

Receipt (pavti)

74/23019

Monday, September 18, 2023

10:08 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 25489 दिनांक: 18/09/2023

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: टनन2-23019-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मिलिंद दत्तात्रय गोडबोले यांच्यातर्फे कु.मु. म्हणुन त्रिविक्रम दत्तात्रय गोडबोले --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:28 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मूल्य: रु. 12289836.63 /-

मोवदला रु. 18000000/-

भरलेले मुद्राक शुल्क: रु. 1260000/-

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: रु. 1400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923153112871 दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008178901202324E दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

7/09/23

पूळ घस्त मिळाला



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 23019/2023

18/09/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोपरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12289836.63
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 501, माळा नं: 5 वा मजला, इमारतीचे नाव: अनुसया को. ऑप.हौ.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड : चेंदणी, ठाणे पु., इतर माहिती: सदनिका नं: 501, माळा नं: 5 वा मजला, इमारतीचे नाव: अनुसया को. ऑप.हौ.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: चेंदणी, ठाणे पु., इतर माहिती: सदनिकेचे क्षेत्रफळ 67.55 चौ.मिटर कारपेट एरिया असुन एक्सक्युसिव्ह एरिया 21.32 चौ.मिटर असे एकुण क्षेत्रफळ 88.87 चौ.मिटर कारपेट एरिया. सोबत 1 पार्किंग स्पेस सहित. (Sub-Zone-1/1/H-8अ). ( Survey Number : सर्वे नं. 14 हिस्सा नं. 2, सुर्वे नं. 16 हिस्सा नं. 6, प्लॉट नं. 6, सिटिएस नं. 1730 ; )
(5) क्षेत्रफळ	1) 88.87 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:- मे. योगी क्रिएशन. तर्फे प्रोप्रायटर गणेश सी. मालवणकर -- वय:-44; पत्ता:- प्लॉट नं: ऑफीस नं. 301, माळा नं: इमारतीचे नाव: समिर आर्केड, ब्लॉक नं: जांभळी नाका, रोड नं: ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKLPM7499J
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मिलिंद दत्तात्रय गोडबोले यांच्यातर्फे कु.मु. म्हणून त्रिविक्रम दत्तात्रय गोडबोले -- वय:-43; पत्ता:- प्लॉट नं: सदनिका क्र. 16, माळा नं: इमारतीचे नाव: कोस्तुभ को. ऑप.हौ.सो.लि., ब्लॉक नं: मंगला हायस्कूल जवळ, रोड नं: ठाणे पु., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AOXPG2532A
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	23019/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1260000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN  
MTR Form Number-6



GRN	MH008178901202324E	BARCODE	Date: 15/09/2023-13:31:09		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)	AKLPM7499J			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	ganesh chandrakant malvankar			
Location	THANE	Flat/Block No.	501,Anusaya CHS, opp Mangala highschool			
Year	2023-2024 One Time	Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	kopri, Thane east		
0030046401	Stamp Duty	1260000.00	Area/Locality	Thane		
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN	4	0	0 6 0 2
			Remarks (If Any)	PAN2=AOXPG2532A~SecondPartyName=Milind D Godbole-CA=18000000		
			Amount In	Twelve Lakh Ninety Thousand Rupees Only		
Total		12,90,000.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023091515254	2828709032	
Cheque/DD No.		Bank Date	RBI Date	15/09/2023-13:32:25	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.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9820911856



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दस्त क्रमांक ३०१९ / २०२३  
१ / १००

ट न न - २
दस्त क्रमांक ३०९२/२०२३
१६

Mortgage & Security: The Developer/Promoter if it so desires shall be entitled to create security on the Project Land together with the Building(s) being constructed thereon (including the Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat allotted hereunder. The Developer/Promoter shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer/Promoter shall be the principal debtor and it shall be the sole responsibility of the Developer/Promoter to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Project Land (or any part thereof) and Building(s) constructed thereon in favour of the Society. The Allottee hereby gives express consent to the Developer/Promoter to raise such financial facilities against security of the Project Land together with the Building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat agreed to be transferred hereunder.

## 20. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER/PROMOTER:

The Developer/Promoter hereby represents and warrants to the Allottee as follows:

- i) The Developer/Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Project Land;
- ii) The Developer/Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii) There are no encumbrances upon the said flat;
- iv) There are no litigations pending before any Court of law with respect to the project land or Project save and except a litigation as disclosed in the title report issued by Advocate annexed herewith;
- v) All approvals, licenses and permits issued by the TMC and other competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and the said building shall be obtained by following due process of Law and the Developer/Promoter has been and shall all times, remain to be in compliance with all applicable laws in relation to the Project, project land, building and common areas;
- The Developer/Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii) The Developer/Promoter confirms that the Developer/Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

7/08/23

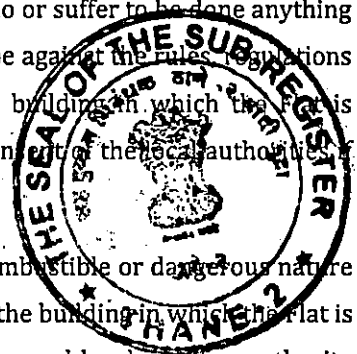
ट न न - २  
दस्त क्रमांक १३७२ / २०२३

- viii) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- ix) At the time of execution of the conveyance deed/Deed of Assignment of the said structure to the Allottees, the Developer/Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas to the Association of the Allottees;
- x) The Developer/Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, notice from the impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi) No Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Developer/Promoter in respect of the project land.
- xii) The Developer/Promoter shall maintain a separate account in respect of sums received by the Developer/Promoter from the Allottee as advance or deposit and shall utilize the amounts only for the purposes for which they have been received.
- xiii) After the Developer/Promoter executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.

## 21. REPRESENTATION AND WARRANTIES BY THE ALLOTTEE:

The Allottee with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Developer/Promoter as follows:

- i) To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the Rules, Regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authority as required;
- ii) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.



9.

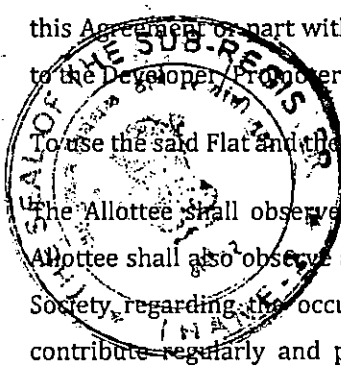
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दस्त क्रमांक १०९

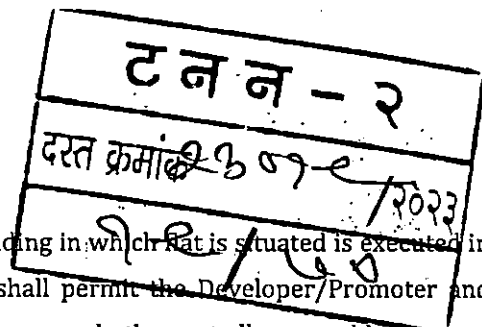
To carry out at his/her own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer/Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In event of the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- AC / 109
- iv) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the New Building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, partition or other structural repairs in the Flat without the prior written permission of the Developer/Promoter and/or the Society.
- v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the New Building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the Project Land and the New Building in which the Flat is situated.
- vii) Pay to the Developer/Promoter within 15 days of demand by the Developer/Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the New Building in which the Flat is situated.
- viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of use of the Flat by the Allottee for any purposes other than for purpose for which it is sold.
- ix) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with possession of the Flat until all the dues payable by the Allottee to the Developer/Promoter under this Agreement are fully paid up.
- x) To use the said Flat and the car parking space for its own bonafide use.
- xi) The Allottee shall observe and perform all the rules and regulations of the Society. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society, regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



Handwritten signature

Handwritten initials



- xii) Till a conveyance of the structure of the New Building in which flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Developer/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said New Building or any part thereof to view and examine the state and condition thereof.
- xiii) Till a conveyance of the said Project Land on which the New Building is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Developer/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project Land or any part thereof to view and examine the state and condition thereof.
- xiv) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or the said Project Land and New Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking space, lobbies, staircase, terrace, will remain the property of the Developer/Promoter until the said structure of the building is transferred to the Society.

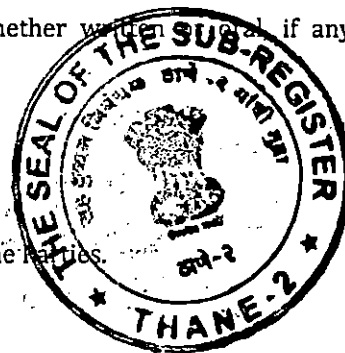
It is hereby expressly understood and agreed by and between the parties that the Developer/Promoter has the unqualified and unfettered right to allot exclusive rights to use and occupy the terrace space in front of or adjacent to the terrace units to the purchasers of such unit. The exclusive rights to use and occupy such terrace units so allotted shall belong to respective purchasers of terrace units and the terrace spaces are intended for the exclusive use of the respective terrace unit holders/purchasers. The Allottee of the terrace shall be entitled to use the same for purposes permissible by law. However, the purchasers of the terraces shall not enclose or cover the terraces without the permission of the concerned authorities. The Allottee shall have no right on the terrace attached/adjoining to any particular flat allotted to any other purchaser exclusively for his/her occupation and enjoyment.

**22. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat, as the case may be.

**23. AMENDMENTS:**

This Agreement may only be amended through written consent of the Parties.



**24. ENFORCEABILITY OF PROVISIONS:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and

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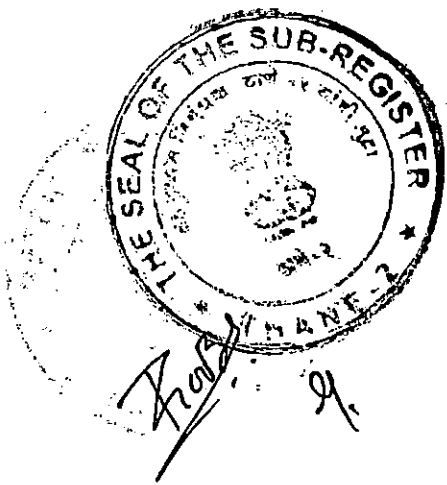
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Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**25. EXECUTION AND REGISTRATION OF THE AGREEMENT:**

The execution of this Agreement shall be complete only upon execution by the Developer/Promoter through its authorized signatory at the Developer/Promoter's office, or at some other place, which may be mutually agreed between the Developer/Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Developer/Promoter or simultaneously with the execution of the said Agreement shall be registered at the office of Sub-Registrar. The Allottee and/or Developer/Promoter shall present this Agreement within the time limit prescribed by the Registration Act and the Developer/Promoter intend such office and admit execution thereof.

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दस्त क्रमिक ३०१२ / २०२३
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दस्त क्रमांक ३०१९/२०२३
२९ / ००

**26. NOTICES:**

That all notices to be served on the Allottee and the Developer/Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer/Promoter by Registered Post at their respective addresses or by email as specified below:

Name of Allottee: **MR. MILIND DATTATRAYA GODBOLE**

Allottee Address : 16, Kaustubh CHS Ltd., Near Mangala Highschool, Thane (E) - 400603

Name of Developer: **M/s YOGI CREATION**

301, Sameer Arcade, Jambli Naka, Thane West - 400601

It shall be the duty of the Allottee and the Developer/Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post or email address failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer/Promoter or the Allottee, as the case may be.

That in case there are Joint Allottees all communications shall be sent by the Developer/Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**27. STAMP DUTY AND REGISTRATION CHARGES:**

The charges towards stamp duty and Registration of this Agreement Paid by the Allottee to the Developer.

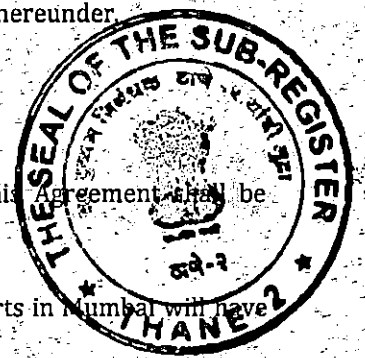
**28. DISPUTE RESOLUTION**

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, same shall be referred to the Regulatory Authority at Thane, as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**29. GOVERNING LAW AND JURISDICTION**

That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced

in accordance with the laws of India for the time being in force and the courts in Mumbai will have the jurisdiction for this Agreement.



IN WITNESS WHEREOF the Parties have hereto set and subscribed their respective hand and seal the day and year first hereinabove written.

*[Handwritten Signature]*

*[Handwritten Signature]*

**FIRST SCHEDULE REFERRED HEREINABOVE**

All that piece and parcel of land bearing Survey No. 14 Hissa No. 2, Survey No. 16 Hissa No.6, Plot No. 6 corresponding to City Survey No. 1730 admeasuring 604.29 Sqr. Mtr. or thereabout together with the building standing thereon known as Anusaya Co-operative Housing Society Limited, situate, lying and being at Opposite Mangala High School, Chendani, Thane (East) and within the limits of Thane Municipal Corporation and bounded as follows:

On or towards East : 15 mtrs vide Tilak Road

On or towards West : Survey No.1731 & 1732

On or towards South : Survey No. 800

On or towards North West : Survey No. 1694

On or towards South	: Survey No. 800
On or towards North West	: Survey No. 1694
दस्तावेज क्रमांक १९१६/२०२३	
२७/७०	

**SECOND SCHEDULE REFERRED HEREINABOVE**

A self-contained flat bearing No. 501 on the 5<sup>TH</sup>Floor admeasuring 67.55 sq. mtrs. Carpet Area and Exclusive area of 21.32 square mtrs. in the building known as Anusaya CHS to be constructed on the Property described in First Schedule above.

