

74/7139

पावती

Original/Duplicate

Friday, March 24, 2023

नोंदणी क्रं.: 39M

9:42 AM

Regn.: 39M

गावाचे नाव: साजिबडे

पावती क्र.: 7899

दिनांक: 24/03/2023

दस्तऐवजाचा अनुक्रमांक: टनन2-7139-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: भुवनेश जैत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
9:56 AM ह्या वेळेस मिळेल.

*भुवनेश जैत*

Joint Sub Registrar Thane 2

रह दुरुयम निबंधक वर्ग - २  
कापे क्र. २

बाजार मूल्य: रु. 15659333.57 /-

मोबदला रु. 11500000/-

भरलेले मुद्रांक शुल्क: रु. 1096300/-

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2103202320742 दिनांक: 24/03/2023

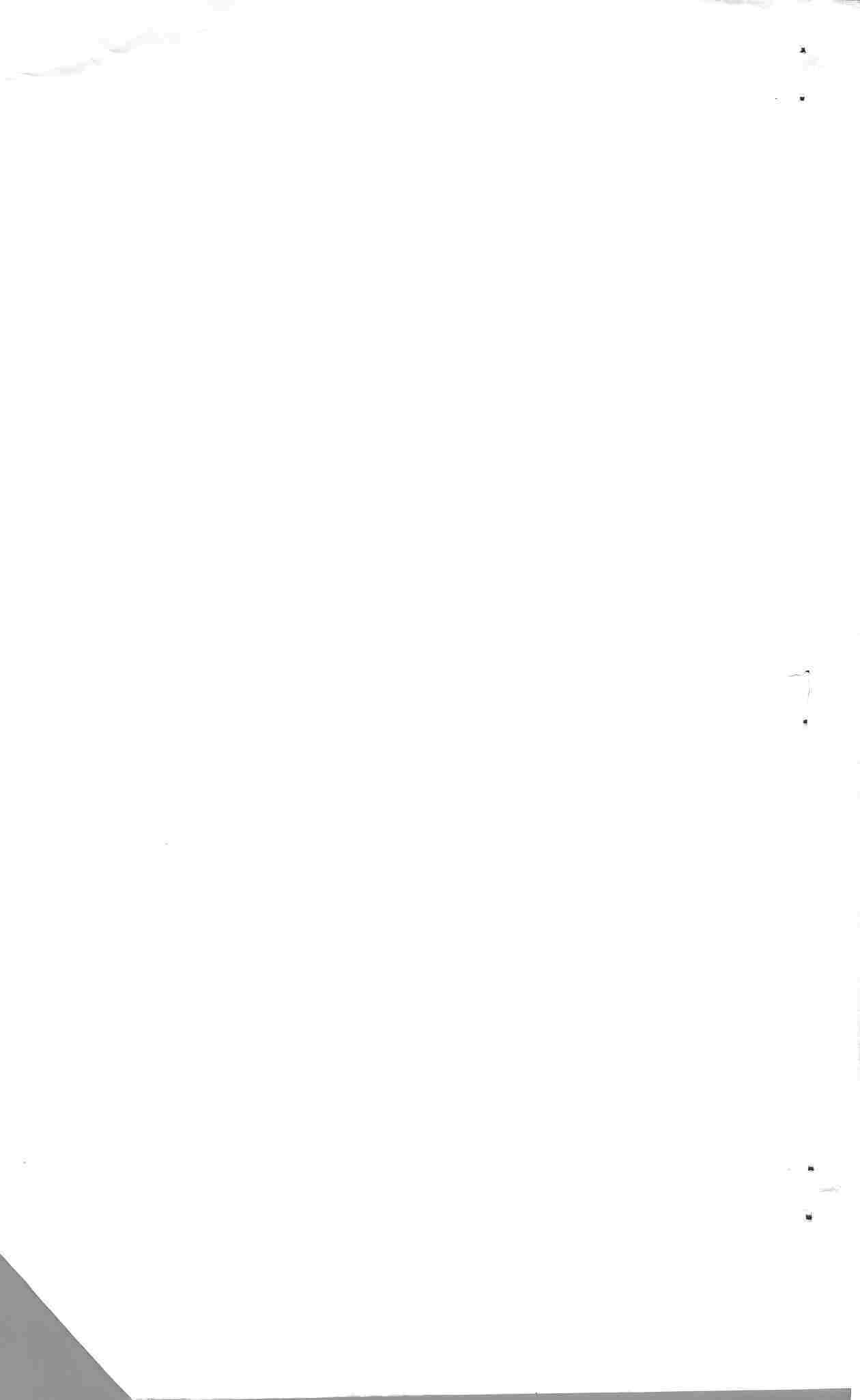
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017109184202223P दिनांक: 24/03/2023

बँकेचे नाव व पत्ता:

