



05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 259/2024

नोंदणी :

Regn:63m

गावाचे नाव : बाळकुम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8666650
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला, इमारतीचे नाव: शुभ विहार - को.ऑप.हौ.सो.लि., ब्लॉक नं: शुभ विहार,दादलानी रोड,अशोक नगर समोर, रोड नं: बाळकुम,ठाणे(प.), इतर माहिती: सदनिकेचे क्षेत्रफळ 703 चौ. फुट कापेट((Survey Number : Old Survey No. 64, New Survey No. 118 ;))
(5) क्षेत्रफळ	1) 78.40-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:-ममित प्रल्हाद जोशी तर्फे कु.मु.म्हणून प्रल्हाद शामराव जोशी वय:-74; पत्ता:-प्लॉट नं: डी4/202, माळा नं: ,, इमारतीचे नाव: पंचरत्न सीएचएस लि., ब्लॉक नं: आनंद नगर, रोड नं: मानपाडा रोड, डोंबिवली(प.), महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AFOPJ0559C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमा उदय कुलकर्णी . वय:-63; पत्ता:-प्लॉट नं: 404, माळा नं: ,, इमारतीचे नाव: शुभ विहार सीएचएस लि., ब्लॉक नं: दादलानी रोड, अशोक नगर समोर, रोड नं: बाळकुम,ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ARZPK5997L 2): नाव:-रोहन उदय कुलकर्णी तर्फे कु.मु.म्हणून उदय गंगाधर कुलकर्णी वय:-67; पत्ता:-प्लॉट नं: 404, माळा नं: ,, इमारतीचे नाव: शुभ विहार सीएचएस लि., ब्लॉक नं: दादलानी रोड, अशोक नगर समोर, रोड नं: बाळकुम,ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AVIPK9553F
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	259/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	609000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



(Signature)
सह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

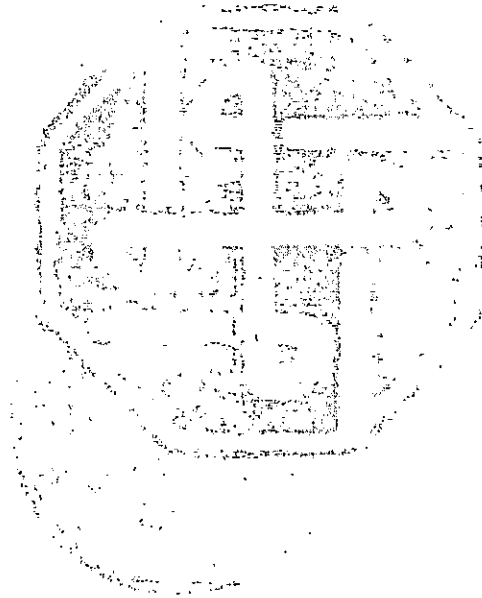
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HEMA UDAY KULKARNI	eChallan	03006172023122900497	MH013140036202324M	609000.00	SD	0007113508202324	05/01/2024
2		DHC		0124046121325	1200	RF	0124046121325D	05/01/2024
3	HEMA UDAY KULKARNI	eChallan		MH013140036202324M	30000	RF	0007113508202324	05/01/2024

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202401021715	02 January 2024, 11:59:21 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	9/36-3अ-1) ठाणे भिबंदी रस्त्याच्या दोन्ही बाजूचे लागतचे सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर# 118		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
30300	116700	134700	146300	134700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधनाम क्षेत्र (Built Up)-	78.4 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	13 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भावना सुविधा -	आहे	पत्रला -	5th to 10th Floor		
Sale Type - Resale		First Sale Date - 05/11/2009			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पत्रला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.122535/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवाढी) + खुल्या जमिनीचा दर)			
		= (((122535-30300) * (87 / 100)) + 30300)			
		= Rs.110544/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 110544 * 78.4				
	= Rs.8666649.6/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपट्टेचे मूल्य + मेडनगार्डन मळ्या क्षेत्र मूल्य + लागतल्या पत्तीचे मूल्य (खुली जातकी) + वरील मळीचे मूल्य + बंदित बाजार मळ्याचे मूल्य + खुल्या बर्मिंग्टन बाजार मळ्याचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदित जातकी + स्वयंपूर्ण वाहतक				
	= A + B + C + D + E + F + G + H + I + J				
	= 8666649.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.8666650/-				
	= ₹ साहायेशी लाख सहासठ हजार सहा शे पन्नास /-				

Home

Print

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प्रसह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

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दस्त क्र. २५९/२०२४	
१	६०





CHALLAN
MTR Form Number-6



GRN	MH013140036202324M	BARCODE	[Barcode]		Date	29/12/2023-11:50:59	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)	ARZPK5997L			
Location	THANE			Full Name	HEMA UDAY KULKARNI			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 601 6TH FLOOR SHUBH VIHAR			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	609000.00		Road/Street	DADLANI ROAD, OPP. ASHOK NAGAR, BALKUM			
0030063301	Registration Fee	30000.00		Area/Locality	THANE			
				Town/City/District				
				PIN	4 0 0 6 0 8			
				Remarks (If Any)	PAN2=AFOPJ0559C~SecondPartyName=SAMEET PRALHAD JOSHI-CA=8700000			
				Amount In	Six Lakh Thirty Nine Thousand Rupees Only			
Total			6,39,000.00	Words				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	03006172023122900497	301223M951912			
Cheque/DD No.		Bank Date	RBI Date	30/12/2023-16:53:46	Not Verified with RBI			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

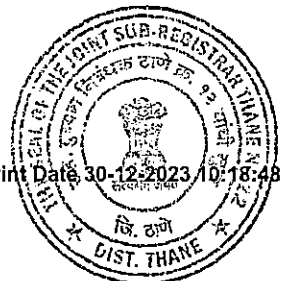
Mobile No. : 8369177704

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

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

[Handwritten Signature]

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दस्ता क्र. २५९/२०२४
२ ६०

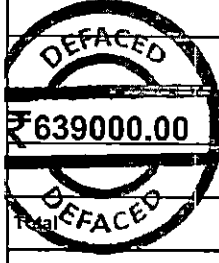




CHALLAN
MTR Form Number-6



GRN	MH013140036202324M	BARCODE	[Barcode]		Date	29/12/2023-11:50:59	Form ID	25.2
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			THN2_THANE 2 JOINT SUB REGISTRAR					
Location			THANE					
Year			2023-2024 One Time					
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			609000.00					
0030063301 Registration Fee			30000.00					
Total			6,39,000.00					
Payer Details			TAX ID / TAN (If Any)					
PAN No.(If Applicable)			ARZPK5997L					
Full Name			HEMA UDAY KULKARNI					
Flat/Block No.			FLAT NO 601 6TH FLOOR SHUBH VIHAR					
Premises/Building			DADLANI ROAD, OPP. ASHOK NAGAR, BALKUM					
Area/Locality			THANE					
Town/City/District			THANE					
PIN			4 0 0 6 0 8					
Remarks (If Any)			PAN2=AFOPJ0559C-SecondPartyName=SAMEET PRALHAD JOSHI-CA=8700000					
Amount In			Six Lakh Thirty Nine Thousand Rupees Only					
Words			6,39,000.00					
Payment Details			PUNJAB NATIONAL BANK					
FOR USE IN RECEIVING BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN Ref. No. 03006172023122900497 301223M951912					
Cheque/DD No.			Bank Date RBI Date 30/12/2023-16:53:46 01/01/2024					
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK					
Name of Branch			Scroll No. , Date 1 , 01/01/2024					



Department ID : Mobile No. : 8369177704
 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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature-Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.01.05 11:44:39 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

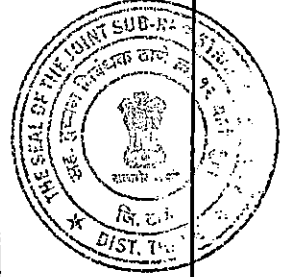
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-530-259	0007113508202324	05/01/2024-11:38:55	IGR540	30000.00
2	(IS)-530-259	0007113508202324	05/01/2024-11:38:55	IGR540	609000.00
Total Defacement Amount					6,39,000.00

[Handwritten signatures]

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 दस्ता क्र. २५९/२०२४
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ट न न १२	
दस्तावेज क्र. २५९/२०२४	
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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 5th day of **January, 2024**.

BETWEEN

MR. SAMEET PRALHAD JOSHI, age 44 years, having **PAN No. AFOPJ0559C**, (NRI) Through Power of Attorney Holder **MR. PRALHAD SHAMRAO JOSHI**, age 74 years, having **PAN No. AFDPJ8984J**, Indian Inhabitant, having address at D4/202, Panchratna Chs Ltd, Anand Nagar, Manpada Road, Dombivali (E) - 421201, hereinafter referred to as "**THE TRANSFEROR**" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

AND

1] **MRS. HEMA UDAY KULKARNI**, age 63 years, having **PAN No. ARZPK5997L**, Indian Inhabitants, and 2] **MR. ROHAN UDAY KULKARNI**, age 40 years, having **PAN No. AVIPK9553F**, (NRI), Through Power of Attorney Holder **MR. UDAY GANGADHAR KULKARNI**, age 67 years, having address at 404, Shubh Vihar Chs Ltd, Dadlani Road, Opp. Ashok Nagar, Balkum, Thane (W) - 400608, hereinafter called "**THE TRANSFEREES**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**

[TRANSFEROR]

[TRANSFEREE]

[TRANSFEREE]

WHEREAS by virtue of a Registered article of **AGREEMENT FOR SALE** dated 3rd day of November, 2009 [Registered with the Sub-Registrar of Thane at Doc. No. TNN - 5 - 09678/2009, on dated 05/11/2009] executed between **M/s. SHUBH BUILDERS & DEVELOPERS**, having office at Dev Prayag, Ground Floor, Bhakti Mandir Road, Panchpakhadi, Thane (W) - 400602, therein referred to as the **"THE PROMOTERS"**, of the **ONE PART** and **MR. SAMEET PRALHAD JOSHI**, therein referred to as **'THE PURCHASER'** of the other part, now [the **TRANSFEROR** herein], the **TRANSFEROR** have purchased and acquired all rights, title and interest in **Flat No. 601**, admeasuring **703 Sq. Feet. [Carpet]** area on **6th Floor**, in the said building known as **"SHUBH VIHAR"**, standing on the property bearing **Old Survey No. 64**, now **New Surve No. 118**, Village - **BALKUM**, lying, being and situated at Dadlani Road, Opp. Ashok Nagar, Balkum, Thane (W) - 400608, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the **"SAID PREMISES"**.

AND WHEREAS MR. SAMEET PRALHAD JOSHI the **PURCHASER** therein, [the **TRANSFEROR** herein] has made the entire payment of consideration to the said **M/s. SHUBH BUILDERS & DEVELOPERS** of such being on and thereupon **MR. SAMEET PRALHAD JOSHI** the **PURCHASER** therein, [the **TRANSFEROR** herein] has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS MR. SAMEET PRALHAD JOSHI the **PURCHASER** therein, [the **TRANSFEROR** herein] is the bonafide member of **"SHUBH VIHAR Co-Operative Housing Society Ltd."**, a society registered under **Registration No. TNA / [TNA] / HSG / [TC] / 21976/2010 Dated 03/06/2010**, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as **"THE SAID SOCIETY"** and being the member of the said society, the **TRANSFEROR** is holding ten fully paid up shares of Rs. 50/- each under **SHARE CERTIFICATE No. 026**, bearing **Distinctive No. 251 to 260 [BOTH INCLUSIVE]**, [hereinafter referred to

[TRANSFEROR]

[TRANSFEE] Page No. 2

[TRANSFEE]

as the **SAID SHARES]** and thus the **TRANSFEROR** has clear and marketable title in respect of the said premises and thus the **TRANSFEROR** is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

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

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

- A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **TRANSFEROR** has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The **TRANSFEROR** has not mortgaged the said premises with any institutions and the said premise is free from all encumbrances charges, lien, etc.

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दस्तावेज. २५९/२०१८	
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[TRANSFEROR]

[TRANSFEEEE]

[TRANSFEEEE]

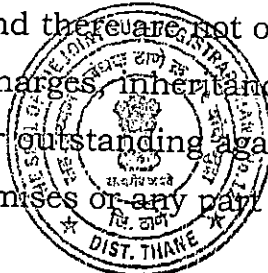
E) The **TRANSFEROR** has paid all the necessary charges of any nature whatsoever in respect of the said premises and the **TRANSFEROR** has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

F) The **TRANSFEROR** in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposes of the said premises in any manner whatsoever.

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

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

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दस्त क. २५२/२०१३
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I) The **TRANSFEROR** is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this agreement.

J) The **TRANSFEROR** has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title and interest to enter into this agreement with the **TRANSFEREES** on the various term and conditions as stated herein.

[TRANSFEROR]

[TRANSFEE] Page No. 4

[TRANSFEE]

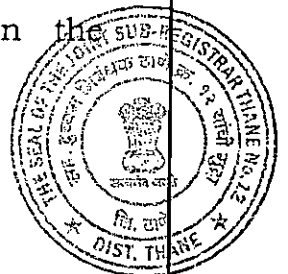
AND WHEREAS believing the aforesaid representations the **TRANSFEREES** offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for **LUMP-SUM PRICE / CONSIDERATION** of Rs. **87,00,000/- [Rupees Eighty Seven Lakhs Only]**.

