

Receipt (pavti)

74/27065

Friday, November 03, 2023

11:19 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 30030 दिनांक: 03/11/2023

गावाचे नाव: चेंदणी

दस्तऐवजाचा अनुक्रमांक: टनन2-27065-2023

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: संस्कार सुरेश तटकरे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 50

रु. 22600.00
रु. 1000.00

एकूण:

रु. 23600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:39 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

वाजार मूल्य: रु.2253256.056 /-

मोवदला रु.2251000/-

भरलेले मुद्रांक शुल्क : रु. 157800/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123039400006 दिनांक: 03/11/2023

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.22600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010507105202324E दिनांक: 03/11/2023

वेंकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Shukla

मुळ दस्त मिळाला



03/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2


दस्त क्रमांक : 27065/2023

नोंदणी :

Regn 63m

गावाचे नाव : चेंदणी

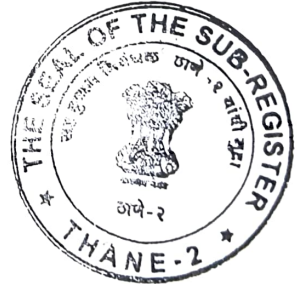
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	2251000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	2253256.056
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: रूम नं 201 दुसरा मजला निर्मलाधाम को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड सी टी एस नं 32 पार्ट 43 ए पार्ट 93 पार्ट टिक्का नं 16 17 23 गावदेवी टी एम टी बस डेपो मागे गावदेवी मैदान शिवाजी पथ व्हिजेज चेंदणी ठाणे वेस्ट((C.T.S. Number : 32 PT 43A PT 93 PT ;))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(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:-लक्ष्मण भीकू नाचरे वय:-71; पत्ता:-प्लॉट नं: ए 003 , माळा नं: ., इमारतीचे नाव: जीवदानी माता चाळ , ब्लॉक नं: चंदन्स, रोड नं: विरार पूर्व , महाराष्ट्र, THANE. पिन कोड:-401305 पॅन नं:-AMVPN8388D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संस्कार सुरेश तटकरे वय:-22; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा फ्लोअर , इमारतीचे नाव: निर्मलधाम को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गावदेवी टी एम टी बस डेपो मागे, रोड नं: चेंदणी ठाणे वेस्ट, महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-BXCPT5599R 2): नाव:-सुरेश पांडुरंग तटकरे वय:-48; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा फ्लोअर , इमारतीचे नाव: निर्मलधाम को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गावदेवी टी एम टी बस डेपो मागे , रोड नं: चेंदणी ठाणे वेस्ट , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AQUPT2518E 3): नाव:-नीता सुरेश तटकरे वय:-41; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा फ्लोअर , इमारतीचे नाव: निर्मलधाम को ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गावदेवी टी एम टी बस डेपो मागे , रोड नं: चेंदणी ठाणे वेस्ट , महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-AQUPT5720G
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	27065/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	157800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22600
(14)शेरा	


 सह दुय्यम निबंधक वर्ग - २
 ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN
MTR Form Number-6

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दस्त क्रमांक २००६५ / २०२३
१ / ५०



SRN	MH010507105202324E	BARCODE					Date	02/11/2023-18:26:42	Form ID	25.2
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)							
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BXCPT5599R						
Location	THANE		Full Name	SANSKAR SURESH TATKARE SURESH PANDURANG TATKARE NITA SURESH TATKARE						
Year	2023-2024 One Time		Flat/Block No.	Flat No. 004 Building No. A2 â€” Charms Premises/Building Residency						
Account Head Details		Amount In Rs.								
1030046401	Stamp Duty	157800.00	Road/Street	Nirmaladham Co-Operative Housing Society Limited Azad Nagar, Thane West						
1030063301	Registration Fee	22600.00	Area/Locality	THANE WEST						
			Town/City/District							
			PIN	4 0 0 6 0 7						
			Remarks (If Any)	PAN2=AMVPN8388D-SecondPartyName=LAXMAN BHIKU NACHARE-CA=2260000-Marketval=2100000						
			Amount In	One Lakh Eighty Thousand Four Hundred Rupees Only						
Total		1,80,400.00	Words							
Payment Details			FOR USE IN RECEIVING BANK							
CENTRAL BANK OF INDIA			Bank CIN	Ref. No.	02810672023110242048		789295284			
Cheque/DD No.			Bank Date	RBI Date	02/11/2023-18:27:59		Not Verified with RBI			
Name of Bank			Bank-Branch		CENTRAL BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8652183453

