

<h1>SSL</h1>	Code No.	MUM99999	
	File		
	Ref No.	RP09/23110106	
ASE	Manglesh gupta	86928750 69	mangleshgupta 888@gmail.com
ASM	Sudhir Pedamkar	—	
Cluster Head	Kurdeep Giri	—	

LOS Number	
LOS Branch Name	mulund check Naka
Branch Code	70533
Source Type	Connector
Expected Disbursement Date	

Reference ID	
Applicant Name	PRAJAKTA KHAIRNAR. - mail not update
Co-Applicant Name	—
Date of Birth	18/09/1986
Pan Card Number	BKPPK6157C
Bank Account Number	SBI,
E-mail ID	Prajakta@gmail.com
Mobile No.	8308732417.
Loan Amount & Interest Rate	55 lac
Tenure	20 years
Connector Name & Code	Jinal Dushi Mum00002019
Proposal Type	Home loan.
Property Final : Yes / No	Yes
	GhathKopar
	GhathKopar

PROCESSING OFFICER	
RES/OFF	CRUX 4/10
TIR	
VALUATION	04/10 Vajta Kora
SITE	
LOAN A/C	
T.D.	
D.E.	



CHALLAN  
MTR Form Number-6



GRN	MH008434298202324E	BARCODE			Date	21/09/2023-18:47:44	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1			PAN No.(If Applicable)	BKPPK6157C			
Location	THANE			Full Name	MISS. PRAJKTA ASHOK KHAIRNAR			
Year	2023-2024 One Time			Flat/Block No.	Flat No. 603, Sixth Floor, Building No-D, D-Wing,			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	348000.00		Road/Street	Maitreya Park D Wing CHS, Parsiwadi Kopri			
0030063301	Registration Fee	30000.00		Area/Locality	Thane			
				Town/City/District				
				PIN	4	0	0	6 0 3
				Remarks (If Any)	PAN2=BFSPS0002N--SecondPartyName=MR. PRASAD NILKANTH SAKPAL-CA=5800000-Marketval=1			
				Amount In	Three Lakh Seventy Eight Thousand Rupees Only			
Total			3,78,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023092119588	2829685120	
Cheque/DD No.				Bank Date	RBI Date	21/09/2023-18:50:46	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

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

Mobile No. : 8308732417

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Baupal*

*P. Khairnar*

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दस्त क्र. ७०६९ २०२३

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**AGREEMENT FOR SALE**



ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 25<sup>th</sup> day of September, 2023

BETWEEN

MR. PRASAD NILKANTH SAKPAL, age 41 years, PAN :BFSPS0002N, and also Aadhar Card No. 644598857530, Indian Inhabitants, having address at B-601, Rosewood CHS, Prestige Residency, Ghodbunder Road, Waghbil Naka, Thane (W)-400607, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his/her/their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MISS. PRAJKTA ASHOK KHAIRNAR, age 37 years, PAN : BKPPK6157C and also Aadhar Card No.851145269179, Indian Inhabitant, having address at N-52/B-E-1/19-01, Shinhasta Nagar, Near To St. Lawrence High School, Cidco Colony, Nashik -422009, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

**WHEREAS** by virtue of Agreement dated 1<sup>st</sup> day of September, 2009(Registered with the Sub – Registrar Thane, at Document No. TNN-2-8114/2009 on dated 07/09/2009) executed between M/S DIPTI DEVELOPERS, a Partnership firm having

- 1 -

*Sakpal*

*Khairnar*

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Ltd.	Pakhadi Karwa
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"DEVELOPERS/BUILDERS"	



Co-operative Housing Society  
 Thane-400605, therein referred to as the  
 "DEVELOPERS/BUILDERS" of the One Part and **MR. PRASAD  
 NILKANTH SAKPAL**, therein referred to as the "**Purchasers**" of  
 the Second Part purchased and acquired all rights, title and interest  
 in **Flat No. 603**, admeasuring **53.43 Sq. Mtrs. (Built-up)** area on  
**Sixth Floor**, of the **Building No-D**, in the "**D-Wing**" in the  
**"Maitreya Park"** standing on the plot of land bearing **Gut  
 No.70(P), Revenue Village-Kopri**, lying, being and situated at  
 Parsiwadi Kopri, Thane (E) -400603, and said building constructed  
 in the year 2012, vide Occupation Certificate No.484 date  
 13/06/2012 and VP.No.98/066 TMC/TDD/058 within the limits of  
 Thane Municipal Corporation and within the Registration District  
 and Sub-District of Thane, which flat hereinafter referred to as the  
**"SAID PREMISES"**

**AND WHEREAS** the TRANSFEROR herein have made the  
 entire Payment of to the said **M/S DIPTI DEVELOPERS**, of such  
 being on and thereupon, the TRANSFEROR have been put into the  
 actual and physical possession of the said premises as the absolute  
 and lawful owners thereof.