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

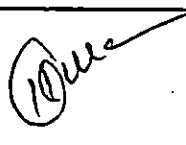
AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

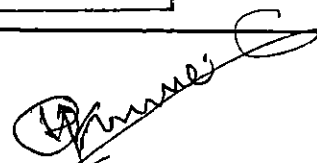
1. The **TRANSFEROR** hereby agrees to sell, assign and transfer and the **TRANSFEREES** hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 601**, admeasuring **703 Sq. Feet. [Carpet]** area on **6th Floor**, of the "**SHUBH VIHAR Co-Operative Housing Society Ltd.**", in the said building known as "**SHUBH VIHAR**", standing on the property bearing **Old Survey No. 64**, now **New Surve No. 118**, Village - **BALKUM**, lying, being and situated at Dadlani Road, Opp. Ashok Nagar, Balkum, Thane (W) - 400608, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **LUMP-SUM PRICE/CONSIDERATION** of Rs. **87,00,000/- [Rupees Eighty Seven Lakhs Only]** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

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[TRANSFEROR]


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[TRANSFEEEE]

2. The **TRANSFEREES** has agreed to pay to **TRANSFEROR LUMP-SUM PRICE/CONSIDERATION** of Rs. **87,00,000/-** [Rupees Eighty Seven Lakhs Only] in the following manner :-

a) Rs. **5,00,000/-** [Rupees Five Lakhs Only] by Cheque No. **454269** Dated **28/12/2023** Drawn on **State Bank of India**, towards the payment as **TOKEN MONEY** before execution of this Agreement.

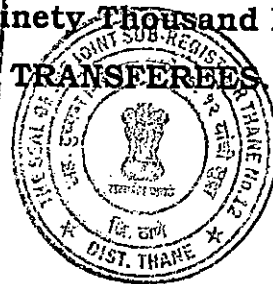
b) Rs. **10,00,000/-** [Rupees Ten Lakhs Only] by Cheque No. **550067** Dated **05/01/2024** Drawn on **Punjab National Bank**, towards the payment **AS PART PAYMENT** after registration of this Agreement.

c) The **TRANSFEREES** have agreed to pay the **Balance Amount of Consideration** of Rs. **72,00,000/-** [Rupees Seventy Two Lakhs Only] within 45 Days from handing over Mortgage NOC from Society, all Original Document and other related paper from the **TRANSFEROR** to **TRANSFEREES** by obtaining loan ANY BANK / financial assistance from the any bank / financial institution.

1. The **TRANSFEROR** herein is **Non Resident of India [NRI]** has acknowledged and agreed that the **TRANSFEREES** are required to deduct tax at source [TDS] out of the Consideration amount and accordingly Rs. **18,09,600/-** i.e. Tax @ **20.80%** u/s 195 of IT Act 1961, of the value of this Agreement is deducted. The **TRANSFEREES** have agreed to provide supporting Challan evidencing payment of **TDS** as mentioned above within prescribed time as provided by the Income Tax Authorities to the **TRANSFEROR**. Accordingly the balance consideration amount shall be reduced by the amount of **TDS** to be deposited by **TRANSFEREES**.

2. **Balance Amount of Consideration** of Rs. **53,90,400/-** [Rupees

Fifty Three Lakhs Ninety Thousand Four Hundred Only]	
the TRANSFEROR to TRANSFEREES	
दस्तक. 24/1/2024	
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[TRANSFEROR]

[TRANSFEE] Page No. 6

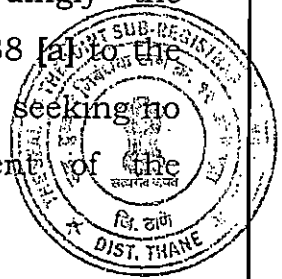
[TRANSFEE]

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

4. The **TRANSFEROR**, after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The **TRANSFEREES** hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the **TRANSFEROR** shall keep the **TRANSFEREES** indemnified from all the liabilities and / or claim against the said premises.

5. The **TRANSFEROR** and **TRANSFEREES** shall make necessary application as contemplated in the society's bye - law no. 38 [a]. The **TRANSFEROR** will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said premises and also the share certificate, in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the society. Accordingly the **TRANSFEROR** has given a notice under bye - law no. 38 [a] to the society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the **TRANSFEREES**.

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6. **THE TRANSFER FEES OF THE SOCIETY SHALL BE BORNE BY THE TRANSFEROR AND THE TRANSFEREES IN EQUAL PROPORTIONS.**

7. The **TRANSFEROR** shall make an application for transfer of shares under bye - law no. 38 [e] [i]. The **TRANSFEROR** and **TRANSFEREES** shall also make application for transfer of membership and for induction the **TRANSFEREES** as member under bye - law no. 38 [e] [ii]. The **TRANSFEROR** shall also hand

[TRANSFEROR]

[TRANSFEE]

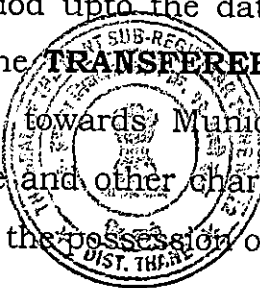
[TRANSFEE]

over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

8. The **TRANSFEREES** hereby agrees that, on becoming the members of the said society, the **TRANSFEREES** shall abide by all single bye-laws, rules and regulations adopted by the society.
9. The **TRANSFEROR** hereby states, declares and confirms that the **TRANSFEREES** shall be entitled to get transferred the **ELECTRICITY METER & MAHANAGAR GAS METER** installed in the said premises to their name and the **TRANSFEROR** shall, if required give his fullest co-operation in that regard.
10. The **TRANSFEREES**, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the **TRANSFEREES** can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the **TRANSFEREES** to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.
11. The **TRANSFEROR** hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future

प्राप्त ११	प्राप्त ११
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pertaining to the period upto the date of possession and shall be cleared off by him. The **TRANSFEREES** declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.



12. The **TRANSFEROR** further declares that he has full right and absolute authority to enter into this agreement and that he has not

[TRANSFEROR]

[TRANSFEE] Page No. 8

[TRANSFEE]

done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the **TRANSFEREES** in respect of the said premises may be disturbed. In the event contrary being found, the **TRANSFEROR** shall indemnify and keep indemnified the **TRANSFEREES** from any loss caused to the **TRANSFEREES** because of the defect in title.

13. The **TRANSFEROR** shall obtain the necessary **NO OBJECTION CERTIFICATE** from "**SHUBH VIHAR Co-Operative Housing Society Ltd.**", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the **TRANSFEREES** herein.

14. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the **TRANSFEROR** to the said society.

15. The **TRANSFEROR** hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.

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16. The **TRANSFEREES** are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The **TRANSFEROR** hereby undertakes to render his fullest co-operation to the **TRANSFEREES** for legal, full, perfect and effectual transfer of the said premises in favour of the **TRANSFEREES** and further undertakes not to charges any extra consideration and / or charges etc. for the same.

[TRANSFEROR]

[TRANSFEE]

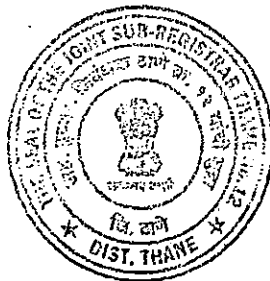
[TRANSFEE]

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

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 601, admeasuring 703 Sq. Feet. [Carpet] area on 6th Floor, of the "**SHUBH VIHAR Co-Operative Housing Society Ltd.**", in the said building known as "**SHUBH VIHAR**", standing on the property bearing **Old Survey No. 64**, now **New Surve No. 118**, Village - **BALKUM**, lying, being and situated at Dadlani Road, Opp. Ashok Nagar, Balkum, Thane (W) - 400608, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of

Thane ट न न १२	
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[TRANSFEROR]

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Page No. 10

[TRANSFEEE]

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

SIGNED SEALED AND DELIVERED

By the Withinnamed "TRANSFEROR"



MR. SAMEET PRALHAD JOSHI

Through Power of Attorney Holder

MR. PRALHAD SHAMRAO JOSHI

in presence of

1] Sameet Rajguru - Sameet V Rajguru

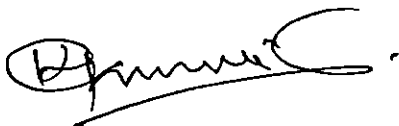
2] Sadaf So Khan - Sham

SIGNED SEALED AND DELIVERED

By the Withinnamed "TRANSFEREES"



MRS. HEMA UDAY KULKARNI



MR. ROHAN UDAY KULKARNI

Through Power of Attorney Holder

MR. UDAY GANGADHAR KULKARNI

In the presence of

1] Sameet Rajguru - Sameet V Rajguru

2] Sham - Sham



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[TRANSFEROR]



[TRANSFEREES]



[TRANSFEREE]

:: RECEIPT ::

RECEIVED of and from **MRS. HEMA UDAY KULKARNI** and **MR. ROHAN UDAY KULKARNI [TRANSFEREES]** a sum of **Rs. 15,00,000/- [Rupees Fifteen Lakhs Only]** as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** against the sale of said **Flat No. 601**, admeasuring **703 Sq. Feet. [Carpet]** area on **6th Floor**, of the "**SHUBH VIHAR Co-Operative Housing Society Ltd.**", in the said building known as "**SHUBH VIHAR**", standing on the property bearing **Old Survey No. 64**, now **New Surve No. 118**, **Village - BALKUM**, lying, being and situated at **Dadlani Road**, Opp. **Ashok Nagar, Balkum, Thane (W) - 400608** by following manner :

SR. NO.	AMOUNT OF RUPEES	*CHEQUE NO.	DATE	DRAWN ON
1.	Rs. 5,00,000/-	454269	28/12/2023	State Bank of India
2.	Rs. 10,00,000/-	550067	01/01/2023	Punjab National Bank

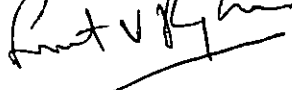
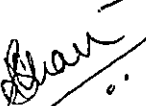
* Subject to the realization of Cheques.

Rs. 15,00,000/-

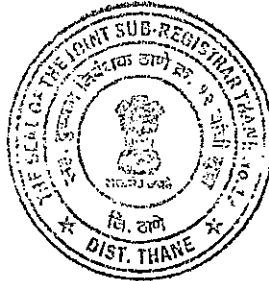
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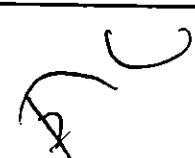
MR. SAMEET PRALHAD JOSHI
Through Power of Attorney Holder
MR. PRALHAD SHAMRAO JOSHI
"TRANSFEROR"


WITNESSES:-

- 1) 
- 2) 

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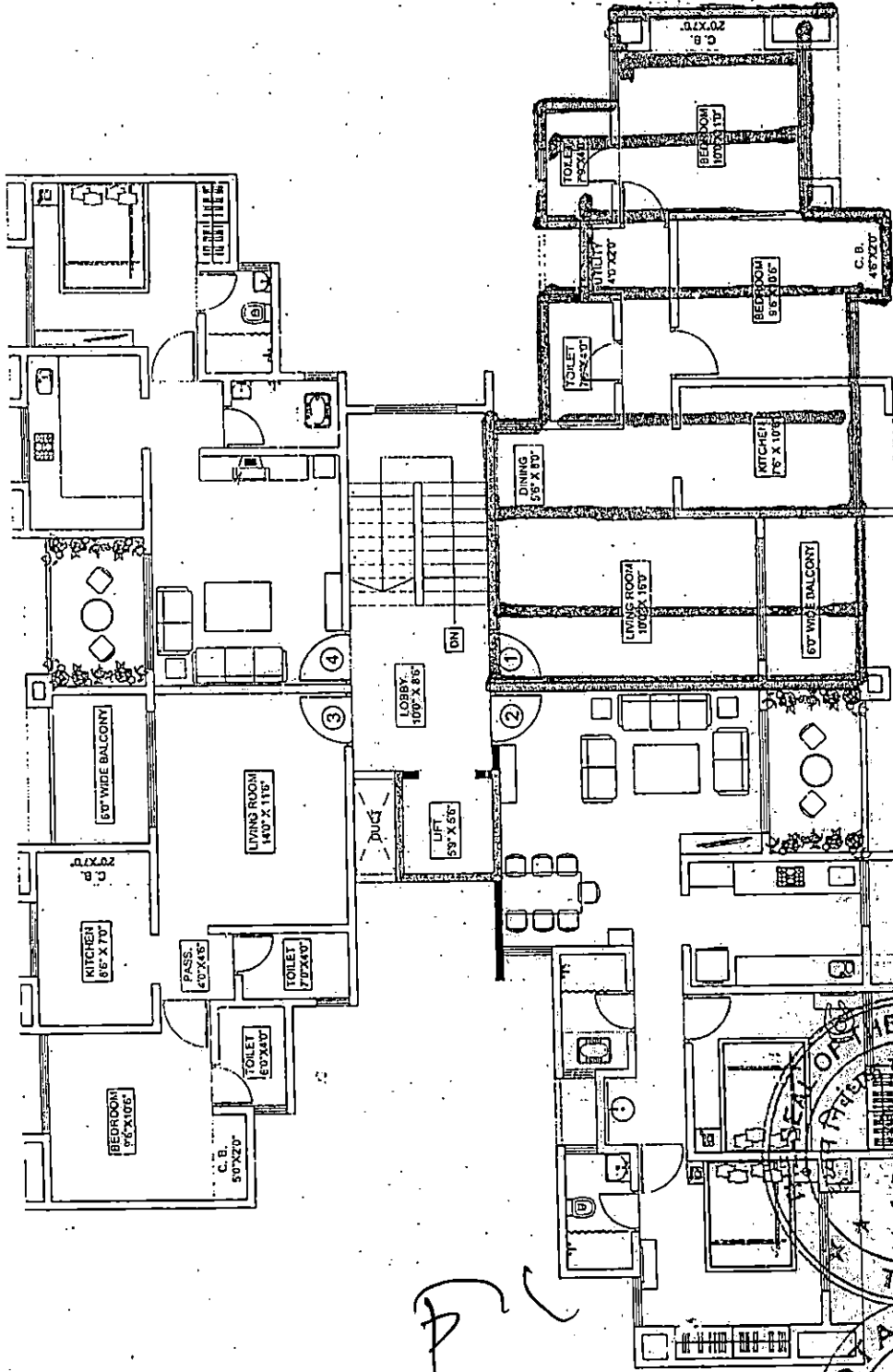

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Page No. 12


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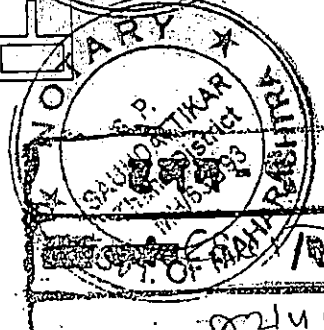
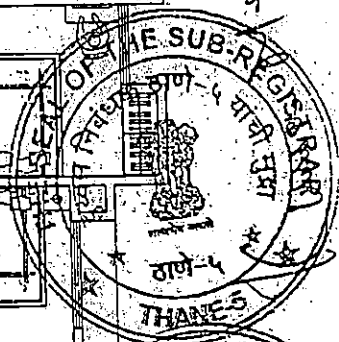
ANNEXURE - F

TYPICAL FLOOR PLAN



FLAT NO.	601
CARPET AREA	703

Handwritten signature/initials



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 वस. क्र. २५९ / २०१२
 १२ / १०



Share Certificate No. : 026

Member's Register No. :

Flat No. : 601

No. of Shares : 10

Shubh-Vihar Co-Op. Hsg. Society Ltd.