सदर चलन फॅवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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दस्त क्रमांक २००६५ / २०२३

AGREEMENT FOR SALE

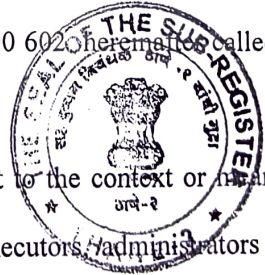
३ / ५०

THIS AGREEMENT is made and entered into at Thane on this 3rd day of November, 2023 BETWEEN **LAXMAN BHIKU NACHARE**, Age 71 years, PAN No. AMVFN8388D, AADHAR NO. 9552 5294 4032 presently residing at A-003, Jai Jivdani Mata Chawl, Chandans, Near Ganpati Mandir Galli, Virar East, Dist. Palghar hereinafter called as the "THE VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) OF **THE FIRST PART;**

AND

1) MR. SANSKAR SURESH TATKARE, Age 22 years, PAN NO. BXCPT5599R, AADHAR No. 6872 4329 4052 2) MR. SURESH PANDURANG TATKARE, Age 48 years, PAN NO. AQUPT2518E, AADHAR No. 4338 3558 5661 3) MRS. NITA SURESH TATKARE, Age 41 years, PAN NO. AQUPT5720G, AADHAR No. 2243 8007 2076 Nos. 1 to 3 residing at Room No. 201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 hereinafter called as "THE PURCHASERS/TRANSFEREES"

(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) OF **THE SECOND PART;**



WHEREAS The Vendor / Transferor herein Mr. Laxman Bhiku

Nachare is the present absolute lawful owner of Room No. 201, 2nd Floor,

लक्ष्मण भिकु नाचरे Sankar Suresh Pandurang Tatkar सा. निता सुरेश तत्करे

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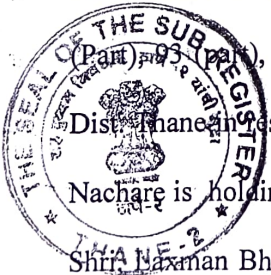
दस्त क्रमांक २००६९/२०२३

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measuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane.

AND WHEREAS Nirmaladham Co-Operative Housing Society Limited having Registration No. T.N.A/(T.N.A)/H.S.G/(T.C)/8554/96-97 dated 07/12/1996, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane of all slum dwellers in chawls standing on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane was formed and registered under Section 9 (1) of Maharashtra Co-Operative Societies Act, 1960.

AND WHEREAS Shri. Laxman Bhiku Nachare is the present bonafide member of Nirmaladham Co-Operative Housing Society Limited having Registration No. T.N.A/(T.N.A)/H.S.G/(T.C)/8554/96-97 dated 07/12/1996, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane in respect of Room No.201, 2nd Floor and Shri. Laxman Bhiku Nachare is holding Original Share Certificate No. 13 dated 14/10/2017 and Shri. Laxman Bhiku Nachare has been allotted 5 Shares of Rs. 50/- each from nos. 61 to 65 issued/allotted by Chairman, Secretary and Treasurer of Nirmaladham Co-Operative Housing Society Limited.



लक्ष्मण भिकु नाचरे

Signature

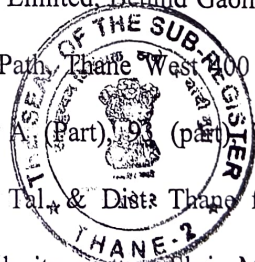
श्री बा. पां. लक्ष्मण

श्री. लिला कु लक्ष्मण

त न न - २
दस्तावेजांक २००६५ / २०२३
H.S.G/(T.C)/8554/96-97
५ / ५०

AND WHEREAS Nirmaladham Co-Operative Housing Society Limited having Registration No. T.N.A/(T.N.A) dated 07/12/1996, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane had assigned for development land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane to Messrs Royal Construction Company through its partners 1) Shri. Ganesh Kamlakar Patil 2) Shri. Majid Ahmad Burondkar 3) Shri. Sudhir Sadanand Aambavane by constructing 1 Rehab Building called B Building consisting of Ground Floor + 7 Upper Floors for all slum dwellers and bonafide members of Nirmaladham Co-Operative Housing Society Limited and Sale Building consisting of Ground Floor + 7 upper floors called A Building.