*भुवनेश जैत*  
मूळ दस्त मिळाला



## गावाचे नाव : माजिवडे

1) विलेखाचा प्रकार	करारनामा
2) मोचदला	11500000
3) वाजारभाव(भाडेपट्ट्याच्या राबनिवपट्टाकार आकारणी दिनां की पट्टेदार ने सुद करावे)	15659333.57
4) भू-सापन,पॉट्रिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे मन.पा. इतर वर्णन : इतर माहिती: मदनिका क्र. 602,6 वा मजला,ए विंग,माजिवडे शिव साई कौ. ऑफ. डी. सो. लि.,पवार नगर,माजिवडे,ठाणे प.,अंत्र 1235 चौ. फूट विल्डअप,(जोन नं.6/24/3ई-4)(( Plot Number : 7, RSC - 13 ; ))
5) क्षेत्रफळ	1) 1235 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असलेले नैर्ऋत.	
7) दस्तगवेज करत देणा-या/विहून ठेवणा-या धकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकरनारायण रमण वय:-58; पत्ता:-प्लॉट नं: 602/ए, माळा नं: -, इमारतीचे नाव: शिवसाई सीएचएम लि., ब्लॉक नं: वसंत कुंज,ऑफ. पवार नगर रोड , रोड नं: विहार्डड लोकपूरम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 फोन नं:-ABVPR1762N 2): नाव:-मीता शंकरनारायण वय:-54; पत्ता:-प्लॉट नं: 602/ए, माळा नं: -, इमारतीचे नाव: शिवसाई सीएचएम लि., ब्लॉक नं: वसंत कुंज,ऑफ. पवार नगर रोड, रोड नं: विहार्डड लोकपूरम, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 फोन नं:-AGTPS0466P
8) दस्तगवेज करत घेणा-या पक्षकाराचे व किंवा वाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भुवनेश जैन वय:-32; पत्ता:-प्लॉट नं: 502, माळा नं: -, इमारतीचे नाव: विल्डींग नं डी/4, ब्लॉक नं: लोक उपवन फेज 2, रोड नं: पोखरण रोड नं 1, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 फोन नं:-AQJPJ1181C 2): नाव:-विवेककुमार पी जैन वय:-30; पत्ता:-प्लॉट नं: 104/ए 2, माळा नं: -, इमारतीचे नाव: विभती सीएचएमगल ब्लॉक नं: पौडबंदर रोड, मुछाला कॉलेज जवळ, रोड नं: कामांग वडवली, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 फोन नं:-AYWPJ9665Q
9) दस्तगवेज करत दिल्याचा दिनांक	24/03/2023
10) दस्त नोंदणी केल्याचा दिनांक	24/03/2023
11) अनुक्रमांक, खंड व पृष्ठ	7139/2023
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1096300
13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

*सह दुय्यम निबंधक*

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

कानामाठी विचारान घेतलेला तपशील:-

क शुल्क आकारताता 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	BHUVNESH JAIN	eChallan	10000502023032103033	MH017109184202223P	1096300.00	SD	0008542568202223	24/03/2023
2		DHC		2103202320742	600	RF	2103202320742D	24/03/2023
3	BHUVNESH JAIN	eChallan		MH017109184202223P	30000	RF	0008542568202223	24/03/2023

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

Office Name

Location

Address

0046401 S

0063301 R

Account Details

Account/DD No.

of Bank

of Branch

Document ID :

- This challan is valid only for the purpose mentioned above.



CHALLAN  
MTR Form Number-6



SRN	MH017109184202223P	BARCODE			Date	21/03/2023-11:47:55	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Stamp Duty	Stamp Duty			TAX ID / TAN (If Any)					
Type of Payment	Registration Fee			PAN No.(If Applicable)	AQJPJ1181C				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	BHUVNESH JAIN				
Location	THANE			Flat/Block No.	Flat No. 602,6th Floor, A-Wing, MAJIWADE SHIV				
Year	2022-2023 One Time			Premises/Building	SAI CHS LTD				
Account Head Details		Amount In Rs.		Road/Street					
0046401 Stamp Duty		1096300.00		Plot No. 7, RSC - 13, Pawar Nagar, Majiwade					
0063301 Registration Fee		30000.00		Area/Locality					
				Thane (W)					
				Town/City/District					
				PIN					
				4 0 0 6 1 0					
				Remarks (If Any)					
				PAN2=ABVPR1762N~SecondPartyName=SHANKARNARAYAN					
				RAMAN~CA=11500000					
				Amount In	Eleven Lakh Twenty Six Thousand Three Hundred Rupe				
		11,26,300.00		Words	es Only				
Bank Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032103033	9631619254828				
DD No.		Bank Date	RBI Date	21/03/2023-11:48:38	Not Verified with RBI				
Bank		Bank-Branch		STATE BANK OF INDIA					
Branch		Scroll No. , Date		Not Verified with Scroll					

Document ID :  
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9004575490  
चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

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दस्त क्रमांक ०१३९ / २०२३  
१३/३०



Print Date 21-03-2023 11:50:50

## AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT are made and entered into at Thane on this 24<sup>th</sup> day of March, 2023

### BETWEEN

1) MR. SHANKARNARAYAN RAMAN, age 58 years, Pan No. ABVPR1762N, & 2) MRS. SEETHA SHANKARNARAYAN, age 54 years, Pan No. AGTPS0466P, Indian Inhabitant having residing at – Flat No. 602/A, Shivsai Chs Ltd., Vasant Kunj, Off. Pawar Nagar Road, Behind Lokpuram, Thane (W) - 400610, hereinafter referred to as “THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) ~~THE PARTY OF~~ THE FIRST PART.

AND

1) MR. BHUVNESH JAIN age 32 years, PAN NO. AQJPJ1181C, Indian Inhabitant, having address at Flat No. 502, Bldg. No. D/4, Lok Upvan Phase 2, Pokhran Road No. 1, Thane (W) – 400607 & 2) MR. VIVEKKUMAR P JAIN, age 30 years, PAN NO. AYWPJ9665Q, Indian Inhabitant, having address at Flat No. 104/A2, Vibhti Chsl, Ghodbunder Road, Near Mucchally College, Kasarvadavali, Thane (W) - 400615, hereinafter called “THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) ~~THE PARTY OF THE~~ SECOND PART.

WHEREAS KONKAN HOUSING AND AREA DEVELOPMENT BOARD (MHADA), allotted to the MR. PURAYATH



- 1 -

*Shankar narayan*

*S. Seetha*

*RS*

*Amal*

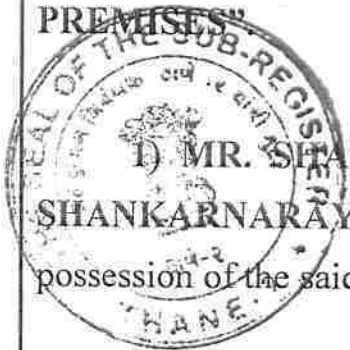
K. JANARDHAN NAIR therein referred to as "THE PURCHASER" herein all rights, title and interest in and the MR. PURAYATH K. JANARDHAN NAIR, herein, the MR. PURAYATH K. JANARDHAN NAIR purchased and acquired all rights, title and interest in Flat No. 602, admeasuring 1235 Sq. Ft. i.e. 114.77 Sq. Mtrs. (Built-up) area, on 6<sup>th</sup> Floor, in the A-Wing, now "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", standing on the property bearing Plot No. 7, RSC - 13 of Village - Majiwade, lying, being and situated at Pawar Nagar, Thane (W) - 400610, 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".

