

705,000

17K

12/10/2023

State Road

Mina Road

RS - 7,55,000/-

12/10/2023

96990

2023

755,000

AGREEMENT FOR GEETA ZERO SALE

34 + 2 = 36

Note:-Please read the Contents of the Documents carefully and thoroughly, if any Costs, Actions, Expenses, Loss, Damages, Claims arises in the Present, Past and in the Future due to mistake/omission/in discrepancies found in the said Documents, hence, We are not responsible for the same.

A.V. 1,75,000/-

30000/-

393/18550

पावती

Original/Duplicate

Tuesday, October 17, 2023

नोंदणी क्र.: 39म

12:45 PM

Regn.: 39M

पावती क्र.: 19431 दिनांक: 17/10/2023

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-18550-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: जीजी सुसन शाहजी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:02 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 10

बाजार मुल्य: रु. 7648100/-

मोबदला रु. 11750000/-

भरलेले मुद्रांक शुल्क : रु. 705000/-

सह दुय्यम निबंधक वर्ग-२३,
ठाणे क्र. १०

1) देयकाचा प्रकार: DHC रकम: रु. 720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023171505126 दिनांक: 17/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009459463202324R दिनांक: 13/10/2023

बँकेचे नाव व पत्ता: Panjab National Bank

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1

(Policy) : For Women - Corporations Area

[Handwritten Signature]

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 18550/2023

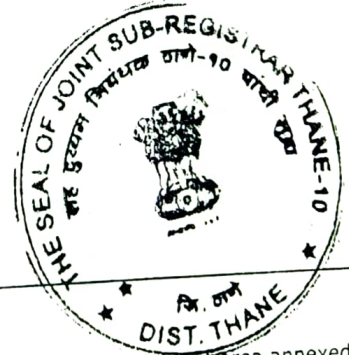
नोंदणी :

Regn.63m

17/10/2023

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7648100
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मोजे मिरा,वॉर्ड-क्यू,विभाग क्रमांक:-5/22 मध्ये,सदनिका क्रमांक:-32,3 रा मजला,सी-विंग,पुनर्वसू सृष्टी सी-बिल्डींग को.ऑप.हौ.सोसा.ली.,सेक्टर-3,सृष्टी हाऊसिंग कॉम्प्लेक्स,मिरारोड पूर्व,ठाणे-401107.,त्यासोबत 1 कार पार्किंग स्पेस नं.06,सर्वे नं.75,207,217,218,219,220,228 ते 236,238 ते 251,255 ते 258(पार्ट),सदनिकेचे क्षेत्रफळ:-62.33 चौ.मी.कारपेट.,कार पार्किंगचे क्षेत्रफळ:-13.94 चौ.मी.,(31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अनु.स.क्रं 12/व्य.क्रं/107/म-1(धोरण)नुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे((Survey Number : 75,207,217,218,219,220,228 ते 236 ;))
(5) क्षेत्रफळ	1) 62.33 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रमोदिनी शंकरन - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 604,6 वा मजला,सृष्टी बिल्डींग नं.348 को.ऑप.हौ.सोसा.ली.,सृष्टी हाऊसिंग कॉम्प्लेक्स सेक्टर-3,,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAQPS1590P 2): नाव:-शंकरन क्रिश्न - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 604,6 वा मजला,सृष्टी बिल्डींग नं.348 को.ऑप.हौ.सोसा.ली.,सृष्टी हाऊसिंग कॉम्प्लेक्स सेक्टर-3,,मिरारोड पूर्व,ठाणे, . पिन कोड:-401107 पॅन नं:-AAQPS6153A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जीजी सुसन शाहजी - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी-62,सप्तर्षी को.ऑप.हौ.सोसा.ली.,सृष्टी कॉम्प्लेक्स सेक्टर-2,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-DABPS6346P
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2023
(11) अनुक्रमांक,खंड व पृष्ठ	18550/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	705000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुनिल पाडवेल
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १०

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 17th day of *October-2023*

BETWEEN

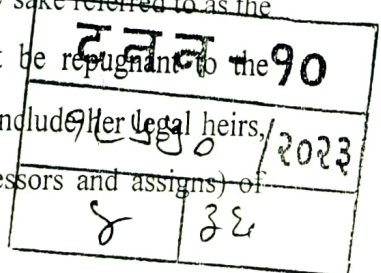
1) DR. (MRS.) PRAMODINI SHANKARAN (PAN No.AAQPS1590P)