AND WHEREAS Mr. Laxman Bhiku Nachare as the "The Resident (Rahivashi - Third Party)" has purchased on ownership basis free of cost Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 (Part), 93 (part) Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane from Messrs Royal Construction Company through its partner Shri. Majid Ahmad Burondkar as "The Developers- First Party" vide Agreement dated 20/04/1998. Nirmaladham Co-Operative Housing Society Limited through its Chairman/Secretar, Behind Gaondevi TMT Bus Depot,



हस्ताक्षरित नाचरे
 शेखर शेखर पां. लखरे
 सौ. निता सु. लखरे

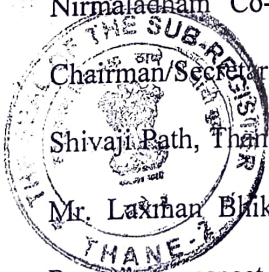
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दस्त क्रमांक २००६४ Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land
६ / ९ C.T.S No. 32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue
Village Chendani, Tal. & Dist. Thane is party to Agreement dated
20/04/1998 as "Housing Society - Second Party."

AND WHEREAS Mr. Laxman Bhiku Nachare took possession of Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane from Messrs Royal Construction Company through its partner Shri. Majid Ahmad Burondkar and since then Mr. Laxman Bhiku Nachare is in possession of Room No.201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602.

AND WHEREAS Original Agreement dated 20/04/1998 between 1) Messrs Royal Construction Company through its partner Shri. Majid Ahmad Burondkar as "The Developers- First Party" 2) Nirmaladham Co-Operative Housing Society Limited through its Chairman/Secretary, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 as "Housing Society - Second Party 3) Mr. Laxman Bhiku Nachare as the "The Resident (Rahivashi - Third Party) in respect of Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West



लक्ष्मण भिकु नाचरे *Laxman* अशोक गवळकर सौ. निता सु तावकर

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43 A (Part), 93 (part), Tika दस्तावेज क्र. २७०६५ / २०२३
& Dist. Thane has been ७ / १०

400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane has been lost, misplaced on 13/03/2022 at 17.30. p.m from Mr. Laxman Bhiku Nachare and therefore on 18.05.2023 Mr. Laxman Bhiku Nachare has filed missing complainant of Original Agreement dated 20/04/1998 between Messrs Royal Construction Company, Nirmaladham Co-Operative Housing Society Limited & Mr. Laxman Bhiku Nachare bearing Naupada Police Station, Thane Property Missing Register No.992/2023 dated 18/05/2023.

AND WHEREAS Mr.Suresh Pandurang Tatkare alongwith his family members is residing in Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane since October, 2020 on Leave & License Basis.

AND WHEREAS the Vendor /Transferor herein Mr. Laxman Bhiku Nachare has agreed to sell, transfer and assign on ownership basis his right, title, interest shares and occupancy right in Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane to the Purchasers/Transferees 1) Mr. Sanskar Suresh Tatkare 2) Mr. Suresh Pandurang Tatkare 3) Mrs. Nita Suresh

लखमण भिकु नाचरे

S. Suresh Tatkare

सुश्री. निता सु. तटकरे

सौ. निता सु. तटकरे

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दस्त क्रमांक २००६५/Tatkare and the Purchasers/Transferees herein 1) Mr. Sanskar Suresh
L / YD Tatkare 2) Mr. Suresh Pandurang Tatkare 3) Mrs. Nita Suresh Tatkare

have agreed to purchase on ownership basis right, title, interest shares and occupancy right of Vendor/Transferor Mr. Laxman Bhiku Nachare in Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane and also to get it transferred the membership and the shares in respect of the Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane in the names of Purchasers/Transferees herein.

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

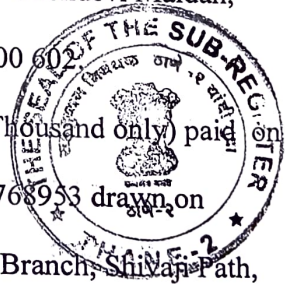
1) The Vendor /Transferor herein Mr. Laxman Bhiku Nachare shall sell, transfer and assign on ownership basis his right, title, interest, shares and Occupancy right and The Purchasers/Transferees herein 1) Mr. Sanskar Suresh Tatkare 2) Mr. Suresh Pandurang Tatkare 3) Mrs. Nita Suresh Tatkare shall purchase and acquire on ownership basis the right, title, interest, shares and Occupancy right of The Vendor/Transferor Mr. Laxman Bhiku Nachare in Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind

लक्ष्मण भिकु नाचरे Suresh Pandurang Tatkare Nita Suresh Tatkare

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Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Jitka No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane within The limits of Thane Municipal Corporation, Thane and within the jurisdiction of Sub - Registrar Thane more particularly described in the Schedule annexed hereto together with all its fixtures and fittings for a total consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs Only) and The Purchasers/Transferees herein 1) Mr. Sanskar Suresh Tatkare 2) Mr. Suresh Pandurang Tatkare 3) Mrs. Nita Suresh Tatkare shall pay The aforesaid consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs Only) to The Vendor / Transferor herein Mr. Laxman Bhiku Nachare as under :-

- (a) Rs. 50,000/- (Rupees Fifty Thousand only) paid on 03/09/2023 by cash towards token money of Room No. 201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602
- (b) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) paid 12/09/2023 by Cheque No.768953 drawn on Bank of India, Thane Main Branch, Shivaji Path, Thane West favouring Laxman Bhiku Nachare towards the part Consideration amount of Room No. 201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT



लक्ष्मण भिकु नाचरे

Sanskar Suresh Tatkare
श्री संस्कार सु. तटकरे
श्री. निता सु. तटकरे

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दस्त क्रमांक २००६५ / २०२३

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Bus Depot, Gaondevi Maidan, Shivaji Path,
Thane West 400 602.

(c) Rs. 2,00,000/- (Rupees Two Lakhs only) paid on 16/09/2023 by Cheque No.768954 drawn on Bank of India, Thane Main Branch, Shivaji Path, Thane West favouring Laxman Bhiku Nachare towards the part Consideration amount of Room No. 201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602

d) Rs.16,00,000/- (Rupees Sixteen Lakhs only) the balance consideration amount amount to be paid within 45 day from the execution and registration of this Agreement for Sale.

4) The Vendor/Transferor hereby declares that immediately on credit of balance consideration amount through RTGS in his Bank account he shall hand over to The Purchasers / Transferees The following original documents :

a) Copy of Agreement dated 20/04/1998 between Messrs Royal Construction Company, Nirmaladham Co-Operative Housing Society Limited & Mr. Laxman Bhiku Nachare" in respect of Room No.201, 2nd Floor, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602.

लक्ष्मण भिकु नचरे *Laxman B. Nachare* उरेश पा. (१२८६) सौ. निता सुतकरे

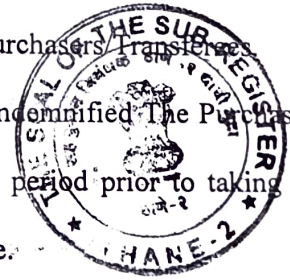
(b) Original Share Certificate No. 13 standing
Bhiku Nachare issued/ allotted by Nirmaladham
Society Limited.

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in the name of Mr. Laxman	
दस्त क्रमांक २७०६५ / २०२३	
Co-Operative	Housing
११	१०

5) The Vendor/Transferor shall co-operate to the society to transfer his shares in respect of the said flat in the names of The Purchasers / Transferees in The society record as well as transfer Property Tax Bill of the said flat in the names of Purchasers in The record of Thane Municipal Corporation, Thane or in any Government/ Semi Government Dept, MSEDCLtd record.

6) The Vendor/Transferor shall sign and execute all forms on relevant stamp papers as required by Maharashtra Co – Operative Society Act and Bye-laws of society and documents, deed or writing required to be signed and executed to complete the title of The Purchasers / Transferees to the said flat without any delay and without demanding / claiming any consideration, remuneration demand.

7) The Vendor/Transferor hereby declare that he will pay all The Municipal Taxes, Outgoing, Water charges, Society Maintenance charges, electricity consumption charges, dues of the society etc. till handing over possession of the said flat to Purchasers/Transferees. The Vendor/Transferor shall indemnify and keep indemnified The Purchasers / Transferees against any claims made for any period prior to taking over possession of said flat by Purchaser/ Transferee.



8) The Vendor/Transferor hereby declare that he is The absolute lawful owner of The said flat and no any other person has any kind of

लक्ष्मण भिकु नाचारे

Signature

अशोक जां. लटकरे

सौ. निता सु लटकरे

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दस्तावेज क्रमांक २००६५१/१०२३
१२ / १०

right, title, interest of whatsoever nature in the said flat and he has full right
and authority to enter into this Agreement.

9) The Vendor/Transferor herein declares that he has not executed any kind of deed, document, agreement in respect of said flat with anybody or he has not agreed to execute any deed, document agreement with anybody in respect of said flat.

10) The Vendor/Transferor hereby declares that he has not obtained any kind of loan on Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane within The limits of Thane Municipal Corporation, Thane from any bank, any financial institution or any individual and he has not mortgaged Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane within The limits of Thane Municipal Corporation, Thane with any bank, any financial institution or any individual and the above Room is free from all encumbrances.