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WHEREAS by virtue of a Registered Agreement for Transfer dated 16<sup>th</sup> day of November, 2011, (Registered with the Sub-Registrar of Thane-5 at Doc. No. TNN-5-10164-2011 dated 16/11/2011) executed between MR. PURAYATH K. JANARDHAN NAIR therein referred to as "THE TRANSFEROR" of the First Part and 1) MR. SHANKARNARAYAN RAMAN & 2) MRS. SEETHA SHANKARNARAYAN therein referred to as the "TRANSFEREES" of the Second Part purchased and acquired all rights, title and interest in Flat No. 602, admeasuring 1235 Sq. Ft. i.e. 114.77 Sq. Mtrs. (Built-up) area, on 6<sup>th</sup> Floor, in the A-Wing, now "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", standing on the property bearing Plot No. 7, RSC - 13 of Village - Majiwade, lying, being and situated at Pawar Nagar, Thane (W) - 400610, 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"



1) MR. SHANKARNARAYAN RAMAN & 2) MRS. SEETHA SHANKARNARAYAN have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

BT

*[Signature]*

S. Seetha

*[Signature]*

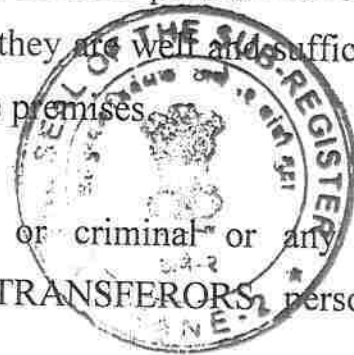
AND WHEREAS the TRANSFERORS are the bonafide members of the "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA (TNA-MUM BOARD) / HSG/(TC)/2874 Of 1995-96 Dated 23/02/1996 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS is holding Five fully paid up shares of Rs. 50/- each under Share Certificate No. 37, Member's Register No. 33, bearing Distinctive No. 0161 to 0165 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

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दस्त क्रमांक ७९३९ / २०२३
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AND WHEREAS the TRANSFERORS out of their own interest have 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 TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- A) They are the absolute and lawful owners of the said premises and are bonafide members of the said society and no other person/s have right, title or interest in the said premises and they are well and sufficiently entitled to deal with and or dispose of the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS, personally affecting the said premises.



*[Handwritten signature]*

*S. Sutha*

*[Handwritten signature]*



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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. The TRANSFERORS have 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 TRANSFERORS have not mortgaged the said premises with any institutions and the said premise is free from all encumbrances, charges, lien, etc.

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

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

G) Neither the TRANSFERORS nor any of their predecessors in title have/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 TRANSFERORS have 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



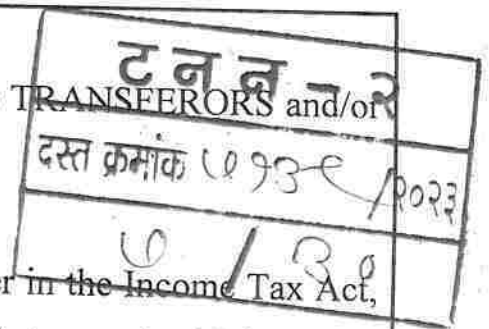
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*[Handwritten signature]*

P. Sethu

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otherwise howsoever outstanding against the TRANSFERORS and/or against the said premises or any part thereof.



- I) The TRANSFERORS are 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 TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

**AND WHEREAS** believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along 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. 1,15,00,000/- (Rupees One Crore Fifteen 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 TRANSFERORS 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 :-**



*BSI* *[Signature]* *S. S. Sathar* *[Signature]*

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1. The TRANSFERORS 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. 602, admeasuring 1235 Sq. Ft. i.e. 114.77 Sq. Mtrs. (Built-up) area, on 6<sup>th</sup> Floor, in the A-Wing, now "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", standing on the property bearing Plot No. 7, RSC - 13 of Village - Majiwade, lying, being and situated at Pawar Nagar, Thane (W) - 400610 as and for a Lump-sum Price of Rs. 1,15,00,000/- (Rupees One Crore Fifteen 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.

2. The TRANSFEREES have agree to pay Earnest Money Payment to TRANSFERORS Lump-sum Price / Consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) in the following manner :-

- A) Rs. 1,11,000/- (Rupees One Lakh Eleven Thousand Only) by Cheque No. 000063 Dated 26/01/2023 Drawn on Kotak Mahindra Bank, as Token Money before execution of this Agreement.
- B) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by Cheque No. 000064 Dated 09/02/2023 Drawn on Kotak Mahindra Bank, as towards part payment execution of this Agreement.



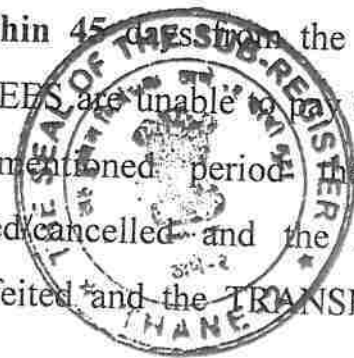
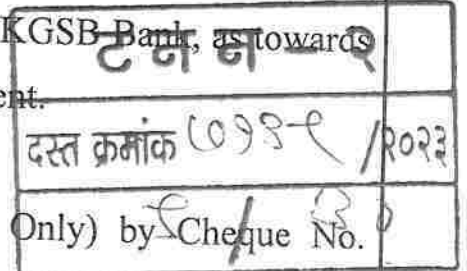
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*[Signature]*