**AND WHEREAS** the TRANSFEROR are the bonafide  
 members of the "**Maitreya Park D Wing Co-Operative Housing  
 Society Ltd.**", a society registered under **Registration No.  
 TNA/(TNA)/HSG/(TC) / 23997 Dated 30/05/2012** and having right,  
 title and interest and membership in respect of the said premises,  
 which society hereinafter in this agreement for brevity's sake is

*Sakpal*

*Dipti*

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AND WHEREAS believing the aforesaid representations the TRANSFEREE offered to purchase the said premises and right, title and upon the said premises and also along with the benefits of the membership including the said shares of the said premises of the Society, at and for Lump-sum Price / Consideration of Rs. 58,00,000/- (Rupees Fifty Eight Lakhs only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same have been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

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

1. The TRANSFEROR hereby agree to sell, assign and transfer and the TRANSFEREE hereby agree to purchase and acquire the right, title and interest in and upon the said premises being **Flat No. 603**, admeasuring **53.43 Sq. Mtrs. (Built-up)** area on **Sixth Floor**, of the **Building No-D**, in the **"D-Wing"** in the **"Maitreya Park"** in the **"Maitreya Park D Wing Co-operative Housing Society Ltd."**, standing on the plot of land bearing **Gut No.70(P)**, **Revenue Village-Kopri**, lying, being and situated at **Parsiwadi Kopri, Thane (E) -400603**, and said building constructed in the year 2012, vide Occupation Certificate No.484 date 13/06/2012 and VP.No.98/066

*Barpal*

*Arjun*

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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 603, admeasuring 53.43 Sq. Mtrs. (Built-up) area on Sixth Floor, of the Building No-D, in the "D-Wing" in the "Maitreya Park" in the "Maitreya Park D Wing Co-operative Housing Society Ltd.", standing on the plot of land bearing Gut No.70(P), Revenue Village-Kopri, lying, being and situated at Parsiwadi Kopri, Thane (E) -400603, and said building constructed in the year 2012, vide Occupation Certificate No.484 date 13/06/2012 and VP.No.98/066 TMC/TDD/058 within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

*Barkpal*

*Atkheiman*

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:: RECEIPT ::

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RECEIVED of and from MISS. PRAJKTA ASHOK KHAIRNAR, a sum of Rs.6,08,000/- (Rupees Six Lakh Eight Thousand only) as the Earnest Money Payment of Consideration against the sale of Flat No. 603, admeasuring 53.43 Sq. Mtrs. (Built-up) area on Sixth Floor, of the Building No-D, in the "D-Wing" in the "Maitreya Park" in the "Maitreya Park D Wing Co-operative Housing Society Ltd.", standing on the plot of land bearing Gut No.70(P), Revenue Village-Kopri, lying, being and situated at Parsiwadi Kopri, Thane (E) -400603, in the following manner :

Sr. No.	Rupees	Rtgs/Cheque/Online /Neft *Ref. No.	Dated	Drawn on
1)	Rs.5,00,000/-	000027	04.09.2023	HDFC Bank
2)	Rs.500/-	MUBLN23 260014991	17.09.2023	The MNC, Bank
3)	Rs.49,500/-	MUBLN23 260015003	17.09.2023	The MNC, Bank
4)	Rs.58,000/-	TDS	.	.

Rs.6,08,000/-

I SAY RECEIVED

*Prasad*

MR. PRASAD NILKANTH SAKPAL  
"TRANSFEROR"

WITNESSES :-

1) *Ashwini*

2) *Ashwini*

Share Certificate No.

23

Member's Register No.

23

No. of Shares

05



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	१८५०	२०२३

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MAITREYA PARK 'D' WING

Co-operative Housing Society Ltd.

PARSIWADI, KOPRI, THANE (E) - 400603.

