/03

To,
Shri V.V. Modak (Architect) 26, Ch. S. Rd.
1 & 4 Siddharth Chambers
Gamdevi Maidah, Thane (W) - 400602.
For Shree Khidkaleshwar Land Developers (Developer).
Shri. Ranchandra L. Dhanger & others (owner)

Occupation certificate for the bldg No.
9 to 12, 15, 21, 28, 29, 35, 38 & 51 to 63.

"River Wood Park" Complex Sagarli
Rel. : V. P. No. 35/135
Your Letter No. 3954 dated 27.02.03

Sir,

The ~~rest of~~ full development work/erection ~~work~~ of building/ part building
No. as above situated at Sagarli Road/Street Kalyan Shilp Road
Ward No. 2 Sector No. 11 S. No. 6, 9, 13 to 15,
18, 22 to 24, 26, 29, to 34, 38, to 42, 53 & S.No. 2, 7, 11, 12, 16, 19, 28, 43 (halinpart
Village) X 46, Sagarli under the supervision of Shri. V.V. Modak License
Surveyor/Engineer/Surveyor/Engineer/Architect/Licence No. CA/85/8967
may be occupied on the following Conditions.

1. Thane Municipal Corporation will supply water for drinking purpose only as per availability.
2. Balance amount of vacant land tax should be paid before March, 2004.

A set of certified completion plan is returned herewith

Office No. _____
Office Stamp _____
Date : _____

टनन - ९
दस्त क्र. ६६३१ / २०१७
२९ / १६



THANE MUNICIPAL CORPORATION

- Bldg. No. 11 (Part-ground part Stilt + 7 upper floors)
 - Bldg. No. 15 (Stilt + 7 upper floors)
 - Bldg. No. 23 (Stilt + 7 upper floors)
 - Bldg. No. 28 (Ground + 4 upper floors)
 - Bldg. No. 29 (Ground + 4 upper floors)
 - Bldg. No. 35 (Stilt + 7 upper floors)
 - Bldg. No. 38 (Stilt + 7 upper floors)
 - Bldg. No. 51 to 63 (Ground + 4 upper floors)
- (and part occupation for bldg No. 12 (part ground + 7 upper floors))

Yours faithfully,



Asst. Director of Town Planning
Town Development Dept
Municipal Corporation
of the City of Thane.

तपज - ९
दस्ता क्र. ६०३५/२०१६
२२/३६

सावधान
यस्य नकारानुसारं बांधकाम न करणें हतरे
बांधकाम, नियंत्रण, विक्रमवर्तीपुरीत आराधक, पत्र
पावानया न घेता बांधकाम बापर कार्या, परतार,
प्रादेशिक व नगर स्वना अधिनियमांत कलम ५२
अनुसार बदलवाम पुश आहे. स्वाभारती जावना
जान ६ पर्यंत दिव य. ५०००/- परी करवनात

TRUE COPY

[Handwritten signature]