S. Sathar

*[Signature]*

- C) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) by Cheque No. 035754 Dated 11/02/2023 Drawn on NKGSB Bank, as towards part payment execution of this Agreement.
- D) Rs. 3,00,000/- (Rupees Three Lakhs Only) by Cheque No. 035755 Dated 02/03/2023 Drawn on NKGSB Bank, as towards part payment execution of this Agreement.
- E) Rs. 3,00,000/- (Rupees Three Lakhs Only) by Cheque No. 000069 Dated 04/03/2023 Drawn on Kotak Mahindra Bank, as towards part payment execution of this Agreement.
- F) The TRANSFEREES have agreed to pay TDS as per provisions u/s 194 IA of Income Tax Act, 1961 of Rs.1,15,000/- i.e. 1% of the value of this Agreement on behalf of the TRANSFERORS and shall provide supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities. This Charge is included in the agreed lump sum price of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only).
- G) The TRANSFEREES agree to pay to the TRANSFERORS the entire sum of Rs. 1,01,74,000/- (Rupees One Crore One Lakhs Seventy Four Thousand Only) by obtaining loan from any bank / Financial Institution and Own Contribution as Full and Final Payment, after receiving all the original documents from the TRANSFEROR Within 45 days from the date of Registration, if the TRANSFEREES are unable to pay full and final payment upto above mentioned period then this Agreement shall be terminated/cancelled and the Earnest Money amount of shall be forfeited and the TRANSFEROR



BY  S. Beetha 

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दस्त क्रमांक	५९३९/२०१६
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shall retain ownership of the said premises as before. Also, after registration, during legal evaluation if legal qualifications do not happen as per bank requirements then the entire refund of amount should be done within a week time from the seller side

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFERORS have put the TRANSFEREES in actual, physical, legal, and peaceful possession of the said premises, to the TRANSFEREES free from all the encumbrances charges, equity, etc.
4. The TRANSFERORS, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their 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 TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. **The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions.** The TRANSFERORS shall also hand over their 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.
6. The TRANSFEREES hereby agrees that, on becoming the member of the said society, the TRANSFEREES shall abide by all single by - laws, rules and regulations adopted by the society.



BI

*[Signature]*

S. Seetha

*[Signature]*

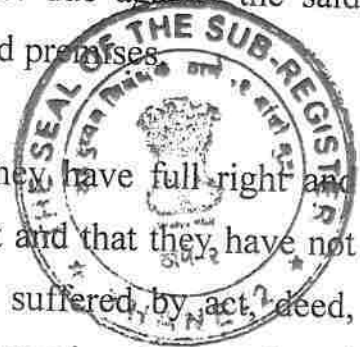
7. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the Electricity Meter And Mahanagar Gas Ltd. Meter installed in the said premises to their name and the TRANSFERORS shall, if required, give their fullest co-operation in that regard.

दस्तावेज क्रमांक	4934	/	2023
दिनांक	29	/	130

8. The TRANSFEREES after taking possession of the said premises, shall be entitled to has 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 TRANSFERORS or any person on their behalf or who may claim through their or in trust for their, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFERORS hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by them. 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.

10. The TRANSFERORS further declares that they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered, by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they 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



B1

*[Handwritten signature]*

S. Seetha

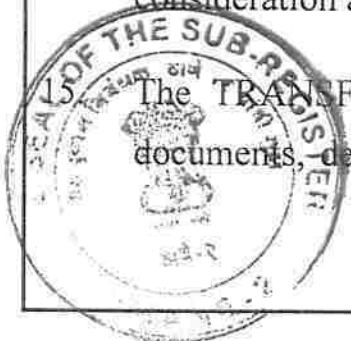
*[Handwritten signature]*

ट न व - २
दस्त क्रमांक ९२/३०
१२/३०

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 TRANSFERORS shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.

11. The TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.
13. The TRANSFERORS hereby agrees, assures and declares that there are no suits or litigation pending in any court of law in respect of the said premises.
14. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertakes to render their 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.

The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when



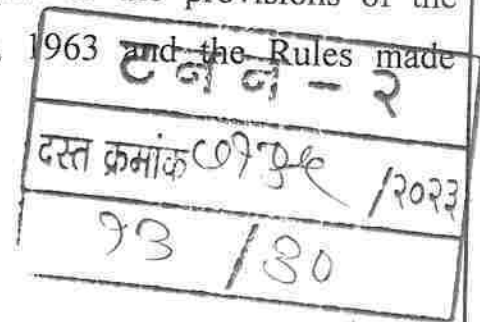
*[Handwritten signature]*

S. Seetha

*[Handwritten signature]*

necessary for effective transfer of the said premises in favour of the TRANSFEREES.

16. The charges of stamp duty, registration fees, and the charges of this agreement, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
17. If the purchase is not completed due to any default on the part of the TRANSFEREES, the TRANSFERORS shall be entitled to specific performance of the said Agreement and to claim all cost, charges and expenses incurred by the TRANSFERORS. Similarly, if the purchase is not completed due to any default on the part of the TRANSFERORS the TRANSFEREES shall be entitled to specific performance of this Agreement and to claim all cost, charges and expenses as well as loss and damages incurred by the TRANSFEREES.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.



**:: SCHEDULE ABOVE REFERRED TO ::**

ALL THAT PREMISES Flat No. 602, admeasuring 1235 Sq. Ft. i.e. 114.77 Sq. Mtrs. (Built-up) area, on 6<sup>th</sup> Floor, in the A-Wing, now "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", standing on the property bearing Plot No. 7, RSC - 13 of Village - Majiwade, lying, being and situated at Pawar Nagar, Thane (W) - 400610, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



Handwritten signatures and initials at the bottom of the page, including 'B. Seetha' and 'Abdulkarim'.



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

ट न	SIGNED SEALED AND DELIVERED
दस्त क्रमांक	by the withinnamed "TRANSFERORS"
१४	१३६ / २०२३
	१४ / ३०

*Shankar Narayan*

1) MR. SHANKARNARAYAN RAMAN



*S. Seetha*

2) MRS. SEETHA SHANKARNARAYAN



in presence of .....

