

AGREEMENT FOR SALE

“VENDOR/S / TRANSFEROR/S”

AND

“PURCHASER/S / TRANSFEREE/S”

Property

M/S. VINAY ENTERPRISES

Spelt. in - Stamp Duty, Registration & Housing Society Formation, etc.

Geeta Xerox, Shop No.4, Maratha Mali Panchayat Bldg., Near
Perfect Driving School, Opp. Registrar Office, Talavpali, Thane (West) – 400 601

Ph. No. 022-64517109 / 9892596445 - **Vinay Panchal**

Friday, October 07, 2016
1:51 PM

पावती

Original/Duplicate
नोंदणी क्र.: :39म
Regn.:39M

पावती क्र.: 13510 दिनांक: 07/10/2016

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन1-12419-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: हर्शल शामराव सुतार

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 600.00
पृष्ठांची संख्या: 30

एकूण: रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:08 PM ह्या वेळेस मिळेल.

Shirani
Sub Registrar Thane 1

वाजार मुल्य: रु.5625000 /-
मोबदला रु.5700000/-
भरलेले मुद्रांक शुल्क : रु. 342000/-

~~लहः दुय्यम निबंधक वर्ग - २~~
ठाणे - ९.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
बीडी/धनादेश/पे ऑर्डर क्रमांक: MH005004468201617S दिनांक: 06/10/2016
देयकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

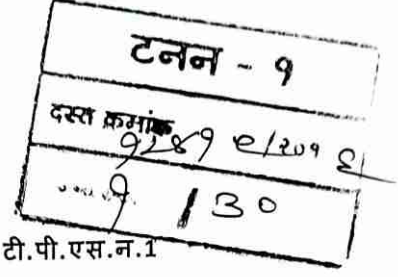


Shirani

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन-2016-17

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- 25बी
2. सादरकर्त्याचे नाव:- Harshal Shamrao Sutar
3. तालुका :- ठाणे
4. गावाचे नाव :- पांचपाखाडी
5. ~~करारनाम्याचा क्रमांक/ अर्थ~~ / अंतिम भूखंड क्रमांक : 75, टी.पी.एस.न.1
6. मूल्य दरविभाग (झोन):- _____ उपविभाग : 5/17-5ड
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर :- _____ 98,500/- _____
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 71.31 ~~क्युबेट/बिल्ट~~ अप चौ.मीटर/फुट
9. कारपार्किंग :- _____, गच्ची: _____, पोटमाळा : _____
10. मजला क्रमांक :- 1ला मजला, उद्वाहन सुविधा आहे / ~~नाही~~
11. बांधकाम वर्ष :- 2005 घसारा :- 20% (ओ.सी.)
12. बांधकामाचा प्रकार:- आरआरसी / ~~इतर पक्के~~ / अर्थ पक्के / ~~कच्चे~~
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र.:- 3 ज्यान्वये दिलेली ~~बट~~ / ~~घट~~ THANE-1
14. लिव्ह अँड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम :- _____
2. अनामत रक्कम/आगाऊ भाडे:- _____
3. कालावधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- ₹.56,25,000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- ₹.57,00,000/-
17. देय मुद्रांक शुल्क :- 3,42,000/- भरलेले मुद्रांक शुल्क :- 3,42,000/-
18. देय नोंदणी फी :- 30,000/-



लिपिक

Shamrao
सह दुय्यम निबंधक

टनल - १
क्रमांक १२४९९/२०१९
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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14091130573861

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA
 Stationery No: 14091130573861
 Pmt Txn id : 101912894
 Print DtTime : 06-Oct-2016@18:06:12
 Pmt DtTime : 06-OCT-2016@16:30:19
 ChallIdNo: 69103332016100651089
 GRAS GRN : MH005004468201617S
 District : 1201-THANE
 Office Name : IGR113-THANI-HQR-SUB-REG

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 3,42,000/- (Rs Three, Four Two, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : Flat No 103,Bldg No A 2,Anand Savali,Resi A 2 CHSL,Louiswadi,Parichp
 akhadi,Thane West,Maharashtra,400604
 Consideration: R 57,00,000/-

Duty Payer: PAN-AEGPS2734G,Harshal Shamrao Sutar
 Other Party: PAN-BVDPS9123H,Shamrao Ramchandra Sutar

रकम - ९
 दस्त कमांक
 9289e 1098
 3 / 30

Bank official1 Name & Signature

विलास करंडे
VILAS V. KARANDE
 2779युकी

अमित कुमार वर्मा/AMIT KUMAR VERMA
 आईडीबीआई बैंक लि./IDBI BANK LTD.
 जाम्बलीनाका थाने/Jambhalinaka Thane



Bank official2 Name & Signature

--- Space for customer office use --- Please write below this line ---

Sutar



3/11

D/Sutar

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४ / ३०



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AGREEMENT FOR SALE

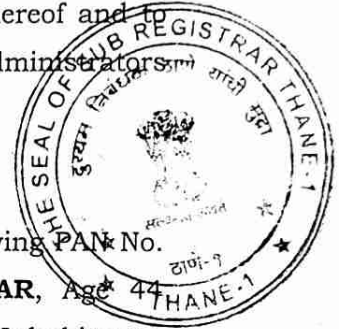
ARTICLES OF THIS AGREEMENT FOR SALE is made and entered into at Thane on this 7th day of October, 2016.