2) DR. SHANKARAN KRISHNAN (PAN No.AAQPS6153A)

Both Adults, Indian Inhabitants having address at Flat No.604, Sixth Floor, Srishti Building No.348 CHS Ltd., Srishti Housing Complex, Sector-3, Mira Road (East), Thane-401107 called the "VENDORS/SELLERS" and hereinafter for brevity sake referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, legal representatives, successors and assigns) of the FIRST PART

AND

MRS. JIJI SUSAN SHAJI (PAN No.DABPS6346P) Adult, Indian Inhabitant having address at D-62, Saptarishi CHS Ltd., Srishti Housing Complex, Sector-2, Mira Road(East), Dist:Thane-401107 called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



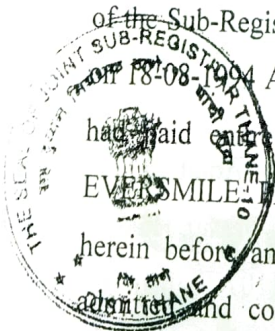
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WHEREAS, 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 22-06-1994 entered between M/S.EVERSMILE PROPERTIES PVT.LTD., a Company Incorporated under the Companies Act, 1956 having registered office at Maker Chambers IV, Nariman Point, Mumbai-400021 hereinafter referred to as "the Builders" therein and 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA referred to as "the Purchasers" therein and the said M/S.EVERSMILE PROPERTIES PVT. LTD., agreed to sell to 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA AND 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA herein agreed to purchase from M/S.EVERSMILE PROPERTIES PVT.LTD., the SAID FLAT being **FLAT NO.32/C-WING admeasuring area 62.33 SQ. MTS. (CARPET) ON THE THIRD FLOOR OF BUILDING KNOWN AS PUNARVASU SRISHTI C-BLDG. CO-OPERATIVE HOUSING SOCIETY LTD. situated at SECTOR-3, SRISHTI HOUSING COMPLEX, MIRA ROAD(EAST), THANE-401107 along with Car Parking Space No.06 (here referred to as the "SAID FLAT")** at the price and on the terms and conditions mentions therein on the land more particularly described in **SCHEDULE** written hereunder.

AND, the said Original Agreement for Sale Dated 22-06-1994 with M/S. EVERSMILE PROPERTIES PVT.LTD., lodged for registration at the office of the Sub-Registrar of Assurances at Thane-2 under No.CHHA-1319-1994 of the Sub-Registrar of Assurances at Thane-2 under No.CHHA-1319-1994 AND 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA had paid the purchase price of the SAID FLAT to the said M/S. EVERSMILE PROPERTIES PVT.LTD., as per the Agreement recited herein before and the said M/S.EVERSMILE PROPERTIES PVT.LTD., admitted and confirmed that no amount is due and payable by 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA herein in respect of purchase of the SAID FLAT and 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA herein had taken actual possession of the SAID FLAT.

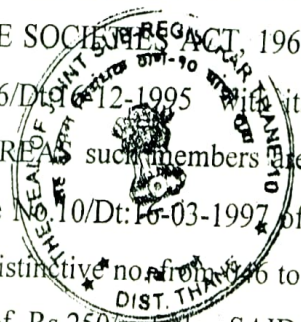


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By an Agreement for Sale Dated 08-06-2001 entered between 1)MR. RAMGOPAL KAJA 2)MRS. SRIDEVI KAJA AND 1)DR.(MRS.) PRAMODINI SHANKARAN 2)DR. SHANKARAN KRISHNAN(*here referred to as the TRANSFERORS*), who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged the same for registration at the office of the Sub-Registrar of Assurances Thane under No.TNN2-448-2001 on 13-06-2001 and paid entire consideration as per the agreement and had taken actual possession of the SAID FLAT and till this day are in occupation of the SAID FLAT.

WHEREAS, the TRANSFERORS are, the legal, lawful and absolute owners of FLAT NO.32/C-WING ON THE THIRD FLOOR OF BUILDING KNOWN AS PUNARVASU SRISHTI C-BLDG. CO-OPERATIVE HOUSING SOCIETY LTD. situated at SECTOR-3, SRISHTI HOUSING COMPLEX, MIRA ROAD(EAST), THANE-401107 along with Car Parking Space No.06.