1) *Arvind N. Naishya* *Arvind*

2) *A.P.J.* - *ANURAVKUMAR JAIN*

SIGNED SEALED AND DELIVERED  
by the withinnamed "TRANSFEREES"

*B.J.*

1) MR. BHUVNESH JAIN



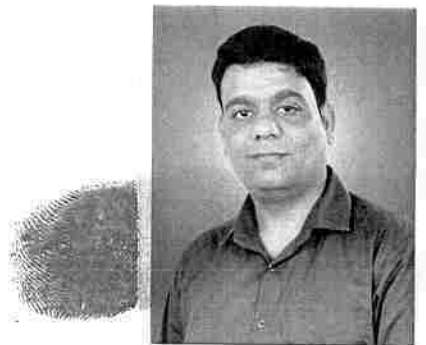
*Vivek Kumar P Jain*

2) MR. VIVEKKUMAR P JAIN

in the presence of .....

1) *Arvind N. Naishya* *Arvind*

2) *A.P.J.* - *ANURAV KUMAR JAIN*



ट न न - २

दस्त क्रमांक 1098E / 2023

१५ / ३०

## :: RECEIPT ::

RECEIVED of and from 1) MR. BHUVNESH JAIN & 2) MR. VIVEKKUMAR P JAIN, (TRANSFEREES) a sum of Rs. 12,11,000/- (Rupees Twelve Lakhs Eleven Thousand Only) being Earnest Money Payment against the sale Flat No. 602, admeasuring 1235 Sq. Ft. i.e. 114.77 Sq. Mtrs. (Built-up) area, on 6<sup>th</sup> Floor, in the A-Wing, now "MAJIWADE SHIV SAI Co-Operative Housing Society Ltd.", standing on the property bearing Plot No. 7, RSC - 13 of Village - Majiwade, lying, being and situated at Pawar Nagar, Thane (W) - 400610, in the following manner :

Sr. No.	Rupees	Cheque No./NEFT/RTG S/ IMPS NO.	Dated	Drawn on
1.	Rs. 1,11,000/-	000063	26/01/2023	Kotak Mahindra Bank
2.	Rs. 2,50,000/-	000064	09/02/2023	Kotak Mahindra Bank
3.	Rs. 2,50,000/-	035754	11/02/2023	NKGSB Bank
4.	Rs. 3,00,000/-	035755	02/03/2023	NKGSB Bank
5.	Rs. 3,00,000/-	000069	04/03/2023	Kotak Mahindra Bank

\*Subject to realization of Cheque.

Rs. 12,11,000/-

WE SAY RECEIVED

*Shankarnarayan*

1) MR. SHANKARNARAYAN RAMAN

*S. Seetha*

2) MRS. SEETHA

SHANKARNARAYAN

"TRANSFERORS"

WITNESSES :-

1) *Arvind N. Nishu A. Singh*

2) *Vasudev Kumar P. Jain*



ट न न - २
दस्त क्रमांक ७९३९ / २०२३
१६ / ३०



# SHARE CERTIFICATE

## MAJIWADE SHIV SAI CO-OPERATIVE HOUSING SOCIETY LIMITED

Changed from Majiwaade Apie Union CHS Ltd.,  
Vide order No. 662/2001 dt. 06/09/2001 from the office of Dy Registrar Co.Op. Societies Mhada Mumbai  
PLOT NO. 07, RCC -13, PAWAR NAGAR, THANE.

Registration No. TNA (TNA-MUM BOPD) / HSG / 2874 of 1995-96 DT - 23/02/1996  
(Register under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000/- Divided in to 2000 Shares of Rs. 50 - each.

Share Certificate No. 37 Member's Register No. 33

### THIS IS TO CERTIFY

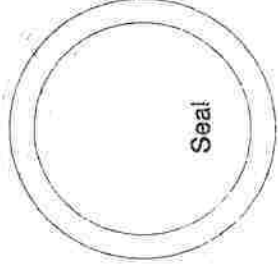
that Shri / Smt. PURAYATH. K. JANARDHAN NAIR  
Shri / Smt. \_\_\_\_\_  
Shri / Smt. \_\_\_\_\_

is the Registered Holder of **FIVE SHARES** From No. 0161 to 0165  
of Rupees **FIFTY RUPEES** each, in MAJIWADE SHIV SAI CO-OPERATIVE  
HOUSING SOCIETY LIMITED subject to Bye-Laws of the said Society, and that for these  
Five Shares the sum of Rupees Two Hundred and fifty has been paid

Given under the Common Seal of the said Society at Thane on.

this 16<sup>th</sup> day of JULY 2017

- [Signature] Hon. Chairman
- [Signature] Hon. Secretary
- [Signature] Hon. Treasurers / Committee



[Signature]  
S. Beetha



टन न - २  
दस्त क्रमांक ७१३९ / २०२३  
१७ / ३०

No Transfer will be accepted unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Register No. (Old)	Name and Address of Transferee	Share Register No. (New)
11/1/2012	RES. NO. 3 AGM. Dt. 11/1/2012	33	SHRI. SHANKAR NARAYAN. RAMAN AND SMT. SEETHA SHANKAR NARAYAN Hon. Treasurers / M. C. Member	TRF. TO 54
			Authorised Hon. Treasurers / M. C. Member	
			Authorised Hon. Treasurers / M. C. Member	
			Authorised Hon. Treasurers / M. C. Member	