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

Registration No. TNA/CTNA/MSG/CTC/28997/2012

Date 30/5



This is to certify that Shri/Smt./Ms. PRASAD N. SAKPAL

\_\_\_\_\_ is the Registered Holder of FIVE fully paid up share  
HUNDRED  
of Rs. \_\_\_\_\_ each numbered from 111 to 115 both inclusive, in

MAITREYA PARK 'D' WING Co-operative Housing Society Ltd., KOPRI THANE (E)

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on MONDAY

this 9th day of JULY 20 12



Sanjay  
Authorised  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman

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Certificate No. 264

48 Building Wing 'D' - 3 Stilt Ground + 12 Floors

### THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

### SANCTION OF DEVELOPMENT

### AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

V. P. NO. 98/066 TMC/TDD / 545 Date 25/11/2008

To, Shri/Ms. Ulhas G. Pradhan (Architect)

Shri Dipti Co. Op. Housing Society (ltd.) (Owners)

With reference to your application No. 23527 dated 26/9/08 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Thane Sector No. II Situated at Road / Street Parshiwadi, Koperi S. No. xxxx G. No. 79 (pt)

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The conditions No. 1 to 5, 9 to 18 & 21 in the Amended Permission / C.C. vide V.P. No. 98/066 TMC/TDD/888 dated 19/3/08 shall be binding upon you.
- 6) NOC for Fire Brigade Department shall be submitted before Commencement Certificate.

7) शेकेडील कायदा वि.प्र.स. अ. 41. अ. वा. / क. म. वि. / 30/3/2008 दि. 30/3/2008 च्या प्रमाणित कड्यात कायदा वि.प्र.स. अ. 41. अ. वा. अन्वये बंधनकारक राहिल.



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

Office No. 98/066 TMC/TDD/545

Yours faithfully  
R.W.  
दस्त क्रमांक 998 / 2008

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Certificate No. :- 484



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

**Occupancy Certificate**

Bldg. No. 'H' = Grd. floor + 7 floors      Bldg 'D' = Stilt + 8 floors

Bldg. No. 'J' = Grd. floor + 12 floors      Bldg 'I' = Grd. + 7 floors

TMCTDD / 058

Date 13/06/2022

V.P. No 98/066

To,  
Mr. Ulhas G. Pradhan (Architect)  
Rajsheela Apartment, 1<sup>st</sup> floor,  
Dr. Moose Road, Charai, Thane (W)

गट नं. ७० पै, पारशीवाडी, कोपरी, त्राणे, येथील दिप्ती को. ऑ. हौ. सोसायटीचे इमारत क्र. 'डी' व 'आय' (सह) व 'एच' व 'जे' (स्वतंत्ररीत्या) सार्या बांधकामास वापर परवाना  
Ref. V.P. No. 98/066

Your Letter No. : 52288 dtd. 31/01/2011

Sir,

The part/full development work / erection / re-erection or alteration in / of building / part-building no. D, 'I', 'H' & 'J' situated at Kopri Road / Street Parshiwadi Ward No.      Sector No. 1 S. No. / C.T.S. No. / F.P. No. / Plot No. 70 Village Thane under the supervision of Mr. Ulhas G. Pradhan Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. EA / 83 + 7692 may be occupied on the following conditions.

१. ट्राणे महानगरपालिकेकडून परत मिळवण्याकरिता उपलब्धतेनुसार पाणी पुरवठा केला जाईल.

As set certificated completion plan is returned herewith.

Yours faithfully

Executive Engineer  
Town Development Office  
Municipal Corporation of  
city of Thane.

हस्ताक्षर  
नियमनलीनुसार बांधकाम  
Date: 13/06/2022  
Copy to  
City of Thane

दस्तावेज क्र. 6069 2023

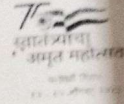
8/31/23, 7:33 PM

MAHAVITARAN  
Maharashtra State Electricity Distribution Co. Ltd.



LT E-Bill

Maharashtra State Electricity Distribution Co. Ltd.



Website :www.mahadiscom.in  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002111410000

Bill of Supply For: AUG-2023

HSN code 27160000

Consumer No: 000033057318  
PRASAD NILKANTH SAKPAL  
F NO.603 MAITREYA PARK D'W ING CO OP HSG SO LTD KOPRI THANE (E) 400603  
Mobile/Email: 95\*\*\*\*\*91/pras\*\*\*\*\*@gmail.com

Bill Date: 15-AUG-23  
Bill Amount Rs: 360.00

Due Date: 04-SEP-23  
If Paid After Due Date: 360.00

Billing Unit: 4655 :KOPRI S/DN  
Tariff/Category: 090 /LT I Res 1-Phase  
Pole No: 00000000

Supply Date: 16-Aug-2010  
Sanct. Load: 2 KW  
Security Deposit(Rs): 2,093.00  
Current Reading Date: 10-AUG-23  
Previous Reading Date: 10-JUL-23