THE COMMON SEAL OF )  
THE withinnamed "DEVELOPER/PROMOTER" )  
M/s. Yogi Creation )  
MR. GANESH C. MALVANKAR )

*G. Malvankar*



SIGNED AND DELIVERED )  
By the withinnamed ALLOTTEE )  
MR. MILIND DATTATRAYA GODBOLE )  
Through his Power of Attorney Holder )  
MR. TRIVIKRAM DATTATRAYA GODBOLE )

*Trivikram*



In the presence of )

1) *[Signature]* )  
2) *Mhatre* )



**RECEIPT**

टन न - २
दस्त क्रमांक १३५१९/२०२३
२३ / ७०

RECEIVED a sum of Rs.18,00,000/- (Rupees Eighteen Lakhs Only) from the allottee in the following mode and manner;

- Rs.3,00,000/- (Rupees Three Lakhs Only) paid by Cheque No.195092, dt. 03/06/2023, drawn on Indian Post Office.
- Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by Cheque No.695344, dt.10/09/2023, drawn on TJSB Sahakari Bank Ltd.,

Rs.18,00,000/-  
I SAY RECEIVED

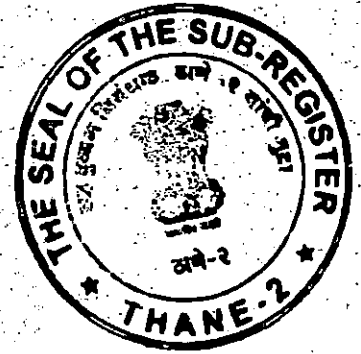
*G. Malvankar*

M/S. YOGI CREATION  
through its Proprietor  
MR. GANESH C MALVANKAR  
DEVELOPER/PROMOTER

**WITNESSES :-**

1) *[Signature]*

2) *Mhalap*



*Frab* १.



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टनन - २

दस्त क्रमांक २३९२/२०२३

२४ / ७०



Thane Municipal Corporation  
PART OCCUPANCY CERTIFICATE.



Approval No. : TMCB/PO/2023/APL/00055  
Proposal Code : TMCB-23-ENTRY-30612

Building Proposal Number - 180829  
Date : 05/09/2023

Building Name : ANUSAYA CO OP:HSG:SOC LTD(Mixed)	Floor :	GR.(PT)+ST.(PT)FLOOR - DF(0 Sq.mt),1st FLOOR - 1F(199.54 Sq.mt),TYPICAL FLOOR 2nd TO 5th - 2F(196.92 Sq.mt),TYPICAL FLOOR 2nd TO 5th - 3F(196.92 Sq.mt),TYPICAL FLOOR 2nd TO 5th - 4F(196.92 Sq.mt),TYPICAL FLOOR 2nd TO 5th - 5F(196.92 Sq.mt),6th (PT) FLOOR - 6F(162.35 Sq.mt),7th (PT) FLOOR - 7F(174.18 Sq.mt)
--	---------	---

To,

- i) Yogi Creation , Mr.ganesh C.malvankar Propritor Of M/s.yogi Creation , Anusaya Co.op.hsg.soc.ltd., C.T.S. NO. 1730, QF:VILL :-KOPRI, NR. MANJALA HIGH SCHOOL, THANE-(E).
- ii) Makarand Toraskar (Architect)

Sir/Madam,

The PART development-work / erection re-creation / or alteration in of building / part building No / Name ANUSAYA CO OP:HSG:SOC:LTD(GR.(PT)+ST.(PT)FLOOR,1st FLOOR,TYPICAL FLOOR 2nd TO 5th ,6th (PT) FLOOR,7th (PT) FLOOR) Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No. C.T.S.NO.1730, Village Name/Mouje KOPRI THANE W., Sector No. 1, completed under the supervision of Architect, License No CA/1999/24593 as per approved plan vide Permission No: TMC/TDD/4121/22 Date 07/07/2022 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

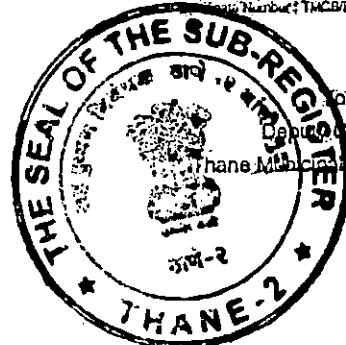
Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No TMC/TDD/4121/22 Date 07/07/2022

Signature valid

Digitally signed by NITIN BABOR YESUGADE  
Date: 2023.09.05 17:37:51  
Reason: Approved  
Location: Thane  
Project Code: TMCB-23-ENTRY-30612  
Application Number: 23/05/2023/180829/33681  
Proposal Number: 180829  
Approval Number: TMCB/PO/2023/APL/00055



Scan QR code for verification of authenticity.



Yours faithfully,  
Municipality Engineer,  
Thane Municipal Corporation,

ट न न - २
दस्त क्रमांक २३०७९ / २०२३
२५ / ००

8/21/2017

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21/08/2017

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक: सह दु.नि.ठाणे 2

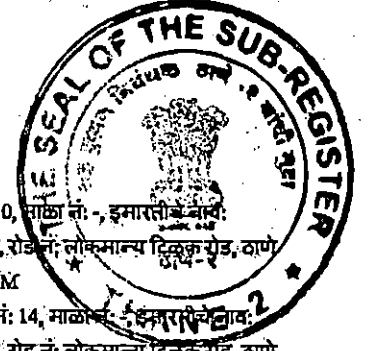
दस्त क्रमांक: 6591/2017

नोंदणी:

Regn:63m

गावाचे नाव : 1) घेंदणी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार-आकारणी देतो की पट्टेदार ते नमूद करावे)	37407500
(4) मू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे घेंदणी,ता. जि. ठाणे येथील सर्वे नं. 14 हिस्सा नं. 2,सर्वे नं. 16 हिस्सा नं. 6 व सिटी सर्वे नं. 1730,मिळकतीचे क्षेत्रफळ 604.29 चौ. मी.,मिळकतीवर असलेली अनुसया को-ऑ. ही.सो. लि.,ही विकसित करण्यासाठी लिहून देणार हे लिहून घेणार यास देण्यात येत आहे. (( Survey Number : 14 हिस्सा नं. 2, सर्वे नं. 16 हिस्सा नं. 6 ; C.T.S. Number : 1730 ; ))
(5) क्षेत्रफळ	1) 604.29 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:-सुर्यकांत रामचंद्र रेगे -- वय:-76; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ABFPR2155M 2): नाव:-मालती रामसुब्रमणीयन -- वय:-58; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-ADZPM5918M 3): नाव:-नेमीदास मेघजी देदीया -- वय:-69; पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ADTPD8007E 4): नाव:-अश्विनी कनोजिया -- वय:-33; पत्ता:-प्लॉट नं: 9, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AQKPK7297D 5): नाव:-बाळकृष्ण आर. माळवदे तर्फे कु. मु. मिलींद रमेश सुबंभ -- वय:-56; पत्ता:-प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-BDKPM6152P 6): नाव:-देवेन विश्वनाथ बागवे -- वय:-50; पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AJJPB0593P 7): नाव:-निला व्ही. बागवे -- वय:-73; पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू.,



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8/21/2017

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महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ASSPB0844K

8): नाव:-गणुकर श्रीधर काळे -- वय:-76; पत्ता:-प्लॉट नं: 4, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ABCPK1995R

9): नाव:-मोहन मनोहर चव्हाण -- वय:-64; पत्ता:-प्लॉट नं: 3, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ALZPC9934H

10): नाव:-मोरेश्वर धोंडो रामडे -- वय:-72; पत्ता:-प्लॉट नं: 1, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ABEPR2028B

11): नाव:-ट्रान्सेन्ड डिझाइन सर्दिस प्रा. लि. तर्फे अधिकृत स्वाक्षरीकार रत्नेहल एम.शिघरे -- वय:-41; पत्ता:-प्लॉट नं: 6, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-AABCT9772C

12): नाव:-स्नेहल सुरेश घाळके -- वय:-66; पत्ता:-प्लॉट नं: 5, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ALCPC4592L

13): नाव:-निता एन लाड तर्फे देवेन विश्वनाथ बागवे -- वय:-50; पत्ता:-प्लॉट नं: 7, माळ नं:-, इमारतीचे नाव: अनुसया को-ऑ.ही.सो.लि., ब्लॉक नं: मंगला हायस्कूल समोर, रोड नं: लोकमान्य टिळक रोड, ठाणे पू, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-AASPL4944L

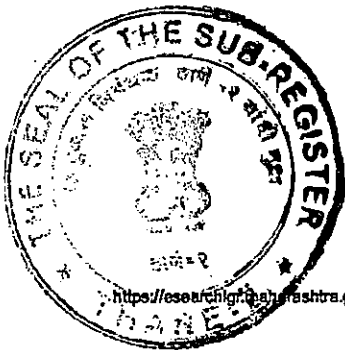
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-जे. योगी क्रीपशन तर्फे प्रोप्रायटर गणेश सी. मालवणकर -- वय:-38; पत्ता:-प्लॉट नं: 301, माळ नं: तिसरा मजला, इमारतीचे नाव: समीर आर्केड, ब्लॉक नं: जांभळी नाका, रोड नं: ठाणे पू, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKLPM7499J

(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2017
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2017
(11)अनुक्रमांक, खंड व पृष्ठ	6591/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1870400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-



ट न न - २

दस्त क्रमिक ०७९८ / २०२३

Certificate No. 4101



## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

For Bldg. Gr. (pt) + Stilt (pt) + 1<sup>st</sup> to 3<sup>rd</sup> Floor + 4<sup>th</sup> (pt) Floor Only

V. P. No. S01/0068/18 TMC/TDD/2955/19 Date: 18/01/2019  
To, Shri / Smt. Makarand Toraskar & Asso. (Architect)  
702/A,B,C, WIFI Park IT Premises Co-Op. Soc. Ltd. Wagle Ind. Estate, Thane-(W)  
Shri Anusaya Co. Op. Hsg. Soc. Ltd. (Owners)  
M/s. Yogi Creation (P.O.A.H.)

With reference to your application No. 1477 dated 08/05/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Kopri Sector No. 2 Situated at Road / Street 12.0 M. W. D.P. Rd. S. No. / C.S.T. No. / F.P. No. C.T.S. No. 1730 at Mangala High School, Kopri, Thane-(E)

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

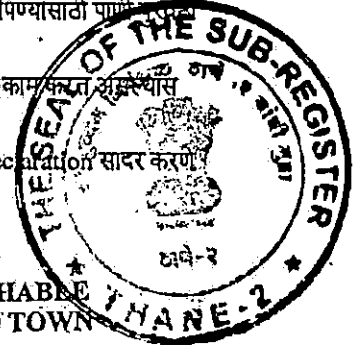
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / 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.
- ५) प्रस्तावाधिन भूखंडाच्या हद्दीबाबत, मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी मालक/ विकासक यांची राहिल, त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- ६) वेळोवेळी नियमानुसारचे शुल्कांचा भरणा करणे आवश्यक आहे.
- ७) ठाणे महानगरपालिका बांधकामास पाणी पुरवठा करणार नाही. उपलब्धतेनुसार फक्त पिण्यासाठी पाणी करण्यात येईल.
- ८) भूखंडावरील नियोजित हमारतीच्या बांधकामाकरीता दहा पेक्षा जास्त महिला कामगार काम करत असल्यास त्यांच्या मुलांकरीता पाळणाघर व इतर सुविधा पुरविणे आवश्यक राहिल.
- ९) दर तीन महिन्यांनी भूखंडावरील सद्यस्थितीबाबत विकासक व वास्तुविशारद यांचे Declaration सादर करणे आवश्यक राहिल.

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

Yours faithfully,

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

क.मा.प.  
Municipal Corporation of  
the city of Thane.