(Registered under the Maharashtra Co-op Societies Act. 1960)

Regd. No. TNA/HSG/(T.C.) 21976/3-6-2010

New Serve No. : 118, Dadlani Road, Balkum, Thane (West) - 400 608.

Share Certificate

(Authorised Share Capital of ₹ 1,00,000/- divided into 2000 Shares of ₹ 50/- each)

This is to certify that Shri / Smt. Samit Pralhad Joshi


is/are the Registered holder/s of TEN Fully paid up shares of ₹ 50/- each numbered
From 251 to 260 both inclusive in **Shubh-Vihar** Co-Op. Hsg. Society Ltd.
subject to the Bye-Laws of the said society.

Given under the Common Seal of the said Society
at Thane, this 2nd April day of 2012

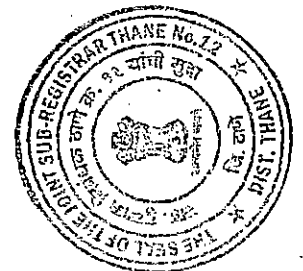
Shubh-Vihar
Co-Op. Hsg. Society Ltd.


Chairman


Secretary

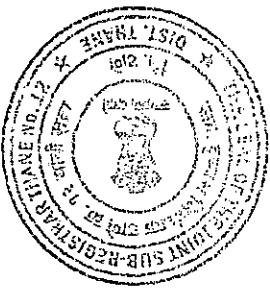

Treasurer / M.C. Member

Note : Lien / Mortgage details are enclosed. Forming part of this Share Certificate



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		११६

Please refer attached terms & conditions for issue of Share certificate.



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TRUE COPY

आजारी मूल्य: 2059000 रु. मोबदला: 3162000 रु.
 भरलेले मुद्रांक शिक्का: 140700 रु.
 वयकला प्रकार: जीडी/वयकलाधारित;
 शिक्का नाव व पत्ता: दि. कोसगाव की ओर वृक दि.
 जीडी/वयकला प्रकार क्रमांक: 491130; रकम: 30000 रु.; दिनांक: 30/10/2009

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(Signature)

आपणास हा वरत अदाखे 12:55PM हा वेळस निघेल

वर्णना	रु.	एकूण
नॉदणी फी	30000.00	
नक्कल-(अ. 11(1)), प्रत्येकनादी नक्कल (अ. 11(2)),	1020.00	
कुवावत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (51)		31020.00

यादर करणाराचे नाव: सविन प्रस्टोद जोशी वरक कु.सु. म्हयन प्रस्टोद शानराव जोशी

पावले नाव वळकण दिनांक 05/11/2009
 दस्तऐवजाचा अनुक्रमांक ८११५ - ०९६७८ - २००९
 करारनामा

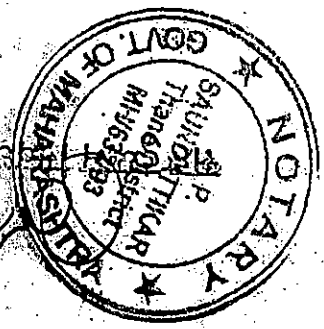
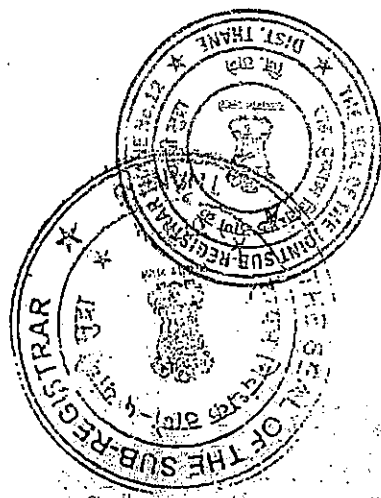
पावली क्र. : 9884

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२००९	



- (12) धावा
- (11) धावाप्रमाणपत्राची नोंदणी
- (10) धावाप्रमाणपत्राची प्रतिकाची नोंदणी
- (9) अर्जकमांक, खंड व पृष्ठ
- (8) नोंदणीचा
- (7) दिनांक

- (6) दरवेवना कर्ज व संपूर्ण पत्रा नोंदणीचा प्रमाणपत्र, प्रतिकाची नोंदणी
- (5) दरवेवना कर्ज व संपूर्ण पत्रा नोंदणीचा प्रमाणपत्र, प्रतिकाची नोंदणी
- (4) आकारणी, प्रतिकाची नोंदणी
- (3) धावा
- (2) धावा, प्रतिकाची नोंदणी, धावाप्रमाणपत्र, प्रतिकाची नोंदणी
- (1) धावा, प्रतिकाची नोंदणी, धावाप्रमाणपत्र, प्रतिकाची नोंदणी

ANNEXURE - A

गांव नमुना सात (अधिकार अभिलेख पत्रक)

मु. स. (६६/)

गांव वाळुम

तालुका ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पध्दती	भोववटादाराचे नांव	कुळाचे नांव
न. स. ११८	—	—	१३३ १२१२ २५०२ ३२६२	
पोतीचे स्थानिक नांव	३३३७			
लागवडी योग्य क्षेत्र	हेक्टर	आर	१५५ डागा मला	
एकूण	०-३१-९		३३३०	
पो. ख. (लागवडी योग्य नसलेले)	०-११-९			
वर्ग (अ)	—	—		
वर्ग (ब)	—	—		
एकूण	—	—		
भाकारणी	१ = ५४		२३१०	
पुरी किंवा विशेष आकारणी				

इतर अधिकार (५० ५५५)
२५९९ ३३३०
१२४३ ४३३०
३३३१

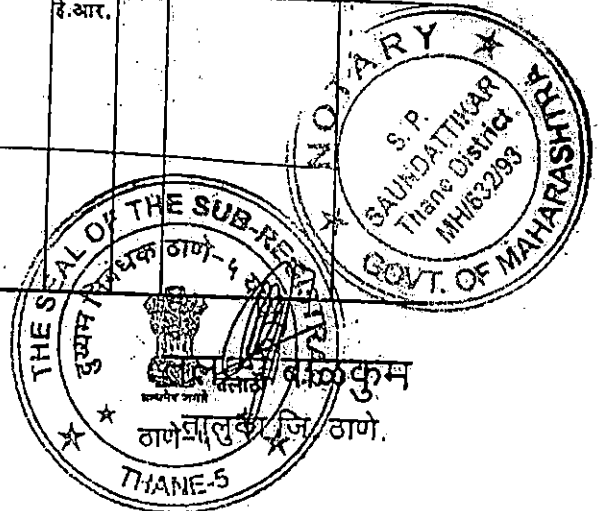
सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांनी नोंद वही)

वर्ष	सिंगम	पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	वर्ग	वर्ग		
		मिश्र पिकांखालील क्षेत्र					निर्भक्ष पिकांखालील क्षेत्र								हेक्टर	घे
		सिखण्ड संकेत क्रमांक	वर्ग	हे.आर.	हे.आर.	हे.आर.	पिकांचे नांव	वर्ग	हे.आर.	हे.आर.	हे.आर.					

भस्मल. वाळुम खरी नक्कल दिली आहे.

गांव २७/११/२००५



दस्तावेज - ९

ट न न १२
दस्तावेज क्र. २५९/२०२४
२० ६०





Certificate No. 253

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

V. P. NO. 2006/125 Stilt (pt) + Gr. (pt) + 4 + 5 (pt) Floor TMC / TDD / 547 Date 25/11/08

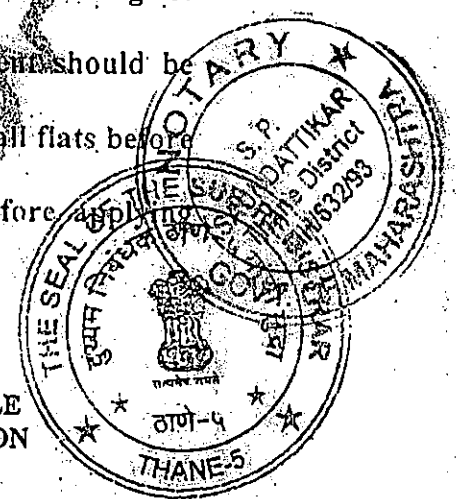
To: Shri/Smt M/s. Archetype (Architect) Consultants (I) Pvt. Ltd. Shri. Dadu Kaiba Mhatre & Other (Owners) M/s. Sush Builder & Developers through partner Shri. Kumar Vasudev Mendha (P.O.A.)

With reference to your application No. 30769 dated 14/10/2008 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. As Above in village Bhalum Sector No. 7 Situated at Road / Street S.No. / C.T.S. No. / F.P. No. Old S.No. 64, New S.No. 118

the development permission / the commencement certificate is granted subject to the following conditions.

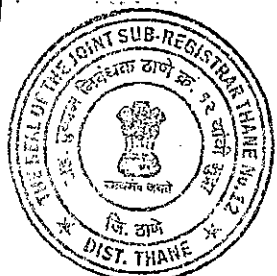
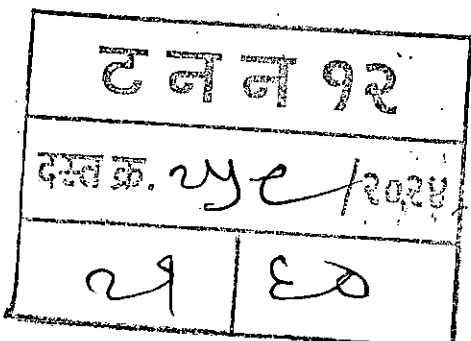
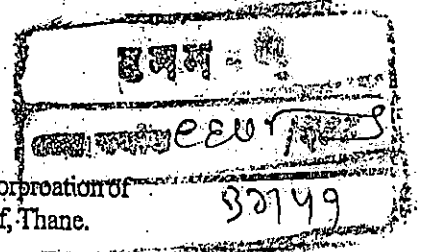
- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) Thane Municipal Corporation will not supply water for the construction purpose.
6) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No. 1893 & 4326 & certificate of structural stability should be submitted at the stage of Occupation Certificate.
7) N. O. C. from water, tree and drainage department should be submitted before Occupation Certificate.
8) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.
9) Solar water heating system should be installed before applying Occupation Certificate.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Yours faithfully,

Office No. Office Stamp Date Issued





THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/COMMENCEMENT CERTIFICATE
Bldg.- Stilt(Pt) + Gr.(Pt) + 7 Floors Only (DRC No. 131-Road)

V. P. NO. 2006/125-TMC / TDD 103 Date 27/5/09

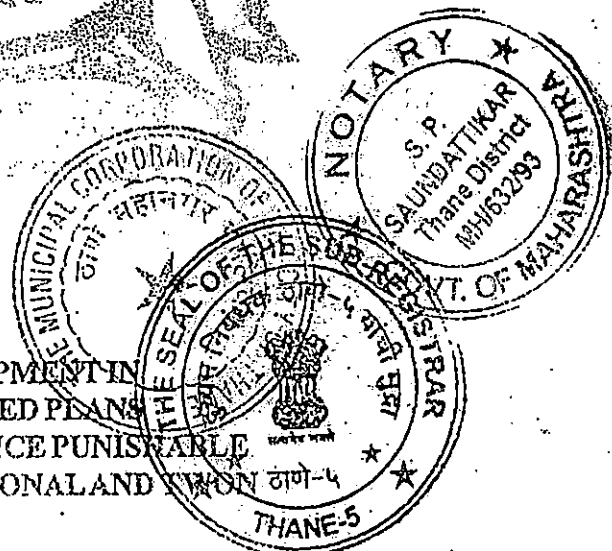
To, Shri/Smt. Archetype Consultants (i) Pv(Architect)
Shri. Dadu Kanha Mhatre & Others (Owners)
Shri. M/s. Subh-Builder & Develop(Owners)
through partner: Shri. Kumar Vasudev Mendha (P.O.A. H.)

With reference to your application No. 2050 dated 17/4/2009 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Balkam Sector No. V Situated at Road / Street S.No. / C.T.S. No. / F.P. No. Old S. No. 64, New S. No. 118

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The Relevant conditions mentioned in Permission/C.C. No. TMC/TDD/547 Dated 25/11/08 Shall be binding upon you.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.



Office No. _____
Office Stamp _____
Date _____

Yours faithfully
व न न - १२
27/5/09
EXECUTIVE ENGINEER २५१५५

व न न १२
दस्तक. २५१५५
२२/६०



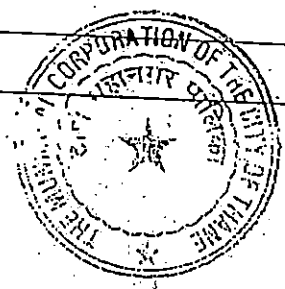
- 10) Information board is displayed on site upto obtaining Occupation Certificate.
- 11) Vacant land tax payment should be done.
- 11) The Relevant conditions mentioned in the Amended Permission/C.C. TMC/TDD/82 dated 12/5/2008 shall be binding upon you.