BETWEEN

MR. SHAMRAO RAMCHANDRA SUTAR, Age 72 Years, having PAN No.BVDPS9123H, Indian Inhabitant, residing at Flat No.103, 1st Floor, Bldg. No.A-2, Anand Savali Residency A-2 Co-Op. Hsg. Soc. Ltd., Kajuwadi, Louiswadi, Thane (West) - 400604, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MR. HARSHAL SHAMRAO SUTAR, Age 47 Years, having PAN No. AEGPS2731G & **MRS. DEVAYANI HARSHAL SUTAR**, Age 44 Years, having PAN No.DLQPS0386M, Both Indian Inhabitants, residing at Flat No.103, 1st Floor, Bldg. No.A-2, Anand Savali Residency A-2 Co-Op. Hsg. Soc. Ltd., Kajuwadi, Louiswadi, Thane (West) - 400604, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



WHEREAS by virtue of a Registered Agreement, dated 21st November, 2005 (Registered with the Sub-Registrar of Thane-5, attached with Deed of Confirmation, dated 13th February, 2009, vide Regn. No.TNN5-01247-2009 on dated 13/02/2009) executed between M/S. YASH CONSTRUCTION, having office at 201, Arihant, Agyari Lane, Thane (West) - 400601 and the TRANSFEROR herein, the TRANSFEROR purchased and acquired all rights, title and interest in **Flat No.103**, admeasuring **640 Sq.**

- 1 -

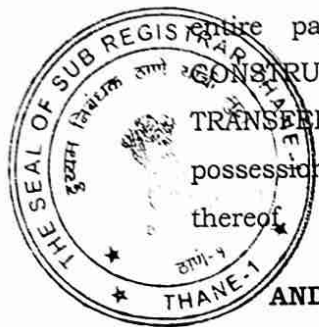
Sutar

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D. Sutar

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 १२४१९९ / २०१९
 ९ / ३०

~~Ft. Carpet~~ area on **First Floor**, of the **Building No.A-2**, in the society known as **"Anand Savali Residency A-2 Co-Operative Housing Society Ltd."**, standing on the plot of land bearing **Final Plot No.75, T. P. S. No.1, Village - Panchpakhadi**, lying, being and situated at **Kajuwadi, Louiswadi, Thane (West) - 400604**, within the limits of **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**, which flat hereinafter referred to as the **"SAID PREMISES"**.



AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to the said M/S. **YASH CONSTRUCTION** of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of **"Anand Savali Residency A-2 Co-Operative Housing Society Ltd."**, a society registered under **Registration No.TNA/(TNA)/HSG/(TC)/16511, Dated 20/06/2005** and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as **"THE SAID SOCIETY"** and being the member of the said society, the TRANSFEROR is holding five fully paid up shares of **Rs.50/- each under Share Certificate No.03, bearing Distinctive No.11 to 15 (both inclusive)**, (hereinafter referred to as the **"SAID SHARES"**) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

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AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has, / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose of the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispenders or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- F) The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange,



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assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.

- G) Neither the TRANSFEROR nor any of his predecessors in title has / had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.



The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

- I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.
- J) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along

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with the benefits of the membership, including the said shares of the said premises of the said society at and for **Lump-sum Price / Consideration of Rs.57,00,000/- (Rupees Fifty Seven Lacs Only).**

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

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

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No.103**, admeasuring **640 Sq. Ft. Carpet area on First Floor**, of the **Building No.A-2**, in the society known as **"Anand Savali Residency A-2 Co-Operative Housing Society Ltd."**, standing on the plot of land bearing **Final Plot No.75, T. P. S. No.1, Village - Panchpakhadi**, lying, being and situated at Kajuwadi, Louiswadi, Thane (West) - 400604, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of Rs.57,00,000/- (Rupees Fifty Seven Lacs Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.
2. The TRANSFEREES have paid an amount of **Rs.5,00,000/- (Rupees Five Lacs Only)** as and by way of **Earnest Money Payment of Consideration**, as more particularly described in the receipt hereunder written and the payment and receipt

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१० / ३०

whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES have agreed to pay the **Balance Amount of Consideration of Rs.52,00,000/- (Rupees Fifty Two Lacs Only)** within 45 days from the date of registration of this agreement by obtaining loan / financial assistance from the bank / financial institution.



After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.

4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. **The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions.** The TRANSFEROR shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

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6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single bye - laws, rules and regulations adopted by the society.

7. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the **Electricity & MGL Gas Connection** installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard.



8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

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The TRANSFEROR further declares that he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.



The TRANSFEROR shall obtain the necessary no objection certificate from "Anand Savali Residency A-2 Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.

12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.
14. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR

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hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.

15. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
16. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.



:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT RESIDENTIAL PREMISES bearing Flat No.103, admeasuring 640 Sq. Ft. Carpet area on First Floor, of the Building No.A-2, in the society known as "Anand Savali Residency A-2 Co-Operative Housing Society Ltd.", standing on the plot of land bearing Final Plot No.75, T. P. S. No.1, Village - Panchpakhadi, lying, being and situated at Kajuwadi, Louiswadi, Thane (West) - 400604, within the limits of Thane Municipal

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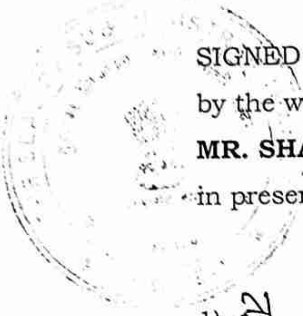
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१४१ Corporation of Thane

and within the Registration District and Sub-District

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.



SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"
MR. SHAMRAO RAMCHANDRA SUTAR
in presence of

Sutar



1) श्री. प्रतिक्षा विजय लोहार — *Pohar*

2) विजय वृष्णा जाधव *S. Jadhav.*

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"
MR. HARSHAL SHAMRAO SUTAR &



Harshal



MRS. DEVAYANI HARSHAL SUTAR
in presence of

D. Sutar

1) श्री. प्रतिक्षा विजय लोहार — *Pohar*

2) विजय वृष्णा जाधव *S. Jadhav.*



:: RECEIPT ::

तारीख - १
१२/१०/२०१६
१५/३०

RECEIVED of and from MR. HARSHAL SHAMRAO SUTAR & MRS. DEVAYANI HARSHAL SUTAR (TRANSFEREES) a sum of Rs.5,00,000/- (Rupees Five Lacs Only) by Cheque No.300360, Dated 03/10/2016, Drawn On G. P. Parsik Janata Sahakari Bank Ltd., Louiswadi Branch, Thane (West), being Earnest Money Payment of Consideration against the sale of Flat No.103, admeasuring 640 Sq. Ft. Carpet area on First Floor, of the Building No.A-2, in the society known as "Anand Savali Residency A-2 Co-Operative Housing Society Ltd.", standing on the plot of land bearing Final Plot No.75, T. P. S. No.1, Village Panchpakhadi, lying, being and situated at Kajuwadi, Louiswadi Thane (West) - 400604.

Rs.5,00,000/-

I SAY RECEIVED



MR. SHAMRAO RAMCHANDRA SUTAR
THE TRANSFEROR

WITNESSES :-

1) सौ. प्रतिष्ठा विजय मोहार - Pratishtha

2) विजय कृष्णा जाधव - Vijay

गमाणत करण्यात येते की, सदर दस्तऐवजास जोडलेली पुरक कागदपत्रे ही अस्सल ब खरी आहेत. तथापि छोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस जबाबदार नाही.

लि. देणार

लि. देणार

Shamrao

हमीपत्र

मी, श्री.शामराव रामचंद्र सुतार..... याद्वारे घोषित करतो की, या दस्तातील सव्निका/कार्यालय/दुकाने/औद्योगिक गाळा यांची विक्री करतांना त्यासंबंधित आच्छादित अथवा खुले बाजारतक दिलेले नाही, असे हमीपत्र देत आहे

ठिकाण :- ठाणे

दिनांक : 7/10/2016

वेपचार/विद्येताबांची स्वी

टनन - १
दस्ता क्रमांक १११९९/२०१९
१६/३०

कोरे
पान
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Page



210/1459

Share Certificate No. 03 Member's Register No. A2/103 No. of Shares FIVE

SHARE CERTIFICATE

For Anand Savali Residency-A-2 Co-operative Housing Society Ltd.

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

Registration No. TNA/TNA/H.S.C/CTC/16511 Date 20/6/2005

This is to certify that Shri/Smt. MS. SHAMRAO RAMCHANDRA

SUTAR

is the Registered Holder of FIVE fully paid up share of Rs. FIFTY each numbered from 11 to 15 both inclusive, in

For Anand Savali Residency-A-2 Co-operative Housing Society Ltd.,

THANE subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at KANJWADI this 11 day of APRIL 2010



Authorized Member

DR. Ramesh
Secretary

[Signature]
Chairman



टनन - १
दस्त नामांक
१२९९९
१६ १३०

टनन - १
 क्रमांक १२४९८/२०१८
 १८/३०

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES					
Date of Transfer	Transfer No.	Regn. No. of Transfer	To Whom Transferred	Regn. No. of Transferee	
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary
			Authorised M. C. Member	Chairman	Secretary



THANE MUNICIPAL CORPORATION, THANE.