11) The Vendor/Transferor hereby declares that he has not deposited Original Agreement dated 20/04/1998 between Messrs Royal Construction Company, Nirmaladham Co-Operative Housing Society Limited & Mr. Laxman Bhiku Nachare" in respect of Room No.201, 2nd Floor,

लक्ष्मण भिकु नाचरे *Shukare* अशेषा पां. नाचरे सौ. जित। कुलटकरे

Nirmaladham Co-Operative Housing Society Limited, Behind Ganesh
TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602

with any bank, any financial institution or any individual and has not created any charge, lien, hypothecation, mortgage on Room No.201 on the basis Agreement dated 20/04/1998 between Messrs Royal Construction Company, Nirmaladham Co-Operative Housing Society Limited & Mr. Laxman Bhiku Nachare”.

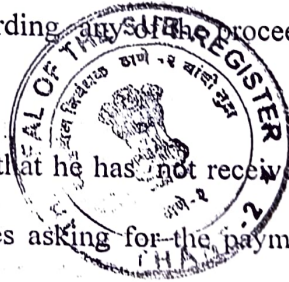
12) The Vendor/Transferor hereby declares that no any civil suits, litigation or criminal cases or any other proceedings are pending in any court or tribunal/ authority against The Vendor/Transferor in respect of or affecting The said flat.

13) the Vendor/Transferor hereby declare that there are no any attachment or Prohibitory orders against the said flat. The Vendor/Transferor hereby declare that the said flat is not subject matter to any lispense or attachment either before or after Judgment.

14) The Vendor/Transferor hereby declare that he has not received any notice from any court, Government, Semi Government Tribunal/ Authority or Thane Municipal Corporation, Thane regarding any other proceedings in respect of the said flat.

15) The Vendor/Transferor hereby declare that he has not received any notice from any Statutory Body or authorities asking for the payment of whatsoever nature in respect of the said flat.

16) The Vendor/Transferor hereby declare that he has not received any notice from Thane Municipal Corporation, Thane or from any other



श्री. लक्ष्मण भिकु नाचरे
श्री. अशेषा पां. नाचरे
श्री. जित्ता कु. नाचरे

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कसत क्रमांक २७०६५/१०२२ body or authorities regarding acquisition and or requisition of said

१४ / ५१११

17) The Vendor/Transferor hereby declare that he is in exclusive peaceful possession of the said flat.

18) After receipt of entire consideration amount, The Vendor/Transferor shall give his no objection on the relevant transfer forms of M.S.E.D. Co Ltd / on stamp paper to transfer the electricity meter and consumer number in the names of The Purchasers / Transferees which is standing in The name of The Vendor / Transferor No.1.

19) After receipt of entire consideration amount The Vendor/Transferor shall give is no objection on The relevant transfer forms of Mahanagar Gas Ltd. to transfer The Mahanagar gas meter and consumer reference number in The name of The Purchasers / Transferees which is standing in The Name of the Vendor / Transferor.

20) The transfer charges required to be paid to Nirmaladham Co-Operative Housing Society Limited for its consent to transfer The membership & Shares of Vendor/Transferor in The names of The Purchasers / Transferees in the society record shall be paid to the society by Vendor/Transferor & Purchasers/Transferees equally i.e Rs.12500/- each.



21) The Vendor/Transferor shall attend The office of The Joint Sub - Registrar Thane 2 for execution and registration of this Agreement for Safe and shall also sign in The relevant registers kept in Sub - Registrar's office for registration of The document.

22) The Stamp Duty, registration fee and other expenses of this agreement shall be borne by The Purchasers / Transferees alone.

रुद्रमणि मिश्र गोचरे
शुद्धा ल. लखरे
सा. जिला वृ. लखरे

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23) This Agreement shall always be subject to the provisions of The Maharashtra Ownership Flat Act, 1963 and The Rules made there under and under The provisions of Maharashtra Co-Operative Societies Act, 1960 and Rules made There under from time to time.

SCHEDULE OF PROPERTY

Room No. 201, 2nd Floor, admeasuring 225 Sq.ft Carpet, Nirmaladham Co-Operative Housing Society Limited, Behind Gaondevi TMT Bus Depot, Gaondevi Maidan, Shivaji Path, Thane West 400 602 constructed on land C.T.S No.32 (part), 43 A (Part), 93 (part), Tika No.16,17,23 of Revenue Village Chendani, Tal. & Dist. Thane within The limits of Thane Municipal Corporation, Thane and within The jurisdiction of Sub-Registrar Thane 2.