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दस्त क्रमांक ३०१२/२०२३

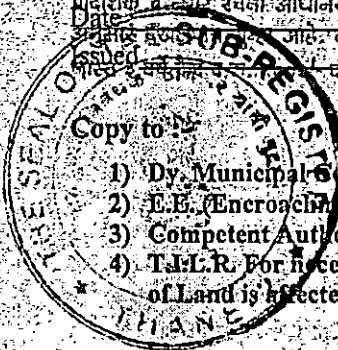
- १०) सी.सी. पूर्वी विद्यमान सभासदांचे नावाची नोंद असलेला अद्यावत कर आकारणी दाखला सादर करणे आवश्यक.
- ११) सी.सी. पूर्वी अद्यावत कर आकारणी दाखल्यानुसार सर्व सभासदांचे/भाडेकरूंचे नोंदणीकृत करारनामे सादर करणे आवश्यक आहे.
- १२) सी.सी. पूर्वी कामगार कल्याणकारी उपकर अधिनियम १९९६ नुसार कराजा भरणा करणे आवश्यक राहिल.
- १३) सी.सी. पूर्वी विकास शुल्कांचा भरणा करणे आवश्यक राहिल.
- १४) सी.सी. पूर्वी स्थानिक संस्था कराबाबत विकासक यांचे हमीपत्र व सनदी लेखापाल यांचे प्रमाणपत्र सादर करणे आवश्यक.
- १५) सी.सी. पूर्वी रस्त्याच्या जागेबाबत नोंदणीकृत Transfer Deed सादर करणे आवश्यक.
- १६) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व तो अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- १७) काम सुरु करणेपूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- १८) काम सुरु करणेपूर्वी पाणी व मालमत्ता कराची थकबाकी नसल्याचा दाखला सादर करणे आवश्यक.
- १९) काम सुरु करणेपूर्वी अस्तित्वातील नळ संयोजन खंडीत केल्याबाबतचा दाखला सादर करणे आवश्यक.
- २०) जोता व वापरपरवान्या पूर्वी इमारतीचे काम भूखंड प्रवण स्तरानुसार संबंधित आय.एस.कोड मधील तरतुदीनुसार केल्याबाबत आर.सी.सी. तज्ञांचे स्टॅबिलिटी सर्टीफिकेट सादर करणे आवश्यक आहे.
- २१) जोता प्रमाणपत्रापूर्वी भूखंडाचे हद्दीवर कुपण भित बांधणे आवश्यक आहे.
- २२) जोता प्रमाणपत्रापूर्वी रस्त्याची जागा ठा.म.पा. च्या नावे झाल्याबाबतचे मालमत्ता पत्रक दाखल करणे आवश्यक.
- २३) वापर परवान्यापूर्वी वृक्ष पाणी व ड्रेनेज विभागाकडील N.O.C. सादर करणे आवश्यक आहे.
- २४) वापर परवान्यापूर्वी सोर उज्वर पाणी गरम करण्याची यंत्रणा बसविणे आवश्यक आहे.
- २५) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करणे आवश्यक आहे.
- २६) वापर परवान्यापूर्वी सुरक्षेच्या दृष्टीने इमारतीचे आतील भागात व बाहेरील भागात सी.सी.टि.व्ही. यंत्रणा बसविणे व ती कार्यान्वित करणे आवश्यक आहे.
- २७) वापर परवान्यापूर्वी उद्वाहन यंत्रणाबाबत परवानगी व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.
- २८) वापर परवान्यापूर्वी Organic Waste Disposal बाबत यंत्रणा बसवून, कार्यान्वित करणे आवश्यक राहिल.



PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANING ACT,1966

## सावधान

मजूर नकशाद्वारा बांधकाम न करणे तसेच Office/Shop नियमावलीनुसार आवश्यक त्या बांधकाम न करणे बांधकाम वापर करणे, महाराष्ट्र शासनाच्या व.सं.स. १९६० च्या अधिनियमाचे कलम ५२ प्रमाणे बांधकाम न करणे त्यासाठी जास्तीत जास्त दंड होऊ शकतो.



- Copy to :-
- 1) Dy. Municipal Commissioner - Zone.
  - 2) E.E. (Encroachment)
  - 3) Competent Authority (U.L.C)
  - 4) T.I.L.R. For necessary correction in record of Land is affected by Road, Widening/reservation.

Yours faithfully

(Sunil Patil)  
Executive Engineer

Town Development Department  
Municipal Corporation of  
The City of Thane.

अनुसंधान क्रमांक  
501/0068/112

टनन - २

दस्त क्रमांक ३०७/२०२३

Certificate No. 4/801



## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

For Bldg. Gr. (pt) + Stilt (pt) + 1<sup>st</sup> to 3<sup>rd</sup> Floor + 4<sup>th</sup> (pt) Floor Only

V.P.No. S01/0068/18 TMC/TDD/3066/19 Date: 06/05/2019  
To, Shri / Smt. Makarand Toraskar & Asso. (Architect)  
702/A,B,C, WIFT Park IT Premises Co-Op. Soc. Ltd. Wagle Ind. Estate, Thane-(W)  
Shri Anusaya Co. Op. Hsg. Soc. Ltd. (Owners)  
M/s: Yogi Creation (P.O.A.H.)

With reference to your application No. 4897 dated 18/03/2019 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 12.0 M. W. D.P. Rd. in village AS ABOVE Kopri Sector No. 2 Situated at Road/Street S. No. / C.S.T. No. / F.P. No. C.T.S. No. 1/50 at Mangala High School, Kopri, Thane-(E)

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.
- ५) प्रस्तावाधिनु भूखंडाच्या हद्दीबाबत, मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी मालक/विकासक यांची राहिल, त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- ६) वेळोवेळी नियमानुसारचे शुल्कांची भरणा करणे आवश्यक आहे.
- ७) ठाणे महानगरपालिका बांधकामास पाणी पुरवठा करणार नाही. उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करण्यात येईल.
- ८) पाळणाघराबाबत दि. ०५/०२/२०१९ रोजीचे दिलेले प्रतिशापत्र विकासक यांचेवर बंधनकारक राहिल.
- ९) दर तीन महिन्यांनी भूखंडावरील सद्यस्थितीबाबत विकासक व वास्तुविशारद यांचे Declaration सादर करणे आवश्यक राहिल.
- १०) इमारतीमधील सभासदांचे नावाबाबत कोही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

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

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

क. मा. प.  
Municipal Corporation of  
the city of, Thane.



दस्तावेज क्रमांक	30
दिनांक	23/09/2023
प्रास्ताविक	30

११) प्रस्तावांतर्गत दाखल पत्राबाबत दि. १८/०४/२०१९ रोजीचे दिलेले हमीपत्र विकासक यांचेवर बंधनकारक

१२) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व तो अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.

१३) काम सुरु करणेपूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.

१४) काम सुरु करणेपूर्वी पाणी व मालमत्ता कराची थकबाकी नसल्याचा दाखला सादर करणे आवश्यक.

१५) काम सुरु करणेपूर्वी अस्तित्वातील नळ संयोजन खंडीत केवळ दाखला सादर करणे आवश्यक.

१६) जोता व वापर परवान्या पूर्वी इमारतीचे काम मूखंड प्रवण स्तरानुसार संबंधित आय.एस.कोड मधील तरतुदीनुसार केल्याबाबत आर.सी.सी. तज्ञांचे स्टॅबिलीटी सर्टीफिकेट सादर करणे आवश्यक आहे.

१७) जोता प्रमाणपत्रापूर्वी भूखंडाचे हद्दीवर कुंपण भित्ति बांधणे आवश्यक आहे.

१८) जोता प्रमाणपत्रापूर्वी सर्व सभासदांचे नोंदणीकृत करारनामे सादर करणे आवश्यक आहे.

१९) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाकडील N.O.C. सादर करणे आवश्यक आहे.

२०) वापर परवान्यापूर्वी सौर उर्जेवर पाणी गरम करण्याची यंत्रणा बसविणे आवश्यक आहे.

२१) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतूद करणे आवश्यक आहे.

२२) वापर परवान्यापूर्वी सुरक्षेच्या दृष्टीने इमारतीचे आतील भागात व बाहेरील भागात सी.सी.टी.व्ही. यंत्रणा बसविणे व ती कार्यान्वित करणे आवश्यक आहे.

२३) वापर परवान्यापूर्वी उद्वाहन यंत्रणाबाबत परवानगी व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.

२४) वापर परवान्यापूर्वी Organic Waste Disposal बाबत यंत्रणा बसवून, कार्यान्वित करणे आवश्यक राहिल.

### सावधान

नकाशांनुसार बांधकाम करणे तसेच

निर्माण नियंत्रण नियमावलीनुसार बांधकाम करणे आवश्यक आहे.

परवान्याचा नवेव्या बांधकाम वापर करणे, महाराष्ट्र

प्रादेशिक व नगर स्थान अधिनियमाचे अन्वयाने

अनुसार दखलपत्र गुन्हा नसणे. न्याय्य जास्तीत

जास्त १ पर्यंत ५०००/- चढ होऊ शकतो.

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

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date : \_\_\_\_\_

Issued \_\_\_\_\_



Yours faithfully

Executive Engineer

Town Development Department

Municipal Corporation of

The City of Thane.

Copy to :-

- 1) Dy. Municipal Commissioner - Zone.
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C)0
- 4) T.I.L.R. For necessary correction in record of Land is affected by Road, Widening/reservation.



टनन - २

दस्त क्रमांक १३०१२ / २०२३

३९ / ७०

Certificate No. 5028



## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 &amp; 24)

AMENDED  
 PERMISSION / SANCTION OF DEVELOPMENT  
 COMMENCEMENT CERTIFICATE

For Bldg. Gr. (pt) + Stilt (pt) + 1<sup>st</sup> to 5<sup>th</sup> Floor + 6<sup>th</sup> (pt) & 7<sup>th</sup> (pt) Floor Only

V. P. No. S01/0068/18 TMC / TDD / 4121 / 22 Date : 07 / 07 / 2022

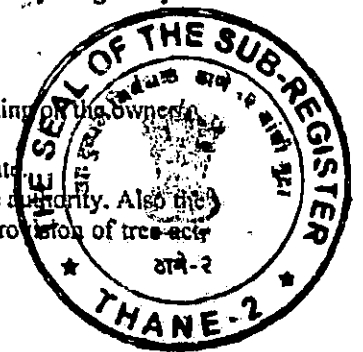
To, Shri / Smt. M/s. Makarand Toraskar & Assn. (Architect)  
702/A, B, C, WIFI Park IT Premises Co-Op. Soc. Ltd. Wagle Ind. Estate, Thane-(W)Shri Anusaya Co. Op. Hsg. Soc. Ltd. (Owners)  
M/s. Yogi Creation (P.O.A.H.)

With reference to your application No. 1536 dated 19/05/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As Above in village Kopri Sector No. 1 Situated at Road/Street 12-00 M. W. D.P. Rd. S. No. / C.S.T. No. / F.P. No. C.T.S. No. 1730 at Mangala High School, Kopri, Thane-(E)

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) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the developer.
- 9) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 10) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree-act shall be submitted before occupation certificate

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



Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of Thane. कृ.मा.प.

ट न न - २

दस्त क्रमांक ३३५९२/२०२३

७) इतर प्रमुख करावयाच्या अटी

३२) सदन/परिपत्रकाच्या ३ महिन्यांच्या आत दि. ०२/०९/२०१३ रोजीच्या परिपत्रकानुसार-चा. वि. व विकसनसक बांधकामाचे सधस्थितीबाबतचे हमीपत्र वेळोवेळी सादर करणे बंधनकारक आहे.

- 2) वापर परवान्यापूर्वी घृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- 3) वापर परवान्यापूर्वी सीर उर्जेधरती पाणी गरम करण्याची यंत्रणा बसविण्यात आल्याचे खाजगी संस्थेचे प्रमाणपत्र सादर करणे आवश्यक आहे
- 4) वापर परवान्यापूर्वी इमारतीच्या आतील बाजूस तसेच समोरील बाजूस रस्त्याचे सी.सी. टि.व्ही. चित्रीकरण करण्यास सी.सी.टि.व्ही. यंत्रणा बसविल्याबाबतचे खाजगी संस्थेचे प्रमाणपत्र सादर करणे आवश्यक आहे.
- 5) वापर परवान्यापूर्वी विषयाकरीत भूखंडाची सनद सादर करणे आवश्यक राहिल.

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

सावधान

मजूर नकारानुसार बांधकाम न करणे तसेच विकसित नियंत्रण नियमानुसार आवश्यक त्या परवान्या न घेता बांधकाम करणे, सहाय्य प्रादेशिक Office Stamp/दिनित्रमाचे कलम ५२ अनुसार Date पत्र गुहा आहे. त्यासाठी जास्तीत जास्त ३ महिन्यांचे रु. ५०००/- दंड होऊ शकतो.



Yours faithfully

(Quail Path)

Executive Engineer

Town Development Department

Municipal Corporation of

The City of Thane.

Copy to :-

- 1) Dy. Municipal Commissioner - Zone.
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C)
- 4) U.L.R.U. for necessary correction in record of Land is affected by Road, Widening/reservation.



टनन - २

दस्त क्रमांक ३३०९२ / २०२३

३३ / ७०



**THANE MUNICIPAL CORPORATION**  
(Regulation No.3 & 24)  
**SANCTION OF DEVELOPMENT**  
**PERMISSION/COMMENCEMENT CERTIFICATE**

VP No : S01/0068/18  
Revised

No : TMC/TDD/3736/21

Date : 3/11/2021

**Building Details**

Building Name	: A (1)	Building Use	: Resl, Commercial
Name of PWork	: A-1 (1)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		

To,

**Makarand Toraskar ( CA/99/24593 )**

(Architect)

**ANUSAYA CO.OP.HSG.SOC.LTD**

(Owner)

**MR.GANESH C.MALVANKAR PROPRIETOR OF YOGI  
CREATION (P.O.A.H.)**

(Power of Attorney Holder)

Sir,

With reference to your application No. S01/0068/18 dated 25/11/2020 and development Permission No. TMC/TDD/3736/21 dated 3/11/2021 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... In Sector: Sector 1, Village :- KOPRI THANE - E, Survey No / H No. :- --, CTS / Hissa No. :- 1730, Final Plot / Hissa No. :- --, Tika No. :- --, Gut / Hissa No. :- --, the development Permission / Commencement 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) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.





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- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no. of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children.
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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

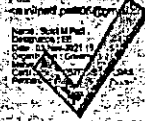
**A: To be complied before Commencement Certificate**

All Conditions mentioned in all certificates issued for Permission Certificate, CO Certificate & Plinth Certificate will be binding on Developer.