Office No. _____

Office Stamp _____

Date _____

Issued _____



Your's faithfully,

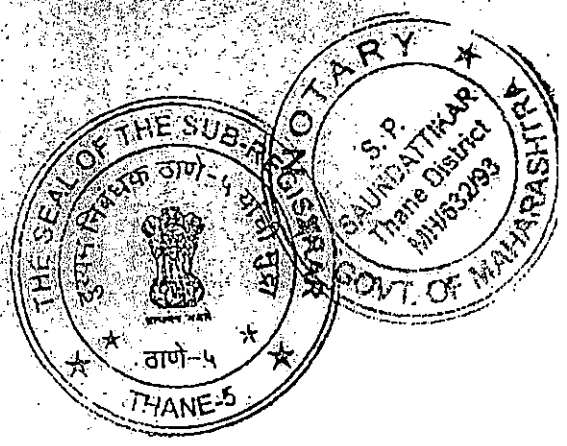
[Handwritten Signature]

EXECUTIVE ENGINEER,
Town Development Department,
Municipal Corporation of
the city of Thane

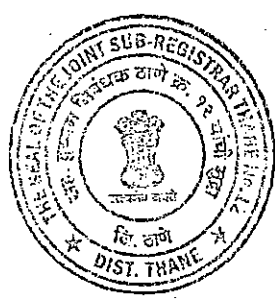
Copy To:-

- 1) Dy. Mun. Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U.L.C.)
for Sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record of
land is affected by Road widening/reservation

मंजूर
"मंजूर प्रकृतानुसार"
विकल्प विधाना



ट न न १२	
दस्ता क्र. २५९/२०२४	
२३	६०



दस्ता क्र. - १
२५९/२०२४
३६५९

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

3208

इमारत - तळ (पार्ट) + स्टील (पार्ट) + दोन मजले

V.P. No. २००६/१२५ TMC/TDD/७३४ Date २१/१०/०६

To,

Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं) प्रा. लि. (वा. वि.) (Architect)

Shri / Smt. श्री दादू कान्हा म्हात्रे व इतर (मालक)

Sir, मे. शुभ बिल्डर्स अँड डेव्हलपर्स लफे भागीदार श्री कुमार वासुदेव मेंडा
(कुलमुखत्पारधारक)

With reference to your application No. २१६६६ dated १/०९/०६ 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. वरिल प्रमाणे in village बाळकुम Sector No. ५ Ward No. situated
at Road/ Street C.T.S. No./H.No./T. No. जुना स.नं.६४, नविन स.नं.११८

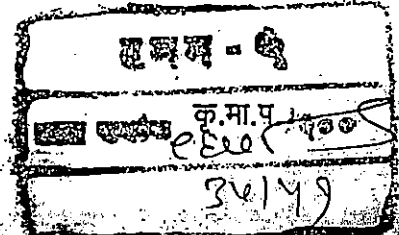
the development permission / the commencement certificate is granted subject to the following
conditions:

- 1) The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The compound wall should be constructed before applying to plinth certificate.
- 6) Thane Municipal Corporation will not supply water for the construction purpose.
- 7) The proposed building should be structurally designed by considering seismic forces as per I.S.I. Code No. 1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth Occupation Certificate.
- 8) N.O.C. from water, tree, and drainage department should be submitted before Occupation Certificate.
- 9) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.
- 10) Plot boundary to be fixed as per demarcation by TLR before commencement notice.

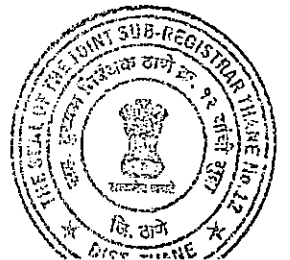
Office No.

Office Stamp

Date

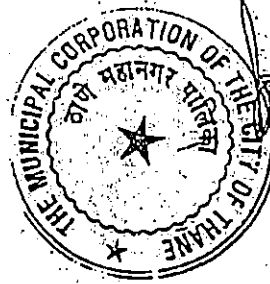


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दस्त क्र. २५६/२०२४	
२४	६०

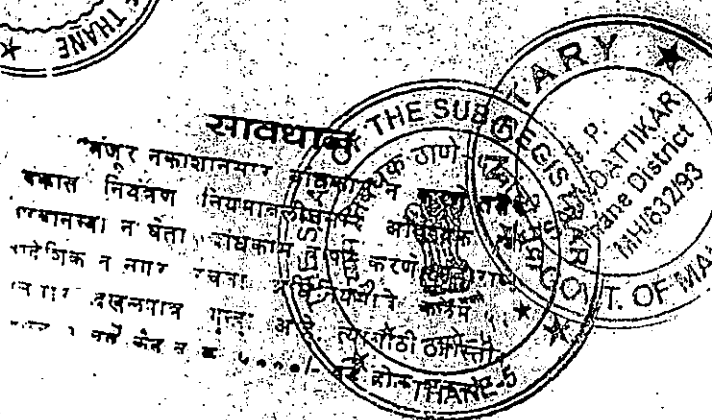


- 11) Storm water drain layout and rainwater harvesting system should be got approved from Drainage Department before applying for Plinth Certificate and should be commissioned before applying Occupation Certificate. NOC of drainage dept. regarding crossing of drain should be submitted before applying Commencement Certificate.
- 12) Solar water heating system should be installed before applying Occupation Certificate.
- 13) Information board to be displayed on site up to obtaining Occupation Certificate.
- 14) Vacant land tax payment should be done.
- 15) N.A. Permission/ Order should be submitted before applying Commencement Certificate.
- 16) Regarding any dispute in ownership, the applicant will be sole responsible.

WARNING : PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



[Signature]
 कार्यकारी अभियंता,
 शहर विकास विभाग,
 ठाणे महानगरपालिका, ठाणे



ट न न १२	
दि. २५/०२/२०२४	
२५	६०



दुपल - १
३१५१



5/11/2009

दुय्यम निबंधकः

1:42:05 pm

सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5

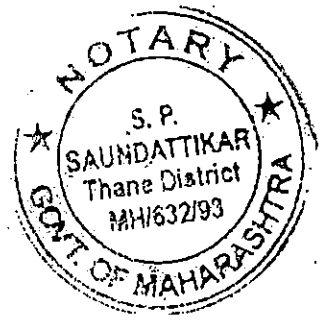
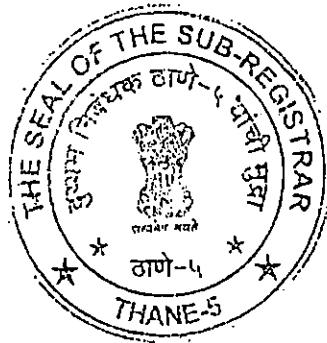
दस्त क्र 9678/2009

५०१५९

स्त क्रमांक : 9678/2009

स्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: समित प्रल्हाद जोशी तर्फे कु.मु. म्हणुन प्रल्हाद शामराव जोशी पत्ता: घर/फ्लॅट नं: डी 4/202, पंचरत्न सोसा., अंबीवली, ठाणे गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: -	लिहून घेणार वय 30 सही		
नाव: मॅ. शुभा विल्डर वॉण्ड डेव्हलपर्स तर्फे गागीदार कुमार दि. गंडा पत्ता: घर/फ्लॅट नं: एच देवप्रधान, वि. पायपखाडी ठाणे गल्ली/रस्ता: इमारतीचे नाव: इमारत नं: पेठ/वसाहत: शहर/गाव:-	लिहून घेणार वय 66 सही		



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दस्त क्र. ५९८/२००९

२६ ६०



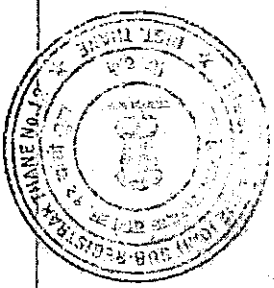


1) Collector of Bangalore
 2) Dy. Min. Commissioner
 3) E.F. (Water Works) TMC
 4) Asst. Secy. (Tax Dept.) TMC

Municipal Corporation of Bangalore
 The City of Bangalore
 Yours faithfully

Date: _____
 Office No. _____
 As per certified completion plan is returned herewith

26	22
26	22
26	22



The part/full development work/erection/re-erection or alteration in/of existing/part building is situated at _____ Road / Street _____ Village _____ S.No./C.T.S. No./M.P. No. _____ under the supervision of _____ Licensed Surveyor/Engineer/Structural Engineer/Supervisor Architect / Licensee No. _____ may be occupied on the following conditions

Your Letter No: 22842 TC, 22/22/2008

Rel. VP. No. 22. 41. 1005/22

To: _____
 2. _____ (P.T. No.)
 3/02/02, _____
 4. _____
 5. _____
 Sub - _____ + _____

Occupancy Certificate
 TMC/DD/20
 VP. No. 22/22

26/2/2009

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1904202209060	Date 19/04/2022
Received from JT SUB REGISTRAR KALYAN, Mobile number 8108564949, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 19/04/2022
Bank CIN 10004152022041908402	REF No. 2757717764
This is computer generated receipt, hence no signature is required.	

Handwritten signature

Handwritten signature

कलन - ३	
दस्ता क्र. २५२६	२०२२
१	१६



कलन १२	
दस्ता क्र. २५६/२०२४	
२६	६०





CHALLAN
MTR Form Number-6



GRN	MH000715500202223E	BARCODE			Date	19/04/2022-14:53:23	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AFDPJ8984J			
Location	THANE			Full Name	PRALHAD JOSHI			
Year	2022-2023 One Time			Flat/Block No.	P O A			
Account Head Details		Amount In Rs.		Premises/Building				
0030063301 Amount of Tax		100.00		Road/Street	DOMBIVLI			
				Area/Locality	DOMBIVLI			
				Town/City/District				
				PIN	4 2 1 2 0 1			
				Remarks (If Any)	PAN2=AFOPJ0559C~SecondPartyName=SAMEET JOSHI-			
				Amount In	One Hundred Rupees Only			
Total		100.00		Words				
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332022041917522 2741535246			
Cheque/DD No.			Bank Date	RBI Date	19/04/2022 14:53:54 Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK Thane 2022				
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.

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. 9820888056

ट न न १२	
दस्ता नं. २५९ / २०२३	
३०	६०



Print Date 19-04-2022 02:54:06



महाराष्ट्र MAHARASHTRA

2021

BG 142307

Serial Number- 511 for Rs. 500

Date of Issue : 19-Apr-2022

Issued To : Pralhad S Joshi

Issued Through : Self

Licence No. 1206045
STAMP VENDOR
MRS. KANCHAN S. TARTE

Add. Shop No.2, Arihant Puja CHS. Ltd.
Ground Floor, Near Tarte Plaza,
Tandhi Nagar, Dombivli (East) 421 204



Sub-Treasury Officer
Kalyan

13 APR 2022

Handwritten signature/initials

कलन - ३	
दस्ता क्र. २५२	२०२२
3	९६

WITHOUT CONSIDERATION
POWER OF ATTORNEY

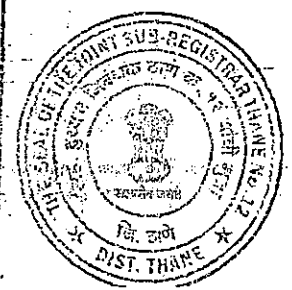
KNOW YE ALL MEN BY THESE PRESENTS

Handwritten signature/initials

Handwritten signature/initials



ट न न १२	
दस्ता क्र. २५९	२०२४
39	६०



मुद्रांक विक्री नोद वही अनुक्रमांक/दिनांक (Serial No. & Dt)	511 / 19 APR 2022
दस्त प्रकार (Nature of Document)	POA
दस्त नोदणा करणार आहेत का? (whether it is to be Registered)	Yes/ No
मिळकतीचे वर्णन (Property Description in brief)	-
मुद्रांक विकत घेणा-याचे नाव (Stamp Purchaser's Name & signature)	Pralhad S. Jadhav
हस्ते असल्यास त्याचे नाव व पत्ता (If through other person then Name & Address & signature)	Self
दूस-या पक्षकाराचे नाव (Name of other party)	Sameer Jadhav
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	500/-
परवाना धारक, मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्री ठिकाण/पत्ता	<p>STAMP VENDOR MRS. RANJANA S. TANTU Bldg No. 2, ATMA PUSHA, 13 Gandhi Road, Near SBI Branch, Dombivli, Dist. Thane 401 204</p>

कलन - २
दस्त क्र. 2428/2022
8 92



कलन 92
दस्त क्र. 2428/2022
32 80



I, Mr. Sameet Pralhad Joshi (son of Mr Pralhad Shamrao Joshi) aged 42 years, occupation Service, presently residing at D4/202 Panchratna CHS Anand Nagar Manpada Road Dombivali (East) – 421201, Tal : Kalyan, Dist : Thane, State Maharashtra, SEND GREETING: -

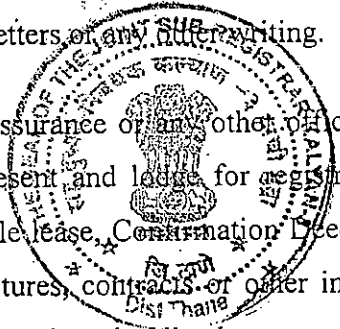
WHEREAS I am the owner of Flat No. 601, 6th Floor, admeasuring 703 Sq. ft. carpet area, in the building known as SHUB VIHAR Co-operative Housing Society Ltd, situated at Dadlani Road, Balkum Village, Thane (W) Maharashtra, India, through registered agreement bearing registration no. TNN-5/09678/2009 dated November 5, 2009.

