

335/17305

Friday, October 27, 2023
1:17 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20143 दिनांक: 27/10/2023

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: टनन5-17305-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: निलेश बाबु पाटे - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 900.00

पृष्ठांची संख्या: 45

एकूण:

₹. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:37 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

वाज्राग मूल्य: ₹.9662917/-

मोबदला ₹.7800000/-

भरलेले मुद्रांक शुल्क: ₹. 676700/-

सह दुय्यम निबंधक, ठाणे क्र. ५

1) देयकाचा प्रकार: DHC रकम: ₹.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023279501754 दिनांक: 27/10/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010115082202324E दिनांक: 27/10/2023

वॅकेचे नाव व पत्ता:

N. B. Reshri

गावाचे नाव : पांचपाखाडी

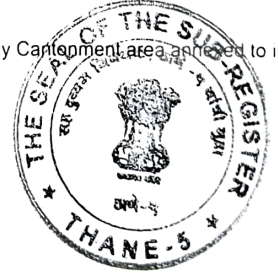
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7800000
(3) वाजारभाव(भाडेपट्टयाच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	9662917
(4) भू-मापन, पोटहिम्मा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं: सदनिका क्र. 202, माळा नं: 2 रा मजला, मयुरेश अपार्टमेंट, इमारतीचे नाव: मयुरेश को. ऑप. हौ. सो. लि., रोड : प्रताप सिनेमाजवळ, पांचपाखाडी, ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 780 चौ. फुट विल्टअप((Survey Number : City Survey No. 13-A/1-94, Tika No. 9 ;))
(5) क्षेत्रफळ	1) 780 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सागर विश्वनाथ मोरये - - वय:-38; पत्ता:- प्लॉट नं: सदनिका क्र. 202, माळा नं: -, इमारतीचे नाव: मयुरेश को. ऑप. हौ. सो., ब्लॉक नं: -, रोड नं: प्रताप सिनेमाजवळ, कोलवाड रोड खोपट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AWKPM8784H 2): नाव:- रुपाली सागर मोरये - - वय:-38; पत्ता:- प्लॉट नं: सदनिका क्र. 202, माळा नं: -, इमारतीचे नाव: मयुरेश को. ऑप. हौ. सो., ब्लॉक नं: -, रोड नं: प्रताप सिनेमाजवळ, कोलवाड रोड खोपट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AQUPD6782Q
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निलेश बाबु पाटे - - वय:-45; पत्ता:- प्लॉट नं: सदनिका क्र. ए-503, माळा नं: -, इमारतीचे नाव: शिवप्रताप को. ऑप. हौ. सोसायटी, ब्लॉक नं: -, रोड नं: अल्मेडा रोड, जय मुर्या टॉवरच्या मागे, चंदनवाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BASPP9074L
(9) दस्तावेज करून दिल्याचा दिनांक	27/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17305/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	676700
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

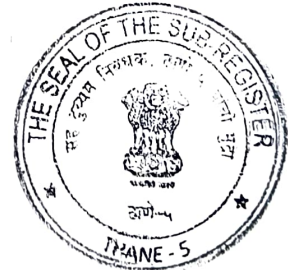


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310273671	27 October 2023 01:10:38 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/19/13-5फ) वरील अ ब क ड ई वगळता पाचपाखाडी गावातील इतर मिळकती सिटीएस क्रमांक टिका नंबर ५				
क्षेत्राचे नांव	Thane Municipal Corporation		सर्व्हे नंबर /न भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
62900	133300	153300	225100	153300	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	72.49 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर	Rs. 26620/-
उद्भवान सुविधा	आहे	मजला	1st To 4th Floor		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt/02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs 133300/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((133300-62900) * (100 / 100)) + 62900				
	= Rs 133300/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 133300 * 72.49				
	= Rs 9662917/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तब्जधराचे मूल्य + मॅगनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बात्कनी + वरील गच्चीचे मूल्य बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9662917 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 9662917/- = २ यहाण्णव लाख बासष्ठ हजार नऊ शे सतरा /-				