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

SIGNED & DELIVERED)

BY THE WITHIN NAMED)

VENDOR / TRANSFEROR)

MR. LAXMAN BHIKU NACHARE)

in the presence of

1) Vikas Ramchandra Nachare

Aadhar No. 8119 8568 0736

2) Milind Kashinath Yadav

Aadhar No. 9602 5987 8286



लक्ष्मण भिकु नाचरे

विकास रामचंद्र नाचरे



Shalwar

जिरीस फा. तळकरे सौ. निता कु. तळकरे

लक्ष्मण भिकु नाचरे



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दस्त क्रमांक २००९५/२०२३ SIGNED & DELIVERED

१६ / ५० BY THE WITHIN NAMED

PURCHASERS / TRANSFEREES

1) MR. SANSKAR SURESH TATKARE

2) MR. SURESH PANDURANG TATKARE

3) MRS. NITA SURESH TATKARE

in the presence of

1) Vikas Ramchandra Nachare विकास रामचंद्र नाचरे

2) Milind Kashinath Yadav मयपु

RECEIPT

RECEIVED from The within named Purchasers /Transferees 1) MR. SANSKAR SURESH TATKARE 2) MR. SURESH PANDURANG TATKARE 3) MRS. NITA SURESH TATKARE AN AMOUNT OF Rs. 5,00,000/- (Rupees Five Lakhs only) as described below :

(a) Rs. 50,000/- (Rupees Fifty Thousand only) paid on

03/09/2023 by cash towards token money of

Room No. 201, 2nd Floor, Nirmaladham

Co-Operative Housing Society Limited, Behind

Gaondevi TMT Bus Depot, Gaondevi Maidan,

Shivaji Path, Thane West 400 602.

(b) Rs. 2,50,000/-

(Rupees Two Lakhs Fifty Thousand only) paid on

12/09/2023 by Cheque No.768953 drawn on

Bank of India, Thane Main Branch, Shivaji Path,

Thane West favouring Laxman Bhiku Nachare

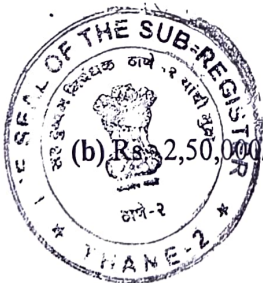
towards the part Consideration amount of Room

लक्ष्मण भिकु नाचरे

Sanskare

सुरेश पं. तटकरे

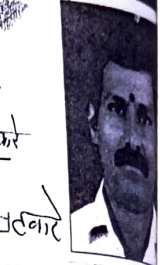
सौ. निता सुरेश तटकरे



Sanskare

सुरेश पं. तटकरे

सौ. निता सुरेश तटकरे



No. 201, 2nd Floor, Nirmaladham Co-Operative

Housing Society Limited, Behind Gaondevi TMT

Bus Depot, Gaondevi Maidan, Shivaji Path,

Thane West 400 602.

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दस्त क्रमांक	२००६५ / २०२३
१०	५०

(c) Rs. 2,00,000/- (Rupees Two Lakhs only) paid on 16/09/2023
by Cheque No.768954 drawn on Bank of India,
Thane Main Branch, Shivaji Path, Thane West
favouring Laxman Bhiku Nachare towards the
part Consideration amount of Room No. 201,
2nd Floor, Nirmaladham Co-Operative Housing
Society Limited, Behind Gaondevi TMT Bus Depot,
Gaondevi Maidan, Shivaji Path, Thane West 400 602

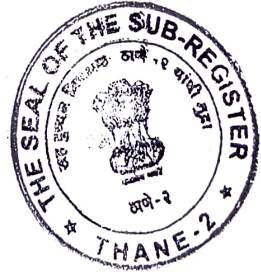
Rs. 5,00,000/

I SAY RECEIVED Rs. 5,00,000/-

लक्ष्मण भिकु नाचरे

MR. LAXMAN BHIKU NACHARE

- 1) Vikas Ramchandra Nachare विकस रामचंद्र नाचरे
- 2) Milind Kashinath Yadav मरुतु



निर्मलाधाम को. ऑप. हौसिंग सोसायटी लि.

नोंदणी क्रमांक : टी. एन. ए. / (टी. एन. ए.) एच. एस. जी. / (टी. सी.) ८५५४/१६-१७

पत्ता : पत्रकार भवनच्या मागे, गांवदेवी मैदानाच्या जवळ, शिवाजी पथ, ठाणे (पश्चिम).