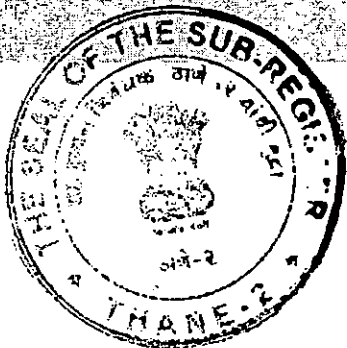
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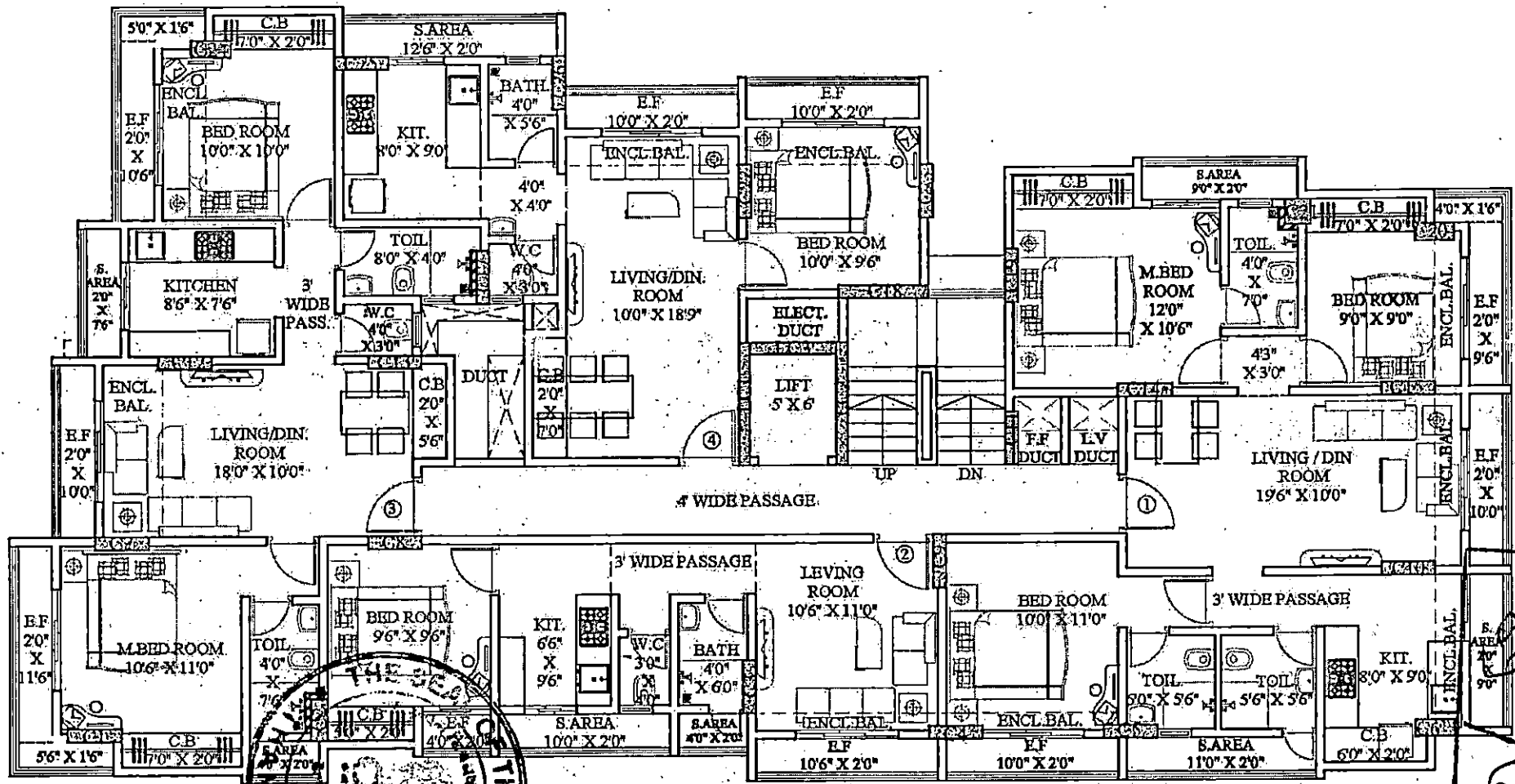
Office Stamp.....

Date: 3/11/2021

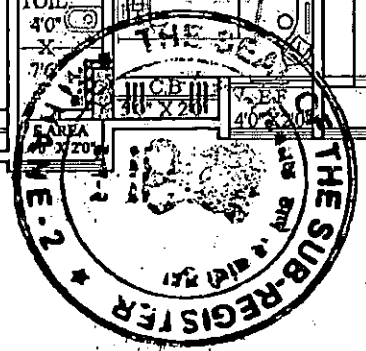


Thane Municipal Corporation





2ND TO 5TH FLOOR PLAN



2009-10/2023  
 190

2009-10/2023

ANNEXURE 'D'



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*Ketki Salvi*

Advocate and Legal Consultant



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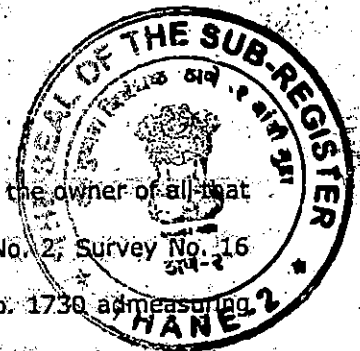
**TO WHOMSOEVER IT MAY CONCERN**

Re: All that piece and parcel of land bearing Survey No. 14 Hissa No. 2, Survey No. 16 Hissa No.6, Plot No. 6 corresponding to City Survey No. 1730 admeasuring 604.29 Sqr. Mtr. or thereabout together with the building standing thereon known as "Anusaya Co-operative Housing Society Limited" situate, lying and being at Opp. Mangala High School, Chendani, Thane (East) and within the limits of Thane Municipal Corporation (hereinafter collectively referred to as the "Property" in this report for the sake of brevity).

I have investigated the title of M/s. Yogi Creation ("Developer") with regards to its development rights in respect of the Property referred to above and more particularly described in the Schedule hereunder written.

**Title Chain:**

A. Originally, one Smt. Mangala Dattatraya Ghatpande was the owner of all that piece and parcel of land bearing Survey No. 14 Hissa No. 2, Survey No. 16 Hissa No.6, Plot No. 6 corresponding to City Survey No. 1730 admeasuring 665.60 Sqr. Mtr. or thereabout situate, lying and being at Opposite Mangala



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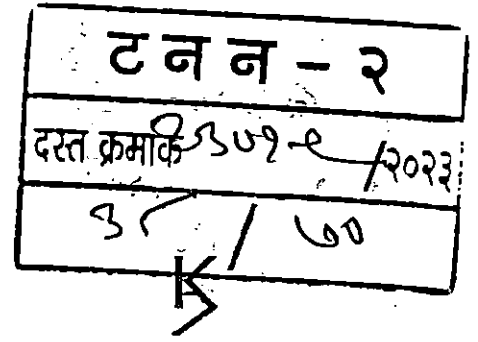
High School, Chendani, Thane (East) and within the limits of Thane Municipal Corporation.

- B. A portion of the said Land admeasuring 61.31 sq. mtrs was reserved for the purpose of 15 mtrs wide Tilak Road and therefore, the possession of such portion was surrendered/ handed over by the said Smt. Mangala Dattatraya Ghatpande to the Municipal Corporation of City of Thane vide a declaration dated 7<sup>th</sup> January, 2003 and FSI in lieu of such surrendered area was availed by Smt. Mangala Dattatraya Ghatpande. Thus, the area of the said land was corrected as admeasuring 604.29 Sqr. Mtr. in the revenue records.
- C. Said Smt. Mangala Dattatraya Ghatpande thereafter constructed on the said land, a building known as "Anusaya" comprising of ground plus two floors and obtained the occupation certificate respect of the said building. The flats in the said building were sold to various purchasers who later formed themselves into a Co-operative Society under the name "Anusaya Co-operative Housing Society Limited ("Society")" which was duly registered under the provisions of Maharashtra Co-operative Housing Societies Act, 1960 under registration No. TNA/HSG/TC/18166 dated 2<sup>nd</sup> February, 2007.
- D. By a Deed of Conveyance dated 20<sup>th</sup> June, 2009 registered with Sub-Registrar of Assurances at Thane under serial no. 3097 of 2009 entered into between Smt. Mangala Dattatraya Ghatpande as the Vendor/Developer of the First Part and the Society as the Purchaser of the second part, Smt. Mangala Dattatraya



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ANNEXURE 'E'



KAS Legal

Ghatpande transferred and conveyed the said Land and the building thereon to the Society on the terms and conditions contained in the said Deed of Conveyance.

- E. Pursuant to the aforesaid, the Society became entitled to the said land and the building thereon (collectively referred to as the "Property" and more particularly described in the Schedule hereunder written) and the name of the Society was mutated in the revenue records in respect of the said Property.
- F. Since the said building outlived its utility and was beyond repairs, the members of the said Society decided to redevelop the said Property by appointing suitable developer as per the provisions of Government Directive dated 3<sup>rd</sup> January, 2009 issued under Section 79-A of Maharashtra Co-operative Housing Societies Act, 1960.
- G. In pursuance of the aforesaid, after following the due process of law, at its general body meeting held on 5<sup>th</sup> March, 2017 in the presence of the representative of the Dy. Registrar Co-operative Housing Societies, the Developer was selected as the suitable Developer for redevelopment of the said Property by the majority of the members.
- H. The Dy. Registrar Co-operative Housing Societies vide its letter dated 6<sup>th</sup> March, 2017 granted its permission to the Society for redevelopment of the said Property through the Developer.



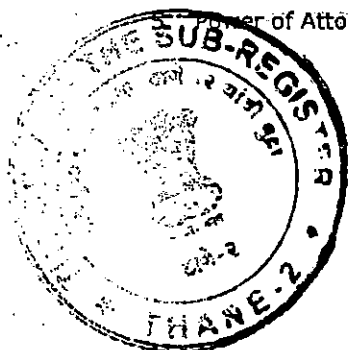
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- I. In furtherance of the aforesaid, by a Development Agreement dated 19<sup>th</sup> June, 2017 registered with Sub-Registrar of Assurances at Thane under Sr. No. TNN-2 / 6591 / 2017 executed by the Society of the First Part, the Developer of the second part and 12 consenting members of the Society on the third part, the Society granted development rights in respect of the Property to the said Developer on the terms and conditions contained therein.
- J. In furtherance to the said Development Agreement, the said Society also executed Irrevocable power of attorney in favour of the Developer authorizing them to do all the acts stated thereunder. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Thane under No. TNN-2-6601 / 2017.

For the purpose of title verification, I have perused the photocopies of the following documents in respect of the said Property:

1. 7/12 extracts and property card pertaining to the Property;
2. Declaration of dated 7<sup>th</sup> January, 2003 of Smt. Mangala Dattatraya Ghatpande;
3. Deed of Conveyance dated 20<sup>th</sup> June, 2009;
4. Development Agreement dated 19<sup>th</sup> June, 2017;
5. Power of Attorney dated 19<sup>th</sup> June, 2017;



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I have also carried out inspection of the records maintained in the Offices of the Sub-Registrar of Assurances at Mumbai for the last 30 years through my search clerk Mr. Sachin Patil. During the search of the Index-II Register no entries adversely affecting the Property were found.

In view of the aforesaid, I hereby certify that pursuant to the Development Agreement dated 19<sup>th</sup> June, 2017, M/s. Yogi Creation is entitled to redevelop the said Property and sell, transfer or otherwise dispose of the saleable components to be constructed on the said Property to any third party and its development rights in respect of the Property described in the Schedule hereunder written are clear and marketable and free from any encumbrance.