Home Print

सह दुय्यम निबंधक, ठाणे क्र. ५

ट न न - ५
दस्त क्र. १७३०५ / २०२३
१ / ४५





CHALLAN
MTR Form Number-6



GRN	MH010115082202324E	BARCCDE		Date	27/10/2023-10:16:17	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)	BASPP9074L		
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	NILESH BABU PASHTE				
Location	THANE	Flat/Block No.	FLAT NO 202, 2ND FLOOR, MAYURESH CHS				
Year	2023-2024 One Time	Premises/Building	LTD				
Account Head Details	Amount In Rs.	Road/Street	NEAR PRATAP CINEMA, PANCHPAKHADI				
0030046401 Stamp Duty	676700.00	Area/Locality	THANE टनन - ५				
0030063301 Registration Fee	30000.00	Town/City/District	दस्ता क्र. १०३०५/२०२३				
		PIN	2 7 8 9 0 1				
		Remarks (If Any)	PAN2=AWKPM8784H-Second Party Name=SAGAR VISHWANATH MORYE-				
		Amount In	Seven Lakh Six thousand Seven Hundred Rupees Only				
Total	7,06,700.00	Words	THANE-5				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	6910332023102711914	2835415094		
Cheque/DD No.		Bank Date	RBI Date	27/10/2023-10:16:54	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

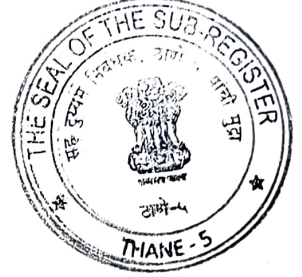
Department ID : Mobile No. : 9224241481
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

N. B. Pashte

[Signature]

[Signature]

ट न न - ५
दस्त क्र. १७३०५/२०२३
२/१४५



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Thane on this 27th day of October, 2023 BETWEEN MR. SAGAR VISHWANATH MORYE (PAN AWKPM8784H), (Adhar Card No. 3447-7407-3421), age 38 years, MRS. RUSHALI SAGAR MORYE, (PAN AOUPD6782Q), (Adhar Card No. 8486-4642-7046), age 38 years, Both Indian Inhabitants, Both Residing at Flat No. 202, Mayuresh CHS, Kolbad Road, Khopat, Near Pratap Cinema, Thane (W) 400601, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the FIRST PART.

AND

N. B. Pashric

[Signature]

[Signature]

ट न न - ५
दस्ता क्र. १०३०५/२०२३
e / ४५

MR. NILESH BABU PASHTE, (PAN BASPP9074L), (Adhar Card No. 6202-2835-1273), age 45Yrs Indian Inhabitant, Residing at A-503, Shiv Pratap CHS, Alameda Road, Behind Jay Surya Tower, Chandanwadi, Thane (W) 400602, hereinafter referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof includes his executors, administrators and assigns) of the SECOND PART.

WHEREAS :

1. The TRANSFERORS own on an ownership basis **Flat No. 202, 2nd Floor**, measuring **780 sq.ft. Built-up area** in Building known as **Mayuresh Apartment, Society known as Mayuresh Co-Operative Housing Society Ltd., (Regn. No. TNA/(TNA)/HSG./TC/26848/2014, Dated 11/11/2014)**, being lying and situated at **Village - Panchpakhadi, Near Pratap Cinema, Panchpakhadi, Thane (W) 400601**, by virtue of Agreement for Sale dated **26/09/2014** with M/s. **SHREE SIDDHI BUILDERS AND DEVELOPERS**, and registered with Sub-Registrar of Assurances, Thane under **Document No. TNN5-9321-2014, dtd. 26/09/2014**.

As the TRANSFERORS are the member of the **Mayuresh Co-Operative Housing Society Ltd.**, and holding Five Number of shares of Rs. 50/- each bearing a distinctive number of shares from 61 to 65 (both inclusive) total worth Rs. 250/- of the said society having Share Certificate Sr. No. 13, Member's Regn No. 13 with the said Flat, Now the TRANSFERORS decided to transfer & sell the said Flat AND WHEREAS the TRANSFEREE approached the TRANSFERORS AND after verifying the title and physical status of the said Flat with its respective share.