603

(Regulation No. 3 B-24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE
(Amended)

For,
Building No.A-1, Basement + 11 Floors
Building No.A-2, Stilt + 11 Floors
Building No.B- Ground + 4 Floors

2007-9
9200/1278
90/30
Date 20/07/2007

V. P. No. 88/441/ TMC/TDD 2702

To, Shri/Smt. Sunil Sawant. (Architect)
Shri/Smt. Digambar V. Modgi & others (Contractor)
Through C.A. Yash Construction.
Str.

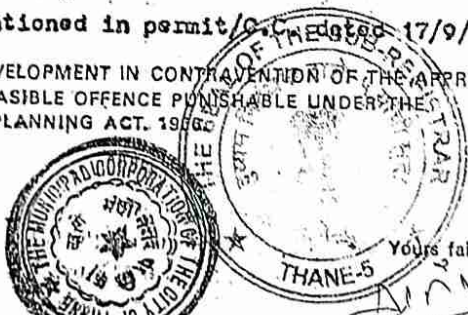


With reference to your application No. 2391 dated 1-9-2006 for development permission/ grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. A-1, A-2 Only in Village Panchpakhadi Section No. - Ward No. THANE situated at Road/Street - S. No. / T.P.S. No. 75, T.P.S. No. 1 H. No./T. No. -

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) Existing structures in the proposed R.G. on the Eastern side of Existing Road should be removed before O.C. & their Agreement of the Rehabilitation should be submitted before applying for the plinth completion certificate of wing-A2.
- 6) As total F.S.I. is consumed in vacant portion of the plot, Sub-division of plot is not permissible in future.
- 7) C.F.O's permission should be submitted before C.C.
- 8) C.C. held up for the deficient Area i.e. 291.75 sq.mts. of R.G. & as marked in pink hatched on the plan hereto will be released when the total required open space is provided.
- 9) Condition's no. 5 to 11 mentioned in permit/O.C. No. 17/9/99 will remain binding upon you.

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,
Asst. Director of Town planning
Municipal Corporation
the city of Thane.

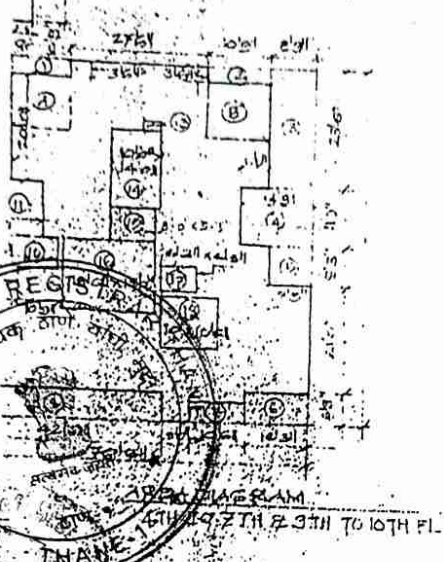
Office No. 40001-40002
Office Stamp Received by
Date 20/07/2007
For, Mr. Sunil Sawant

2007-9
9200/1278/2007
27/30

टनन - १
 3289E/204E
 20/30

Amund Sawli

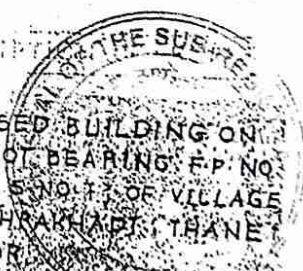
THANE MUNICIPAL CORPORATION
 2176 - 12/7/2008
 THANE MUNICIPAL CORPORATION
 THANE



AREA STATEMENT		SQ. FT.
WING - A1 (1ST TO 8 TH & 9 TH FLOOR)		
AREA - 35.0' X 70.6'		24582.50
LEBS		
1	31.6' X 6.0' =	189.60
2	44.0' X 4.0' =	176.00
3	11.0' X 4.0' =	44.00
4	3.0' X 10.0' X 2 =	60.00
5	35.3' X 12.0' =	423.60
6	11.0' X 4.0' =	44.00
7	22.2' X 2.0' =	44.40
8	2.0' X 15.0' =	30.00
9	14.0' X 10.0' =	140.00
10	5.3' X 8.0' =	42.40
11	11.0' X 11.0' =	121.00
12	8.0' X 16.0' =	128.00
13	6.0' X 18.0' =	108.00
NET BUILDING AREA		2728.87
BALCONY AREA CALCULATION		
PERMISSIBLE BAL 10% OF FL. AREA		
FLOOR AREA		2728.87
PERMISSIBLE BAL AREA		272.89
PROPOSED BALCONY		
1	23.0' X 3.6' =	82.80
2	3.3' X 10.0' =	33.00
3	11.0' X 4.0' =	44.00
4	11.0' X 4.0' =	44.00
EXCESS BALCONY		101.25