संदर्भ क्रमांक :

दिनांक : २८/१२/२३

निर्मलाधाम को. ऑप. हौसिंग सोसायटी लि.

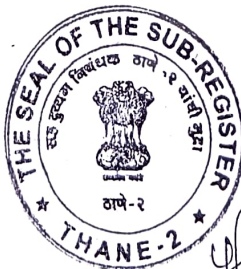
॥ ना हरकत प्रमाणपत्र ॥

अदर पत्राद्वारे प्रमाणीत करण्यात येते की,
श्री. लक्ष्मण भिक्क नाचरे, रूम :- २०१/२ रा मजला हे संस्थेचे
रितसर सभासद आहेत. त्यांच्याकडून संस्थेचे काहीही येणे नाही.
अदर संस्थेतील त्यांची नावे असलेली रूम २०१/२ रा माळा
सुरेश पांडुरंग तटकरे यांना विक्री केली आहे. त्यांच्या विनंती
अजविरास मुद्रांक शुल्क व रजिस्ट्रेशनचाकामाकरिता हा
ना हरकत दाखला देण्यात येत आहे.
अदर घर विकण्यासाठी संस्थेची काहीच हरकत नाही.

सन्मानित विनंती व्हावे.

आपला नम्र....

रूम पं. भिक्क नाचरे



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दस्ता क्रमांक २७००६५ / २०२३
१८ / ५०

निर्मलाधाम को. ऑप. हो. सो. लि.

[Signature]

अध्यक्ष

संस्था

श्री. म. क. जांजनदार

अनुक्रमांक

13

सभासद नों.क्र.

93

"निर्मलाधाम" को. ऑप. हौसिंग सोसायटी लि.,

जनन

पत्रकार भवनाच्या मागे, गांवदेवी मैदानाच्या जवळ, शिवाजी पथ, ठाणे (पश्चिम), ता. जि. ठाणे.

नोंदणी क्रमांक :- टीएनए/(टीएनए)/एचएसजी (टिसी)/८५५४/सन-१९९६-९७

दिनांक २००६५/२०२३

२६/५०

(महाराष्ट्र सहकारी सोसायटी कायदा १९६० मधील नोंदणीकृत (सन १९६१ चा महाराष्ट्र अधिनियम क्र. २४ अन्वये)

असे प्रमाणित करण्यात येते की,

श्री./श्रीमती/मिसेस लक्ष्मण त्रिकू नाचरे.

हा/ही/हे ने ९ पूर्ण भागांची रक्कम प्रत्येकी रु. 50 प्रमाणे क्र. ६९ ते ६५ क.

पर्यंत भरलेली असून संस्थेचा नोंदणीकृत सदनिका धारक क्र. २०९

असून

संस्थेच्या उपबिधीस अधिन राहिल.

रु. २९०/- या संस्थेच्या शिक्क्यानिशी अदा करण्यात आले

संस्थेचा ठाणे

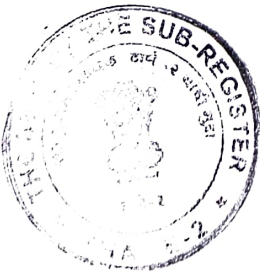
दिनांक : १६ माहे १० सन २०१०



अध्यक्ष

सचिव

संजिनदार



उ न न - २
 दस्तावेज क्रमांक २००६५ / २०२३
 २४ / ५०

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

For Bldg "A" - Stilt (P) + 7 Floors., Bldg. "B" - Gr. Floor + 7 F.

V. P. No. 98/010/ TMC / TDD/ 29 69 Date 10/3/98

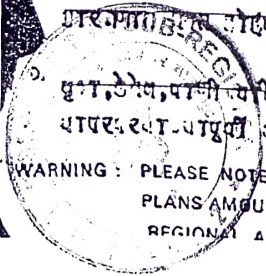
To. Shri/Smt. M/s. Sunil Sawant

Shri/Smt. THANE MUNICIPAL CORPORATION (Lessor)
 Nirmaladham Co-op. Hsg. Society Ltd. (Lessee)
 Sir, Khoja Kabarstan, Thane.

With reference to your application No. - dated 16/1/98 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" & "B" in Village Chendani Sector No. - Ward No. - situated at Road/Street - DOCKY City S. No. 93 (P) 43 (P) 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. (C.C. UP TO PLINTH LEVEL ONLY.)

