

536/17491

पावती

Original/Duplicate

Tuesday, September 26, 2023

नोंदणी क्र.: 39म

5:43 PM

Regn.: 39M

पावती क्र.: 18830 दिनांक: 26/09/2023

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन9-17491-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: अंजना वैभव देशमुख .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:03 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

वाजार मूल्य: रु. 10780972.26 /-

मोवदला रु. 9500000/-

भरलेले मुद्रांक शुल्क : रु. 754700/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923265219950 दिनांक: 26/09/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008639051202324E दिनांक: 26/09/2023

वँकेचे नाव व पत्ता:

मुळ दस्त स्कॅन करून
पक्षकारांना दिला.





26/09/2023

सूची क्र.2

दुय्यम निबंधक द.नि.ठाणे 9

दस्न क्रमानं : 17491/2023

नोंदणी

Regn.63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करगरनामा
(2) मोबदला	9500000
(3) वाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देवो की पट्टेदार ने नमुद करावे)	10780972.26
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे पांचपाखाडी, ता. जि. ठाणे येथील मदनिका क्र. 604, 6वा मजला, धनदुर्गा को. ऑप. हौ. मो. लि., अमृता हॉटेल जवळ, उथळसर नाका, ठाणे (प)- 400601; मदनिका क्षेत्र 100.14 चौ.मी वांधीव ((C.T.S. Number : C.T.S. NO.233, Tikka No.8. ;))
(5) क्षेत्रफळ	1) 100.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल वेव्हा.	
(7) दस्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संध्या महादेव वाघमारे . वय:-37; पत्ता:- प्लॉट नं: मदनिका क्र. 405, माळा नं: चौथा मजला, इमारतीचे नाव: शिवछत्र विल्डींग, ब्लॉक नं: फायर त्रिगेड रोड, दादोजी कोंडदेव स्टेडीयम जवळ, ठाणे-प. रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-
(8) दस्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अंजना वैभव देशमुख . वय:-34; पत्ता:- प्लॉट नं: मदनिका क्र. 402, माळा नं: 4 था मजला, इमारतीचे नाव: ठाकुर हाऊस, ब्लॉक नं: उथळसर नाका, ठाणे-प, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं - BXDPD2053H 2): नाव:- वैभव सुरेश देशमुख . वय:-34; पत्ता:- प्लॉट नं: मदनिका क्र. 402, माळा नं: 4 था मजला, इमारतीचे नाव: ठाकुर हाऊस, ब्लॉक नं: उथळसर नाका, ठाणे-प, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं - ATAPD2217R
(9) दस्नगेवज करून दिल्याचा दिनांक	26/09/2023
(10) दस्न नोंदणी केल्याचा दिनांक	26/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17491/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	754700
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक सर्ग २ ठाणे क. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANJANA VAIBHAV DESHMUKH	eChallan	02300042023092696735	MH008639051202324E	754700.00	SD	0004530043202324	26/09/2023
2		DHC		0923265219950	600	RF	0923265219950D	26/09/2023
3	ANJANA VAIBHAV DESHMUKH	eChallan		MH008639051202324E	30000	RF	0004530043202324	26/09/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202309268654	26 September 2023 04:34:17 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/19/5-5फ) उत्तरेस पाचपाखाडी गावाची हद्द, दक्षिणेस नुरी बाग रोडवरून अल्मेडा रोडने पूर्व द्रुतगती महामार्गापर्यंत पश्चिमेस पूर्व द्रुतगती महामार्ग, पूर्वेस लालबहादूर शास्त्री मार्ग यातील भूभाग				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमागनाचे एकक चौ मीटर
62400	116900	135800	178300	135800	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	100.14 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	25 वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्भवान स्विधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 122745/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (((122745-62400) * (75 / 100)) + 62400) = Rs 107659/-				
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 107659 * 100.14 = Rs 10780972.26/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मज्जाईन मजला क्षेत्र मूल्य + लगतच्या मन्नीचे मूल्य (खुली बाल्कनी) + वरील मन्नीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दगारती भागातील खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + सिग्नलित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J = 10780972.26 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 10780972.26/- = ₹ एक करोड सात लाख ऐशी हजार नऊ शो बाहत्तर /-</p>				

Home

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दस्त क्र. 96889/2023
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CHALLAN
MTR Form Number-6



GRN	MH008639051202324E	BARCODE		Date	26/09/2023-17:25:01	Form ID	25 2
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CHALLAN
MTR Form Number-6