2. The Plan of the aforesaid building has been approved by the Municipal Corporation of the City of Thane.

N. B. Pashte

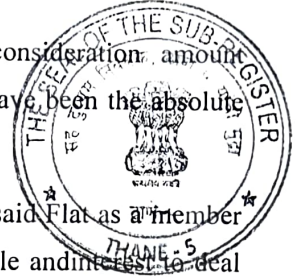
[Signature]

[Signature]

..3..

ट न न - ५
दस्त क्र. १०३०५/२०२३
१० / ४५

3. The TRANSFERORS have paid up the consideration amount payable by them towards the said Flat and have been the absolute owner of the said Flat.
4. The TRANSFERORS are in possession of the said Flat as a member of the said building and have all the rights, title and interest to deal with the said Flat in whatever way they like.
5. The TRANSFERORS has now agreed to sell the said Flat to the TRANSFEREE and the TRANSFEREE has agreed to purchase the same from the TRANSFERORS on an ownership basis on his own responsibility.
6. TRANSFERORS hereby agree that they will transfer all rights related to the said Flat which includes all facilities and amenities provided by the said society to the TRANSFEREE.
7. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the flat.
8. The parties hereto being now desirous of recording the said terms and conditions in writing.
9. The TRANSFERORS will apply for no objection certificate (NOC) to the Society by due process and handover the no objection certificate to the TRANSFEREE.
10. The TRANSFERORS now intend to sell all their rights, titles, interest and benefits in the said flat and the TRANSFEREE agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.



N. B. Pashtre

Buyer

R.P.V.

ट न न - ५
क्र. १०३०५/२०२३
११ / २५

..4..

NOW THEREFORE THIS INDENTURE WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER

1. The TRANSFERORS are the sole and absolute owner of the said premises, and they have a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever except mortgaged with **ICICI BANK, bearing Loan A/c. No. LBMUM00002336296 & bearing loan amount of Rs. 38,34,906/-** and that the TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE.
2. The TRANSFERORS have not agreed to sell, Transfer, alienate or encumber the said premises and or any part thereof and have not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said premises and or any part thereof to or in favour of any other person whomsoever except mortgaged with **ICICI BANK bearing Loan A/c. No. LBMUM00002336296.**
3. The TRANSFERORS has not received any token money, earnest money or any amount whatsoever in respect of the said premises from any third party except TRANSFEREE.
4. There are no outstanding mortgages, liens and notices for acquisition in respect of the said Flat except mortgaged with **ICICI BANK bearing Loan A/c. No. LBMUM00002336296.**
5. The said premises are not the subject matter of any pending suit or attachment before or after a judgement of any court of law or authority for the recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.

N. B. Pashre





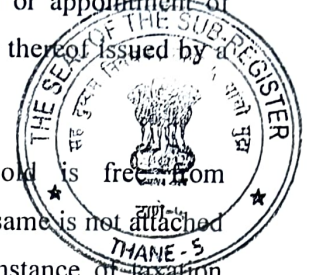
ट न न - ५
दस्ता क्र. १७३०५ / २०२३
१२ / ४५

..5..

6. There does not subsist any order of injunction or appointment of Court Receiver on the Said premises or any part thereof issued by a court of Law or other Authority.
7. The said premises hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgement or at the instance of taxation authority or any other authorities, and the TRANSFERORS has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said premises & that the TRANSFERORS has full and absolute power to deal with the same.
8. There are no attachments or prohibitory orders issued by the Competent authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said premises contemplated under these presents.
9. Should there be any claim in respect of the said premises from any person or persons or authority pertaining to any period prior to the transfer of the said premises to and in the name of TRANSFEREE in the books/records of the Society, the TRANSFERORS hereby agree to indemnify and keep indemnified the TRANSFEREE against all or any such claims.
1. 10. The TRANSFERORS own on an ownership basis Flat No. 202, 2nd Floor, measuring 780 sq.ft. Built-up area in Building known as Mayuresh Apartment, Society known as Mayuresh Co-Operative. Housing Society Ltd., (Regn. No. TNA/(TNA)/ HSG./TC/26848/2014, Dated 11/11/2014), being lying and situated at Village - Panchpakhadi, Near Pratap Cinema, Panchpakhadi, Thane (W) 400601, schedule written hereunder, at the consideration price of Rs. 78,00,000/- (Rs. Seventy-Eight Lakhs Only).