AND WHEREAS on account of me permanently residing abroad I am unable to attend its works of execution and Registration, as well as unable to attend all matters such as Housing Matter, Banking Financial and other investment matters etc. therefore I hereby decide to appoint and nominate and constitute my father Mr. Pralhad Shamrao Joshi, aged 72 years residing at D4/202 Panchratna CHS Anand Nagar Manpada Road Dombivali (East) – 421201, Tal : Kalyan, Dist : Thane, State Maharashtra, as my true and lawful Power of Attorney in my name and on my behalf to do all or any of the following acts, deeds, things either or any one, that is to say:-

NOW KNOW YE THESE PRESENTS WITNESSETH AS UNDER:-

- ✓ 1. To negotiate for sale of said of Flat No. 601, 6th Floor, admeasuring 703 Sq. ft. carpet area, in the building known as SHUB VIHAR Co-operative Housing Society, situated at Dadlani Road, Balkum Village, Thane (W) Maharashtra, India.
- ✓ 2. To discuss, negotiate with intending purchaser, and to enter into, to sign execute Agreement for Sale and/or Sale Deed, Conveyance Deed, transfer forms, applications any other papers or letters or any other writing.
- ✓ 3. To appear before the sub-registrar of Assurance or any other offices or any appropriate registration authority to present and lodge for registration and admit the execution of Agreement to sale, lease, Confirmation Deed and any other deeds and other assurances indentures, contracts or other instruments and admit the receipts of consideration and to do all other acts, deeds and things in relation thereto which may be necessary to complete the registration thereof. And admit my execution before sub registrar of Assurance if above said agreement are executed by me.

दस्तावेज क्र. २५२२	
२५	२०२२

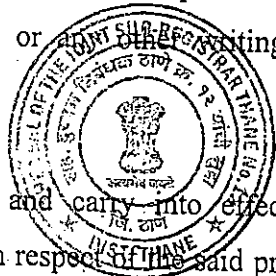


दस्तावेज क्र. २५२२	
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4. To receive and recover any consideration in my name and on my behalf and to sign the receipts and acknowledge the same and this said amount deposit in my bank account.
5. To comply with the registration formalities including payment to be made, acceptance of receipts, to apply for certified copies and to receive the same, and also sign on the day book and other relevant documents kept in the office of Sub registrar and receive the original document.
6. To represent me and to do all such act, sign, execute, acknowledge, perform deliver or cause to deliver all such application forms, transfer forms, documents, agreements, paper writings, letters, undertakings, transfer forms, bonds, affidavits, declaration, indemnities which are required to be submitted to the Co-operative Housing Society and or to any other Semi Government/ Government Authorities, Local bodies, corporations and any other authorities in which I am or may be party or in any way interested.
7. To attend before Co-operative society, sign and submit the papers/transfer forms for membership Application from and any other application in respect of the said premises in my name and to pay all outgoings to the society and also to appear before various Authorities or any other Civic Body to complete

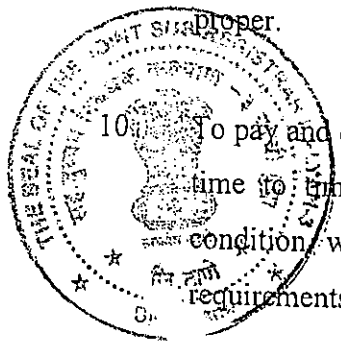
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सं. २५६/२०२३	
३४	६०



the Transfer of the said premises and to sign the required applications, undertakings or any other documents for transfer of my shares in the said premises. To perform and carry into effect any agreement made by me for the transaction in respect of the said premises and to do all other acts, deeds and things which my Attorney shall consider necessary and proper in connection

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सं. २५६/२०२३	
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with or in respect of the said transactions fully and effectively in all respects, as I could do myself. To sign and execute any declarations, indemnities, undertakings, affidavits, tax returns, bonds and letter writings on my behalf as he may deem fit and proper.



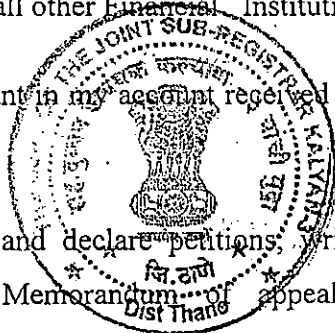
10. To pay and discharge municipal taxes, maintenance and other outgoings from time to time to maintain the said premises in good state and hygienic condition with repairs and replacements and to comply with statutory requirements of the law enforcing authorities from time to time.

[Handwritten signature]

[Handwritten signature]

11. To part with, deal and discharge or to give on physical possession on long lease, leave and license sell and assign, receive the papers make/ receive any payments, consideration, rents, deposits, by cash or cheque and receive the physical possession.
12. IN GENERAL TO do all other acts, deeds, matters and things whatsoever in or about my, property and affairs including financial matters or concur with persons jointly Interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all Intents and purpose as I could do in my own proper person if these presents had not been made.
13. To attend to society's meeting and give the vote on behalf of me.
14. To pay all outgoings in respect of the said property and obtain discharge in respect of the same.
15. To take the decision in critical situation on behalf of me.
16. To file suit for right and benefit on behalf of me before society and other competent authority.
17. To open & operate the Bank Account of any type by signing cheques, withdrawal slips etc.
18. To apply for shares, debentures, safety Bonds, National Certificate, P.P.F Premium LIC New Policy Fixed deposit, and other deposits of Banks, Limited Fixed Deposit, and other Deposits of Banks, Limited Companies state and Central Government and all other Financial Institution.
19. To deposit the consideration amount in my account received from purchaser or transfer.
20. To sign, Verify, apply, present and declare petitions, written statement, replies, affidavit, declarations, Memorandum of appeal, applications, complaints representations in court proceedings for the aforesaid purpose.
21. To receive rent/compensation of leave & license basis for any flats and registered on my name and to give proper receipt of the same.

कलन - ३
 ६/१६



कलन १२
 १६/०५/२०१८
 ३५ ६०



22. To sign and execute the Agreement of Leave & License basis for any flat and registered on my name.
23. To correspond with all the body corporate or otherwise including government or Semi government bodies and Municipal bodies and gram panchayat and to make application in respect of any of the matters pertaining to my any property.
24. In case if I executed the document then to admit execution and present the same for registration before Sub Registrar concerned.

This Power of Attorney is executed by me in favour of my aforesaid Attorney on 19th day of April 2022.

MR. Sameet Pralhad Joshi



Sameet Joshi

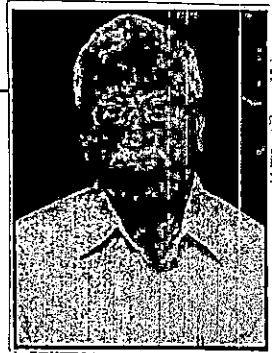


MR. Pralhad Shamrao Joshi
Specimen Signature of Power
Of Attorney holder

)
)
)



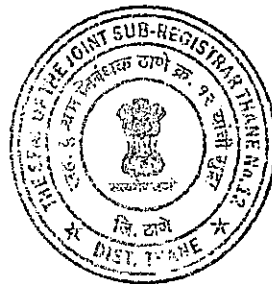
P Joshi



कलन - ३
दस्त क्र. २५२६ २०२२
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दस्त क्र. २५६/२०२२
३६ ६०



भारत सरकार
GOVERNMENT OF INDIA

प्रधान श्यामराव जोशी
Pranad Shamrao Joshi

जन्म वर्ष / Year of Birth : 1949
पुरुष / Male

5127 6019 9634

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: श्यामराव जोशी, डी4/202,
पंचरत्न सोसायटी, मानपाडा रोड, आनंद
नगर, दोंबिवली ईस्ट, कल्याण, टिळकनगर,
ठाणे, महाराष्ट्र, 421201

Address: S/O: Shamrao Joshi,
D4/202, Panchratna society,
Manpada Road, Anand Nagar,
Dombivli East, Kalyan,
Tilaknagar, Thane, Kalyan,
Maharashtra, 421201

1847 1800 180 1847
help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-560 001

कलन-३

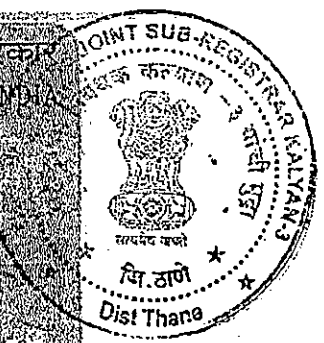
दस्त क्र. २५८/२०२४

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

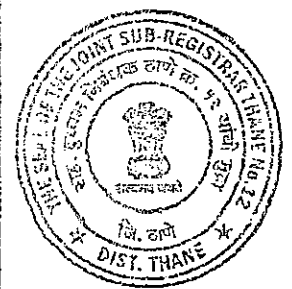
JOSHI, PRAHLAD SHAMRAO
SHAMRAO, GOVIND JOSHI
07/12/1949
AFDPJ89849



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दस्त क्र. २५८/२०२४

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 KUSUM P JOSHI
 SHANKARRAO DATTATRAY DESHPANDE
 04/07/1954
 Permanent Account Number
 AIEPJ6498D
 KUSUM P JOSHI
 Signature

Kusum P. Joshi
 102/ Shikrapur
 Chs
 Ramchandra-
 nagar,
 opp. Shaminan
 yan Temple
 Dombivli E
 Pin: 421201



PERMANENT ACCOUNT NUMBER
 ARKPK5490B
 GURURAJ KESHAVRAO KODKAL
 KESHAVRAO RAMRAO KODKAL
 16-04-1965
 SIGNATURE

कलन-३	
दस्तावेज क्र. २५८	२०२४
९९	९६



Handwritten signature

Add: 102/Madhura Panichajam
 Chs
 Ramchandravanagar
 Manpada Road,
 Dombivli - East Pin 421201



कलन १२
दस्तावेज क्र. २५८ २०२४





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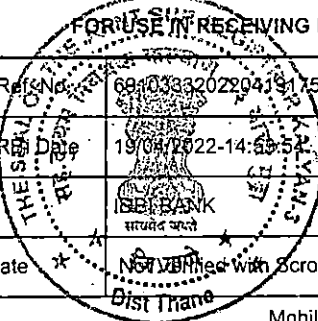
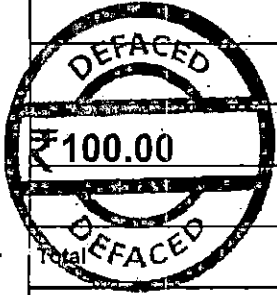
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२०२३	२०२३
२६-११-२३	



CHALLAN
MTR Form Number-6



GRN: MH000715500202223E	BARCODE	Date: 19/04/2022-14:53:23	Form ID
Department: Inspector General Of Registration		Payer Details	
Registration Fee		TAX ID / TAN (If Any)	
Type of Payment: Ordinary Collections IGR.		PAN No.(If Applicable)	AFDPJ8984J
Office Name: KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name	PRALHAD JOSHI
Location: THANE		Flat/Block No.	P O A
Year: 2022-2023 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030063301 Amount of Tax		100.00	
		Road/Street	DOMBIVLI
		Area/Locality	DOMBIVLI
		Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	PAN2=AFOPJ0559C--SecondPartyName=SAMEET JOSHI-
		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>कलन - ३</p> <p>दस्ता क्र. २५२ / २०२३</p> </div>	
Total		Amount In Words	One Hundred Rupees Only
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	68403332022041911522 2741535246
Cheque/DD No.		Bank Date	19/04/2022-14:53:23 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No., Date	Not Verified With Scroll Dist Thane



Department ID : Mobile No. : 9820888056
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

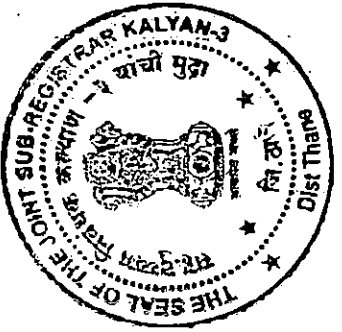
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-72-5226	0000395713202223	19/04/2022-17:47:00	IGR126	100.00
Total Defacement Amount					100.00

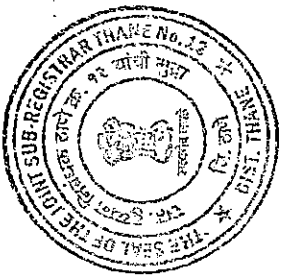
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दस्ता क्र. २५२ / २०२३	
२१	६०

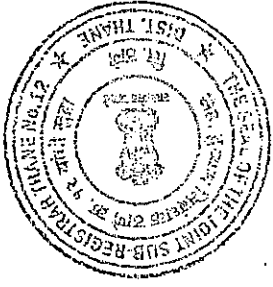


कलना - ३	
दस्ता क्र. 2476	2022
३६	२६



दस्ता क्र. २३	
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३०	३३
३३०४/२५२६/२०२२	
२६६२२	



३३०४/२५२६/२०२२
 २६६२२

मुद्रांक शुल्क: २ वॉटों की प्रतिफलार्थ देण्यात आलेला अर्पण @ त्यामुळे कोयंबीही स्थानर भागमहा निकषाच्या माहितीकार मिळव असेल वॉटों
 दिनांक: १९/०४/२०२२-०५:४५:०९ PM ची वेळ: (सादरीकरण)
 दिनांक: २१/०४/२०२२-०५:४६:१३ PM ची वेळ: (फी)

Joint Sub Registrar Kalyan 3
 Joint Sub Registrar Kalyan 3

प्राचीन मूल्य: ₹. ०१/-
 भावदल: ₹. ००/-
 मूल्य: ₹. ५००/-
 मुद्रांक शुल्क: ₹. ५००/-
 कु. नि. स. नं. ३. नि. कलन ३ यांचे कायमिपता
 अ. क्र. ५२२६ वर दि. १९-०४-२०२२
 शेकी ५:४५ म.नं. ३१. हजर केला.
 पावती: ५८४२
 पावती दिनांक: १९/०४/२०२२
 सादरकार्याचा नाव: अरविंद शंभरकर जोशी -