PC/MR/Route Sequence/DTC: 2 / 23-0118-0925 /4655603

Meter No: 07613961823

Reading Group: J2

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
25073	25041	01	32	0	32

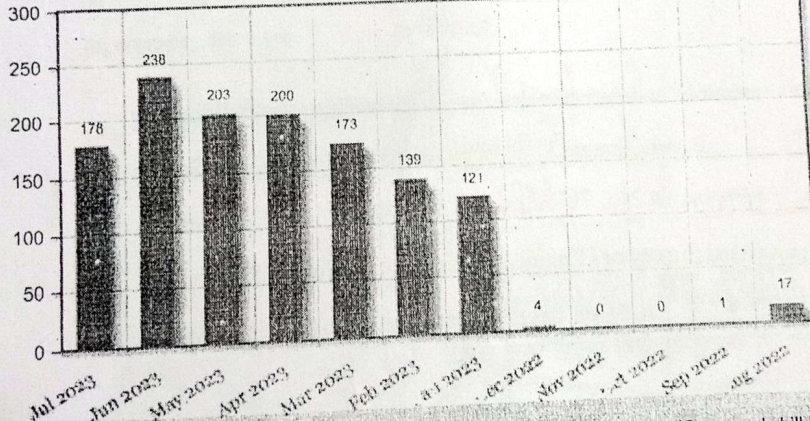
Scan this QR Code with BHIM App for UPI Payment



In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter status: NORMAL  
Bill Period:1.03 Month(s) /

Billing History:



\* For any queries on this bill please contact  
**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on  
www.mahadiscom.in >  
ConsumerPortal > CGRF

- Important:**
1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
  2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
  3. If your mobile number and email address are incorrect, correct it by visiting <https://consumerinfo.mahadiscom.in/>
  4. Next month's reading will mostly take place on 10-09-2023.

**विशेष संदेश:**  
\* Dear Consumer, Your registered mobile number is 95\*\*\*\*\*91 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 000033057318  
\* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4655	Consumer No:	000033057318	PC:	J2	Tariff:	090
Due Date:	04-SEP-23			360.00			

If Paid by this Date:	24-AUG-23	350.00
If Paid After this Date:	04-SEP-23	360.00

Bank Copy:	DTC No:	4655603					
Billing Unit:	4655	Consumer No:	000033057318	PC:	J2	Tariff:	090

Due Date:	04-SEP-23	360.00
If Paid by this Date:	24-AUG-23	350.00
If Paid After this Date:	04-SEP-23	360.00



25/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्न क्रमांक : 7061/2023

नोंदणी :

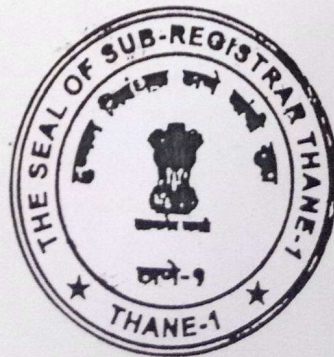
Regn.63m

गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5800000
(3) बाजारभाव(भाडेपट्ट्याच्या वायतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5754998.73
(4) भू-मापन,पॉटह्रिम्मा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे कोपरी,मदनिका नं. 603,महावा मजला,विल्डिंग नं-डी, डी विंग,मंत्रेय पार्क,मंत्रेय पार्क डी विंग को ऑप हौमिंग सोमायटी लि.,पारमीवाडी कोपरी,ठाणे,मदनिकेचे एकूण क्षेत्रफळ 53.43 चौ. मीटर विल्टअप,गट नं. 70 पार्ट,झोन नं.4/13/आर-7अ( ( GAT NUMBER : गट नं. 70 पार्ट ; ) )
(5) क्षेत्रफळ	1) 53.43 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रसाद नीलकंठ सकपाळ वय:-41; पत्ता:-प्लॉट नं: वी-601, माळा नं: रोमवुड को ऑप हौमिंग सोमायटी लि, इमारतीचे नाव: प्रेस्टीज रेसिडेन्सी, घोडबंदर रोड, ब्लॉक नं: वाघवीळ नाका, ठाणे , रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BFSPS0002N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता अशोक खैरनार वय:-37; पत्ता:-प्लॉट नं: एन-52/वी-ई-1/19-01, माळा नं: मिहस्थ नगर, इमारतीचे नाव: एस टी लॉरेन्स हायस्कूल जवळ, सिडको कॉलोनी, ब्लॉक नं: नाशिक, रोड नं: .. महाराष्ट्र, पाम्:ईक. पिन कोड:-422009 पॅन नं:-BKPPK6157C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10)दस्न नोंदणी केल्याचा दिनांक	25/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7061/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



25/9/23  
 सह दुय्यम निबंधक वर्ग-२,  
 ठाणे - १