SCHEDULE AS HEREINABOVE MENTIONED

(Description of the Property):

All that piece and parcel of land bearing Survey No. 14 Hissa No. 2, Survey No. 16 Hissa No. 6, Plot No. 6 corresponding to City Survey No. 1730 admeasuring 604.29 Sqr. Mtr. or thereabout together with the building standing thereon known as Anusaya Co-operative Housing Society Limited, situate, lying and being at Opposite Mangala High School, Chendani, Thane (East) and within the limits of Thane Municipal Corporation and bounded as follows:

On or towards East: 15 mtrs vide Tilak Road

On or towards West: Survey No. 1731 & 1732



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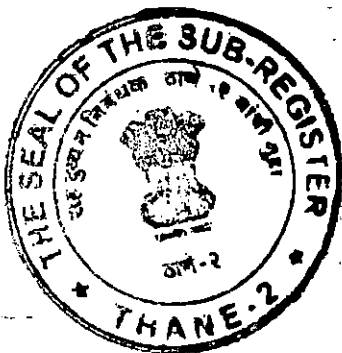
On or towards South: Survey No. 800

On or towards North West: Survey No. 1694

Dated this 6<sup>th</sup> day of September, 2017

Ketki Salvi

Advocate & Legal Consultant





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<p>१९०२/१०/१०</p>	<p>(१) १९०२/१०/१०          (२) १९०२/१०/१०</p>	<p>१९०२/१०/१०</p>	<p>१९०२/१०/१०</p>	<p>१९०२/१०/१०</p>
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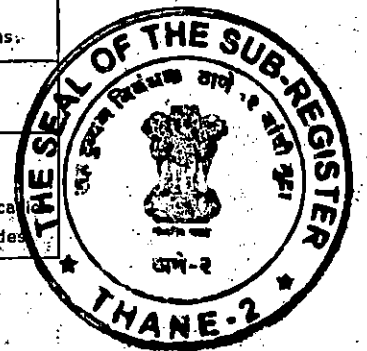
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## ANNEXURE 'H'

NO	ITEM	SPECIFICATION
1.	Structure	RCC Frame earthquake resistant as per relevant codes.
2.	Walls	Cement Concrete Blocks or aerated concrete blocks, siporex or equivalent
3.	Plaster	Two coat Cement Plaster - Externally: POP punning Internally
4.	Flooring/Skirting, flush with plaster on walls	Vitrified tiles in the Living Room, Fully Vitrified Tiles in the balance flat. Polished Kota Stone to staircases, landings, lift, lobbies, servants' toilets, society's office, stilt areas and watchman's cabins.
5.	Dados	Ceramic tile dados upto the ceiling level in toilets and over kitchen platform.
6.	Doors	Frames: Teak wood for all rooms; Polished Granite to toilets. Shutters: Solid core commercial shutters finished with decorative laminates on either face. Shops will have rolling shutters.
7.	Windows	Marble jambs on all four sides. Anodised aluminium windows to rooms. Adjustable casement type Windows with provision for Exhaust Fan, Anodised aluminium frames to toilets. P. rovision of mosquito net with extra track.
8.	Window grills	Outside all windows in standard M.S. sections with metal primer and enamel paint.
9.	Painting	Acrylic emulsion to walls and ceilings. Crack & seepage resistant external paint, apexultima or equivalent.
10.	Kitchen Platform	Finished with granite, with ceramic tile dado upto ceiling over the counter and 2. bowl stainless steel sink.
11.	Sanitary Fittings	White ceramic washbasins under granite counters and commodes with flush valves.
12.	Plumbing Fittings	Concealed CPVC piping, with heavy-duty CP brass ceramic ball bib cocks, pillar cocks, stopcocks, mixers, showers in all toilets and kitchens.
13.	Electrical Installations	Concealed wiring with copper conductors, MCBs, modular plate switches with concealed boxes. Back-up Generator adequate to operate the lift, all water pumps and fire fighting pumps, if applicable.
14.	Lift Installation	With automatic sliding doors, with a minimum VVVF drive of OTIS, SCHINDLER or Equivalent makes.
15.	Water Supply	RCC underground suction tank with OHWT, with adequate pumps and GI piping.
16.	Drainage	CPVC/ UPVC pipes and fittings, with underground drainage connected to municipal mains.
17.	Fire Fighting Installation	Static tank, pumps, dry and wet risers, as per CFO's requirements, if applicable.
18.	Waterproofing	Box method to underground tanks; Chemical method to overhead tanks; Cement with acrylic chemical compound application based method for toilets, terraces and weather shades

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१०० / १००

**AMENITIES FOR EACH FLAT/ SHOP AS APPLICABLE:**

1. Piped gas connection from Mahanagar Gas Ltd., if applicable, in kitchen.
2. Telephone wiring with points in living room and all bedrooms. All wiring to be concealed and also in shops.
3. TV cable points in living room and all bedrooms and also in shops.
4. Exhaust fans and storage type electric water heater in all toilets.
5. Ceiling fans, tube light fittings and power points in living room, all bedrooms and kitchen.
6. Adequate weather protection to all openings in the form of RCC weather-shades, chajjas, etc.
7. Provision of Dry Balconies
8. Specific points for heavy duty equipment like air conditioners, refrigerators, geysers.
9. Provision of cupboard niches/ flower beds (free of FSI) and should not be counted in carpet area.
10. Provision of toilet within shops.
11. Provision of loft in shops and flat

**COMMON AMENITIES:**

1. Society's office.
2. Compound wall with adequate entry points.
3. Watchman's cabins and MS Gate at every entry point.
4. Compound lighting
5. Adequate number of taps for watering of green areas.
6. Cement block paving to internal streets and parking areas.
7. Storm water drainage.
8. Rainwater Harvesting
9. Solar Lighting as per the statute
10. CCTV facility



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२. शुभ शिधापत्रिका  
 843697 G/B

कैरुचके शिधापत्रक शिधावाटप क्षेत्र  
 अजे क्रमांक १५/१०/२३६६ अनुक्रमांक सीसी

कटव प्रमखाचे नाव कोडकोट कात्रय बाळकृष्ण  
 वय ५० संपूर्ण पत्ता कोस्तुभ को आ हो को

कटव प्रमखाची सही किवा दाट्या हाताच्या आंगठ्याचा टप्पा

युनिटाची संख्या	शिधावाटप अधिकार्याची सही	युनिटाची संख्या	शिधावाटप अधिकार्याची सही
३५१२६०	<i>[Signature]</i>	३५१२६०	<i>[Signature]</i>

शिधापत्रक दिल्याची तारीख

शिधावाटप अधिकार्याची सही

शिधापत्रक नियंत्रक भवन शिधावाटप क्षेत्र

महाराष्ट्र शासन राज्यपाल यांच्या अदेशानुसार व नावाने  
 राजी मिश्र  
 सचिव, महाराष्ट्र शासन  
 वन व नांगरी पुरवठा विभाग  
 पो.पो.सि.मु. पुणे-४११००६

६. ०१/०५/२३  
 खस्तुसाठीचे दिलेली असलेली शिधापत्रिका दिली जाते. नावाच्या त्रुटी/पडनाळणी  
 नाव व पदनाम मती  
 २८५५००८

प्रक/बोन सिलेंडर शिधावाटप वही व तारीख  
 नस प्राप्त  
 एकाच दिनांक  
 ६-१२-१७

शुभ शिधापत्रिका  
 ना. मा. क्रमांक  
 वि. ति.  
 १३१-०१-२०२३

एल. पी. जी. रति धारक  
 सिलांडरची संख्या २ वितरक





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दस्त क्रमांक ३०१६ / २०२३  
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Receipt (pavli)

73/4947  
Thursday, June 22, 2023  
2:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7279 दिनांक: 22/06/2023

गावाचे नाव: चेंदणी  
दस्तऐवजाचा अनुक्रमांक: टनन1-4947-2023  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: मिलिंद दत्तानय गोडबोले

नोंदणी फी

₹. 100.00

दस्तऐवजाची फी

₹. 320.00

पुस्तिका संख्या: 16

रक्कम:

₹. 420.00

आमणास मूळ दस्त: धनतलपत्रिका-२ अंदाजे  
3:06 PM ह्या वेळीस मिळाले

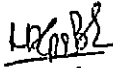


Sub Registrar Thane 1

वाजार मूल्य: ₹. 1/-  
मोवदला ₹. 0/-  
भरलेले मुद्रांक-शुल्क: ₹. 500/-

सह मुख्य निबंधक वर्ग-२  
ठाणे - ५

- 1) देयकाचा प्रकार: DHC रक्कम: ₹. 320/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2206202304275 दिनांक: 22/06/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003864999202324E दिनांक: 22/06/2023  
बँकेचे नाव व पत्ता:



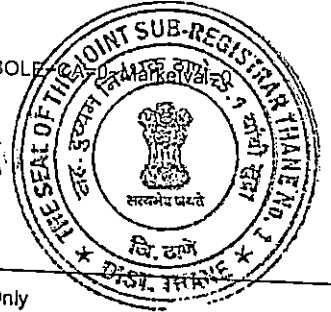




CHALLAN  
MTR Form Number-6



GRN	MH003864999202324E	BARCODE	Date		19/06/2023-22:05:41	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	THN1_HQR SUB REGISTRAR THANE URBAN 1			PAN No.(If Applicable)			
Location	THANE			Full Name	MILIND D GODBOLE		
Year	2023-2024 One Time			Flat/Block No.	103 KISHOR KUNJ ADARSHA COLONY		
Account Head Details	Amount In Rs.		Premises/Building	103 KISHOR KUNJ ADARSHA COLONY			
0030046401 Stamp Duty	500.00		Road/Street	CHENDANI			
0030063301 Registration Fee	100.00		Area/Locality	THANE			
			Town/City/District				
			PIN	4 0 0 6 0 3			
			Remarks (If Any)	दस्तावेज नं. 9 Second Party Name - LAXMI B GODBOLE			
			दस्तावेज नं.	9 96			
			Amount In	Six Hundred Rupees Only			
Total	600.00		Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572023061963768 IKOCHMRN09		
Cheque/DD No.			Bank Date	RBI Date	19/06/2023-22:07:54 Not Verified with RBI		
Name of Bank			Bank Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No.	Date	Not Verified with Scroll		



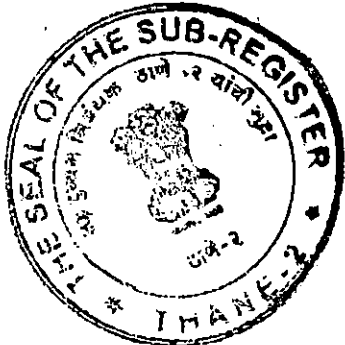
उत्तर - २  
दस्तावेज नं. ९०९२ / २०२३  
१६ / ७०

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.  
Mobile No. : 9820639661

*Handwritten signature*

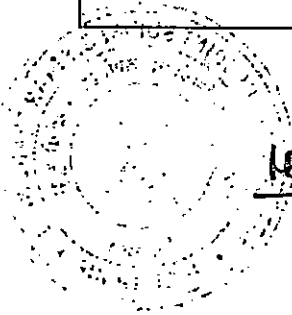
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Mrs. L. D. Godbole



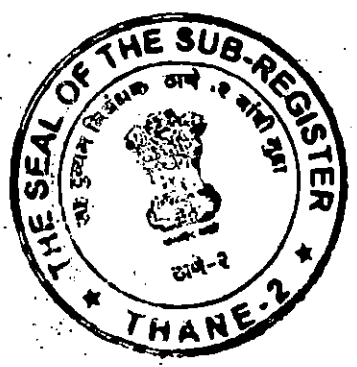
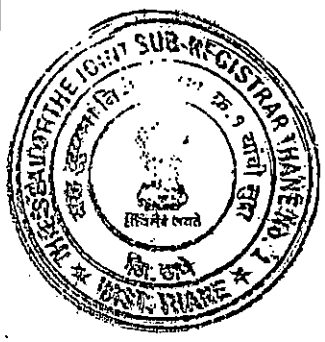
टन न - २  
 दस्त क्रमांक 367-2/2023  
 22/06

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2206202304275	Date	22/06/2023
Received from MILIND DATTATRAY GODBOLE, Mobile number 9869054473, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Thane 1 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	22/06/2023
Bank CIN	10004152023062204043	REF No.	317302001543
This is computer generated receipt, hence no signature is required.			



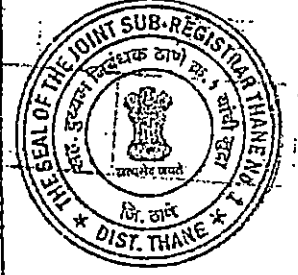
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 Mrs. L. D. Godbole -  
*Handwritten signature*

टन न १  
 दस्त क्र. 367-2/2023  
 296



ट न न - २
दस्त क्रमीक ३७२ / २०२३
५० / ५०

ट न न १
दस्त क्रमीक २७६ / २०२३
३ १६



### GENERAL POWER OF ATTORNEY

[ Without any Consideration ]

KNOW ALL MEN BY THESE PRESENTS THAT We 1. Shri MILIND DATTATRAYA GODBOLE (Pan No. AOXP2532A) age 48 years & 2. Shri TRIVIKRAM DATTATRAYA GODBOLE (Pan No. ALUPG1505F) age 43 years & 3. Shrimati LAXMI DATTATRAYA GODBOLE (Pan No. AMBPG6102A) age 78 years, all are commonly residing at Flat No. 16-17 Shri Kaustubh. CHS, Opp Mangala High School, Chendani, Thane [East] 400603, do hereby solemnly state & declare that -

We are members of one natural family and related to each other such as Declarant No. 3 Shrimati LAXMI DATTATRAYA GODBOLE is a natural mother of Declarant No. 1 and Declarant No. 2;

Declarant No. 1 intends to purchase, administer, hold and possess some immovable property/ies specifically at Thane as mentioned hereunder in schedule (1);

We, all the declarants, have inherited rights interest, title and possession in respect of some immoveable properties as more particularly described in the Schedule hereunder written as heirs of Late Shri



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Mrs. L. D. Godbole

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दस्त क्रमिक	२०२३
Dattatraya Balkrishna Godbole	



ट न न - २
दस्त क्रमिक ५११ / २०२३
५१ / ७०

Dattatraya Balkrishna Godbole, who is natural father of Declarant No. 1 and Declarant No. 2 and also is father of Declarant No. 3 herein;

Now due to our occupational activities; household responsibilities and particularly due to age, it is not possible for all of us to move jointly & be personally present To look after our legal &/or personal &/or financial interests & affairs and To safeguard them &/or To execute any writings &/or documents at respective places jointly at same time and so it is expedient on our part to appoint an attorney amongst us only, to act on each other's behalf.