N.B. Pashre

[Handwritten signatures]



ट न न - ५
दस्ता क्र. १०३०५/२०२३
१३ / ४५

..6..

2. The TRANSFEREE agreed to pay to The TRANSFERORS sum of
Rs. 78,00,000/- (Rs. Seventy-Eight Lakhs Only) as under:-

Rs. 35,00,000/-

(Rs. Thirty-Five Lakhs Only)

paid by Cheque No. 803118, dtd.
10/10/2023 drawn on TJSB Sahakari
Bank Ltd., Panchpakhadi, Thane Branch.

Rs. 78,000/-

(Rs. Seventy Eight Thousand Only)

By way of TDS.

Rs. 42,22,000/-

(Rs. Forty-Two Lakhs Twenty-Two
Thousand Only)

Will be paid by transferee after
sanctioning Loan from Bank or any other
financial institution **within working 60
days from the date of registration of
this agreement** subject to receipt of
society's no objection certificate as per
bank format and possession of all the
original title documents of the said
property and the said property to the
TRANSFEREE.

Rs. 78,00,000/-
=====

(Rs. Seventy Eight Lakhs Only)

- b) The balance amount in respect of the Housing Loan and interest payable thereon which is payable to **ICICI BANK**, shall be paid in full by TRANSFEREE and the balance amount of consideration after deducting there from the principal Loan amount and interest payable thereon, shall be paid by the TRANSFEREE to the TRANSFERORS.

N.B. Pashke

[Signature]

[Signature]

ट न न - ५

दस्त क्र. १०३०५/२०२३

१४ / ४५

..7..



- c) Balance amount shall be after sanctioned loan from Bank or any other financial institute and shall be disbursed by way of cheques in the favour of except mortgaged with ICICI BANK to clear loan over said flat in the name of TRANSFERORS and balance amount by another Pay Order in the name of TRANSFERORS.
- d) The TRANSFEREES confirm that as required under the provision of section 194-IA of the Income Tax Act, 1961, they have deducted an amount of Rs. 78,000/- (Rs. Seventy-Eight Thousand Only) being [1%] of the total purchase consideration of Rs. 78,00,000/- (Rs. Seventy-Eight Lakhs Only) and shall deposit the same with Income Tax Department and furnish a copy of the Tax Deduction Certificate to the TRANSFERS.
12. The TRANSFERORS hereby state and declare that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFERORS at their own cost on the date of agreement, of the said flat to TRANSFEREE after receiving full and final consideration. The TRANSFERORS has paid up the Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc. and other charges are payable by him to the concerned authorities as the same may be till the date hereof regarding the said Flat. The TRANSFEREE will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the said flat after the possession and the TRANSFERORS shall not be responsible for meeting the same after the possession.
13. If this Agreement, due to any reasons or circumstances is to be cancelled, in that event the TRANSFERORS will be liable to refund the total amount received from the TRANSFEREE immediately.
14. The TRANSFERORS has all the rights, title and interest to sell, transfer and convey the said Flat as the same is his self-acquired separate property and no other person or persons have got any rights,

N.B. Pashtu

[Handwritten signature]
PPD

ट न न - ५
दस्त क्र. १७३०५ / २०२३
१५ / ४५

..8..

title or interest or claim of whatsoever nature into and upon the said Flat.