AND, the TRANSFERORS are legal and lawful members of PUNARVASU SRISHTI C-BLDG. CO-OPERATIVE HOUSING SOCIETY LTD., of premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under No.TNA/(TNA)/HSG/(TC)/7910/1995-1996/Dt: 12-12-1995 with its registered office at the same building, and WHEREAS such members are registered shareholders, holding Shares Certificate No. 10/Dt: 16-03-1997 of five fully paid up shares of Rs.50/=each, bearing distinctive no. from 46 to 050 (both inclusive) for the total face values of Rs.250/=of the SAID SOCIETY standing in their names AND whereas such members and shareholders, the TRANSFERORS have full rights, title, share, interest and possession of the SAID FLAT in the said society's building.



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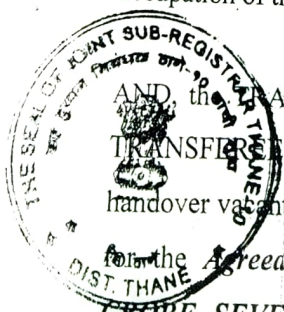
Shankaran

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AND, the TRANSFEREE has approached to the TRANSFERORS with an intention to purchase the SAID FLAT, and examined the copies of the title deeds and desirous of purchasing the rights, title, share and interest of the TRANSFERORS in respect of the SAID FLAT, after various meetings and negotiations between both the parties, the TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREE has agreed to purchase, acquire from the TRANSFERORS, the SAID FLAT being FLAT NO.32/C-WING ON THE THIRD FLOOR OF BUILDING KNOWN AS PUNARVASU SRISHTI C-BLDG. CO-OPERATIVE HOUSING SOCIETY LTD. situated at SECTOR-3, SRISHTI HOUSING COMPLEX, MIRA ROAD(EAST), THANE-401107 along with Car Parking Space No.06 together with all common benefits and facilities available thereto and further together with all the fixtures, fittings and amenities of permanent nature attached thereto for the *Total Consideration of RS.1,17,50,000/=(RUPEES ONE CRORE SEVENTEEN LAKHS FIFTY THOUSAND ONLY)* and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND, the TRANSFEREE is desirous of acquiring the said shares and rights of the SAID FLAT with all deposits and contributions made by the TRANSFERORS with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

AND the TRANSFERORS have agreed to sell, assign and transfer to the TRANSFEREE all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREE at and for the *Agreed Consideration of the RS.1,17,50,000/=(RUPEES ONE CRORE SEVENTEEN LAKHS FIFTY THOUSAND ONLY)* with all deposits and contributions made by the TRANSFERORS either through the builders or the society with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.



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AND the TRANSFEREE has agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total consideration as previously mentioned and to get the membership and the said shares transferred in her name with permanent right of use and occupation of the SAID FLAT.

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFERORS shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREE at and for the Agreed Consideration and the TRANSFEREE shall pay to the TRANSFERORS the entire amount of *Agreed Consideration of RS.1,17,50,000/=(RUPEES ONE CRORE SEVENTEEN LAKHS FIFTY THOUSAND ONLY)* in the following manners:

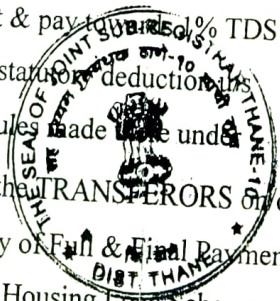
RS.10,00,000/= the TRANSFEREE hereby paid to the TRANSFERORS on /or before execution hereof as and by way of Part Payment of Agreed Consideration

RS.66,32,500/= the TRANSFEREE hereby paid to the TRANSFERORS on /or before 16-10-2023 as and by way of Part Payment of Agreed Consideration

RS.1,17,500/= the TRANSFEREE shall deduct & pay to the TRANSFERORS % TDS of the Agreed Consideration as stated in the agreement for deduction under 194IA Income Tax, 1961 and Rules made there under

RS.40,00,000/= the TRANSFEREE shall pay to the TRANSFERORS on /or before _____ as and by way of Full & Final Payment of Agreed Consideration through Housing Loan Scheme of Any Banks, Financial Institutions or Any Other Sources

The TRANSFERORS hereby admit and acknowledge to have received the said sum of *RS.76,32,500/=(RUPEES SEVENTY SIX LAKHS THIRTY TWO THOUSAND FIVE HUNDRED ONLY)* being Part Payment out of Agreed Consideration and the TRANSFERORS shall acquit, release and discharge every part thereof to the TRANSFEREE forever only on receipt of the Balance Amount of Agreed Consideration as mentioned hereinabove.