NOW We hereby APPOINT AND CONSTITUTE any person, amongst us only, whosoever may be present at respective place/s, i.e. namely Shri MILIND DATTATRAYA GODBOLE &/OR Shri TRIVIKRAM DATTATRAYA GODBOLE &/OR Shrimati LAXMI DATTATRAYA GODBOLE resident of Thane ( hereinafter shall be called as "Attorney/S", whose photographs are affixed by us hereunder in token of identification ) to be lawful attorney/s of each other in our individual names &/or in our joint &/or several names and respectively on behalf of each of us to do, any one or all of the following acts, deeds & things, namely :-

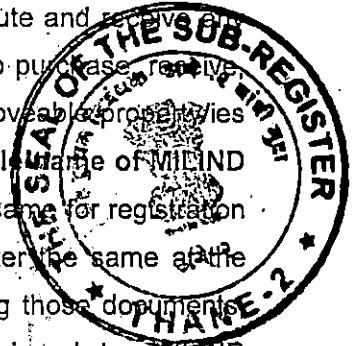
1. A) To negotiate, fix-up & agree only to purchase A residential Flat in the under-construction building presently referred as ANUSAYA CHS Ltd., situated at Opp Mangala High School, Chendani, Thane [East] 400603 in the single name of MILIND DATTATRAYA GODBOLE and to sign, execute and receive Agreement &/or deed &/or Conveyance only to purchase, receive transfer & accept any assignment of any immovable properties with physical &/or legal possession in the single name of MILIND DATTATRAYA GODBOLE And To lodge the same for registration and admit the execution thereof and to register the same at the office of Sub-Registrar of Assurances including those documents, deeds agreements etc., which may have signed by MILIND DATTATRAYA GODBOLE

- B) To purchase any other immovable property/ies anywhere in India And To sign, execute and receive any Agreement &/or purchase deed &/or Conveyance to purchase, receive transfer & accept any assignment of any such immovable property/ies which may be purchased in our joint &/or several names And To lodge the same

*Milind*

*Trivikram*

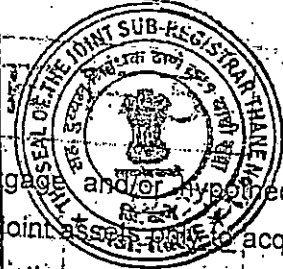
Mrs L.D. Godbole.







टन न १	
दस्त क्रमांक ६	२०२३



टन न - २
दस्त क्रमांक २३७९-६/२०२३
५३ / ७०

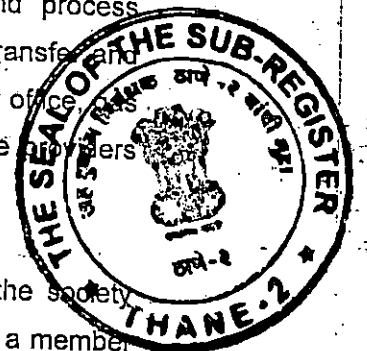
Individual &/or joint assets to acquire the respective asset/s in respective names and in furtherance of the same to sign and execute all such contracts, transfers, assignments, deeds and instruments whatsoever said attorney/s may deem fit and proper;

7. To sign and execute all other declarations, applications, affidavits, deeds, instruments and assurances which one shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectual transfer of any immovable in our names jointly or severally &/or in favor of intending Purchaser/s licensee/s, as one could do himself/herself as well as along with other Co-owner/s, if any;

8. To apply, appear, represent, sue, defend &/or sign and execute all and any declarations, applications, affidavits, deeds, instruments and assurances at office of any Authorities such as Judicial, quasi-judicial, revenue, central &/or state, &/or local &/or society...etc., which they shall jointly &/or severally consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectual transfer of any immovable &/or moveable property/ies in our name/s by inheritance &/or as appointed nominee &/or otherwise, etc.,

9. To appear and represent us at the office of municipal &/or revenue &/or any other authorities to get transfer of property tax, water connection etc in our respective names and/or from our names to any other name in respect of any property held, owned and possessed by any of us and/or intended to be held, owned, possessed by me and to apply, submit and process necessary applications, declarations, affidavits etc, for effectual transfer and process of the same at competent municipal authorities, Electricity office, supply company and/or any other household consumable service etc;

10. To apply to become member, To obtain membership of the society whenever formed and to sign all the necessary form for joining as a member in society and to get allotment of respective shares of the respective co-op. society/ies in the name of respective buyer/s &/or as legal heirs, as the case may be and/or To apply to for any NOC &/or consent for transfer &/or conveyance of any immovable property in any co-op Society or otherwise and



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*Handwritten signature*

Mrs L.D. Grodhole.

also To apply to transfer shares of said society and to resign the membership of the respective co-op. society if applicable and also to attend the meetings of society in respect of the flat.

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दस्त क्रमिक २३०१२ / २०२३  
५४/१०

ट न न १  
दस्त क्रमिक २३०१२ / २०२३  
५४/१०



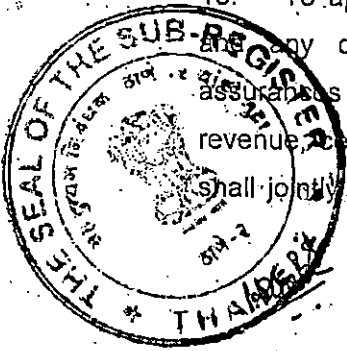
To concur in doing any one or more of the bonafide acts, deeds, things hereinbefore mentioned without making us liable for any loss or damage on that account under any circumstances as one respectively deem feel fit, just & right.

12. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims, and disputes, between ourselves with any other person or persons to compound or compromise the same,

13. To institute, commence, prosecute, carry on or defend or resist all suits including, probate, inheritance etc and other actions and proceedings or be added as a party or be non-suited or withdraw the same if concerning of any of ours' immoveable &/or moveable inherited assets or any part thereof in which anyone of us may be a party in any court of civil, criminal, revenue or Revisional jurisdiction, including special jurisdiction of the High Court, etc., &/or Tribunals &/or any judiciary and to sign and verify all plaints, written statements, accounts, inventories, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any vakalatnama, warrant of attorney or other authority to act and plead.

14. To apply to get any NOC &/or consent for transfer & conveyance of said property/ies And To manage, administer, & maintain our interests &/or rights in respect of the said property/ies & the said society And also to apply for the membership of the respective co-op. society , if any, and to participate & vote at the meetings of the Co-op Society wherein the said property/ies may situate;

15. To apply, appear, represent, sue, defend &/or sign and execute all the any declarations, applications, affidavits, deeds, instruments and assurances at office of any Authorities such as Judicial, quasi-judicial, revenue, central &/or state, &/or local &/or society...etc., which attorney/s shall jointly &/or severally consider necessary and also to enter into and/or



Mrs. L. D. Godbole. *[Signature]*

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दस्त क्र. १२० २०२३



ट न न - २  
दस्त क्रमांक १२०१२ / २०२३  
२१ / १०

agree to such covenants and conditions as may be required for fully and effectual transfer of any immovable property/ies in legal heirs name by inheritance &/or as appointed nominee &/or otherwise, etc.,

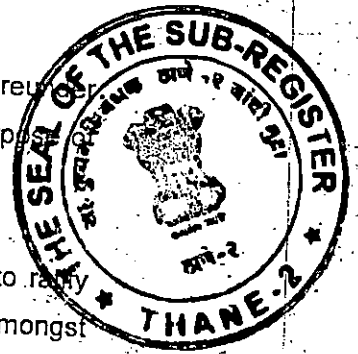
16. To sign on each other's behalf, where ever necessary, on all such document pertaining to existing investments &/or proposed investments in immovable property/ies, including but not limited, to mortgage &/or lien documents, indemnity bonds, declarations etc for availing any financial facilities only to acquire the immoveable assets in respective name/s, to any Bank/s /Financial Institute/s, to sign all other documents towards compliances under various taxation and other allied Central and /or State &/or local body laws such as Income Tax, G.S.T. etc.

17. To prepare & file my Income Tax Returns and to sign in representative capacity and to appear in person &/or to appoint representative &/or Advocate for any hearing/s and to represent me as he/she may deem fit.



18. This Power of Attorney shall exist and valid, till it is specifically terminated and revoked by any of us respectively and shall be valid for other executors even in case of demise of any one of us;

19. This Power of Attorney is not granted against any monetary consideration and is granted only with intention to enable the said Attorneys to do all acts for the smooth functioning, security and safety of our personal Assets and interests in our absence on non-competence due to any physical difficulties.

20. To delegate any of the powers, authorities and liberties hereunto vested with them, to any person or persons only for any specific purpose and administration of property/ies.



And We hereby individually &/or jointly agree and undertake to ratify and confirm all and whatsoever our said attorney i.e. any one amongst ourselves, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon him/her, under and by virtue of this deed.

  Mrs. L.D. Godbole.

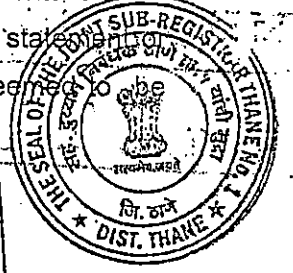
The said Attorney i.e. any one amongst us is authorised to do all such acts, deeds and things, including signing any papers/documents as are

necessary and incidental to the above and that any act or statement in writing of our said Attorney in pursuance hereto, shall be deemed to be

authorised and ratified by each of us

ट न न - २
दस्त क्रम क्रि ३०९२
५२/५०

ट न न - १
दस्त क्र. १०००
२०२३
SCHEDULE OF PROPERTIES
२१०



A] Flat No. 501 on 5th floor, in the building known as Anusaya Co-operative Housing Society Limited; or in the building No. of the society constructed on the plot of land, bearing Survey No. 14 Hissa No. 2, Survey No. 16 Hissa No. 6, Plot No. 6 corresponding to City Survey No. 1730, situated at Opposite Mangala High School, Chendani, Thane (East) &/or any other immoveable property/ies to be purchased in India in the name of MILIND DATTATRAYA GODBOLE

B] Flat No. 103 situated at Kishor Kunj Building, Plot No. 15 Gat No. 85-B, Survey No. 33-34, City Survey No. 1733, Chendani, Thane [East] 400603, along with Share nos. 26-30 vide Share Certificate No. 06, all that inherited on demise of Shri Dattatraya Balkrishna Godbole.

C] Flat No. 16 on 3rd floor, in the building known as Shri Kaustubh CHS Ltd., situated Opp Mangala High School, Thane [East] 400603, particularly at C.S. No. 1683 TPS No2, at Thane, vide a Registered Agreement Sr. No. 2973 of 1984 on 17/12/1984 at S.R.O. Thane in Book No. I, and also hold Share nos. 71-75 vide Share Certificate No. 15, all that presently held in the name of Late Shri Dattatraya Balkrishna Godbole & Shri Milind Dattatraya Godbole.

Mrs. L. D. Godbole.

*[Handwritten signature]*



टन न १	
दस्त क्र. १२३४	२०२३
१०/१०	१०/१०

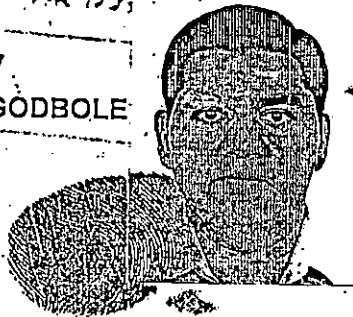


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टन न - २
दस्त क्रमांक २३०१-२ / २०२३
५५ / ५५

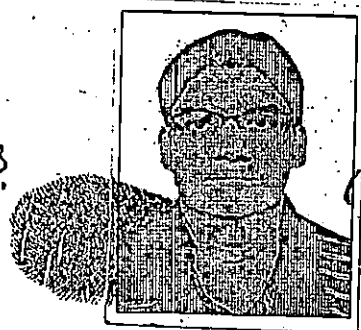
IN CONFIRMATION and acceptance of the same, we have signed and sealed the same on this \_\_\_\_\_ day of JUNE 2023 at Thane.

Signed and delivered by  
MILIND DATTATRAYA GODBOLE



*Handwritten signature*

TRIVIKRAM DATTATRAYA GODBOLE



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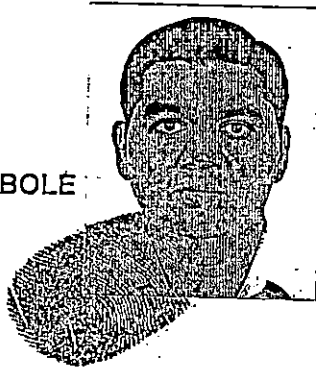
LAXMI DATTATRAYA GODBOLE

*Mrs. L.D. Godbole*



WE ACCEPT THE POWER

MILIND DATTATRAYA GODBOLE



TRIVIKRAM DATTATRAYA GODBOLE



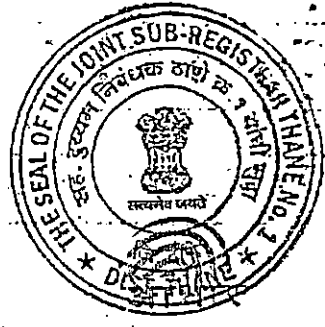
*Handwritten signature*

LAXMI DATTATRAYA GODBOLE *Mrs. L.D. Godbole*



ट न न - २  
 दस्त क्र. ११०१२ / २०२३  
 ५८ / ७०

ट न न १  
 दस्त क्र. ११०१० २०२३  
 ११ १७



भारतीय विशिष्ट ओळख पाधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 LAXMI DATTATRAYA GODBOLE  
 V.P. BEDEKAR  
 20/03/1945  
 Permanent Account Number  
 AMBPG6102A  
 Signature

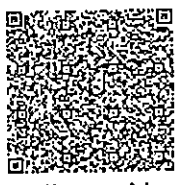
नोंदविण्याचा क्रमांक / Enrollment No 1218/61662/51549

To,  
 लक्ष्मी दत्तात्रय गोडबोले  
 Laxmi Dattatraya Godbole  
 W/O: Dattatraya Godbole  
 Flat no-16, Kauslub CHS  
 Opp Mangala School Adarsh Colony, Kopri  
 Thane  
 Thane East Thane Thane  
 Maharashtra 400603  
 9969783519

Ref: 418 / 23G / 754122 / 754230 / P



SH060148595FT



आपला आधार क्रमांक / Your Aadhaar No. :

2480 1699 1204

आधार - सामान्य माणसाचा अधिकार

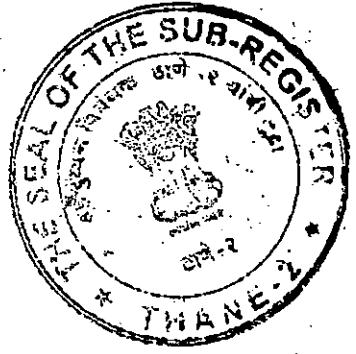
Mrs L.D. Godbole.

