

Share Certificate No. **088**

2304

Member's Regn. No. 057 No. of Shares 10(TEN)

**SHARE CERTIFICATES**

**Puranik Home Town Building 'G'** Co-op.

Housing Society Ltd. Thane (West)- 400 615

(Registered under the M.C.S. Act, 1960)

Regn. No. (TNA)/HSG/TC/30769/YEAR-2018 Date 26 APR 2018

This is to certify that Shri / Smt. / M/s.

Mr. Ajay Kumar Mishra -

is the Registered Holder of 10 (TEN)

fully paid up share of Rs. FIFTY each

numbered from 0871 to 0880

both inclusive, in Puranik Home Town Building 'G'

Co-op. Hsg. Soc. Ltd., Thane (West)- 400 615

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society

at Thane (West) 400 615 this 30th day of

JUNE 2019

For Puranik Home Town Building 'G' Co-op. Hsg. Society Ltd.

Authorised M. C. Mishra  
M. C. Mishra

Secretary

Chairman

Received the Share Certificate

Date 20

Receiver's Signature

Share Certificate No. **088** Member's Register No. 057 No. of Shares 10(TEN)

**Share Certificate**

**Puranik Home Town Building 'G'** Co-operative Housing Society Ltd.

Survey No. 85/1, 85/2, 85/3, 85/4, 85/5, 85/6, 85/7, 85/8, 85/9, 85/10, 85/11, 85/12, 85/13, 85/14, 85/15, 85/16, 85/17, 85/18, 85/19, 85/20, 85/21, 85/22, 85/23, 85/24, 85/25, 85/26, 85/27, 85/28, 85/29, 85/30, 85/31, 85/32, 85/33, 85/34, 85/35, 85/36, 85/37, 85/38, 85/39, 85/40, 85/41, 85/42, 85/43, 85/44, 85/45, 85/46, 85/47, 85/48, 85/49, 85/50, 85/51, 85/52, 85/53, 85/54, 85/55, 85/56, 85/57, 85/58, 85/59, 85/60, 85/61, 85/62, 85/63, 85/64, 85/65, 85/66, 85/67, 85/68, 85/69, 85/70, 85/71, 85/72, 85/73, 85/74, 85/75, 85/76, 85/77, 85/78, 85/79, 85/80, 85/81, 85/82, 85/83, 85/84, 85/85, 85/86, 85/87, 85/88, 85/89, 85/90, 85/91, 85/92, 85/93, 85/94, 85/95, 85/96, 85/97, 85/98, 85/99, 85/100 Sector No.-6, Village, Owale, G. B. Road, Thane (West)- 400 615

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

Registration No. (TNA)/HSG/TC/30769/YEAR-2018 Date 26 APR 2018

This is to certify that Shri / Smt. / M/s. MR. AJAY KUMAR MESHRA

is the Registered Holder of 10(TEN) fully paid up share

of Rs. FIFTY each numbered from 0871 to 0880 both inclusive, in G 2304

Puranik Home Town Building 'G' Co-operative Housing Society Ltd., Thane (West)- 400 615

Subject to Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on at Thane (West)- 400 615

on this 30th day of JUNE 2019



For Puranik Home Town Building 'G' Co-op. Hsg. Society Ltd.

Authorised M. C. Mishra  
M. C. Mishra

For Puranik Home Town Building 'G' Co-op. Hsg. Society Ltd.

Secretary

For Puranik Home Town Building 'G' Co-op. Hsg. Society Ltd.

Chairman

(P.T.O.)



2 नव - 4
दस्तावेज 2096
✓ / 20/10/2016

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AJAY KUMAR MISHRA, AGE - 33 Yrs.

Indian

residing at 601, 6th floor, B-Wing, Vinayok Park, Near Railway Station, Titwala (west), Thane.

Email id: ajayk.mishra 2012@yahoo.co.in

"the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs, executors, administrators, nominees and assigns) of the OTHER PART.

Interpretation:

A) The terms referred to in this Agreement, unless defined otherwise, or unless inconsistent with the context or meaning thereof, shall bear the same meaning as ascribed to them in common parlance or as defined under the relevant Statute/ Legislation.