Hon. Chairman

Hon. Secretary

Member of Committee

टन न - २  
दस्त क्रमांक १३९ / २०२३  
१० / ३०



*(Signature)*  
S. Seetha



दस्तक्रमांक व वर्ष: 10164/2011

Wednesday, November 16, 2011

12:08:58 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : माजीवडे

ट न न - २

दस्त क्रमांक ०१३९ / २०२३

९९ / १०

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाका? आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,151,000.00  
बा.भा. रु. 5,423,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन-6/24 3ई, प्लॉट नंबर 7, आएससी नंबर 13 - स्थानिका नंबर 602, 6वा मजला, ए विंग, माजीवडे शिव साई को ऑप ही सो लि., माजीवडे ठाणे
- (3) क्षेत्रफळ (1) 114.77 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) पुरायथ के जनार्दन नायर - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: माजीवडे शिवसाई सोसायटी माजीवडे ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAPN9004B.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शंकरनारायण रामन - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: जस्मीन पेस्तम, चेबुर मुंबई; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABVPR1762N.  
(2) सीता शंकर नारायण - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGTPSC-36P.
- (7) दिनांक करून दिल्याचा 16/11/2011
- (8) नोंदणीचा 16/11/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 10164 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 253750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



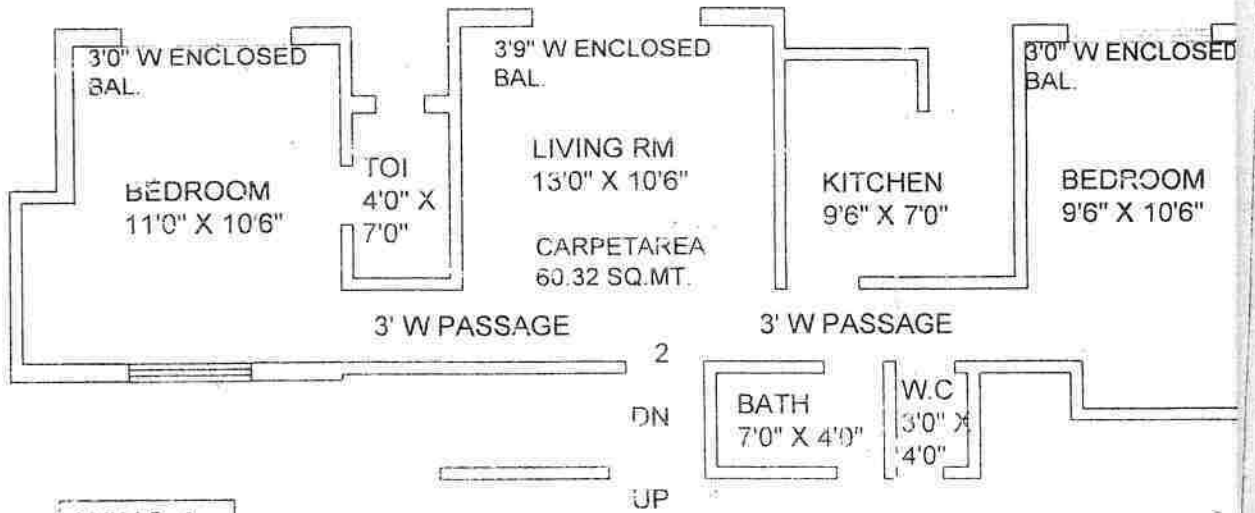
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टवन-२

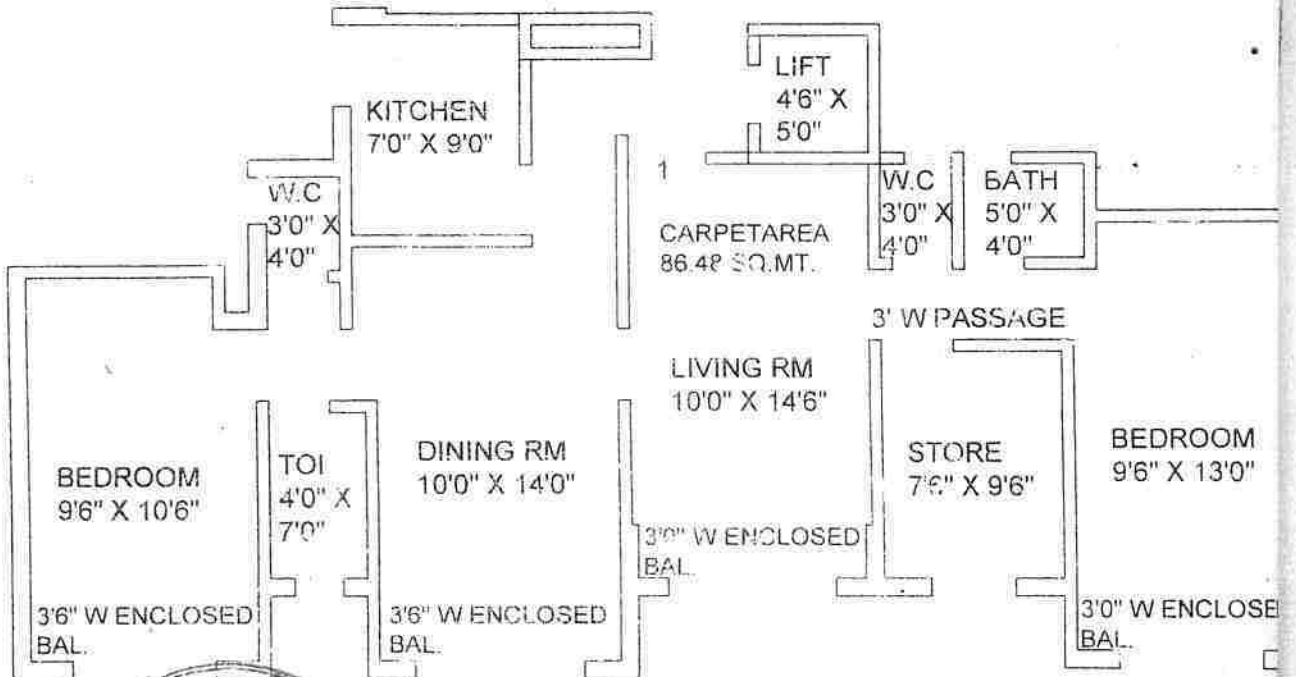
दस्त क्रमांक ७४९ / २०२३

२० / ३०

A. P. I.



WING A



Handwritten signature/initials.

Handwritten signature/initials.