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2) The TRANSFERORS declare that all the amounts pertaining to the SAID FLAT and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof, is payable to the said builders or the said society and also agree and undertake to pay all dues, if any, to the said society or any other authorities including the deficiency in payment of stamp duty, registration charges, municipal taxes, electricity charges, water charges or any penalty thereof for the period until possession of the SAID FLAT handed over to the TRANSFEREE.

3) The TRANSFERORS declare that they have obtained necessary permission from the said society, as required under the Rule 38(a) of the Bye-Laws of the said society, to transfer all their rights, title and interest in respect of the SAID FLAT, including shares and deposits in favor of the TRANSFEREE, and agree and undertake to co-operate and assist with the TRANSFEREE perfectly and effectively transferring the SAID FLAT with all benefits thereof unto the TRANSFEREE.

4) The TRANSFERORS declare that they have full right, absolute power and authority to sell, assign and transfer to the TRANSFEREE all their rights, title and interest in respect of the SAID FLAT and that no other person or persons has/have any right, title, interest or claim or demand of any nature whatsoever into over upon the SAID FLAT or any part thereof either by way of sale, exchange, mortgage, gift, trust, lien or tenancy or otherwise over the SAID FLAT and the SAID FLAT is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agree and undertake to indemnify and keep indemnified to the TRANSFEREE against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the SAID FLAT.

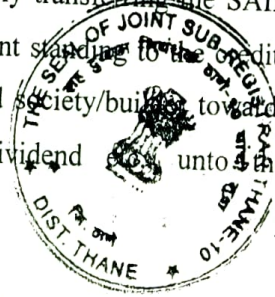


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5) The TRANSFERORS hereby agree and undertake that immediately on receipt of the Balance Amount of Agreed Consideration as mentioned in clause-(1) herein they shall handover peaceful vacant possession of the SAID FLAT to the TRANSFEREE along with all relevant documents including bills, receipts, vouchers, correspondences etc., standing in their names and also agree to handover the Original Agreements for Sale.

6) The TRANSFERORS declare that on and after execution hereof and/or on receipt of Balance Amount of Agreed Consideration and/or on given possession of the SAID FLAT to the TRANSFEREE, thereafter the TRANSFEREE shall be exclusive owner of the rights, title and interest in respect of the SAID FLAT which the TRANSFERORS have in the SAID FLAT and then the TRANSFEREE shall peacefully hold possess, occupy and enjoy the SAID FLAT without any let, hindrance, denial, demand, interruption, eviction or claim by the TRANSFERORS or any other person or persons lawfully or equitably claiming through under or in trust of the TRANSFERORS.

7) The TRANSFERORS hereby agree and undertake to execute all further agreements, conveyance, affidavits, undertakings and forms etc., in favor of the said society/builder for perfectly and effectively transferring the SAID FLAT with all benefits thereof including all amount standing to the credit of the TRANSFERORS in the records of the said society/builder towards deposits, loan stock bonds, sinking funds, dividend etc. unto the TRANSFEREE.



8) This Agreement has been concluded between the parties hereto on the basis of the representation of the TRANSFERORS that their Agreement with their Predecessors for purchase of the SAID FLAT and their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the SAID FLAT or termination of membership has been received by them. The TRANSFEREE declares that she has inspected all the documents in respect of the SAID FLAT and fully satisfied thereof.

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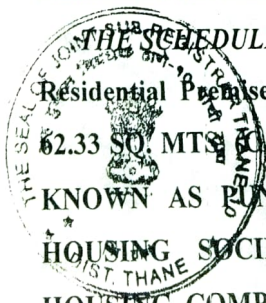
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9) All expenses incidental to this Agreement including Cost of Agreement, Stamp Duty, Registration Fees & Charges, Legal Expenses etc., if any payable on this Agreement shall be borne and paid by the TRANSFEREE, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961

11) The Transfer Fees payable to the said society on this Agreement shall be borne and paid equally by the TRANSFERORS AND the TRANSFEREE. In addition, the TRANSFERORS shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREE at the earliest.