5. ~~परम प. जमवा/वावाधरोप/दोपुवो ६.१४/१९९६/२३३१ दि. २६/१२/९७ इत्येव दिनेषा~~
6. ~~धरातण्णातीत तर्ष अली संस्कारेण राक्षती. २~~
~~ताम सुक लक्ष्यापूर्वी तिव धरातण्ण (सुकीर) लक्ष्यात यावे.~~
7. ~~राक्षीय क्षेत्री व धरातण्णातीतेनी क्षेत्री ताम सुक लक्ष्यापूर्वी मरणा करावीत.~~
8. ~~विश्वीय वास्तव ताम सुक लक्ष्यापूर्वी वास्तव करावा.~~



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.

(C.M.P.)

- ११) ठाणे नगर प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे.
- १२) ठाणे नगर प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे.
- १३) ठाणे नगर प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे.

नाम	मंडळ - २
दिनांक	२०/०६/२०२३
व्यक्ति	३५ / ५०

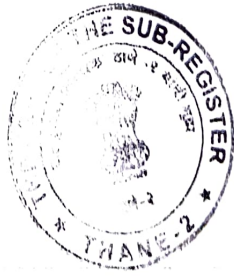
[Handwritten Signature]
Sr. Dy CE

[Handwritten Signature]
उप-नगर अधिकारी,
(विद्युत व विद्युतचुंबक)
ठाणे नगर प्रमाणपत्रा, ठाणे

सावधान

"मंडळ प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे. नगर प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे. नगर प्रमाणपत्रापूर्वी मंडळाच्या वतीने नगर प्रमाणपत्र प्राप्त झाले आहे."

*Received
2 Copies
[Signature]*



टन न - २

दस्ता क्रमांक २००६५ / २०२३

३६ / ५०

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)
Occupancy Certificate

121

Occupation Certificate for Bldg.No. " B " only.

(Ground + Seven Upper Floors only)

Per. No. Permission No. 98/010/TMC/TDD/2969 dated 10/3/98.

V. P. No. 98/010/

TMC/TDD / २३६३

Date २६/१२/९९

To,

Shri. Sunil Sawant (Architect)

"Kanchan", 3rd Floor, College Rd.,

Chendani, Thane (W) - 1.

For M/s. Nirmalasham Co-op. Hsg. Society Ltd. (Owner)

Sub : Occupation Certificate for the proposed Bldg. on land bearing C.T.S.No. 93 (Pt), 43 (Pt), Tika No. 23, 16, at Village Chendani, Thane.

Ref. : V. P. No. 98/010.

Your Letter No. 1780 dated 20/5/99.

Sir,

The part / full development work/erection /re-erection or alteration in/of building; part building

NO. ~~REF~~ ONLY situated at Chendani (W) Road/Street

Ward No. Sector No. C.T.S. No. 93 (Pt), 43 (Pt), Tika No. 16, C.T.S.No. 43 (Pt), Tika No. 23,

village Chendani under the supervision of Mr. Sunil Sawant, Licensed Architect/Licence No. CA/31/15623.

may be occupied on the following Conditions.

- १] इरादापत्रातील "ग" क्रमांक १० [दहा] वर्षांच्या कराच्या ५० टक्के उर्वरित रक्कम "ए" इमारतीचे वापरपरवान्यापूर्वी मरणा करणे आवश्यक आहे.
- २] आरक्षणात बदल होईपर्यंत २५ [पंधवीस] टक्के बांधकाम करता येणार नाही.
- ३] मंडळ क्र. ठानपा/आविषिचौ/सौपुचौ क्र. १४/१९९६/१३२९ दि. २६/१२/९७ अन्वये दिलेल्या इरादापत्रातील सर्व अटी बंधनकारक राहतील.
- ४] वृक्ष विनाश याचे एन.ओ.ती. "२" इमारतीच्या वापरपरवान्यापूर्वी दाखल करणे आवश्यक आहे.
- ५] मंडळ नकाशासुधार संपूर्ण आर.जी. इमारत "३" चे वापरपरवान्यापूर्वी विकसित करणे अडथळीचे बंधनकारक राहिल.

A set of certified completion plan is returned herewith.

- ६] सदर बांधकामास ठाणे महानगरपालिका पाणीपुरवठा करणार नाही. फक्त पिण्यासाठी उद्योगधर्मासुधार पाणीपुरवठा करण्यात येईल.

Office No.

Yours faithfully,

Office Stamp

मंडळ

Date

Copy to

Collector of Thane

Dy. Mun. Commissioner

(Water Works)

Assessor Tax Dept.

Thane Dept. T.M.C.



Dy. City Engineer,
(Planning & Development)

Municipal Corporation of
the City of Thane