भारत सरकार  
 Government of India  
 लक्ष्मी दत्तात्रय गोडबोले  
 Laxmi Dattatraya Godbole  
 जन्म वर्ष / Year of Birth : 1945  
 स्त्री / Female



2480 1699 1204

आधार - सामान्य माणसाचा अधिकार



ट न न १  
 स्त क्र १०४० २०२३  
 १२ १७



ट न न - २  
 दस्त क्रमांक १३०१९ / २०२३  
 १२ / १७  
 आधार



भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card  
 ALUPG1505F

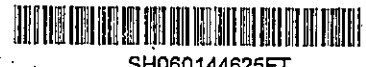
जन्म / Name: TRIVIKRAM DATTATRAYA GODBOLE  
 पिता का नाम / Father's Name: DATTATRAYA BALKRISHNA GODBOLE  
 जन्म का वर्ष / Date of Birth: 13/01/1980

दस्तावेज / Signature

नोंदविण्याचा क्रमांक / Enrollment No 1218/61691/04694

To,  
 त्रिविक्रम दत्तात्रेय गोडबोले  
 Trivikram Dattatraya Godbole  
 S/O: Dattatraya Godbole  
 16, Kaustubh Society  
 Lokmanya Tilak Roa  
 Adarsh Colony, Kopri  
 Thane  
 Thane East Thane Thane  
 Maharashtra 400603  
 9819559861

Ref: 418 / 23G / 753725 / 754230 / P



SH060144625FT



आपला आधार क्रमांक / Your Aadhaar No. :

8648 9076 0530

आधार - सामान्य माणसाचा अधिकार

*Handwritten signature/initials*



भारत सरकार  
 Government of India

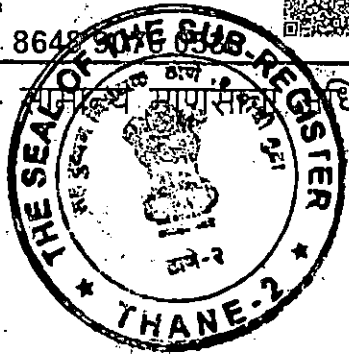


त्रिविक्रम दत्तात्रेय गोडबोले  
 Trivikram Dattatraya Godbole  
 जन्म वर्ष / Year of Birth : 1980  
 पुरुष / Male



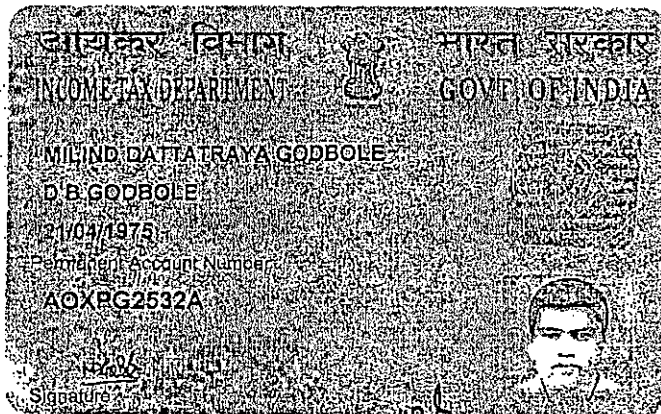
8648 9076 0530

आधार - सामान्य माणसाचा अधिकार





ट न न - २
दस्त क्र. ३०९२ / २०२३
९३ / ९०



*Milind*

ट न न १	
दस्त क्र. ९०६	२०२३
९३	९०





73/4947

गुरुवार, 22 जून 2023 2:47 म.नं.

दस्त गोशवारा भाग-1

दनन1

95/76

दस्त क्रमांक: 4947/2023

दस्त क्रमांक: दनन1 /4947/2023

धाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भारनेचे गुत्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. दनन1 यांचे कार्यालयात

अ. क्र. 4947 वर दि. 22-06-2023

रोजी 2:45 म.नं. वा. हजर केला.

पावती: 7279

पावती दिनांक: 22/06/2023

सादरकरणाऱाचे नाव: मिलिंद दत्तात्रय गोडबोले

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

12/06/23

दस्त हजर करणाऱ्याची मही:

कमी पहलेली पानांची पावती रु. 6000

एकूण: 420.00

दु. नि. सह. दु. नि. अन्वये पृष्ठांकन फी रु. 20/-

वसुली करण्यात आली आहे

Sub Registrar Thane 1

सहाय्यक निबंधक दण्डे-१

Sub Registrar Thane 1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असतो त्यामुळे कोणतीही स्थानिक मालमत्ता विभाग्याचा प्राधिकार मिळत असेल तेव्हा

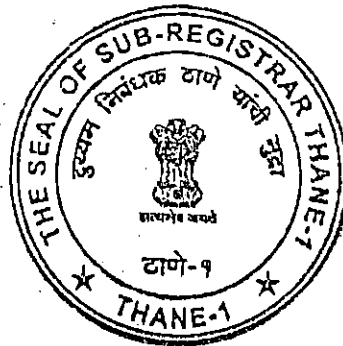
शिक्का क्र. 1 22 / 06 / 2023 02 : 45 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 06 / 2023 02 : 46 : 14 PM ची वेळ: (फी)

ट न न - २

दस्त क्रमांक 3092/2023

6/27/23



ट न न - २

दस्त क्रमांक २३०१-२/२०२३

६३/५०

दस्त गोपबारा भाग-२

दस्त नं १ १६/१६

दस्त क्रमांक: 4947/2023

22/06/2023 3 01:02 PM

दस्त क्रमांक : दस्त नं 1/4947/2023

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: मिलिंद दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: मंगला स्कूल समोर, महाराष्ट्र, THANE. पॅन नंबर: AOXPG2532A	पॉवर ऑफ अटॉर्नी होल्डर वय :- 48 स्वाक्षरी:-		
2	नाव: त्रिविक्रम दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: मंगला स्कूल समोर, महाराष्ट्र, THANE. पॅन नंबर: ALUPG1505F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 44 स्वाक्षरी:-		
3	नाव: लक्ष्मी दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: ऑप्प मंगला स्कूल, महाराष्ट्र, THANE. पॅन नंबर: AMBPG6102A	पॉवर ऑफ अटॉर्नी होल्डर वय :- 78 स्वाक्षरी:-		
4	नाव: मिलिंद दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3 ग, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: मंगला शाळेसमोर, महाराष्ट्र, THANE. पॅन नंबर: AOXPG2532A	कुलमुखत्यार देणार वय :- 48 स्वाक्षरी:-		
5	नाव: त्रिविक्रम दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: मंगला स्कूल समोर, महाराष्ट्र, THANE. पॅन नंबर: ALUPG1505F	कुलमुखत्यार देणार वय :- 44 स्वाक्षरी:-		
6	नाव: लक्ष्मी दत्तात्रय गोडबोले पत्ता: प्लॉट नं: 16-17, माळा नं: 3, इमारतीचे नाव: श्री कौस्तुभ सोमायटी, ब्लॉक नं: आदर्श कॉलनी, रोड नं: मंगला स्कूल समोर, महाराष्ट्र, THANE. पॅन नंबर: AMBPG6102A	कुलमुखत्यार देणार वय :- 78 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिका क्र.3 ची वेळ: 22 / 06 / 2023 02 : 59 : 03 PM

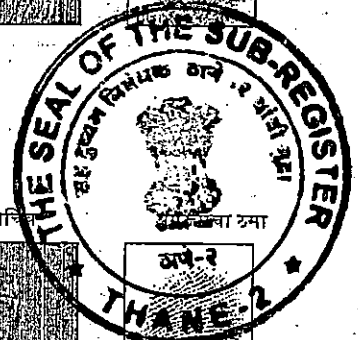
ओळख:-

खालील डमम असे निवेदीत करतात की ते दस्तावेज करून देणाऱ्याला व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव: राजीव वसंत फलटणकर  
वय: 67  
पत्ता: 202 विजय टॉवर भाकर कॉमनी नौपाडा ठाणे  
पिन कोड: 400602
- नाव: श्रेहन त्रिविक्रम गोडबोले  
वय: 38  
पत्ता: 16-17, श्री कौस्तुभ सो., ठाणे (पु)  
पिन कोड: 400603

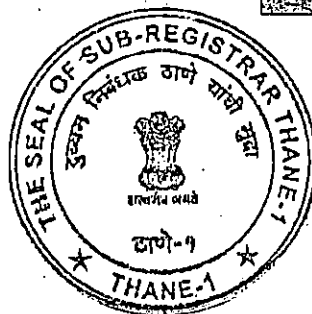
ध्यायाचित्र



शिका क्र.4 ची वेळ: 22 / 06 / 2023 02 : 59 : 56 PM

Supriya Godbole Thane 1

सह-दुय्यम निबंधक वर्ग-२  
ठाणे-१



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MILIND D GODBOLE	eChallan	00040572023061963768	MH003864999202324E	500.00	SD	0002103077202324	22/06/2023
2		DHC		2206202304275	320	RF	2206202304275D	22/06/2023
3	MILIND D GODBOLE	eChallan		MH003864999202324E	100	RF	0002103077202324	22/06/2023

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

4947 /2023

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ट न न - २
दस्त क्रमांक १३०१२ / २०२३
६४ / ७०

ट न न १
दस्त क्रमांक १२४७ २०२३
१७ १७



पुस्तक क्रमांक १४ ..... मध्ये  
दस्त क्रमांक १२४७ २०२३ वर नोंदला  
असून त्यास एकूण १७ पाने आहेत.

साह दुय्यम निबंधक वर्ग-२  
ठाणे-१  
दिनांक २४/६/२०२३



ट न न - २

दस्त क्रमांक २३०१२ / २०२३

२५ / ५०

कुलमुखवत्याख पत्राचे घोषणापत्र

मी, श्री./श्रीमती/सौ. ~~त्रिविक्रम दत्तत्रेय गोडबोले~~ याद्वारे

घोषित करतो की, बुध्दम निबंधक ठाणे ०९ याचे कार्यालयात ~~कारनामा~~

..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

~~श्री./श्रीमती/सौ. मिलिंद दत्तत्रेय गोडबोले~~ व इतर यांनी

दिनांक २२/०६/२०२३ रोजी मला दिलेल्या कुलमुखवत्याख पत्राच्या आधारे मी सादर

दस्त नोंदणीस सादर केला आहे. निष्पाहीत करून कबुलीजबाब दिला आहे. सादर

कुलमुखवत्याख पत्र लिहून देणार यांनी कुलमुखवत्याख पत्र रद्द केलेले नाही किंवा

कुलमुखवत्याख लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य

कोणत्याही कारणांमुळे कुलमुखवत्याख पत्र रद्द झालेले नाही. सादरचे

कुलमुखवत्याख पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः साक्ष्य

आहे. सादर कथान चर्कचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिर्षक मी पात्र राहिल याची मला जाणीव आहे.