12) The TRANSFEREE/Purchaser is Woman/Female and she had paid Stamp Duty in her name and get 1% Concession in the said Amount of Stamp Duty subject to follows the Rules & Restriction laid down by the Maharashtra Government;



THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:

Residential Premises being FLAT NO.32/C-WING admeasuring area 82.33 SQ. MTS (CARPET) ON THE THIRD FLOOR OF BUILDING KNOWN AS PUNARVASU SRISHTI C-BLDG. CO-OPERATIVE HOUSING SOCIETY LTD. situated at SECTOR-3, SRISHTI HOUSING COMPLEX, MIRA ROAD(EAST), THANE-401107 along

with Car Parking Space No.06 ON ALL THAT PIECE or parcel of land or ground lying being and situate at Village Mira and Taluka and District of

9L4446/2023

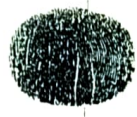
99 the Registration district and Sub-district of Thane bearing Survey No.75

207, 217, 218, 219, 220, 228 to 236, 238 to 251, 255 to 258(p)

BUILDING COMPRISES GROUND/STILT + 7 UPPER FLOORS.

IN WITNESS WHEREOF THE TRANSFERORS AND THE TRANSFEREE HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named the VENDORS/SELLERS/TRANSFERORS
1) DR. (MRS.) PRAMODINI SHANKARAN _____
pramodini



2) DR. SHANKARAN KRISHNAN _____
Shankaran



In the presence of Md. Meraj Khan

SIGNED & DELIVERED by the within named the VENDEE/PURCHASER/TRANSFEREE
MRS. JJI SUSAN SHAJI

JJI Susan Shaji



In the presence of *Slegh*

टनन - 90	
9LY40/2023	
92	38

Name of Society PUNARVASU SRISHTI CO-OP BLDG CHS - LTD
(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Regn. No. TNA/TNA(CHS)/TC/1910/95-96 Date 10-12-95

Address: Punarvasu Bldg, Sector 3,

Srishti Hsg complex,

Dist. Thane, Pin-401104

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>C-32</u>	Certificate No. <u>10</u>
Name(s) of Holder(s) <u>MR RAMGOPAL KAJA</u>	
<u>MRS SRIDEVI KAJA</u>	
No. of Shares held <u>FIVE</u> of each <u>RS. FIFTY</u> only (<u>Rs. 250/-</u>) (In words) (In bold figures)	
Distinctive No.(s) From <u>046</u>	To <u>050</u>
(Both inclusive)	

Given under the Common Seal of the Society this 16 Th day of MARCH 1997



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee.

Page & Serial No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor is Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	12.8.2001	DR (Mrs) PRAMWIDINI SHANKERAN AND DR. SHANKERAN KRISHNAN, Hon. Secretary	(010)	(010)
		Chairman	Hon. Secretary	Committee Member
		Chairman	Hon. Secretary	Committee Member
		Chairman	Hon. Secretary	Committee Member
		Chairman	Hon. Secretary	Committee Member
		Chairman	Hon. Secretary	Committee Member
		Chairman	Hon. Secretary	Committee Member



06 - 1052

2022/2023

3836

94576

36

PUNARVASU SRISHTI C BLDG CO-OPERATIVE HOUSING SOCIETY LTD

REGN NO. TNA / HGS / [T.C.] / 7910

SECTOR 3,, SRISHTI, MIRA ROAD (EAST), DIST. THANE

MAINTENANCE BILL

BILL FOR THE MONTH OF 1-Sep-2023 To 30-Sep-2023

10 PRAMODINI SHANKARAN / MR SHANKARAN KRISHNAN 32

BILL NO. : 150/23-24

FLAT NO.: 32

DUE DATE: 25-9-2023

BILL DATE: 1-9-2023

Sr.	PARTICULARS	AMOUNT
1	PROPERTY TAX	340.00
2	WATER CHARGES - INCOME	185.00
3	SINKING FUND - INCOME	135.00
4	MAINTENANCE CHARGES	1,655.00
5	PARKING CHARGES	100.00
6	APEX FUND	375.00
7	BUILDING REPAIR FUND - INCOME	200.00
8	EDUCATION FUND	10.00
9	FESTIVAL CHARGES - INCOME	300.00
	TOTAL	3,300.00
	ADD: INTEREST	
	ARREARS	
	ADVANCE	
	GRAND TOTAL	₹ 3,300.00

Amount in Words - Rs. Three Thousand Three Hundred Only.

NOTE:

E.& O.E.

1. Payment should be made in favour of PUNARVASU SRISHTI C BLDG CO-OPERATIVE HOUSING SOCIETY LTD & A/c PAYEE ONLY.
2. Payment must be made on or before due date of every month. No post dated cheques are accepted.
3. Interest @21.00% p.a. will be charged on delayed payments. W.E.F. 1ST JANUARY 2021
4. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq.
5. Receipt will be issued with the next month bill.