गोदणी फी
 दल हाताळणी फी
 प्रतीची सख्या: १६
 मूल्य: ४२०.००

72/5226
 भावदल, १९ एप्रिल २०२२ ५:४७ म.नं.
 कलन ३
 दल गोपनीय भाग-१
 दल क्रमांक: ५२२६/२०२२
 कलन ३



४३	५५
३३०४/२५५ ०५/२०२२	
२६ २६ २	

५५

वकेल नाव व पता:
 डॉ. धनादेश/ए ऑडर क्रमांक: MH000715500202223E दिनांक: 19/04/2022
 2) देयकावा प्रकार: eChallan रकम: ₹. 100/-
 वकेल नाव व पता:
 डॉ. धनादेश/ए ऑडर क्रमांक: 1904202209060 दिनांक: 19/04/2022
 1) देयकावा प्रकार: DHC रकम: ₹. 320/-
 भरलेले मुद्रांक शुल्क : ₹. 500/-
 मोबदला ₹. 0/-
 बाजार मूल्य: ₹. 1/-

३-३
 Joint Sub-Registrar Kalyan 3

8:06 PM हात वेळस मिळेल
 आपणास मूळ दस्त, धनादेश क्र. २ अदावे

नॉदणी फी
 दस्त हाताळणी फी
 प्रशासकीय शुल्क: 16
 रकम: ₹. 100.00
 ₹. 320.00
 ₹. 420.00

सादर करणाऱ्याचे नाव: प्रदीप शंभरजी जोशी -
 दस्तऐवजाचा प्रकार: कुलमुद्रापत्र
 दस्तऐवजाचा अनुक्रमांक: कलन-3-5226-2022
 गावाचे नाव: डोंडिवली (नवी)

पावती क्र.: 5842 दिनांक: 19/04/2022

7215226
 Tuesday, April 19, 2022 5:47 PM
 पावती
 Original/Duplicate
 नॉदणी क्र.: 39M
 Regn.: 39M



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२२०४/२२०४	
२६ ११ २२	

कर्मखत्यापत्र पत्राचे घोषणापत्र लिहून देणारे

सही

दिनांक - २५/१२/२०२५

ठिकाण - ठाणे

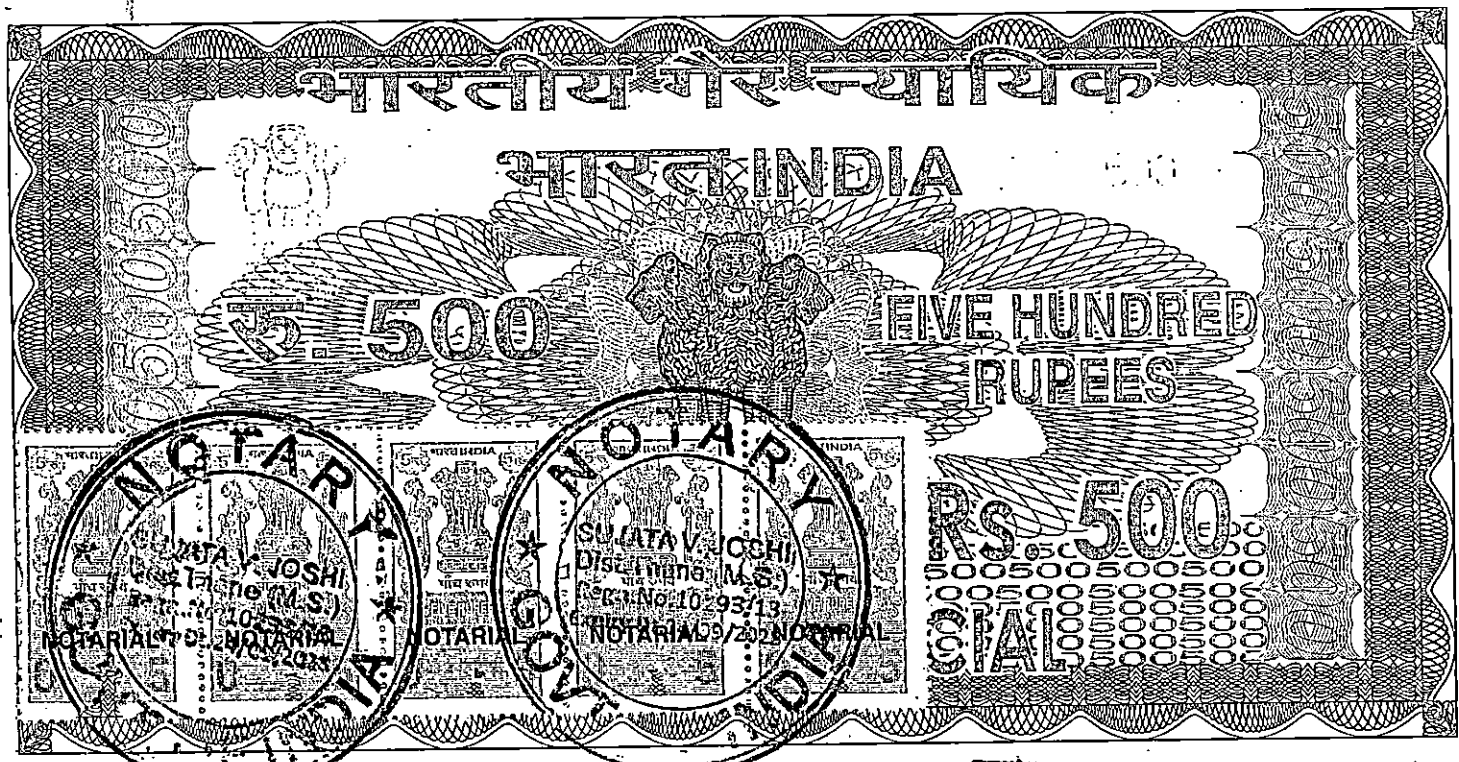
मला जाणीव आहे.

आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिलेले
 पूर्णपणे बंध असेल उपरोक्त कर्मी करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे
 कोणत्याही कारणामुळे कर्मखत्यापत्र रद्दबातल ठरलेले नाही. सदरचे कर्मखत्यापत्र
 कर्मखत्यापत्र लिहून देणारे व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
 कर्मखत्यापत्र लिहून देणारे यांनी कर्मखत्यापत्र रद्द केलेले नाही, किंवा
 दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कर्मीलाबाब दिला आहे, सदर
 दिनांक १०/१२/२०२५ रोजी मला दिलेल्या कर्मखत्यापत्राच्या आधारे मी, सदर
 कर्मखत्यापत्र आला आहे.

यांनी

निबंधक ठाणे - १२ यांचे कार्यालयाने करारनामा या शिक्षकांचा दस्त नोंदणीसाठी सादर
 मी, या दवारे घोषित करतो, की दृष्ट्यम
 साहित्य मंडळ, ठाणे

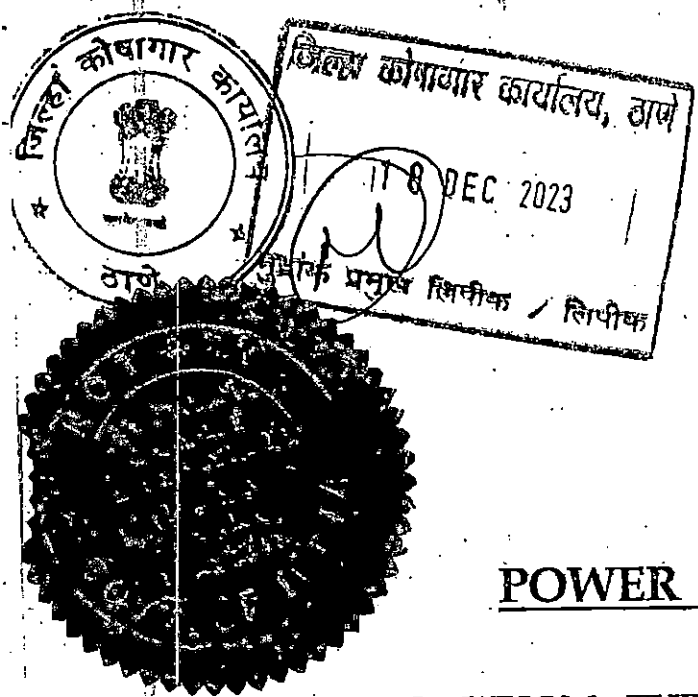
कर्मखत्यापत्र पत्राचे घोषणापत्र



महाराष्ट्र MAHARASHTRA

© 2023 ©

जॉडपत्र - रCD 896381



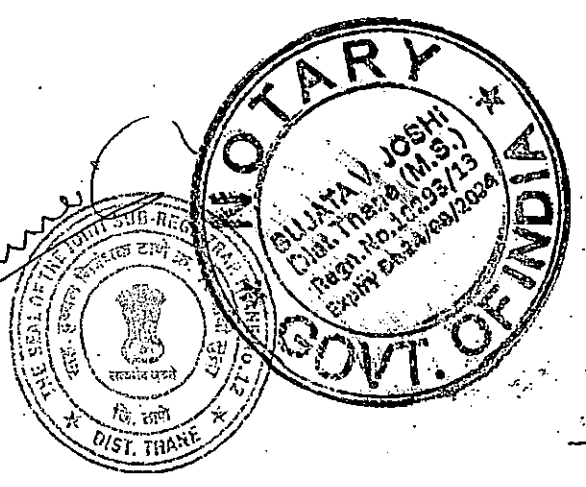
गुदांक विधी नोंदणी
 अनुक्रमांक 101690 दिनांक 27 DEC 2023
 दस्तावा प्रकार -
 दस्त नोंदणी (अदालत अड्डे का ?) होय/नाही
 निकटवर्ती पोलिस ठाणे कार्यलय -
 गुदांक विधीय प्रमाणपत्रे काय - Uday Gajadhhar Kulkarni
 हस्तो अदालत न्याय करणे जाय, परत व सही -
 इनाम्या प्रमाणपत्रे काय - Rohan Uday Kulkarni
 गुदांक शुद्ध प्रमाणपत्रे -
 गुदांक विधीय न्याय (दिल्लीय व अदालतकार्य)
 गुदांक विधीय नोंदणी/पत्र - अदालत न्याय विधीय/अदालत न्याय सेंटर
 काना नं. 24, अदालत न्याय, अदालत न्याय कार्यालय.
 ये (प.) - 400 608.
 गुदांक न्याय न्याय -

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. Rohan Uday Kulkarni, Age 40 Years, Residing at - 404, Shubh Vihar CHS, Dadlani Road, Opp Ashok Nagar, Balkum, Thane (W)-400608. SEND GREETINGS:

Rohan Uday Kulkarni

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दस्त क. रये
२६ २०

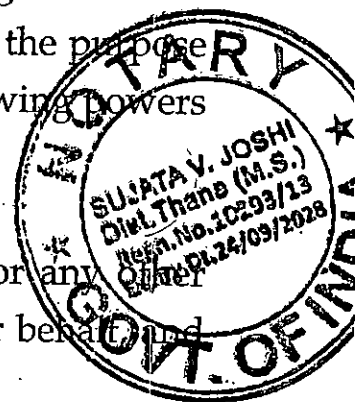
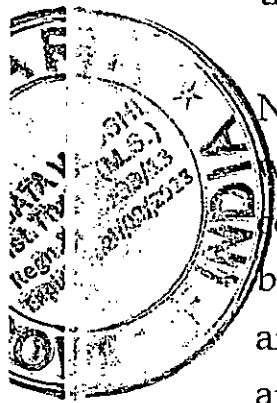


WHEREAS We are desirous of purchasing and acquiring Flat, being Flat No. 601 on the 6th Floor (hereinafter referred to as "the Flat") situated at - Shubh Vihar CHS, Dadlani Road, Opp Ashok Nagar, Balkum, Thane (W)- 400608. (the Flat and the car Parking space are hereinafter collectively referred to as "the Premises").

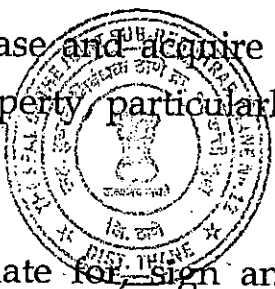
AND WHEREAS we are unable to personally do the necessary acts, deeds, matters and things set out hereinafter in respect of the proposed purchase of the Flat/Premises and/or any immovable property at Thane, Maharashtra, we are desirous of appointing a fit and proper person to act as our attorney in the manner appearing hereinafter.

AND WHEREAS We have therefore, requested our Father respectively, Mr. Uday Gangadhar Kulkarni, Age 67 Years, Indian Inhabitant, having address at 404, Shubh Vihar CHS, Dadlani Road, Opp Ashok Nagar, Balkum, Thane (W)- 400608. (hereinafter called "The Attorney"), whose signature is appended below, to act for us and manage and look after affairs of our properties, which the Attorney has consented to do.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we, the said Mr. Rohan Uday Kulkarni, do hereby nominate, constitute and appoint our Father Mr. Uday Gangadhar Kulkarni, to be our true and lawful Attorney to act, conduct, manage and look after all our affairs regarding our properties and for the purpose aforesaid we hereby confer upon the Attorney the following powers and authorities.



<p>उत्तर</p> <p>1) To purchase and acquire the Flat/Premises and/or any immovable property particularly in the Complex on our behalf and in that regard</p>	<p>22</p> <p>23</p>
<p>a) To negotiate for, sign and execute the Agreement for Sale, Deed/s of Modification, Deed/s of Rectification, Undertakings, documents, letters and writings as may be required by the Promoters,</p>	<p>24</p>



Rohan Uday Kulkarni

Uday Gangadhar Kulkarni

in respect of the proposed purchase of the Flat/Premises and/or any other immovable property and do all acts, deeds, matters and things in relation thereto :

b) To pay any earnest money or any part of or the total consideration amount and other incidental costs, charges and expenses to be paid to the Promoters or any other charges expenses such as i.e. stamp duty and registration charges in respect of the Flat/Premises and/or other immovable property, to be paid to appropriate government authorities.