15. The TRANSFERORS undertake to furnish all the relevant documents, paper to the TRANSFEREE as early as possible from the date of registration of this Agreement for sale of Flat. For being produce to the bank / financial institute for obtaining housing loan for the said Flat.
16. The TRANSFERORS hereby agree and undertake to get the said Flat with electrical meter duly transferred in favour of the TRANSFEREE herein with relevant records and for the purpose the TRANSFERORS herein agree and undertake to sign and execute and/or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future but at the cost of TRANSFEREE herein.
17. The TRANSFERORS and the TRANSFEREE will pay the society transfer charges equally which are required to be paid for the transfer of the said flat to the name of the TRANSFEREE.
18. The TRANSFEREE hereby declares that all the Rules, Regulations in force and bylaws of the said Building will be observed by the TRANSFEREE.
19. The TRANSFERORS has agreed to grant, convey, transfer and assure unto the TRANSFEREE all deeds, writings and evidence of title which in any way relate to the said flat or any part or parcel thereof and which are or hereafter shall or may be in the custody, power or possession of the TRANSFERORS.
20. The TRANSFERORS hereby agree to sign the various forms as per provisions of the various acts and cooperate with the TRANSFEREE to complete all the formalities in connection with the said matters.

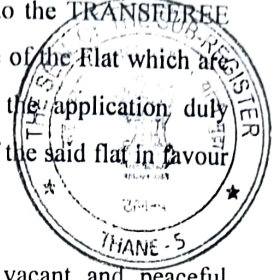
X. B. Peshic

[Handwritten signatures]

ट न न - ५
दस्ता क्र. १७३०५/२०२३
१६ / ४५

..9..

21. The TRANSFERORS have agreed to deliver to the TRANSFEREE all original documents relating to the purchase of the Flat which are in possession of the TRANSFERORS and the application duly signed by the TRANSFERORS for transfer of the said flat in favour of the TRANSFEREE.
22. The TRANSFERORS undertake to deliver vacant and peaceful possession of the said Flat to the TRANSFEREE only on receipt of the full and final consideration amount.
23. TRANSFERORS agree to sign all such various forms, and applications as per provisions in force to get the electric Meter installed for the said Flat transferred in the name of the transferee.
24. If the above payment is not made and the amount payable as stated above is not cleared and credited by the TRANSFEREES to the TRANSFERORS as per the above-mentioned Payment Schedule, this agreement will be considered Null and Void.
25. The TRANSFEREE shall bear the amount to be spent towards stamp duty, registration fee etc. as applicable.
26. This Agreement is made subject to the Maharashtra Ownership Flat Act, 1963 and the rules made there under.



SCHEDULE OF THE PROPERTY

ALL that piece and parcel of Flat No. 202, 2nd Floor, measuring 780 sq.ft. Built-up area in Building known as Mayuresh Apartment, Society known as Mayuresh Co- Operative Housing Society Ltd., (Regn. No. TNA/(TNA)/ HSG./TC/26848/2014, Dated 11/11/2014), being lying and situated at Village - Panchpakhadi, Near Pratap Cinema, Panchpakhadi, Thane (W) 400601, Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation bearing City Survey No. 13-A/1-94, Tika No. 9.

N. B. Pashre

[Handwritten signature]

[Handwritten signature]


ट न न - ५
दस्त क्र. १०३०५/२०२३
१० / ४५

..10..

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

SIGNED, SEALED & DELIVERED By
Within named "TRANSEERORS"
MR. SAGAR VISHWANATH MORYE


MRS. RUSHALI SAGAR MORYE
in the presence of


1. Ahmad Ramjan mulla 

2. Prachi Ramnath Tulaskar 

SIGNED, SEALED & DELIVERED By
Within named "TRANSFEREE"
MR. NILESH BABU PASHTE

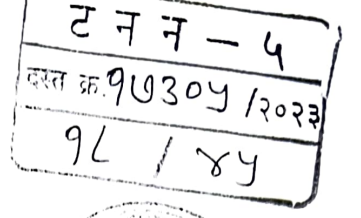
in the presence of

1. Ahmad Ramjan mulla 

2. Prachi Ramnath Tulaskar 



..11..