FOR PUNARVASU SRISHTI C BLDG CO-OPERATIVE HOUSING SOCIETY LTD

CHAIRMAN SECRETARY TREASURER

PUNARVASU SRISHTI C BLDG CO-OPERATIVE HOUSING SOCIETY LTD

RECEIPT

RECEIVED WITH THANKS FROM 10 PRAMODINI SHANKARAN / MR SHANKARAN KRISHNAN 32 WING 32

SUM OF RS. THREE THOUSAND THREE HUNDRED ONLY

₹ 3,300.00

(Subject to Realization of Cheque)

Receipt No.	Date	Chq.No.	Chq.Dt.	Bank Name	Amount
107	16-Aug-2023	IMPS\NEFT	16-Aug-2023		3,300.00
Receipt Total:					3,300.00



ट न न - 90

7440 / 2023



सूचना क्र. १११/२०२२/२०१९/२०१९/२०१९/२०१९

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उपस्थित विभागीय कार्यालय भाईंदर (प.) पीन कोड-४०११०१

१. २५/११/३२८/२५३५/२०२५

दिनांक १०/३/२०२५

- १. सचिव भाईंदर प्रा. लि. यांचा दि. १७.१.२५ चा उत्तर.
- २. डॉ. वि. व. शिंदे स्पेशल अतिरिक्त पाठ्यक्रमातील पत्र क्र. घ. एन. सी. ११०८२/११. ए. ए. दि. २७/६/२१ ची मंजूरी.
- ३. सहाय्यक संचालक नगररचना ठाणे पाठ्यक्रमातील आदेश क्र. रचना/बांधणी/भाईंदर/ठाणे-२९३० दि. ११/८/२१ ची सिफारस.
- ४. मा. जिल्हाधिकारी यांचे पत्र क्र. आर.डी.बी.ए. एन.ए.सी. १४/२२२ दि. २.४.२५ यांची विनम्र परवानगी.
- ५. मिरा भाईंदर नगरपालिका पत्र क्र. नपा/नर/३५१६/२६८२/२२-०१ दि. २.११.२३ ची बांधणी मंजूरी.
- ६. आर्किटेक्चरल कन्सल्टंट यांचा वास्तुविशारद दाखला.
- ७. मेट्रोपॉलिटन कन्सल्टंट प्रा. लि. यांचे पत्र क्र. ३०५/२०६

// भो ग व हा दा ख ला



मिरा भाईंदर नगरपालिका क्षेत्रातील घ. नं. ३०५/२०६, २२०, २२८, २२९, २३० या मधील एन. ए. ए. र. हा भाग ३०५/२०६ वी-१ टाईम यातील दोन इमारती या एकाच तीन इमारतींच्या स्वरुपात सचिव भाईंदर प्रा. लि. यांनी पूर्ण केले आहे. सदर इमारतीचे काम मंजूर नसावा याबाबत आहे. या इमारतीचे तभोवतालची तानातिक अंतरे योग्यरित्या ठेवण्यात आले. वटईक्षेत्र निदेशांक योग्यरित्या वापरले जाणारे आहेत. यातूनही इमारतीचा स्वरुप ठरवण्यात येईल व या इमारतीत आवश्यक तो विजयपुरवठा करून नगरपालिकेची हरकत नाही. शहरातील पाणीटंचाई तयार घेता आपपात न करू कनेक्शन देता येईल याची सुची नगरपालिका घेते नाही. इमारतीचे एकूण बांधणी क्षेत्र ५५०८.८७ चौ. मी. आहे.

(सहाय्यक संचालक नगररचना ठाणे)