GRN	MH008639051202324E	BARCODE		Date	26/09/2023-17:25:01	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR		Full Name	ANJANA VAIBHAV DESHMUKH			
Location	THANE						
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 604, 6TH FLOOR, DHAN DURGA CHS			
			Premises/Building	LTD			

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	754700.00	Road/Street	NEAR AMRUTA HOTEL, UTHALSAR NAKA.						
0030063301 Registration Fee	30000.00	Area/Locality	THANE WEST						
		Town/City/District							
		PIN		4	0	0	6	0	1
		Remarks (If Any)	Second Party Name-SANDHYA MAHADEV WACHMARE-						
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-size: 1.2em;">ट न न - ९</p> <p style="text-align: center;">दस्ता. क्र. १७४९१/२०२३</p> <p style="text-align: center; font-size: 1.5em;">२ / ३०</p> </div>						
		Amount In	Seven Lakh Eighty Four Thousand Seven Hundred Rupee						
Total	7,84,700.00	Words	es Only						



Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023092696735	012997919	
Cheque/DD No.		Bank Date	RBI Date	26/09/2023-17:33:25	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
NOTE:- 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 करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Sandhya.

(Handwritten signature)

(Handwritten signature)

CHALLAN
MTR Form Number-6



IRN	MH008639051202324E	BARCODE		Date	26/09/2023-17 25 01	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR	Full Name	ANJANA VAIBHAV DESHMUKH				
Location	THANE						
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 604, 6TH FLOOR, DHAN DURGA CHS				
		Premises/Building	LTD				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	754700.00	NEAR AMRUTA HOTEL, UTHALSAR NAKA,				
0030063301 Registration Fee	30000.00		THANE WEST			
					4 0 0 6 0 1	
						Second Party Name=SANDHYA MAHADEV WACHMARE-
		Amount In	Seven Lakh Eighty Four Thousand Seven Hundred Rupee			
Total	7,84,700.00	Words	es Only			



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042023092696735	012997919		
Cheque/DD No.		Bank Date	RBI Date	26/09/2023-17:33:25	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. . Date		Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चटान केवल दरयम निवधक कार्यालयात नोदणी करावयाच्या दरतासाठी लागू आहे. नोदणी न करावयाच्या दरतासाठी सदर चटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-536-17491	0004530043202324	26/09/2023-17:43:07	IGR121	30000.00

Sandhya.

[Handwritten signature]

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GRN : MH008639051202324E Amount : 7,84,700.00

Bank : BANK OF MAHARASHTRA Date : 26/09/2023-17.25.01

2	(IS)-536-17491	0004530043202324	26/09/2023-17.43:07	IGR121	754700.00
Total Defacement Amount					7,84,700.00

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दस्त क्र. १७४९१/२०२३
४ / ३०





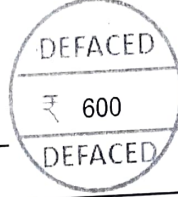
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923265219950

Receipt Date 26/09/2023

Received from ANJANA VAIBHAV DESHMUKH, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 17491 dated 26/09/2023 at the Sub Registrar office S.R. Thane 9 of the District Thane.



Payment Details

Bank Name MAHB

Payment Date 26/09/2023

Bank CIN 10004152023092618200

REF No. 013049247

Deface No 0923265219950D

Deface Date 26/09/2023

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

Sandhya.

[Signature]

Ashruti

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क्र. १७४९/२०२३
५/३०



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 26th day in the month of SEPTEMBER, 2023.

BETWEEN

MISS. SANDHYA MAHADEV WAGHMARE, PAN No. ABKPW4653J aged 37 years, Indian Inhabitant, residing at Flat No.405, Fourth Floor, Shivchhatra Building, Fire Brigade Road, Near Dadoji Kondev Stadium, Thane [W] 400601, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof includes his, heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MRS. ANJANA VAIBHAV DESHMUKH, PAN No. BXDPD2053H, aged 34 years, AND MR.VAIBHAV SURESH DESHMUKH, PAN No. ATAPD2217R, aged 34 years, both Indian Inhabitant, residing at Flat No.402, 4TH Floor, Thakur House, Uthalsar Naka, Thane 400601, herein after referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns) of the **SECOND PART**;

WHEREAS :-

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दस्ता क्र. १६०८९/२०२३
६ / ३०



- WHEREAS TRANSFEROR herein is owner of the Flat bearing Flat No. 604 admeasuring 898 sq. ft. Carpet area i.e. 100.14 Sq.mtr. (Built-up) area on 6th Floor in the society Known as "DHAN DURGA Co-Operative Housing Society Limited", Reg. No. TNA / (TNA) / HSG / (TC) / 13719 / 2002 Dated 04/10/2002 lying, being and situated at Near Amruta Hotel, Uthalsar Naka, Thane [W] - 400601, bearing Tikka No.8, City Survey No.233, of Revenue Village

Sandhya.