APPROVAL OF PLAN

PROPOSED BUILDING ON THE PLOT BEARING F.P. NO. 15 T.P. 80/11 OF VILLAGE RANCHRAKHAPT, THANE (W) FOR DIGAMBAR P. S. MODGI & OTHERS



NAME & SIGNATURE OF OWNER

YASH CONS
 23/8E

NAME & SIGNATURE OF ARCHITECT

THANE MUNICIPAL CORPORATION, THANE. 1250

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

= करिता -
 इमारत क्र. अ-१ = स्टिल्ट अधिक १२ मजले.
 इमारत क्र. अ-२ = स्टिल्ट अधिक १५ मजले.
 इमारत क्र. बी = तळमजला अधिक चार मजले फक्त.

टनन - १
 दस्त क्रमांक १२४९८/२०१९
 २१ / ३०

No. ८८/४४११ TMC/TDD २१९६ Date १२/१०/०२

Shri/Smt. सुवर्णा घोष.

Shri/Smt. दिगंबर विष्णू मोदगी व इतर.



With reference to your application No. --- dated १३/११/०१ for development permission/commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. अ-१, अ-२ व बी. located at/Street काजवाडी Section No. ३ Ward No. --- situated at/Street काजवाडी F. P. No. ७५, टि.पी. स्कीम नं. १. H. No./T. No. ---

The development permission / the commencement certificate is granted subject to the following conditions. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.

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.

The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.

This permission does not entitle you to develop the land which does not vest in you.

इमारत क्र. अ-१ व अ-२ च्या वापरपरवान्यापूर्वी वापरपरवाना प्राप्त करून घ्यावा.

वापरपरवान्यापूर्वी वृक्ष वृक्षाधिकरण, पाणीपुरवठा विभाग, ड्रेनेज विभाग व अग्निशमन दल यांचे नाहरकत दाखले दाखल करणे आवश्यक आहेत.

शेवटचे

विकास विभागाच्या बांधकाम नकाशा तसेच बांधकाम नियमावलीनुसार आर्किटेक्टच्या नकाशा न व बांधकाम वापर करणे, शासनाच्या नियमावली अर्थात नियमांचे क. व २१ या अटी व शर्तीचे पुरा आहेत. त्यासाठी गप्तीव

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.



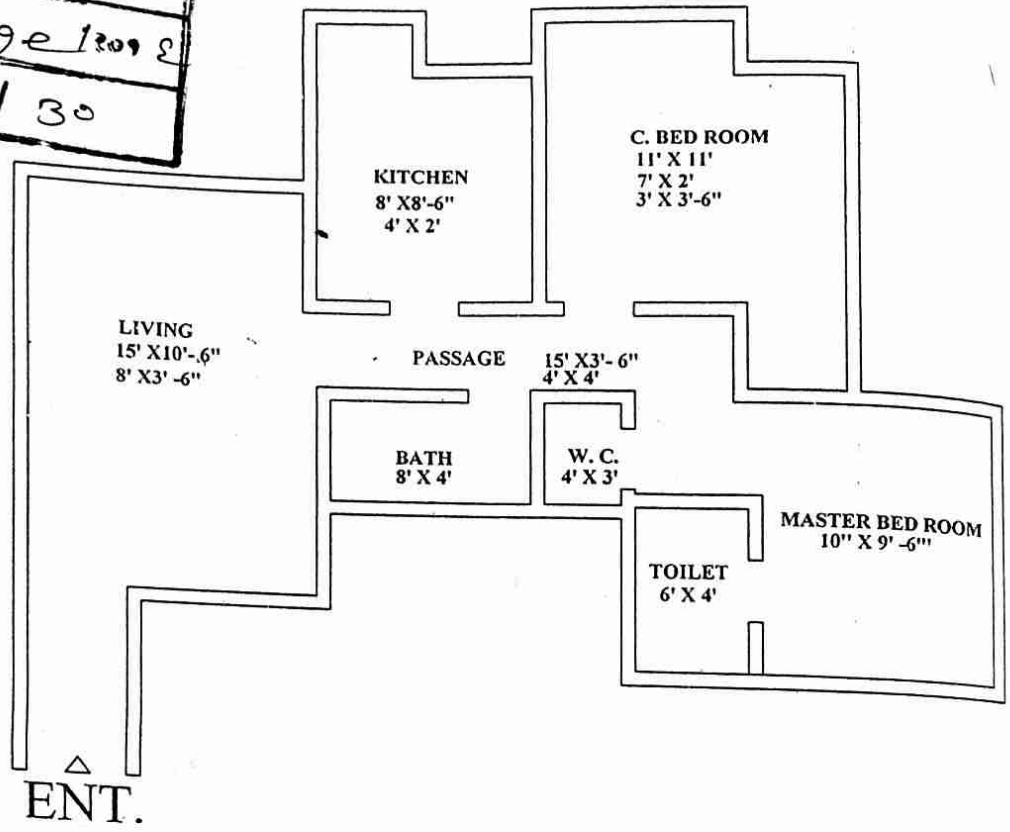
दस्त क्रमांक १२४९८/२००९
 २१/३०

टनन - १
 दस्त क्रमांक १२४९८/२००९

Yours faithfully,

Case No.