RECEIPT

RECEIVED from MR. NILESH BABU PASHTE a sum of
Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only) paid by Cheque No.
803118, dtd. 10/10/2023 drawn on TJSB Sahakar Bank Ltd.,
Panchpakhadi, Thane Branch, being the part payment against the sale of
Flat No. 202, 2nd Floor, admeasuring 780 sq.ft. Built-up area in Building
known as Mayuresh Apartment, Society known as Mayuresh Co-
Operative Housing Society Ltd., (Regn. No. TNA/(TNA)/
HSG./TC/26848/2014, Dated 11/11/2014), being lying and situated at
Village - Panchpakhadi, Near Pratap Cinema, Panchpakhadi, Thane
(W) 400601.



Rs. 35,00,000/-

WE SAY RECEIVED

MR. SAGAR VISHWANATH MORYE

MRS. RUSHALI SAGAR MORYE

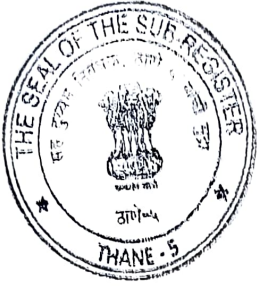
TRANSFERORS

WITNESSES :

1. Ahmed Ramjan mulla

2. Prachi Ramnath Tulaskar

ट न न - 4
दस्ता क्र. 90309/2023
9e / 84





THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

तळमजला + तीन मजले करिता

ट न No. 0799

दिनांक 29/03/2011

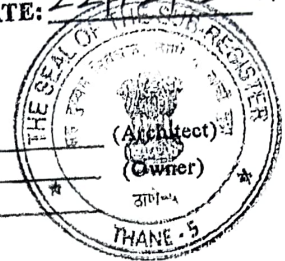
20/11/11

DATE: 22/12/2011

V. P. No. 2006/192

TMC/TDD/ 1024

Shri/Smt. मेसर्स व्ही.आर.काळे अेन्ड असोशिएट्स
Shri/Smt. गणपती विला को.ओ.हौसिंग सोसायटी



Sir

With reference to your application No. ८९७ dated २७/१०/२०११ 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. _____ वरीलप्रमाणे in Village पाचपाखाडी Ward No. _____ situated at Road / Street _____ C.T.S.No. / S.No. / House No. १३३/१/१४ Hissa No. / Tika No. ९ the development permission / commencement certificate is granted subject to the following conditions.

- 1) The land vacanted 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 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) सी.सी.पूर्वी सर्व भाडीत्रांचे करारनाम सादर करणे आवश्यक.
- ६) सी.सी.पूर्वी सुधारित उतारा दाखल करणे आवश्यक.
- ७) सी.सी.पूर्वी रस्त्याखालील जागेचे क्षेत्र ठा.म.पा.च्या नावे करणेबाबत नोंदणीकृत घोषणापत्र तसेच हद्द कायम मोजणी नकाशा सादर करणे आवश्यक.
- ८) सी.सी.पूर्वी अस्तित्वातील तोडावयाची बांधकामाची मिळकत कर तसेच पाणी विलाची धकवाकी नसलेबाबत संबंधित विभागाचे दाखले सादर करणे आवश्यक.
- ९) सी.सी.पूर्वी अं. अ. आदेश सादर करणे आवश्यक.
- १०) सी.एन.पूर्वी भुखंडाच्या दर्शनी बाजूस नियमाप्रमाणे सविस्तर माहिती पत्रक लावणे आवश्यक व तो ओ.सी.पर्यंत कायम ठेवणे आवश्यक.
- ११) सी.एन.पूर्वी सुरक्षिततेच्या दृष्टिने संरक्षक कवच उभारणे आवश्यक.
- १२) सी.सी.पूर्वी आवश्यक शुल्कांचा भरणा करणे आवश्यक.
- १३) सी.एन.पूर्वी अस्तित्वातील बांधकामाची नळ संयोजन खंडीत केल्याबाबतचे संबंधित विभागाचे पत्र आवश्यक

- १४) आपरपरवान्यापूर्वी वृक्ष, ड्रेनेज व पाणी विभागाचा नाहरकत दाखला सादर करणे आवश्यक
दस्त क्र. १७३०५ / २०१३
१५) आपरपरवान्यापूर्वी सुधारीत एन. ए. आदेश सादर करणे आवश्यक.
२१ / १३
१६) आपरपरवान्यापूर्वी सोलर सिस्टीम तसेच रेन वॉटर हार्वेस्टिंग सिस्टीम यंत्रणा कार्यान्वित करणे आवश्यक.