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PANCHPAKHADI, Tal. & Dist. Thane Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID FLAT").

AND WHEREAS, by and under an Agreement dated 20th day of December 2006 registered under Document No. TNN-2-9342/2006 dated 22/12/2006, entered into BETWEEN M/s. PINAKIN DEVEOPERS referred to as the "PROMOTER-BUILDERS" of the ONE PART and MISS.RASIKA RAMESH KADAM and MAYUR RAMESH KADAM, referred to as the "FLAT PURCHASERS" therein of the OTHER PART.

AND WHEREAS, by and under an Agreement dated 19th day of January 2022 registered under Document No. TNN-1-794/2022 dated 19/01/2022, entered into BETWEEN MISS.RASIKA RAMESH KADAM and MAYUR RAMESH KADAM referred to as the "THE TRANSFERORS" of the ONE PART and MISS. SANDHYA MAHADEV WAGHMARE, referred to as the "TRANSFEREE hereinafter TRANSFEROR" therein of the OTHER PART

2. The TRANSFEROR has paid up the consideration amount payable by her towards the said Flat and has been absolute owner of the said Flat.
3. The TRANSFEROR is in possession of the said Flat as members of the said Society and holds Share Certificate No. 13 Comprising Five (5) Shares from 61 to 65 and have all the rights, title and interest to deal with the said Flat in whatever way he/she/they likes.

Sandhya.

[Signature]

[Signature]



4. The TRANSFEROR has now agreed to sell the said Flat to the TRANSFEREES and the TRANSFEREES have agreed to purchase the same from the TRANSFEROR on ownership basis.
5. The parties hereto have agreed upon the terms and condition in respect of the said sale of the Flat.
6. The parties hereto being now desirous of recording the said terms and conditions in writing.
7. The society has no objection for this transaction and agrees to admit the TRANSFEREES instead of TRANSFEROR herein as a member of the Apartment.
8. The TRANSFEROR now intends to sell all her rights, titles, interest and benefits in the said Flat and the TRANSFEREES agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR is the sole and absolute owners of the said Flat, and has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFEROR had not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES.
2. The TRANSFEROR has not agreed to sell, transfer, alienate or encumber the said Flat and or any part thereof and has not entered into any agreement orally or in writing to sell,

Sandhya.

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[Handwritten signature]

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transfer, alienate or encumber the said Flat and or any part thereof to or in favour of any other person whomsoever.

3. The TRANSFEROR has not received any token money, earnest money or any amount whatsoever in respect of the said Flat from any other third party.
4. The said Flat is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and / or penalties thereon.
5. There do not subsist any order of injunction or appointment of Court Receiver on the Said Flat or any part thereof issued by court of Law or other Authority.
6. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgment or at the instance of taxation authority or any other authorities, and the TRANSFEROR has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said Flat and that the TRANSFEROR has full and absolute power to deal with the same.
7. There are no attachment or prohibitory order issued by the Competent authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said Flat contemplated under these presents.
8. Should there be any claim in respect of the said Flat from any person or persons or authority pertaining to any period

Santhya.

(Handwritten signatures)

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१० / ३०



prior to the transfer of the said Flat to and in the name of TRANSFEREES in the books / records of the society, the TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREES against all or any such claims.