टन - १
 १२४९२/२०१९
 २२/३०



TYPICAL FLOOR PLAN
1 st FLOOR-FLAT NO. 103
 PROPOSED BLDG. ON THE PLOT BEARING
 T.P.S. NO., F.P. NO. 75; AT LOUCE
 PANCHPAKHADI THANE:-WEST



टन - २
 १२४९२/२०१९
 २५/३६

टोलन - १
दस्त क्रमांक ३२१९ ए. ११ १
२३/३०

THANE MUNICIPAL CORPORATION, THANE.

945

(Regulation No. 37)
Occupancy Certificate

इमारत क्र. अ-२ = [स्टील्ट + १५ [पार्ट] मजले.

V. P. No. ८८/४४१ TMC/TOB/15

Date 9/12/2005

To, श्रीमती. सुवर्पा घोष [वा. वि.]
३०१, अरिहंत, अग्यारी लेन,
जांमली नाका, ठाणे [प]



Sub: वापर परवाना इमारत क्र. "अ-२"

टी. पी. स्त. नं. १, फायनल प्लॉट नं. ७५,
पांचपाखडी, ठाणे

Ref.: V. P. No. ८८/४४१

Your Letter No. २३४८५

Sir, The part / full development work/erection /re-erection or alteration in/of building/ part building
No. "अ-२" situated at डी Road/Street
Ward No. Secto: ६४६४.४६.४४.४४ F. P. No. ७५

Village/स्थळ: पांचपाखडी
may be occupied on the following

supervision of सुवर्पा घोष Licensed
Architect/Licence No. सी-२१-१४३२४

- १] अस्तित्वातील रस्ता बंद करता येणार नाही.
- २] मळिकात मुंबईचे सब डिव्हिजन अनुज्ञेय नाही.
- ३] पाणी पुरवठा व मलनिःस्तारण विभागांच्या ना हरकत दाखल्यामधील अटी बंधनकारक राहतील.
- ४] सदर इमारतीस ठा. म. पा. उपलब्धतेनुसार पाणी पुरवठा करेल.

A set of certified completion plan is returned herewith
सावधान

Office No. मंजूर नकाशानुसार बांधकाम न करणे तसेच
विकास नियंत्रण नियमावलीनुसार आवश्यक त्या
Office आवश्यक न येत बांधकाम जारी करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
Date: अनुसार दखलपत्र गन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे वेळ व रु. ५०००/- देड होळ घेऊन
Copy to:



Yours faithfully,

कार्यकारी अभियंता
शहर विकास विभाग
ठाणे महानगरपालिका, ठाणे

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone TMC
- 3) E. E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T. D. D. TMC

Municipal Corporation of
the city of Thane.

274171



महाराष्ट्र राज्य विद्युत मंडळ

वीज आकार देयक

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PUDHI FOR P&S PVT. LTD.

विभाग : 3553 THANA DIVISION 03 B.U. 3553 DTC: 3553628 पी.सी./एच.ए.ए.ए.ए. 2720-1524-0118/010488	03R57	PAB देयक दिनांक 26/10/04 पैसे भरण्याचा दिनांक 10/11/04	7857
ग्राहक क्रमांक 000017196201	1719620	मंत्रु भार 2.00 Kw संलग्न भार 2.00 Kw	
MR SHAMRAD RANCHANDRA SUTAR A2/103 ANAND SAVLI RESIDEN CY CO OP HSG KAJUNADI THANA	RESI 1-PHASE	वीज शुल्क संकेत 51 वीज प्रविभा (पैसे) 15.00	
PINCODE: 400099 S-DATE: 19/06/04			

मिटर क्रमांक	वाढ	मागील	गुणक	एकूण वीज वापर
7000279499	07/10/04	NO-MET 03/08/04	35123	1
मागील पावतीचा दिनांक	मागील तारखेनंतर देयक भरले असल्यास मिटर रकम विलंबाच्या पध्ती दाखवावी	NO-MET SINCE	समा युनिट	एकूण वीज वापर
19/08/04	10/10/04	JUNE 04	0	521

रकम - 9
दस्त कक्षाक 9/20/04
28

इतर आकार	रु. पैसे	इतर आकार	रु. पैसे
INTEREST ON ARRS	12.45	स्थिर आकार	80.00
		वीज आकार	1411.90
		वीज शुल्क	188.41
		इंधन अधिभार	78.15
		इतर आकार	12.45