ठिकाण : ठाणे

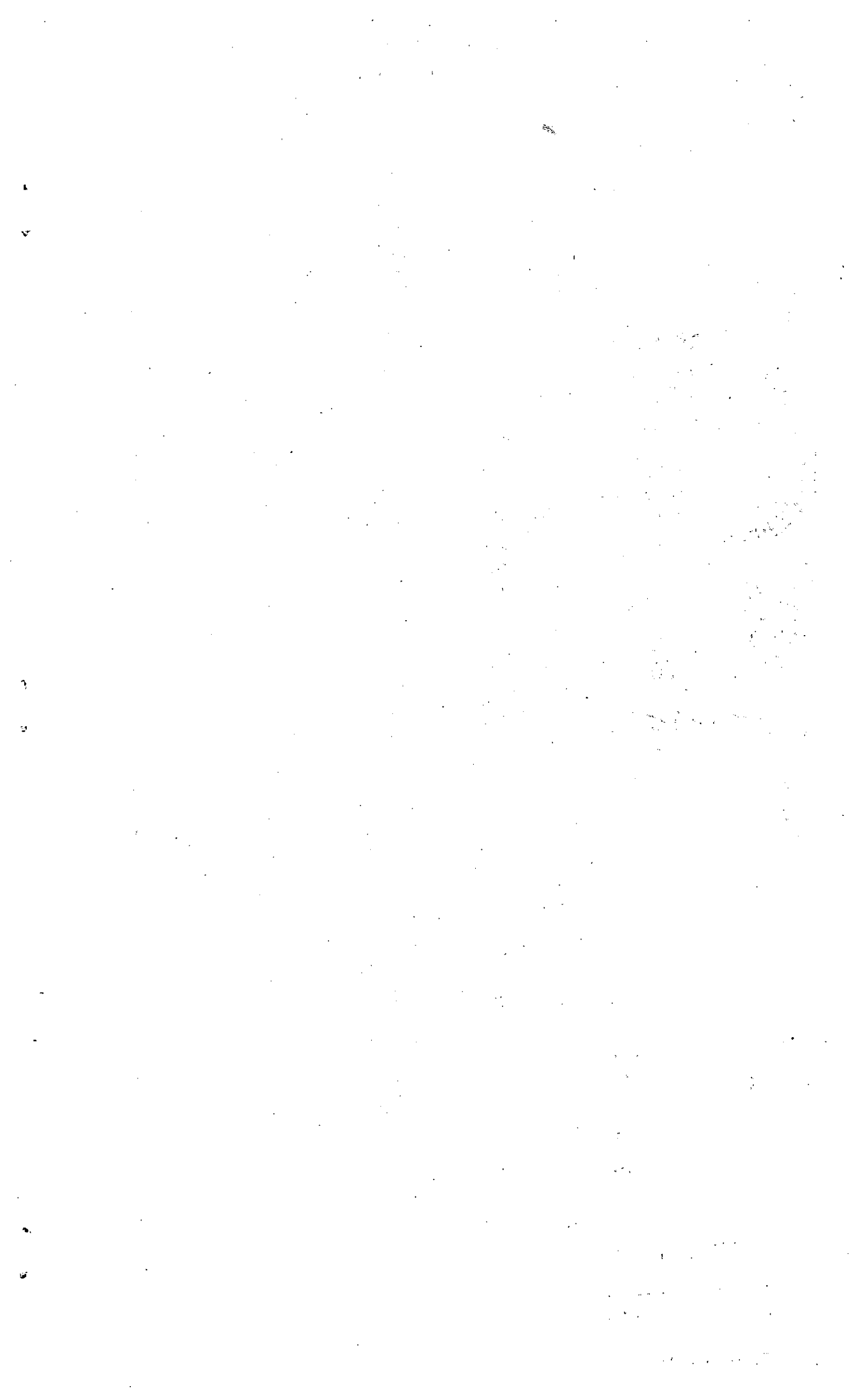
दिनांक : १८/०६/२०२३

सही/-




*(Handwritten signature)*

कुलमुखवत्याख पत्राचे घोषणापत्र लिहून देणार



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
**GANESH C MALVANKAR**  
**CHANDRAKANT KRISHNARAO MALVANKAR**  
**17/07/1979**  
 Permanent Account Number  
**AKLPH7499J**

**टन न - २**  
**दस्त क्रमांक २३७९-२/२०२३**  
**२६/१०**  
**भारत सरकार**  
**GOVERNMENT OF INDIA**

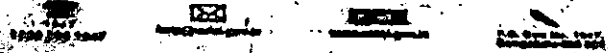
  
**निखिल प्रकाश मालप**  
**Nikhil Prakash Malap**  
**जन्म तिथि / DOB: 24/10/1979**  
**पुरुष / MALE**  
**3673 3579 0436**








**माझे आधार, माझी ओळख / Makep**



  
**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पता:**  
**ब्लॉक नं.९ तिसरा मजला देव दर्शन सोसायटी, धोबिवाळी टेम्ही नाका, जैन मंदिर क्या समोर, टेम्ही नाका, ठाणे पश्चिम, ठाणे, महाराष्ट्र - 400601**  
**Address**  
**BLOCK NO.9 3RD FLOOR DEV DARSHAN SOCIETY, DHOBIALI TEMBHI NAKA, OPP.JAIN MANDIR, TEMBHI NAKA, Thane West, Thane, Maharashtra - 400601**


**3673 3579 0436** 



  
  
**भारतीय विशिष्ट ओळख प्राधिकरण**  
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**  
 नोंदविण्याचा क्रमांक / Enrollment No 1271/50056/08486  
 To,  
 गणेश चंद्रकांत मालवणकर  
 Ganesh Chandrakant Malvankar  
 S/O: Chandrakant Malvankar  
 Room NO.702, Sameer Arcade,  
 Agyari Lane  
 Near Jambli Naka, Thane West  
 Thane  
 Thane Thane Thane  
 Maharashtra 400601  
 9820911856  
 Ref: 2013 / 03A / 800048 / 800357 / P  
  
 SH731568983FT  
  
**आपला आधार क्रमांक / Your Aadhaar No. :**  
**8142 2349 3519**  
**आधार - सामान्य माणसाचा अधिकार**  
  
**भारत सरकार**  
**Government of India**  
  
**गणेश चंद्रकांत मालवणकर**  
**Ganesh Chandrakant Malvankar**  
**जन्म तारीख / DOB : 17/07/1979**  
**पुरुष / Male**  
  
**8142 2349 3519**  
**आधार - सामान्य माणसाचा अधिकार**

  
**भारत सरकार**  
**GOVERNMENT OF INDIA**  
  
**राजेश अनंत जाधव**  
**Rajesh Anant Jadhav**  
**जन्म तारीख / DOB : 01/06/1984**  
**पुस्त्रिणी / MALE**  
**5928 8851 4680**

**आधार - सामान्य माणसाचा अधिकार**

  
**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**  
**पता:**  
**सरस्वती दर्शन टॉवर, टेकडी बंगला, पंचपाखडी, ठाणे पश्चिम, ठाणे महाराष्ट्र, 400602**  
**Address:**  
**SARASWATI DARSHAN TOWER, ROOM NO.101, TEKADI BUNGLOW, OPP.SARASWATI ENGLISH SCHOOL, PANCHPAKHADI, THANE WEST, Thane, Maharashtra, 400602**






आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MILIND DATTATRAYA GODBOLE  
D B GODBOLE  
21/04/1975  
Permanent Account Number  
AOXPG2532A




Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यापार संचयन खाता  
Permanent Account Number Card  
ALUPG1505F



नाम / Name  
TRIVIKRAM DATTATRAYA GODBOLE


पिता का नाम / Father's Name  
DATTATRAYA BALKRISHNA GODBOLE

जन्म तिथि / Date of Birth  
13/01/1980

हस्ताक्षर / Signature

भारत सरकार  
Government of India

त्रिविक्रम दत्तात्रेय गोडबोले  
Trivikram Dattatraya Godbole  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male



8648 9076 0530

To,  
त्रिविक्रम दत्तात्रेय गोडबोले  
Trivikram Dattatraya Godbole  
S/O: Dattatraya Godbole  
16, Kaustubh Society  
Lokmanya Tilak Roa  
Adarsh Colony, Kopri  
Thane  
Thane East Thane Thane  
Maharashtra 400603  
9819559661

ट न न - २

दस्त क्र ३०१९ / २०२३

६६ / १००



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 2023091858

18 September 2023,07:55:39 AM

मूल्यांकनाचे वर्ष 2023  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 1/1/H-8अ) चेदणी गावाच्या रेल्वे लाईन्सच्या दक्षिणेकडील सर्वे मिळकती (जुना सि.टी.सर्वे हददी नुसार) टि का नं.13 (न.र.यो.क्र.2)  
क्षेत्राचे नांव Thane Municipal Corporation सर्वे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक  
40200 115800 132900 144800 132900 चौ. मीटर  
बांधीव क्षेत्राची माहिती  
बांधकाम क्षेत्र(Built Up)- 97.757चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.26620/-  
उद्दवाहन सुविधा - आहे मजला - 5th to 10th Floor कार्पेट क्षेत्र- 88.87चौ. मीटर

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.121590/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
= ((121590-40200) \* (100 / 100)) + 40200  
= Rs.121590/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 121590 \* 97.757  
= Rs.11886273.63/-

B) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौ. मीटर  
बंदिस्त वाहन तळाचे मूल्य = 13.94 \* (115800 \* 25/100)  
= Rs.403563/-

Applicable Rules = 3, 9, 18, 19 ,15

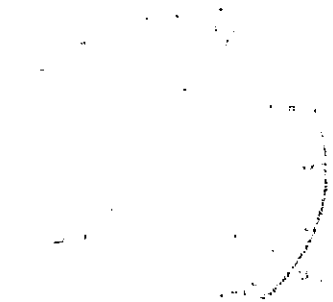
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 11886273.63 + 0 + 0 + 0 + 403563 + 0 + 0 + 0 + 0 + 0  
= Rs.12289837/-  
= ₹ एक करोड बावीस लाख एकोणनव्वद हजार आठ शे सदतीस /-

Home

Print

ट न न - २  
दस्त क्रमांक 309-2/2023  
65 / 00





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74/23019

सोमवार, 18 सप्टेंबर 2023 10:08 म.पू.

दस्त गोषवारा भाग-1

टनन2

६२६०

दस्त क्रमांक: 23019/2023

दस्त क्रमांक: टनन2 /23019/2023

बाजार मूल्य: रु. 1,22,89,837/-

मोवदला: रु. 1,80,00,000/-

भरलेले मुद्रांक शुल्क: रु.12,60,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 23019 वर दि.18-09-2023

रोजी 10:07 म.पू. वा. हजर केलां.

पावती:25489

पावती दिनांक: 18/09/2023

सादरकरणाचे नाव: मिलिंद दत्तात्रय गोडबोले यांच्यातर्फे कु.मु. म्हणुन  
त्रिविक्रम दत्तात्रय गोडबोले --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

दस्त हजर करणाऱ्याची सही:

एकुण: 31400.00

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

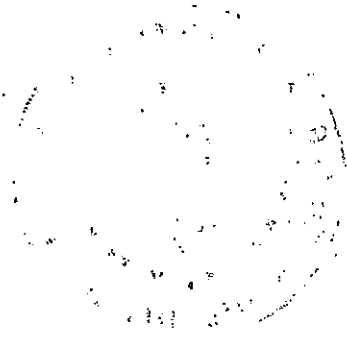
शिक्षा क्र. 1 18 / 09 / 2023 10 : 07 : 24 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 18 / 09 / 2023 10 : 08 : 33 AM ची वेळ: (फी)

## - प्रतिज्ञा पत्र -

सदर दस्तगोषवारा नोंदणी कायदा १९०८ नियम १९९१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. वस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कायदापत्रे दस्ताची सत्यता कायदेशीर यादी साठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तांतरण दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक धांधळे उल्लंघन होत नाही.





18/09/2023 10:48:26 AM

दस्त क्रमांक : टनन2/23019/2023  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. योगी क्रिएशन तर्फे प्रोप्रायटर गणेश सी. मालवणकर -- पत्ता:प्लॉट नं: ऑफीस नं. 301; माळा नं: -, इमारतीचे नाव: समिर आर्केड, ब्लॉक नं: जांभळी नाका, रोड नं: ठाणे पु., महाराष्ट्र, ठाणे. पॅन नंबर:AKLPM7499J	लिहून देणार वय :-44 स्वाक्षरी:-		
2	नाव:मिलिंद दत्तात्रय गोडबोले यांच्यातर्फे कु.मु. म्हणुन त्रिविक्रम दत्तात्रय गोडबोले -- पत्ता:प्लॉट नं: सदनिका क्रं. 16, माळा नं: -, इमारतीचे नाव: कौस्तुभ को. ऑप.हौ.सो.लि., ब्लॉक नं: मंगला हायस्कूल जवळ, रोड नं: ठाणे पु., महाराष्ट्र, ठाणे. पॅन नंबर:AOXP2532A	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:18 / 09 / 2023 10 : 47 : 35 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेश अनंत जाधव -- वय:38 पत्ता:101, टेकडी बंगलो, सरस्वती इंग्लिश स्कूल समोर, पांचपाखाडी,ठाणे प. पिन कोड:400602		
2	नाव:निखिल प्रकाश मालप -- वय:43 पत्ता:9/3, देवदर्शन सोसायटी, धोबी आळी, टेभी नाका, ठाणे प. पिन कोड:400601		

शिक्का क्र.4 ची वेळ:18 / 09 / 2023 10 : 48 : 25 AM

शिक्का क्र.5 ची वेळ:18 / 09 / 2023 10 : 48 : 36 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ganesh chandrakant malvankar	eChallan	69103332023091515254	MH008178901202324E	1260000.00	SD	0004332524202324	18/09/2023
2		DHC		0923153112871	1400	RF	0923153112871D	18/09/2023
3	ganesh chandrakant malvankar	eChallan		MH008178901202324E	30000	RF	0004332524202324	18/09/2023

प्रमाणित करण्यात येते कि सत्य  
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

पाने आहेत.

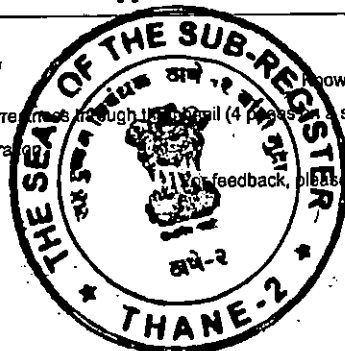
23019/2023

1. Verify Scanned Document for correctness through the e-mail (4 pages, 2 side) printout after scanning.  
2. Get print immediately after registration.

नोंदणी नंबराचे बुकात अ. नं.....

र.ब.प.र. वर नोंदला

feedback, please write to us at feedback.isarita@gmail.com



सह. दुय्यम निबंधक ठाणे क्र. २

दि. १८/०९/२०२३