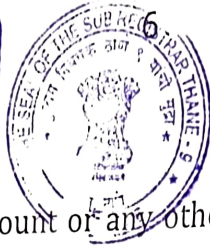
9. The TRANSFEROR shall sell and the TRANSFEREES shall purchase Flat No. 604 admeasuring 898 sq. ft. Carpet area i.e. 100.14 Sq.mtr. (Built-up) area on 6th Floor in the society Known as "DHAN DURGA Co-Operative Housing Society Limited", Reg. No. TNA / (TNA) / HSG / (TC) / 13719 / 2002 Dated 04/10/2002 lying, being and situated at Near Amruta Hotel, Uthalsar Naka, Thane [W] - 400601, bearing Tikka No.8, City Survey No.233, of Revenue Village PANCHPAKHADI, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of **Rs.95,00,000/- (Rupees Ninety Five Lakhs Only)**.
10. The TRANSFEREES agreed to pay the said **Rs.95,00,000/- (Rupees Ninety Five Lakhs Only)** as under :-
 - a. **Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand Only)** paid by RTGS No.ICICR12023092500919863 dated 25/09/2023 drawn on ICICI Bank, as Part amount.
 - b. **Rs.5,10,000/- (Rupees Five Lakhs Ten Thousand Only)** paid by RTGS No.ICICR12023092600922196 dated 26/09/2023 drawn on ICICI Bank, as Part amount.
 - c. **Rs. 85,00,000/- (Rupees Eighty Five Lakh Only)** shall be paid after sanction of loan from financial institution **within 45 days from the date of registration of this agreement at the time of Possession** (with an arrangement that an

Sandhya.

[Signature]

[Signature]

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outstanding amount or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **LIC HOUSING FINANCE LTD**, Thane Branch, against the outstanding loan of the TRANSFERORS in respect of the said premises and the balance amount of consideration shall be pay to the TRANSFERORS).

11. The TRANSFEROR hereby state and declare that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFEROR at her own cost. The TRANSFEROR has to pay Maintenance Charges, Water Charges, Electricity Charges, Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc. and other charges payable by her to the concerned authorities as the same may be till the date of handing over possession of the said Flat. The TRANSFEREES will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the said Flat from the date of taking possession of the said Flat and the TRANSFEROR shall not be responsible to meet the same from the date of such possession.
12. The TRANSFEROR has got all the rights, title and interest to sell, transfer and convey the said Flat as the same is herself acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature into and upon the said Flat.
13. The TRANSFEROR hereby agrees and undertakes to get the said Flat along with Electric Meter duly transferred in favour of the TRANSFEREES herein with relevant records and for the purpose the TRANSFEROR herein agrees and undertakes to sign and execute and / or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the TRANSFEREES herein.

Sandhya.

[Signature]

[Signature]

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14. The TRANSFEREES hereby declares that all the Rules and Regulations in force and bye - laws of the said Apartment will be observed by the TRANSFEREES.
15. The TRANSFEREES hereby declares that they had taken inspection of the said Flat in all respect and the Flat is in order.
16. The TRANSFEROR hereby agrees to sign the various forms as per provisions of the various acts and co - operate with the TRANSFEREES for completing all the formalities in connection with the said matters.
17. The TRANSFEROR has agreed to deliver to the TRANSFEREES all original documents relating to purchase of the Flat which are in possession of the TRANSFEROR and application duly signed by the TRANSFERORS for transfer of the said Flat in favour of the TRANSFEREES.
18. The TRANSFEROR undertakes to deliver vacant and peaceful possession of the said Flat to the TRANSFEREES only on receipt of full and final consideration amount.
19. The TRANSFEREES shall bear the amount to be spent towards stamp Duty, Registration fee etc. as applicable.
20. All terms and conditions of previous agreement will be binding on parties hereto.
21. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and Maharashtra Co-operative Societies Act, 1960 and the rules made there under.
22. The TRANSFEROR and TRANSFEREES hereby declared and confirmed that they have understood all the contents and clauses of this agreement in the languages which they understand, from translator before signing this agreement and by signing this agreement they have accepted and agreed all the clauses of this agreement.

Sandhya.

[Handwritten signature]

[Handwritten signature]

SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. 604 admeasuring 898 sq. ft. Carpet area i.e. 100.14 Sq.mtr. (Built-up) area on 6th Floor in the society Known as "DHAN DURGA Co-Operative Housing Society Limited", Reg. No. TNA / (TNA) / HSG / (TC) / 13719 / 2002 Dated 04/10/2002 lying, being and situated at Near Amruta Hotel, Uthalsar Naka, Thane [W] - 400601, bearing Tikka No.8, City Survey No.233, of Revenue Village PANCHPAKHADI, Tal. & Dist. Thane Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation.

Sandhya.

[Handwritten signature]
[Handwritten signature]

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९३/३०



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED, SEALED & DELIVERED By)

Withinnamed "TRANSFEROR")

Sandhya.