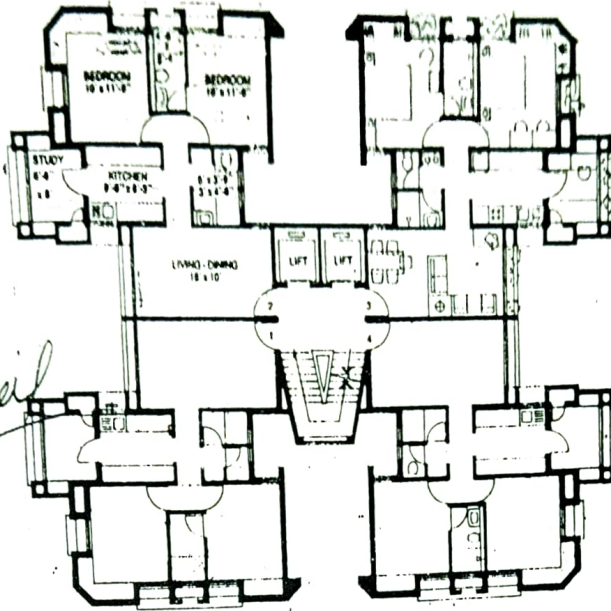


१८५५० / २०२३
३९२६६

०७/५/२०२५

२३/३/२५

M
Director

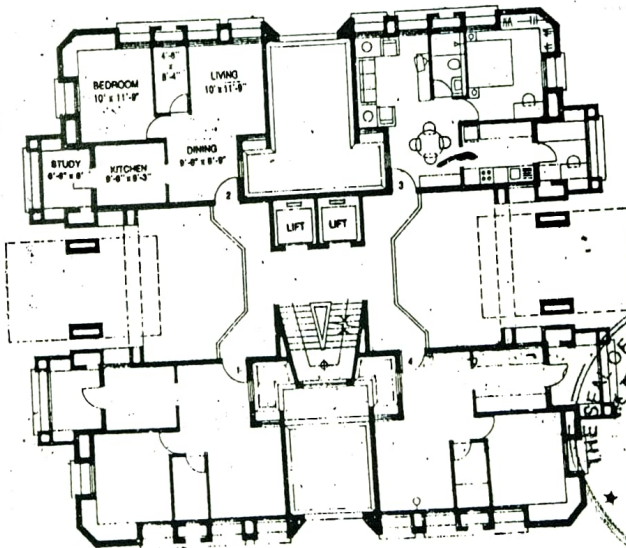


Type NLA
Buildings A, B, C, D & E

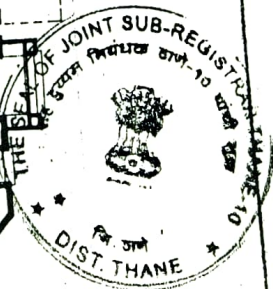
Ramsonail
K. Sridevi



Proposed Plan of the
Sector No. _____



Type NLA
Building 'B'



Proposed Plan of the Flat No. 32/c on 3rd Floor, in Building No. पिनवसु

Sector No. 111 (Three) agreed to be acquired by the shown purchaser in red colour.

पिनवसु - 90	
9LY90/2023	
30	3E

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202310173095

17 October 2023, 12:38:26 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	5/22-क्यू) मिरा गावातील सर्व्हे क्रमांक
क्षेत्राचे नाव	Mira Bhandar Municipal Corporation
	सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर #75

बार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सर्दनिका	कार्यालय	दुकाने	औद्योगिक	पात्रमानाने एकक चौ मीटर
खुली जमीन	97700	111980	122100	111980	
28700					

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	74.796चौ. मीटर	मिळकतीचा वापर-	निवासी सर्दनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 266200/-
उद्वाहन सुविधा -	आहे	पजला -	1st To 4th Floor	कार्पेट क्षेत्र-	62.33चौ मीटर

Sale Type - Resale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018
 First Sale Date - 22/06/1994

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.97700/-
 घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((बार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = ((97700-28700) * (100 / 100)) + 28700)
 = Rs.97700/-
 = वगैल प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 97700 * 74.796
 = Rs.7307569.2/-
 13.94चौ. मीटर
 = 13.94 * (97700 * 25/100)
 = Rs.340484.5/-

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

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + गॅरज/नॉन पजला क्षेत्र मूल्य + तंगळच्या गल्लीचे मूल्य (खुली बाल्कनी) + वगैल गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुला जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 7307569.2 + 0 + 0 + 0 + 0 + 340484.5 + 0 + 0 + 0 + 0 + 0
 = Rs.7648054/-

मह. दय्यम निबंधक कार्यालय - १०

393/18550

मंगळवार, 17 ऑक्टोबर 2023 12:46 म.नं.