तपशील	समायोजन	रु. पैसे	एकूण
INTEREST ARREARS		23.42	1770.91
THREE THREE NINE ZERO			निव्वळ धकदाकी/जमा 1596.11
सुरक्षा ठेव जमा	विलंब आकार		समायोजित रक्कम 23.42
****200	31.40 10/11/04		एकूण धकदाकी/जमा 1619.53
			देवकाची निव्वळ रक्कम 3390.44
			पूर्णांक देयक 3390.00
			या तारखेनंतर भरावयाची रक्कम 3420.00

ON AVG OF 260 UNITS PM / T&D Loss Charge not applicable W.E.F 1.1.2003. / MERC ORDER Dated 1.2003. / BILL FOR 2 MONTH/S



RECEIPT IN FULL
SUBJECT TO REGISTRATION
OF CHARGE

अनाधिकृतस्व्या विलात काणताही बदल वा दुरस्ती करू नये, असे वील स्थिधारले जाणार नाही.
युक्त भूत वीज पत्र, मागील पावतीवर नसू केल्या अटीत आपले राहू.
नूतन अधिकारी (कार्यालय) धारापट्टे वीज विभाग

02 / 2004



दस्तक्रमांक व वर्ष: 1247/2009

Friday, February 13, 2009

1:28:12 PM

सूची क्रै. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

टनम - 9

दस्त क्रमांक

9/89e/209E
24/30

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00

वा.भा. रु. 550,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: फायनल प्लॉट नं 75, टि पी एस नं 1, सधनिका क्र 103, पहिला मजला, वि नं अ-2, आनंद सावली रेसीडेन्सी, लुईसवाडी, पांचपाखाडी, ठाणे, मुळ करारनामा दि 21/11/05, अभय योजना क्र अ-5227/08 दि 17/12/08, मुशु रु 11275/-, वंड रु 500/- भरले आहेत
(1)59.47 चौ मी कारपेट

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) भे युग कलकत्याचे भागीदार श्री सुरज आर परमार यांचे कु मु म्हणून विनायक पांचाळ - ; घर/प्लॉट नं: गल्ली/रस्ता: 20 अरीहंत, टेंगी-गाका, ठाणे; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) शारदाबाई विसवेंद्रे सुबायल देवेंद्र विसवेंद्रे यांचे कु मु म्हणून विनायक पांचाळ - ; घर/प्लॉट नं: गल्ली/रस्ता: 20 अरीहंत, टेंगी-गाका, ठाणे; ईमारतीचे नाव: -; ईमारत नं: -; प्लॉट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(7) दिनांक

करून दिल्याचा 13/02/2009

(8)

नोंदणीचा 13/02/2009

(9) अनुक्रमांक, खंड व पृष्ठ

1247 /2009

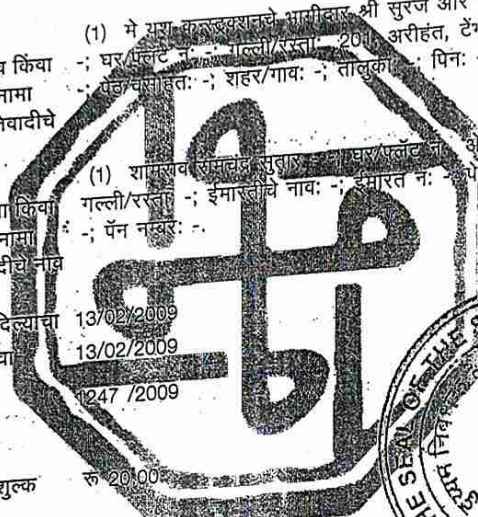
(10) बाजारभावप्रमाणे मुद्रांक शुल्क

रु 20100

(11) बाजारभावप्रमाणे नोंदणी

रु 5510:00

(12) शेंरा



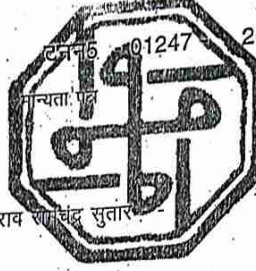
Original
नोंदणी 39 म.
Regn. 39 M

टनज Friday, February 13, 2009
4:28:47 PM
दस्ता क्रमांक 22892/2009
22/39 गोवाचे नाव पंचपाखाडी

पावती

पावती क्र. : 1272
दिनांक 13/02/2009

दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: शामराव सावित्र सुतार

नोंदणी फी

5510.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

720.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

6230.00

एकूण रु.