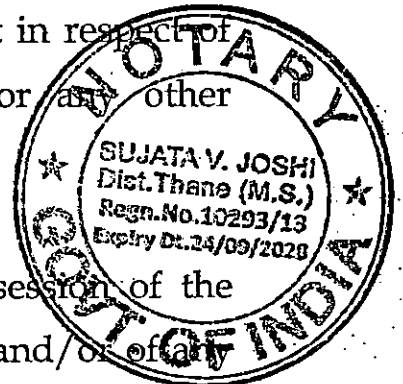
c) To appear before the concerned Registrar/Sub-Registrar of Assurances in Thane and to lodge and present for registration the Agreement for Sale relating to the Flat/Premises and/or any other immovable property to be acquired and to admit execution thereof and to complete all formalities for registration in respect of the acquisition of the Flat/Premises and/or any other immovable property and to receive back the duly registered documents in respect thereof.

For all or any of the said purposes, to sign, execute and deliver such receipts, release and discharges as may be necessary in respect of the above.

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For any of the aforesaid purposes mentioned herein, to sign and execute all letters, correspondence, documents, writings, forms or any other writing by whatever name called, as may be required by the Promoters or deemed necessary and/or expedient in respect of the proposed purchase of the Flat/Premises and/or any other immovable property,



f) To take quiet, peaceful, vacant and actual possession of the Flat/Premises as and when offered by the Promoters and/or other immovable property and thereafter, to manage, maintain and look after the Flat/Premises and/or any other immovable property for and on our behalf ;

[Handwritten signature]

[Handwritten signature]

g) To pay taxes, rates, charges, assessments, levies, expenses and all other payments and the outgoings whatsoever due and payable or to become due and payable for and on account of the Flat/Premises and/or any other immovable property and/or to reimburse the same Promoters as and when demanded by them.

2) In the event, I desire to give any of our properties on leave and license basis :

a) To negotiate and to give on leave and licence basis, any of our properties on such terms and conditions as the Attorney may in his sole and absolute discretion deems fit and to execute Agreement for Leave and License and to do all acts and things necessary to effectuate leave and license in respect thereof.

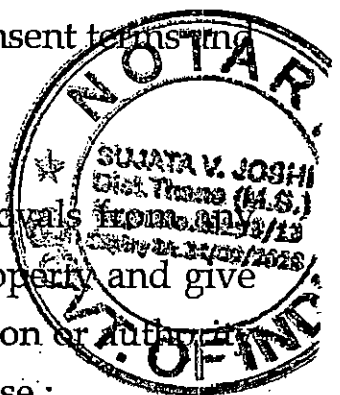
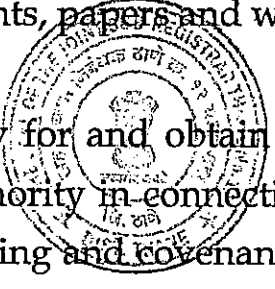
b) To represent each of us, appear and attend before the concerned Registrar/Sub-Registrar of Assurance in Thane in respect of the agreement of leave and license in respect of any of our property to be duly registered and for this purpose to sign and admit execution of the same.

To collect and receive from the Licensee/s in respect of any of property, all licence fees, security deposits and other sums of money that may be due and also to take all necessary steps of legal proceedings for recovery of the said sums, if required, and to safeguard, protect and recovery of my property and for that purpose to sign vakalatnamas, pleadings, adduce evidence, consent terms and

other documents, papers and writings whatsoever.

To apply for and obtain all consents and approvals from person or authority in connection with any of my property and give such undertaking and covenants as the aforesaid person or authority may require in connection will any of the above purpose ;

e) To apply for and appear before various authorizes whether Central, State, Municipal, Revenue or Judicial or such other local



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Handwritten signature: 'Kobayashi'.

Handwritten signature: 'Bramh'.

authorities, as the case may be, and to make such applications, undertaking, affidavits, as may be necessary in connection with any matter concerning the said leave and licence in respect thereof.

3. In the event, we desire to avail loan/financial assistance from any Bank/Financial Institution (and not from any other person or entity) for payment of the consideration amount and for that purpose, to mortgage the Flat/Premises and/or any other immovable property with such Bank/Financial Institution (and not with any other person or entity), the Attorney is authorized:

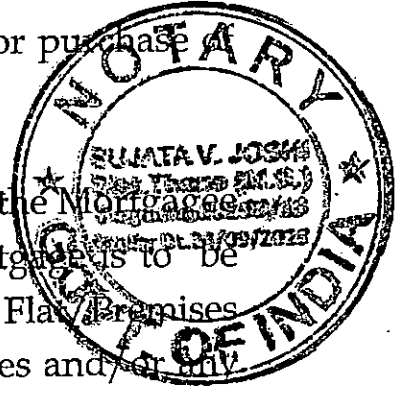
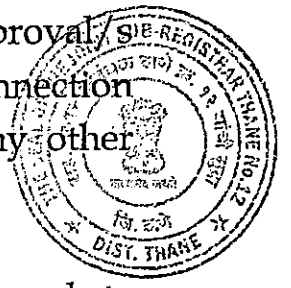
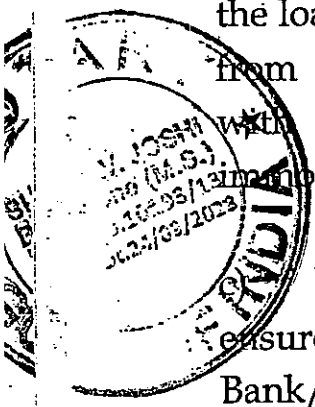
a) To negotiate and finalize the terms and conditions of the mortgage and open and thereafter, to operate a loan account with such Bank/Financial Institution, for the purpose of availing loan/Financial assistance to purchase the Flat/Premises and/or any other immovable property;

b) To complete all formalities ~~including application for taking the loan and obtaining all consent/s, No Objection/s and approval/s from Promoters and/or any person/s or authority in connection with the intended mortgage the Flat/Premises and/or any other immovable property ;~~

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49 20

To execute all necessary loan documents and writing and to ensure that the mortgagee money from such Mortgagee Bank/Financial Institution has been disbursed to the Promoters as payment/part payment of the consideration amount for purchase the Flat /Premises;

d) To create such mortgage to the satisfaction of the Mortgagee Bank /Financial Institution. In case equitable mortgage is to be created then, to deposit the title deeds relating to the Flat/Premises with the intent to create charge on the Flat/Premises and/or any other immovable property in favour of the Mortgagee Bank/Financial Institution as a security for repayment of the loan/financial assistance, together with interest and do execute such documents and writings evidencing such deposit as the Mortgagee Bank/Financial Institution may deem fit and require execute.



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e) To do, execute and perform all such acts, deeds, matters and/or things as may be deemed necessary in respect of the intended mortgage of the Flat/Premises.

f) To attend the concerned office of the Sub-Registrar of Assurances in Thane for due registration of the Mortgage Deed or any other such document as may be deemed necessary by the Mortgagee Bank/Financial Institution, under the provisions of the Indian Registration Act, 1908 and to sign and admit execution of such deed relating to the mortgage of the Flat/Premises.

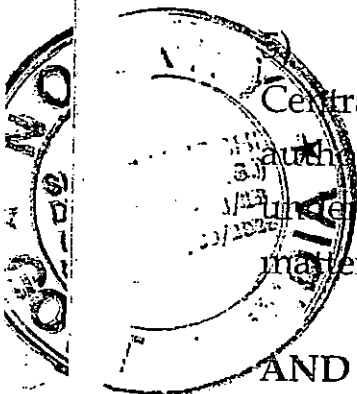
g) To do all acts, deeds and things for repayment of the mortgage debt including execution of the necessary documentation, on repayment of the mortgage debt to such Mortgagee Bank /Financial Institution and to attend the concerned Office of the Registrar /Sub - Registrar of Assurances in Thane, for its due registration under the provisions of the Indian Registration Act,1908 and to sign and admit execution of any deed relating to the repayment of the mortgage debt in respect of the Flat /Premises and receive back the registered documents in respect thereof;

4) To appoint valuers and/or other consultants as may be necessary for the purposes hereinbefore mentioned and to pay their fees.

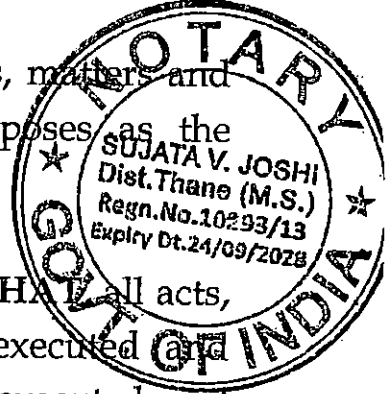
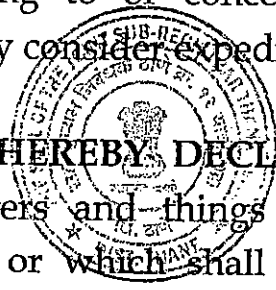
To apply for and appear before various authorities whether Central, State Municipal, Revenue or Judicial or such other local authorities, as the case may be, and to make such applications, undertakings, affidavits, as may be necessary in connection with any matter concerning the Flat/Premises before or after its purchase.

AND GENERALLY, to do and execute all acts, deeds, matters and things relating to or concerning the aforesaid purposes, as the Attorney may consider expedient.

AND I DO HEREBY DECLARE AND CONFIRM THAT all acts, deeds, matters and things which shall be done, executed and performed, or which shall be caused to be done, executed and performed by the Attorney in pursuance hereof, shall be as good and effectual to all intents and purposes as if the same had been done, executed and performed by us personally.



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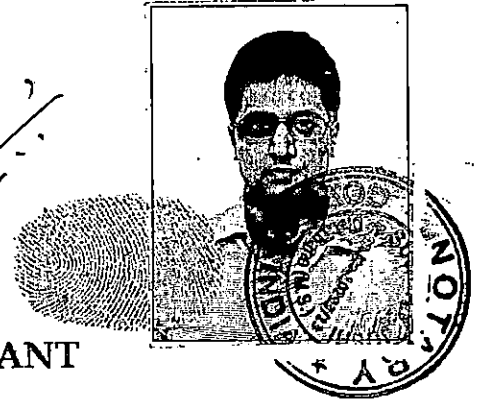
AND I DO HEREBY for my self , my heirs, executors and administrators, agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I Mr. Rohan Uday Kulkarni, have hereunto set and subscribed my hands at Thane, this 27th day of December, 2023.

SIGNED AND DELIVERED)
by the withnamed)
Mr. Rohan Uday Kulkarni)
in the presence of)

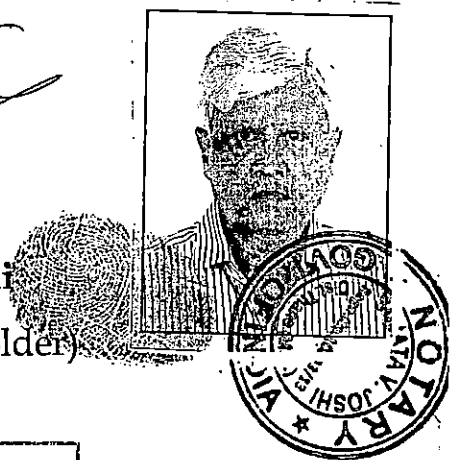
Rohan Kulkarni

EXECUTANT



Uday Gangadhar Kulkarni

Mr. Uday Gangadhar Kulkarni
(Constituted Power of Attorney Holder)



Witness :

- 1)
- 2)

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दस्ता क्र. २५६/२०२३	
५३	६०



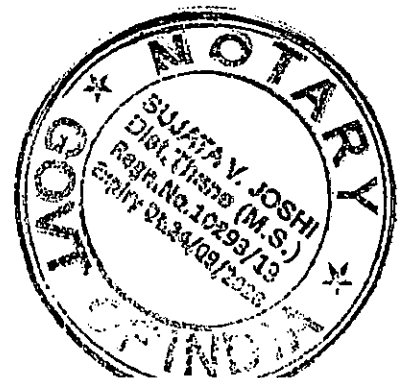
BEFORE ME
NOTARY




SUJATA V. JOSHI
ADVOCATE & NOTARY
101/102, Vishal Bldg., Station Road,
Kalva (W), Thane-400 605.