दस्त गोषवारा भाग-1

टनन10

34/36

दस्त क्रमांक: 18550/2023

दस्त क्रमांक: टनन10/18550/2023

बाजार मूल्य: रु. 76,48,100/-

मोबदला: रु. 1,17,50,000/-

भरलेले मुद्रांक शुल्क: रु. 7,05,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती: 19431

पावती दिनांक: 17/10/2023

अ. क्रं. 18550 वर दि. 17-10-2023

सादरकरणाचे नाव: जीजी सुमन शाहजी - -

रोजी 12:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 10

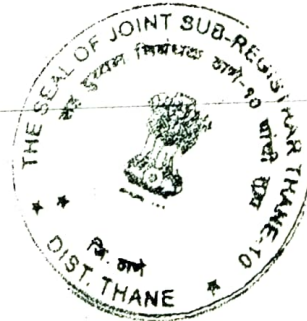
Joint Sub Registrar Thane 10

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 क्रं. 1 17 / 10 / 2023 12 : 40 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 17 / 10 / 2023 12 : 42 : 50 PM ची वेळ: (फी)



प्रामोदी

शानुहार

शतमान

तद्वर दस्तऐवज हा जीजी सुमन शाहजी यांच्या १९०८ अंकाचा

अस्तित्वात असल्याचे तसेच जीजी सुमन शाहजी यांच्या वतीने

आहे, वस्तुस्थिती संपूर्ण मजबूत निष्पादक व्यक्ती,

साक्षीदार व सोप्या पध्दतीने जाणवण्याची सत्यता

तपासणी आहे. दस्ताची सत्यता, वैधता, कायदेशीर

मालकी इत्यादी बाबींसाठी दस्त निष्पादक व

17/10/2023 12:56 PM

Summary-2

दस्त गोपवारा भाग-2

दनन10 38/38
दस्ता क्रमांक: 18550/2023

17/10/2023 12:54:41 PM
दस्ता क्रमांक : टनन10/18550/2023
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रमोदिनी शंकरन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 604,6 वा मजला, सृष्टी बिल्डींग नं.348 को.ऑप.हौ.सोसा.ली., सृष्टी हाऊसिंग स्वाक्षरी:- कॉम्प्लेक्स सेक्टर-3,, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: AAQPS1590P	लिहून देणार वय :- 58		
		<i>pramodinis</i>		
2	नाव: शंकरन किश्रन - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 604,6 वा मजला, सृष्टी बिल्डींग नं.348 को.ऑप.हौ.सोसा.ली., सृष्टी हाऊसिंग स्वाक्षरी:- कॉम्प्लेक्स सेक्टर-3,, मिरारोड पूर्व, ठाणे, . . पिन नंबर: AAQPS6153A	लिहून देणार वय :- 61		
		<i>Shankar</i>		
3	नाव: जीजी सुसन शाहजी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डी-62, सप्तर्षी को.ऑप.हौ.सोसा.ली., सृष्टी कॉम्प्लेक्स सेक्टर-2, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: DABPS6346P	लिहून घेणार वय :- 55 स्वाक्षरी:-		
		<i>Jiji</i>		

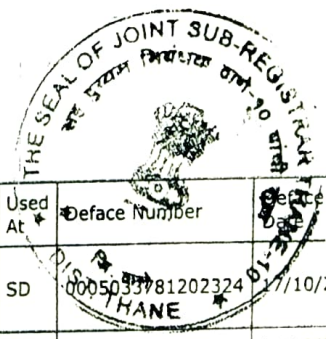
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17 / 10 / 2023 12 : 53 : 33 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: विजी सकारिया चेरीअन - - वय: 54 पत्ता: ए-12, मकर सेक्टर-3, सृष्टी कॉम्प्लेक्स, सूर्या शॉपिंग जवळ, मिरारोड पुर्व, ठाणे पिन कोड: 401107		
		<i>Vijai</i>	
2	नाव: मोहम्मद मेराज खान - - वय: 53 पत्ता: सिवलीबाडी साऊथ, बगकुडी, धनबाद पिन कोड: 828203		
		<i>Md. Meraj Khan</i>	

शिक्का क्र.4 ची वेळ: 17 / 10 / 2023 12 : 54 : 27 PM

Joint Sub Registrar Thane 10



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	JJI SUSAN SHAJI	eSBTR/Simple Receipt	03006172023101250606	MH009459463202324R	705000.00	SD	0005033781202324	17/10/2023
2		DHC		1023171505126	720	RF	1023171505126D	17/10/2023
3	JJI SUSAN SHAJI	eSBTR/SimpleReceipt		MH009459463202324R	30000	RF	0005033781202324	17/10/2023

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

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प्रमाणित करणारा येतो की, सदर दस्त क्रमांक 38/38 च्या ठसा प्रमाणित आहेत