Handwritten signature: P. S. Sethu

Handwritten signature: P. S. Sethu

  
**Saakaar**  
 Architects, Int. Design  
 5th Floor, Isharipa,  
 Above HSBC, Opp. New Girls  
 Ram Maruti Road, Thane (W).  
 Phone: 2537 8701

# THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)  
Occupancy Certificate

1078

विंग अ :- तळ [पार्ट] - ६ [पार्ट] मजले पखत.

V. P. No. २६/१०२ TMC/TDD ४८४ Date २१/१०/२०२३

To, श्री. संदीप प्रभु [वा. वि] मे. साकार करिता  
"इष्कपा" पाचवा मजला,  
राम मास्ती रोड, नौपाडा, ठाणे - ४००६०२.  
मे. अ. पी. आय. ई. युनियन को. ऑ. ही. सोसायटी.

**टन न - २**  
दस्त क्रमांक १०९३६/२०२३  
२१ / १०

Sub : वापर परवाना मिळणे बाबत.

Ref. : V. P. No. २६/१०२

Your Letter No. २६७७९ दि. ३/१०/२०२३.

Sir,

The part / full development work/extension/alteration/ of building/ park building  
No. विंग-अ situated at प्लॉट नं. ७ Road/Street आर. एस. सी-१३ म्हाडा-  
Ward No. — Sector No. ७ & M.B.X/C.X/X.B.X/F. P. No. ७ माजिवडे

Village/TPS No. माजिवडे under the supervision of श्री. संदीप प्रभु Licensed  
Architect/Licence No. सी. ए. -२२/१४८६०  
may be occupied on the following Conditions.

- अटंक :- १] भविष्यात म्हाडाने लीज करार केल्यास म्हापालिका जबाबदार राहणार नाही.  
२] ठाणे महानगरपालिकेकडून पिंपरी वृथा पाण्याची पुरवठा उपलब्धतेनुसार करण्यांत येईल.



१६/२३  
Yours faithfully,

A set of certified completion plan is returned herewith

Office No. साखधान

Office Stamp भूजूर नकाशानुसार बांधकाम न करणे तसेच विकास निर्माण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महासष्ट्र

Date : प्रदेशिक व नगर रचना अधिनियमाचे कलम ५२

Copy to : अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ०००/- दंड होऊ शकतो.

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

**TRUE COPY**

Municipal Corporation of the city of Thane.

*[Handwritten signature]*  
S. Bhatia

P. I.

ENCLOSED

EDROOM  
3" X 10'6"

EDROOM  
6" X 13'0"

ENCLOSED

*[Handwritten notes]*  
K...  
nt. Designe  
r. Isthripa  
New Girls  
Thane (W)  
2537 8701



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/COMMENCEMENT CERTIFICATE

For Pt. Stilt + 6 and Pt. Stilt + 4 floors only.

608

P. No. 96/103

TMC / TOP / ZISC

Date 9/1/1997

Shri/Smt. M/S. S A A R Architects. (Shri. Sandeep Prabhu) (Architect)  
Shri/Smt. Hajiwade APLX Union Co-op. Housing Society Ltd. (Owner)

With reference to your application No. 5729 dated 8/1/97 for development permission/commencement certificate under sections 15 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. ...  
Village Hajiwade Section No. ...  
Road/Street RSC-13 S. No./City S. No./F. P. No. 7 Ward No. ... situated.  
Commencement certificate is granted subject to the following conditions.

- The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- This permission does not entitle you to develop the land which does not vest in you.

उपरोक्त अर्जावरील बाबत सर्व अटी पूर्ण करणे आवश्यक आहे.

व्याप्त अटी पूर्ण करणे आवश्यक आहे.

व्याप्त अटी पूर्ण करणे आवश्यक आहे.

व्याप्त अटी पूर्ण करणे आवश्यक आहे.

व्याप्त अटी पूर्ण करणे आवश्यक आहे.

व्याप्त अटी पूर्ण करणे आवश्यक आहे.



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

90/103  
Yours faithfully  
9/1/97



S. S. S. S.

16/11/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन5

12:08-23 pm

सह दु.नि.ठाणे 5

दस्त क्रमांक 10164/2011

22/23

दस्त क्रमांक : 10164/2011

दस्ताचा प्रकार : करारनामा

मु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: शंकरनारायण रामन - -

लिहून घेणार

पत्ता: घर/फ्लॅट नं. -

वय 47

माली/रस्ता: -

सही

ईमारतीचे नाव: जखमीन पेस्तम, चेंबुर मुंबई

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: ABVPR1762N

नाम: सीता शंकरनारायण - -

लिहून घेणार

पत्ता: घर/फ्लॅट नं. -

वय 42

माली/रस्ता: -

सही

ईमारतीचे नाव: व प्र

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: AGTPS0466P

नाम: पुरायथ के जनार्दन नायर - -

लिहून घेणार

पत्ता: घर/फ्लॅट नं. -

वय 67

माली/रस्ता: -

सही

ईमारतीचे नाव: माजीवडे शिवसाई सोसायटी माजीवडे

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नम्बर: AA

टनन - 2  
दस्त क्रमांक 10939/2023  
23/30



सह दुय्यम निबंधक ठाणे क्र. 5



देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

Shankar Narayan  
S. Sethu

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दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (10164)

23123

टनन5-10164-2011 चा गोषवारा  
सं : 5423000 मोबदला 5151000 भरलेले मुद्रांक शुल्क : 253800

पावती क्र.: 10286 दिनांक: 16

पावतीचे वर्णन

नाम: शंकरनारायण रावण - -

केल्याचा दिनांक : 16/11/2011 12:02 PM

दिनांक : 16/11/2011

करणा-याची सही :

*Shankar Narayan*

30000 : नोंदणी फी

460 : नक्कल (अ. 11(1)), पृष्

(अ. 11(2)),

रुजवात (अ. 12) व फायदाचि वण (अ

एकत्रित फी

30460: एकूण

*Shankar Narayan*

दु. निबंधकाची सही, सह दु.नि.वाणे

<b>ट न न - २</b>	
कार : (25) करारनामा	
1 ची वेळ : (सादरी वण) 16/11/2011 12:02 PM	
2 ची वेळ : (मोठरी) 16/11/2011 12:08 PM	
3 ची वेळ : (कबुली) 16/11/2011 12:08 PM	
4 ची वेळ : (ओळख) 16/11/2011 12:08 PM	
केल्याचा दिनांक : 16/11/2011 12:08 PM	

सम.असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
ओळख पटवितात.