NOTED & REGISTERED
Sr. No. 12035/2023


27 DEC 2023



भारत सरकार
Government of India



उदय गंगाधर कुलकर्णी
Uday Gangadhar Kulkarni
जन्म तारीख / DOB : 26/09/1955
पुरुष / Male



9164 8708 7369

आधार - सामान्य माणसाचा अधिकार

Signature

व्यक्ति

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: गंगाधर कुलकर्णी, 404, Shubhvihar C H S, Dadlani Road, Opp अशोक नगर समोर, बालकुम, ठाणे वेस्ट, ठाणे, बालकुम, महाराष्ट्र, 400608
Address: S/O: Gangadhar Kulkarni, 404, Shubhvihar C H S, Dadlani Road, Opp Ashok Nagar, Balkum, Thane West, Thane, Balkum, Maharashtra, 400608

9164 8708 7369

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

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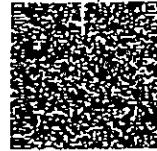
THE JOINT SUB-REGISTRAR
DIST. THANE

GOVT. OF INDIA
NOTARY
SUJATA W. J. J. J.
Dist. Thane (19/12/2018)
Regn. No. 10293/13
Expn. Dt. 24/09/2028



भारत सरकार
GOVERNMENT OF INDIA

रोहन उदय कुलकर्णी
Rohan Uday Kulkarni
जन्म तारीख/DOB: 26/10/1983
पुरुष/ MALE
Mobile No: 9221441610



4349 6475 0272
VID : 9192 2859 4743 5949

आधार - आम आदमी का अधिकार

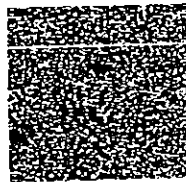
Rohan Kulkarni

Compare with the Original
Imapatom

Rohan Kulkarni

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
404, शुभ विहार सीएचएस, दादलानी रोड, अशोक नगर
समीर, बाळकुम, ठाणे वेस्ट, ठाणे, ठाणे,
महाराष्ट्र - 400608
Address :
404, Shubh Vihar CHS, Dadlani Road, Opp
Ashok Nagar, Bafkum, Thane West, Thane,
Thane,
Maharashtra - 400608



Generation Date: 20/09/2013

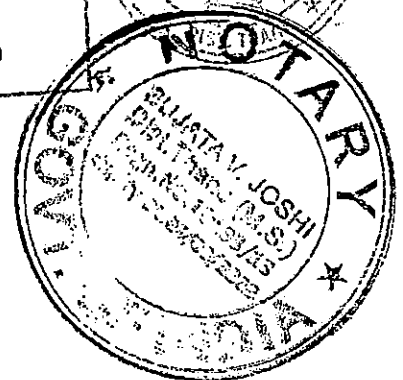
4349 6475 0272
VID - 9192 2859 4743 5949

1947
1800 300 1947

WWW
help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

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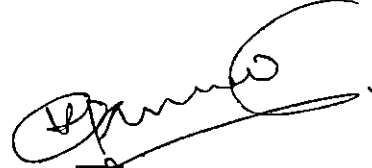
Rohan Kulkarni

कुलमुखत्यार पत्राचे घोषणापत्र

मी, उदय गंगाधर कुलकर्णी या द्वारे घोषित करतो, की दुय्यम निबंधक ठाणे - 12 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सदर करण्यात आला आहे. रोहन उदय कुलकर्णी यांनी दिनांक 27/12/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन मला जाणीव आहे.

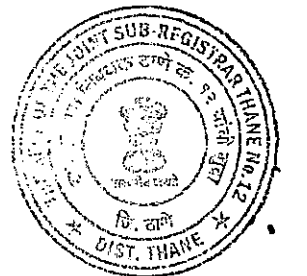
ठिकाण - ठाणे

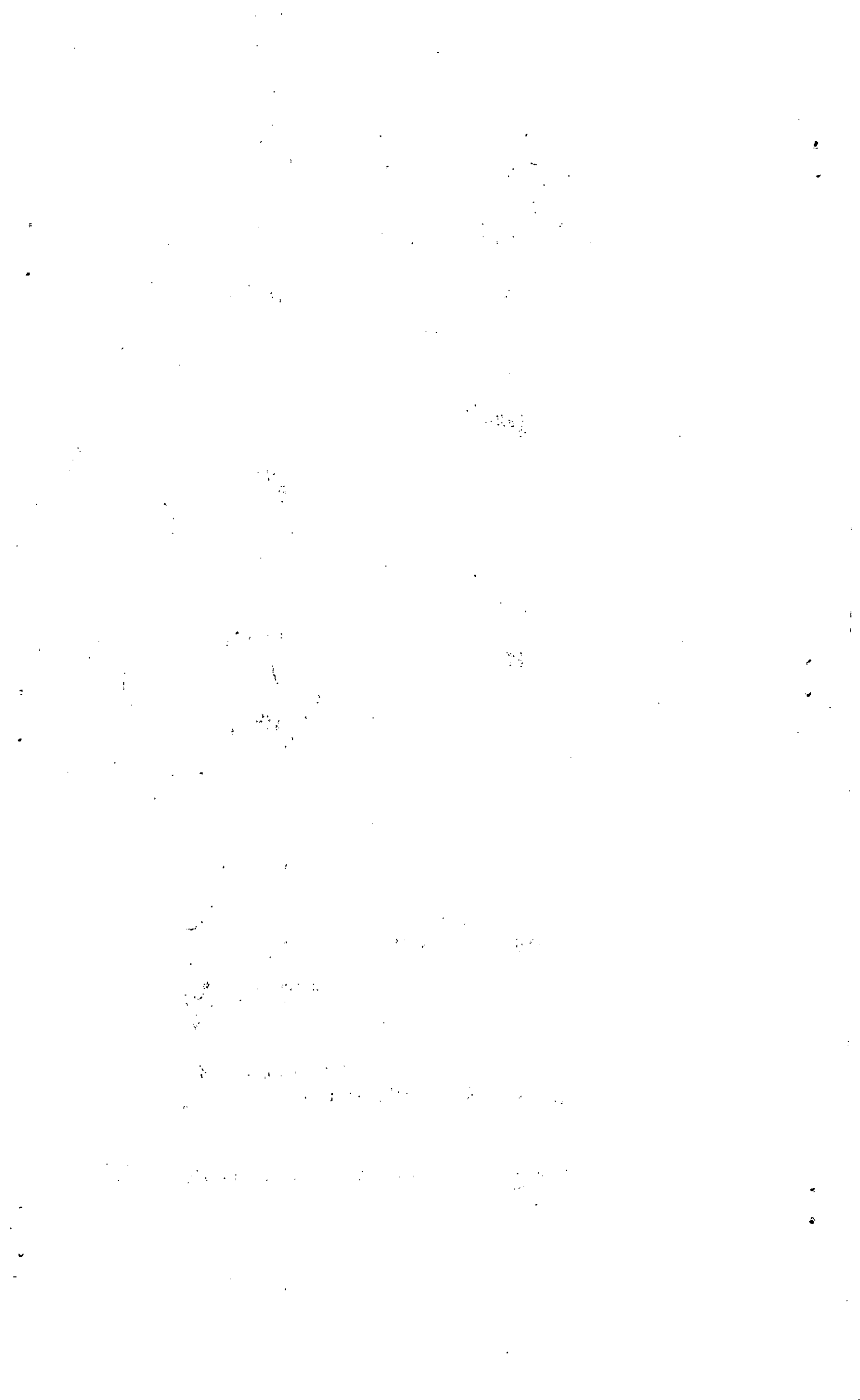
दिनांक - 5/1/2024

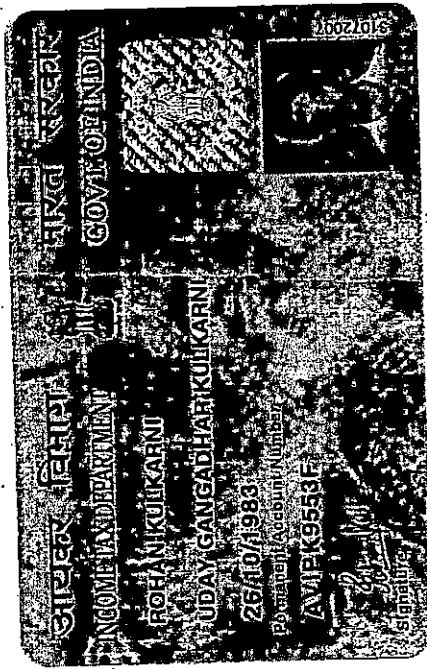

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

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दस्त क्र. २५९ / २०२४
५६६०





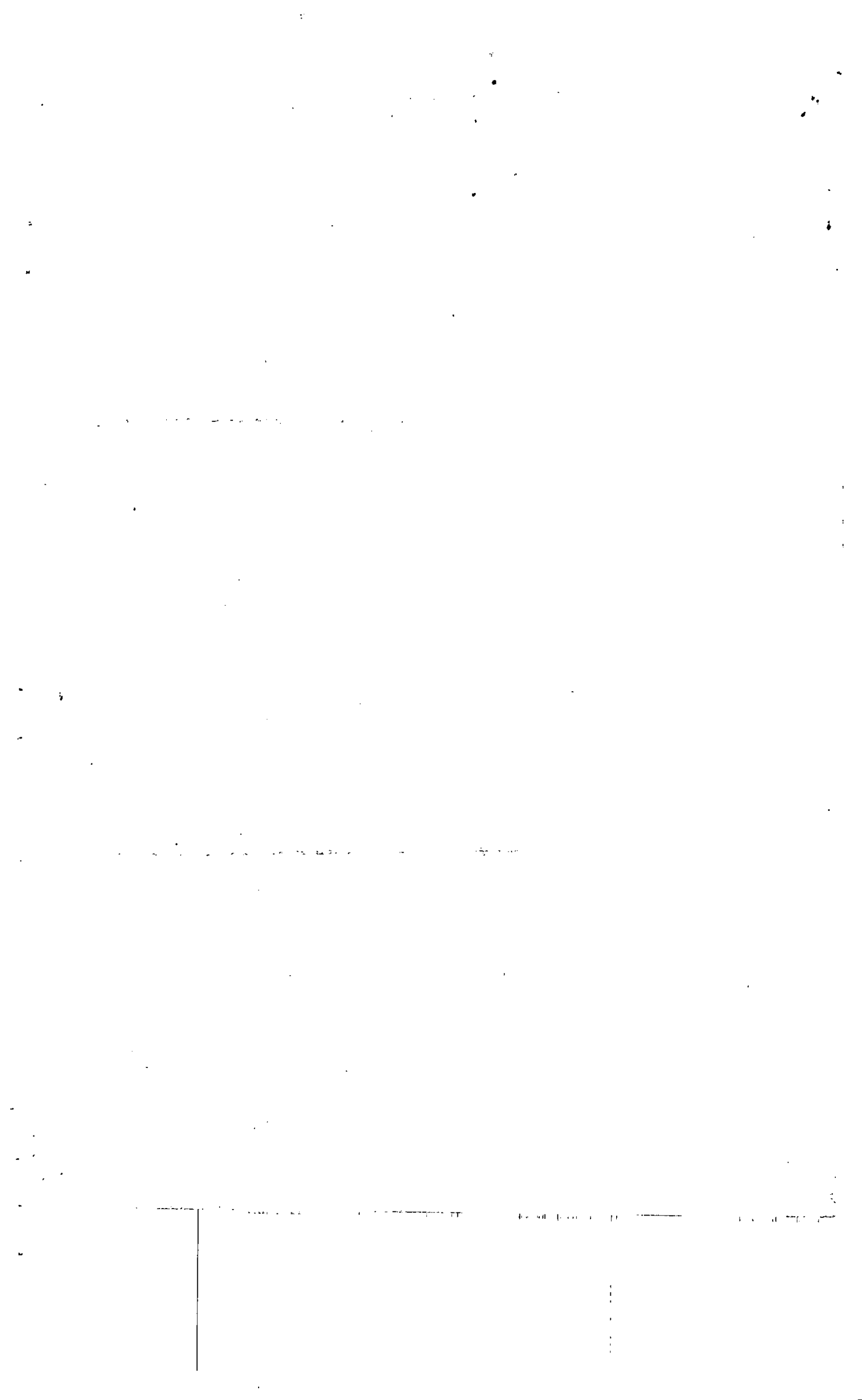


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दस्त क्र. २५९/२०१४	
५५	६०



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JOSHI PRALHAD SHAMRAO
SHAMRAO GOVIND JOSHI
17/12/1949
Permanent Account Number
AFDPJ8984J

Signature

भारत सरकार
GOVERNMENT OF INDIA

प्रल्हाद शामराव जोशी
Pralhad Shamrao Joshi
जन्म वर्ष / Year of Birth : 1949
पुरुष / Male

5127 6019 9634

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HEMA UDAY KULKARNI
SHAMRAO GOVIND JOSHI
16/09/1960
Permanent Account Number
ARZPK5997L

Signature

भारत सरकार
Government of India

हेमा उदय कुलकर्णी
Hema Uday Kulkarni
जन्म वर्ष / Year of Birth : 1960
स्त्री / Female

7712 6911 3770

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

उदय गंगाधर कुलकर्णी
Uday Gangadhar Kulkarni
जन्म तारीख / DOB : 26/09/1955
पुरुष / Male

9164 8708 7369

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सुमीत विजय राजगुरू
Sumeet Vijay Rajguru
जन्म तारीख / DOB: 25/02/1982
पुरुष / MALE

3982 6896 8366

आधार-सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

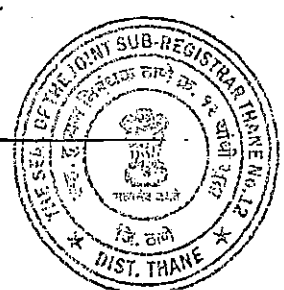
सदफ सिराज खान
Sadaf Siraj Khan
जन्म तारीख/DOB: 16/06/1981
महिल / FEMALE
Mobile No: 9869908975

3577 2674 6711

माझे आधार, माझी ओळख

Antv...

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वस्त क्र. २५९/२०२४	
५८	६०



530/259
शुक्रवार, 05 जानेवारी 2024 11:39 म.पू.

दस्त गोश्वारा भाग-1

टनन12

दस्त क्रमांक: 259/2024

दस्त क्रमांक: टनन12 /259/2024

बाजार मूल्य: रु. 86,66,650/-

मोबदला: रु. 87,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,09,000/-

दु. नि. सह. दु. नि. टनन12 यांचे कार्यालयात

पावती:269

पावती दिनांक: 05/01/2024

अ. क्र. 259 वर दि.05-01-2024

सादरकरणाराचे नाव: हेमा उदय कुलकर्णी . .

रोजी 11:38 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

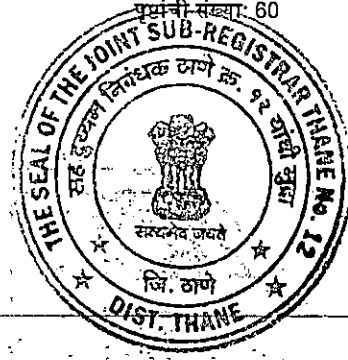
दस्त हाताळणी फी

रु. 1200.00

पुण्याची संख्या: 60

एकुण: 31200.00

दस्त हजर करणाऱ्याची सही:



सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 05 / 01 / 2024 11 : 38 : 03 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 01 / 2024 11 : 38 : 48 AM ची वेळ: (फी)

प्रातिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या धरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

निष्पादक

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