B) All references in this Agreement to any statutory provision(s) shall be construed as meaning and including references to:

1. any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force; and
  2. all statutory instruments or orders made pursuant to a statutory provision.
- C) The terms "include" and "including" shall mean, "include without limitation".
- D) References to any document (including the Agreement) are references to that document as amended, consolidated, supplemented, novated or replaced from time to time.

E) References to Recitals, Annexure, Clauses, or Schedules, unless the context otherwise requires, shall mean references to recitals, articles, clauses, or schedules contained in this Agreement.



The terms expressed in Singular are all words importing the singular terms which shall include, where the context admits or requires, plural terms and vice versa;

The term Month shall mean Gregorian Calendar Month;

H) The terms Person/ Persons shall include corporation and firm as well as individuals;

*(Handwritten signature)*

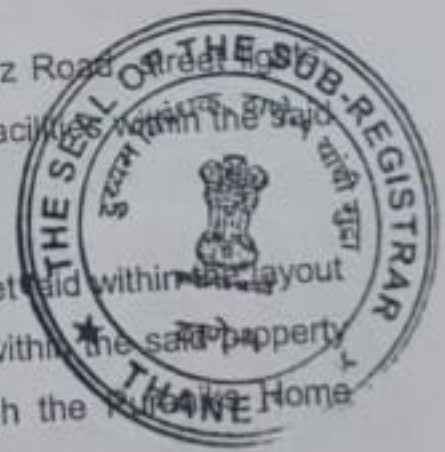
*(Handwritten initials)*



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दस्त क्र ४९२८ / २०१८
५ / १३०

3

- I) The terms importing the masculine gender also include the feminine gender and vice versa unless the context otherwise requires;
- J) The term *Parties* shall mean the Promoters, the Joint Promoters and Purchaser collectively;
- K) The term Apex Body shall means any organization formed of all societies/corporate/Association of the buildings in the Puraniks Home Town, which will manage all the common amenities and infrastructure in the said Puraniks Home Town.
- L) The terms *Planning Authority* and *Local Authority* shall mean and include the Planning Authority and Local Authority for the time being under Bombay Provisional Municipal Corporation Act, 1949 and Maharashtra Regional and Town Planning Act, 1966;
- M) The term **Common Amenities** means all amenities provided in the Puraniks Home Town viz club house, gymnasium, garden, amphitheater, play ground or any other amenities within the said Puraniks Home Town.
- N) The term Society means and includes Society registered under Maharashtra Co-operative Society Act or Company Registered under Companies Act or Condominium formed under Apartment Ownership Act or Society formed of the Society. The word Society is described in generic terms to mean or include any organization of the Flat Purchaser in the separate building.
- O) The term infrastructure means all infrastructures viz Road, street, sewerage water treatment Plant or any other similar facilities within the said Puraniks Home Town.
- P) The term **Internal Street** means and includes street laid within the layout of the said property for movement of the vehicle within the said property and may also include D P road passing through the Puraniks Home Town.
- Q) The Swapnadhara Project Pvt. Ltd (Swapnadhara) means and includes but not limited to Swapnadhara Project Pvt. Ltd only but any other company or firm to whom contract is awarded by the Owner and Developer to maintain administer supervise all Common amenities and infrastructure in the said Puraniks Home Town or any party of the said



*[Handwritten signature]*

*[Handwritten signature]*

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दस्तक्र ४९४८ /२०१८
३ / १३०



THIS AGREEMENT made at Thane this 06<sup>th</sup> day of April in the Christian year Two Thousand ~~Fifteen~~ Eighteen.

BETWEEN

M/s. PURANIK BUILDERS PRIVATE LIMITED, a Company incorporated under the Companies Act having its registered office at Puraniks One, Kanchan Pushp, Kavesar, Ghodbandar Road, Thane-400 615,, "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title, nominees and assigns) of the FIRST PART; AND

M/s GAURAV LAND CORPORATION, a partnership concern registered with the Registrar of Firms under the provisions of the Partnership Act, 1932 having its office at : 8, Mahajan apartment, Vir Savarkar Marg, Thane west - 400 602 "the Joint Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include Partners for the time being Survivors of Partners and their respective heirs, executors, administrators and permitted assigns) of the SECOND PART; AND

*[Handwritten signature]*

*[Handwritten signature]*

..2..