MISS. SANDHYA MAHADEV WAGHMARE)

In the presence of)

1. *Deshmukh*

2. *[Signature]*

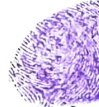


SIGNED, SEALED & DELIVERED by)

Withinnamed "TRANSFEREES")

Anjana

MRS. ANJANA VAIBHAV DESHMUKH)

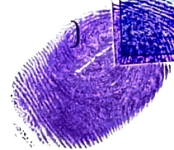


Suresh
MR. VAIBHAV SURESH DESHMUKH,)

In the presence of)

1. *Deshmukh*

2. *[Signature]*



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दस क्र. १७४८९ / २०२३
१४ / ३०



RECEIPT

RECEIVED from MRS. ANJANA VAIBHAV DESHMUKH and MR.VAIBHAV SURESH DESHMUKH, a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) by Cheque/NEFT/RTGS being PART PAYMENT against the sale of Flat No. 604 admeasuring 898 sq. ft. Carpet area i.e. 100.14 Sq.mtr. (Built-up) area on 6th Floor in the society Known as "DHAN DURGA Co-Operative Housing Society Limited", Reg. No. TNA / (TNA) / HSG / (TC) / 13719 / 2002 Dated 04/10/2002 lying, being and situated at Near Amruta Hotel, Uthalsar Naka, Thane [W] - 400601, in the following mode and manner :-

No.	RTGS No.	Date	Name of Bank	Amount
1.	ICICR1202309 2500919863	25/09/2023	ICICI Bank	490000.00
2.	ICICR120230 92600922196	26/09/2023	ICICI Bank	510000.00

Rs. 10,00,000/-

I SAY RECEIVED

Sandhya.

MISS. SANDHYA MAHADEV WAGHMARE
TRANSFERORWITNESSES :-

- 1) 
- 2) 

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१५ / ३०





दुय्यम निबंधक : सह दु.नि.भाग २

दस्तावेज क्रमांक व वर्ष: ९३४२/२००६

Friday, December 22, 2006

1:35:15 PM

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गावाचे नाव : पांचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देणे की पट्टेदार ते नमूद करावे) मोबदला रु. 1,450,000.00
बा.भा. रु. 2,681,249.00
- (2) भू-भापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 223/टि 8/-/- वर्णन: विभागाचे नाव - गावाचे नाव : पांचपाखाडी (ठाणे महानगरपालिका), उपविभागाचे नाव - 5/19 - 5फ) वरील अ,ब,क,द,ई, वगळता पांचपाखाडी गावातील इतर गिळकती सिटिएस क्रमांक टिका नंबर 8/1 - धन-दुर्गा विहळींग, सादनिका नंबर 604, 6वा मजला, उथळसर नाका, पांचपाखाडी ठाणे
(1)100.14 चौ मि
- (3) क्षेत्रफळ (1)100.14 चौ मि
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तावेज करून देण्याचा पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे पिनाकिन डेव्हलपर्स तर्फे भागीदार अमोल र पाटसकर - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: श्रध्दा; ईमारतीचे नाव: - ; ईमारत नं: घंटाळी, पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: ठाणे; पिन: - ; पॅन नम्बर: -
- (6) दस्तावेज करून देण्याचा पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रसिका रमेश कदम - ; घर/फ्लॅट नं: 604, गल्ली/रस्ता: - ; ईमारतीचे नाव: धनदुर्गा; ईमारत नं: - ; पेठ/वसाहत: उथळसर; शहर/गाव: - ; तालुका: ठाणे; पिन: - ; पॅन नम्बर: ALFPK6587N.
(2) मयुर रमेश कदम - ; घर/फ्लॅट नं: द प्र: गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 20/12/2006
- (8) नोंदणीचा 22/12/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 9342 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 116675.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26830.00
- (12) शेरा

दी नोंदणीची
दी नोंदणीची
दी नोंदणीची

१३/१२/२००६

१३/१२/२००६

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19/01/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