आपणस हा दस्त अंदाजे 1:41PM ह्या वेळेस मिळेल

मुख्य निबंधक ठाणे

बाजार मुल्य: 550500 रु. मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: आय सी आय सी आय;

डीडी/धनाकर्ष क्रमांक: 186353; रक्कम: 5510 रु.; दिनांक: 16/01/2009

दस्त दिव

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMRAO R SUTAR

RAMCHANDRA YASHWANT SUTAR

02/03/1944

Permanent Account Number
BVDPS9123H

Signature



खत - 9
दस्त कमांक
92890/209 E
26 / 30

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
HARSHAL SHAMRAO SUTAR
SHAMRAO RAMCHANDRA SUTAR
07/09/1969
Permanent Account Number
AEGPS2731G
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
DEVAYANI HARSHAL SUTAR
KESHAV VITTHAL SUTAR
19/04/1972
Permanent Account Number
DLQPS0386M
Signature

Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIKSHA VIJAY LOHAR

SHAMRAO RAMCHANDRA SUTAR

16/05/1974

Permanent Account Number
ADVPL2444H

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIJAY KRISHNA JADHAV

KRISHNA AMBO JADHAV

16/04/1971

Permanent Account Number
ABDPJ4180A

Signature



Signature

Signature

Summary I (GoshwaraBhag-1)

शुक्रवार, 07 अक्टोबर 2016 1:51 म.नं.

दस्त घोषवारा भाग-1

टनन1 20130
दस्त क्रमांक: 12419/2016

दस्त क्रमांक: टनन1 /12419/2016

वाजार मुल्य: रु. 56,25,000/-

मोवदला: रु. 57,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,42,000/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

पावती:13510

पावती दिनांक: 07/10/2016

अ. क्र. 12419 वर दि.07-10-2016

सादरकरणाचे नाव: हर्शल शामराव सुतार

रोजी 1:48 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00

Sub Registrar Thane 1

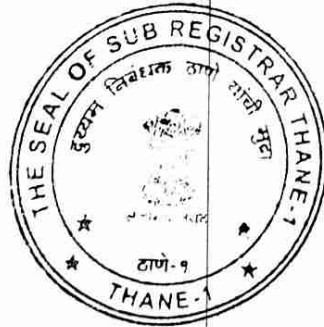
Sub Registrar Thane 1

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

शिक्का क्र. 1 07 / 10 / 2016 01 : 46 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 10 / 2016 01 : 48 : 51 PM ची वेळ: (फी)





07/10/2016 1 54:06 PM

दस्त गोपवारा भाग-2

टनन1 22130
दस्त क्रमांक: 12419/2016दस्त क्रमांक :टनन1/12419/2016
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शामराव रामचंद्र सुतार पत्ता:प्लॉट नं: 103, माळा नं: 1ला मजला, वि. नं.ए-2, इमारतीचे नाव: आनंद सावली रेसिडेन्सी ए-2 को-ऑप. ही. सो. लि., ब्लॉक नं: काजूवाडी, रोड नं: लुईसवाडी, ठाणे प., महाराष्ट्र, ठाणे. पॅन नंबर:BVDPSP9123H	लिहून देणार वय :-72 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:हर्शल शामराव सुतार पत्ता:103, 1ला मजला, वि. नं.ए-2, आनंद सावली रेसिडेन्सी ए-2 को-ऑप. ही. सो. लि., काजूवाडी, लुईसवाडी, ठाणे प., बागले ई.ए., MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AEGPS2731G	लिहून घेणार वय :-47 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:देवयानी हर्शल सुतार पत्ता:प्लॉट नं: 103, माळा नं: 1ला मजला, वि. नं.ए-2, इमारतीचे नाव: आनंद सावली रेसिडेन्सी ए-2 को-ऑप. ही. सो. लि., ब्लॉक नं: काजूवाडी, रोड नं: लुईसवाडी, ठाणे प., महाराष्ट्र, ठाणे. पॅन नंबर:DLQPS0386M	लिहून घेणार वय :-44 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 10 / 2016 01 : 50 : 42 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रतिक्षा विजय लोहार -- वय:41 पत्ता:राजेंद्र निवास, कांबळे चाळ, रूम नं.2, निरंकारी चौक, काजूवाडी, लुईसवाडी, ठाणे प. पिन कोड:400604	स्वाक्षरी <i>[Signature]</i>		
2	नाव:विजय कृष्णा जाधव -- वय:45 पत्ता:101, जी साई आनंद को-ऑप. ही. सो. लि., कर्तक नगर, ठाणे प. पिन कोड:400610	स्वाक्षरी <i>[Signature]</i>		

शिक्का क्र.4 ची वेळ:07 / 10 / 2016 01:51:59 PM

शिक्का क्र.5 ची वेळ:07 / 10 / 2016 01:52:48 PM

Sub Registrar Thane 1



Sr.
1

Epayment Number
MH005004468201617S

Defacement Number
0002833131201617

12419 /2016

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टजन - १
वस्त क्रमांक १२४९०/२०१९
३० / ३०

रतक क्रमांक १ मध
वस्त क्रमांक १२४९०/२०१९ ई कर नोंदला
पसून त्यास एकूण ३० पाले आहेत

[Signature]
सह दुय्यम निबधक वर्ग-३
ठाणे - १

* ००.१९०:२०१९