१७) माडेकरुबाबत काहि बाबत निर्माण झाल्यास त्याबाबतची जबाबदारी विकासक / मालक यांची राहिल त्यास महापार्ति



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.

मा. उपनगर अभियंता यांच्या मंजूरीनुसार
सावधान

Office No. निधी नकाशानुसार बांधकाम न करणे वरील
विनाय नियंत्रण नियमावलीनुसार आवश्यक त्या
कारकाला न घेता बांधकाम बाधर करणं महाराष्ट्र
Office Stamp शासिक व नगर रचना अधिनियमाक अनुषंग ५२
Date नुसार दहालपात्र मुन्हा आहे. त्यामुळे कामकाज
१९८७-२ वर्षे केवळ व.स. १९८८-९० वेळ तेव्हा



Yours faithfully,

[Signature]
22/12/2011

कार्यकारी अभियंता,
(नियोजन व विकास)

Municipal Corporation
the city of Thane.



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

Occupancy Certificate

No. 0698

[For Ground + 3 Uppers floors only].]

V. P. No. २००८/८१२

TMC / TDD/ 1908

Date 28/05/2015

To,

मे. व्ही. आर. काळे (वास्तुविशारद)

३ साईकीरण सोसा.कॅनरा बँक समोर ,

कल्याण टाणे ४२१३०१

: करीता : गणपती को.ओ.हौसिंग सोसायटी (मालक)

Sub: सिटि सर्व्हे नं.१३अ/१/९४ टिका नं.९ मौजे पाचपाखाडी ठाणे येथील
मिळकतीवरील नमूद बांधकाम पूर्ण झालेबाबत .

Ref: V. P. No २००८/८१२ दि. १७/०६/२००९ सुधारीत २२/१२/२०११

Your Letter No. ८९९ दि. १९/०१/२०१५

Sir,

The part/full development work /erection /re-erection in/ of building / part building no तळ + ३ मजले, situated at पाचपाखाडी Road / Street _____ ward No. _____ Sector No. _____ S.No. / C.T.S. No./ F.P. No. सिटि सर्व्हे नं. १३अ/१/९४ टिका नं. ९ Village पाचपाखाडी underthe supervision of मे. व्ही. आर. काळे (वास्तुविशारद) Licensed Surveyeor / Engineer / Structural Engineer /SupervisorArchitect / Licence No. CA/09 /0985 may be occupied on the following conditions.

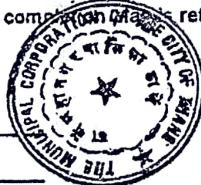
१. पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल .
२. अंडरटेकिंग /ऑफीडेव्हीट हे मालकावर बंधनकारक राहतील .
३. एम.टी.एन.एल. विभागाचा अंतिम एन.ओ.सी. चापरपरवान्यापूर्वी दाखल करावी .
४. बी.सी.सी.पूर्वी उर्वरित आर.जी. विकसित करावी .
५. _____

A set of certified copies of the above conditions returned herewith.

Office No. _____

Office Stamp _____

Date _____



Yours faithfully,

Copy To, साक्षान

सिद्धांत उभारण्यासाठी वास्तुविशारद न करणे लक्ष्य
जिवाय, 1. By Municipal Commissioner, Thane
बांधकामाचा न घेता बांधकाम चापर करणे, ध्यापरान्त
बांधकाम (F.E. (water works), TMC
ध्यापरान्त बांधकामाचे ध्यापरान्त बांधकाम
ध्यापरान्त बांधकामाचे ध्यापरान्त बांधकाम
ध्यापरान्त बांधकामाचे ध्यापरान्त बांधकाम
ध्यापरान्त बांधकामाचे ध्यापरान्त बांधकाम
5) Vigilance Deptt. T.D.O. TMC

Municipal Corporation of
the City of Thane.

28/05/2015