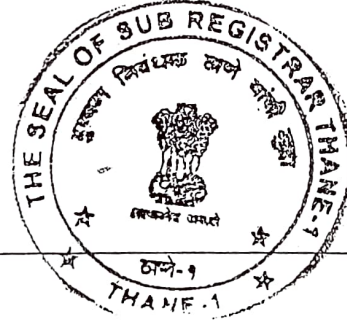
दस्त क्रमांक : 794/2022

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विनयेबाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	8682670.395
(4) भू-मापन,पोटहिस्सा व घरकनांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं. 604,6 वा दुर्गा को. ऑप. हौसिंग सोसायटी अमृता हॉटेल जवळ उथळसर नाका ठाणे प. सदनिकेचे क्षेत्रफळ 898 कापेट म्हणजेच 100.14 चौ.मी. विल्ट अप((C.T.S. Number : 223 Tika no. 8 ;)
(5) क्षेत्रफळ	1) 100.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रसिका रमेश कदम . वय:-37; पत्ता:-प्लॉट नं: 604, माळा नं: 6वा, इमारतीचे नाव: धन दुर्गा हौसिंग सोसायटी , ब्लॉक नं: अमृता हॉटेल जवळ , रोड नं: उथळसर नाका ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALFPK6587N 2): नाव:-मयूर रमेश कदम . वय:-40; पत्ता:-प्लॉट नं: 604, माळा नं: 6 वा मजला, इमारतीचे नाव: धन दुर्गा ऑप. हौसिंग सोसायटी ली, ब्लॉक नं: अमृता हॉटेल जवळ, रोड नं: उथळसर नाका ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AOYPK1784R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संध्या महादेव वाघमारे . वय:-36; पत्ता:-प्लॉट नं: 405, माळा नं: ., इमारतीचे नाव: शिवछत्र ब्लॉक नं: दादोजी कोंडदेव स्टेडियम जवळ , रोड नं: फायर त्रिगेड रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABKPW4653J
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	794/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	570000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



Kalapur
दुय्यम निबंधक ठाणे-१

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed

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९६ / ३०





राज्योत्तम राज्ये
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी. / (टी. सी.) / १३०१९८, जून २००२

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की

" धन दुर्गा नो. प्रॉ. व. हौसिंग सोसायटी लि. "

तर्षे नं. २२० ते २२३ दिवसा नं. ८, उपखंड २, ठाणे [४]
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदणी क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी.
(टी. सी.) / १३०१९८ / दिनांक ४ / १० / २००२ चे
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून
उप - वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण
संस्था असे आहे.

कार्यालयीन मोहर

स्थळ ठाणे

दिनांक : ४ / १० / २००२



[हेमंत कोतबाब]

उपनिबंधक

सहकारी संस्था, ठाणे शहर, ठाणे

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१८ / ३०



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

Occupancy Certificate

No. 09608

[FOR GROUND + 6 UPPER FLOORS]

V. P. No. 92107

TMC / TDD/

1339

Date

10/06/1998

To,

Shri. M. S. Bakshi (Architect)
Neilkantth Apt. 4th Floor,
Near Apte Hospital Ram Maruti Road
Thane (W) 400601

For :- Shri. Dr. Himmat Dhanulal Gavli (Owner)

Sub OCCUPATION CERTIFICATE FOR PROPOSED BUILDING
PLOT BEARING CITY SERVEY NO. 223 TIKA NO. 8
AT UTHALSAR, DIST- THANE.

Ref:- V.P. No. 92107 DT. 08/11/1994

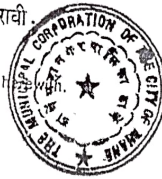
Your letter No. :- Ref No. 197, dated 08/11/1997

Sir,

The part / full development work / erection / re-erection or alteration in / of
building / part building No. GROUND + 6 UPERS FLOORS Situated at :- UTHALSAR
Road / Street Thane WARD NO. — City Survey No. 223
HISSA NO. TIKA NO. 8 Dist. THANE, under the supervision of SHRI. M. S. BAKSHI
Licensed / Surveyor/ Engineer/Structural Engineer/ Supervisor/ Architect/
License No. CA / 8908/92 may be occupied on the following conditions.

1. ठाणे महानगरपालिका उपलब्धतेनुसार पाणी पुरवठा करेल.
2. वी.सी.सी. पूर्वी उर्वरित आर.जी. विकसित करावी.

A set of certified completion plan is returned



Office No.

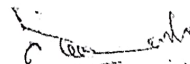
Office Stamp

Date

साक्षर

- महानगरपालिका वरिष्ठ अधिकारी यांच्या कार्यालयीन
विकास विभाग निष्पादकीय आदेशानुसार
कार्यालयीन केंद्रात विकसित करण्यात आलेल्या
प्रतिलिपि व नगर उद्योग विभागाच्या
1) Collector of Thane
2) Urban. Commissioner
3) E. E. (Water works)
4) Assessor Tax Deptt. TMC
5) Vigilance Deptt. T.D.D. TMC

Yours faithfully,


10/06/1998

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



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उत्तर क्र. 96/19/2023

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