मूल्यांकन पत्रक ( सहरा क्षेत्र - बांधीव )

Valuation ID 201804063281

06 April 2018,03:29:30 PM

मूल्यांकनाचे वर्ष	2018
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	20/78-1ब/3) रस्त्यापासून दुर असलेला भाग व वरील "1अ/3" मध्ये दर्शविलेल्या सर्व नंबर व्यक्तिरीक्त औद्योगिक उर्वरीत सर्व क्रमांक
क्षेत्राचे नांव	Thane Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	73200	64500	चौ मीटर
16200	63800	64500		

बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	72.45 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.63800/-
उद्दवाहन सुविधा	आहे	मजला -	21st and Above		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार नविन दर ) \* मजला निहाय घट/वाढ  
 = (63800 \* (100 / 100)) \* 115 / 100  
 = Rs.73370/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 73370 \* 72.45  
 = Rs.5315656.5/-

E) बंदिस्त वाहन तळाचे क्षेत्र  
 बंदिस्त वाहन तळाचे मूल्य = 13.75 चौ. मीटर  
 = 13.75 \* ( 73370 \* 25/100 )  
 = Rs.252209.375/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + गेझॅन्लाईन मजला क्षेत्र मूल्य + लगतच्या मर्यादीचे मूल्य + वरील मर्यादीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 5315656.5 + 0 + 0 + 0 + 252209.375 + 0 + 0 + 0  
 = Rs.5567865.875/-

Home Print

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 १ / १३०





06/04/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 4948/2018

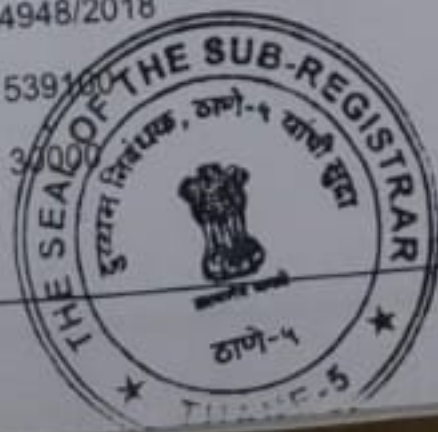
नोंदणी :

Regn:63m

गावाचे नाव : ओवळे

- |   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | 8984000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 5567865.875  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)  | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 2304, माळा नं: 23,बिल्डींग नं जी. इमारतीचे नाव: स्मार्ट होम्स,पुराणिक होम टाऊन 3, रोड : जी.बी.रोड,ओवळे,ठाणे., इतर माहिती: मीजे ओवळे स.नं.75/1(89/1),75/4(89/4),75/3(89/3),76/5ए(88/5ए),76/5बी (88/5बी),76/1(88/1),76/4(88/4),झोन नं 20/78-1ब/3).(( Survey Number : - ; )) |
| (5) क्षेत्रफळ   | 1) 72.45 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  | 1): नाव:-मेसर्स. पुराणिक बिल्डर्स प्रा.ली.तर्फे कु.मु.म्हणुन मुकेश देडीया तर्फे कु. मु. म्हणुन दिनेश पवार - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पुराणिक वन,कांचन पुष्प, ब्लॉक नं: -, रोड नं: जी.बी.रोड,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:- AABCP0109R                                      |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 2): नाव:-मेसर्स. गौरव लॅंड कॉर्पोरेशन तर्फे भागिदार मुकेश देडीया तर्फे कु. मु. म्हणुन दिनेश पवार - - वय:-31; पत्ता:-प्लॉट नं: ऑफिस नं 08, माळा नं: -, इमारतीचे नाव: महाजन अपार्टमेंट, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:- AAFFG2058M  |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-अजय कुमार मिश्रा - - वय:-33; पत्ता:-प्लॉट नं: 601, माळा नं: 6, इमारतीचे नाव: विनायक पार्क, ब्लॉक नं: -, रोड नं: टिटवाळा, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:- AYWPM1217D  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 06/04/2018   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 06/04/2018   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 4948/2018  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 539100   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 37000  |
| (14) शेर  |  |

मुल्यांकनासाठी विचारात घेतलेला



सह दुय्यम निबंधक, ठाणे क्र. ५