वर्ष - वसंत विहार ठाणे - - , घर/फ्लॅट नं.:

नावः

*Wishu Vohre*



रामन - घाटकोपर मुंबई - - , घर/फ्लॅट नं.:

नावः

*Wishu Vohre*



ज्याबात करणत बले की वा उस्तायत

एकूण 23 पावे आहे.

*Shankar Narayan*

दु. निबंधक ठाणे सं. ९

याची सही  
पाने 5

पुरतक क्रमांक 909EX

क्रमांकावर नोंदला

दुय्यम निबंधक ठाणे क्र. ५

तारीख १६.११.११ माहे १९९९ सन २०११



7824SR335 Prepared on 16/11/2011 12:08:23

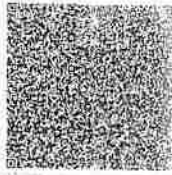
*Shankar Narayan*

S. Sathar

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AQJJP1181C



नाम  
MESH JAIN  
पति / Father's Name  
KUMAR JAIN

जन्म तिथि / Birth  
1990

हस्ताक्षर / Signature

21102019

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
VIVEKKUMAR P JAIN

भारत सरकार  
GOVT. OF INDIA

PAWANKUMARJI NATHULALJI JAIN

15/06/1992

Permanent Account Number  
AYWVPJ9665Q

*[Handwritten signature]*  
Signature



ट न न - २  
दस्त क्रमांक ७७९९ / २०२३  
२५ / १०

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHANKARNARAYAN  
ANARAYANAN HARIHARAN

1969

Permanent Account Number

PS0466P



23032015

*[Handwritten signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHANKARNARAYAN RAMAN

KARISULNDAMAN SHANKARNARAYAN  
RAMAN

20/08/1964

Permanent Account Number  
ABVPR1762N

*[Handwritten signature]*  
Signature



24022015

*[Handwritten signature]*

भारत सरकार  
GOVERNMENT OF INDIA



गौरवकुमार पवनकुमार जैन  
Gauravkumar Pavankumar Jain  
जन्म तिथि / DOB: 15/06/1989  
पुरुष / MALE  
Mobile No.: 9004836523

23032015

7747 1426 6350

माझे आधार, माझी ओळख

*[Handwritten signature]*



भारत सरकार  
Government of India

Issue Date: 14/02/2017



अरविंद नाथ मिश्रा  
Arvind Nath Mishra  
जन्म तिथि / DOB: 15/06/1989  
पुरुष / Male

7264 9916 4099

माझे आधार, माझी ओळख

*[Handwritten signature]*



क्र. (10164)  
२३१२३

दिनांक: 16

प रा प न - -

फ्री

(अ. 11(1)), पृष्

व अन्यायि चरण (अ)

सह दु. नि. वाणे

१७ वरसावळी

२६ अ. २

र नोंदला

क्र. ५

न २०१९

*[Handwritten signature]*  
1 of 1



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

on ID 2023032478

24 March 2023,08:05:58 AM

टनन2

कनाचे वर्ष 2022  
ग ठाणे  
विभाग तालुका : ठाणे  
मूल्य विभाग 6/24-3ई-4) पोखरण रोड क्रमांक2 लगत व उत्तरेकडील विकसित भाग वसंतविहार व पवारनगर इत्यादी सर्वे क्रमांक  
नांव Thane Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक :

क मूल्य दर तक्त्यानुसार मूल्यदर रु.

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	144500	165200	179300	165200	चौ. मीटर

व क्षेत्राची माहिती

ग्राम क्षेत्र (Built Up)-	114.77 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
ग्रामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	16 वर्षे	बांधकामाचा दर-	Rs.26620/-
हान सुविधा -	आहे	मजला -	5th to 10th Floor		

Type - First Sale

Resale of built up Property constructed after circular dt.02/01/2018

ला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.151725/-

1-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
= ( ( (151725-56200) \* (84 / 100) ) + 56200 )  
= Rs.136441/-

ग्र मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 136441 \* 114.77  
= Rs.15659333.57/-

Applicable Rules = 3, 9, 18, 19

अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 15659333.57 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.15659334/-  
= ₹ एक करोड छप्पन्न लाख एकोणसाठ हजार तीन शे चौतीस /-

Home

Print

टनन - २

दस्त क्रमांक ७९३९ / २०२३

२६ / ३०



ट न न - २  
दस्त क्रमांक ७१३९ / २०२३  
२० / ३६



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74/7139

शुक्रवार, 24 मार्च 2023 9:42 म.पू.

दस्त गोषवारा भाग-1

टनन2

2780

दस्त क्रमांक: 7139/2023

दस्त क्रमांक: टनन2 /7139/2023

वाजार मुल्य: रु. 1,56,59,334/- मोबदला: रु. 1,15,00,000/-

भरलेले मुद्रांक शुल्क: रु. 10,96,300/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती: 7899

पावती दिनांक: 24/03/2023

अ. क्र. 7139 वर दि. 24-03-2023

सादरकरणाचे नाव: सुवनेश जैन

रोजी 9:34 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

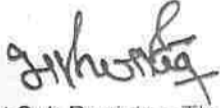
दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची सही:



Joint Sub Registrar Thane 2



Joint Sub Registrar Thane 2

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

शिक्षा क्र. 1 24 / 03 / 2023 09 : 34 : 20 AM ची वेळ: (सादरीकरण)

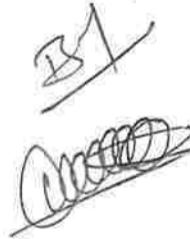
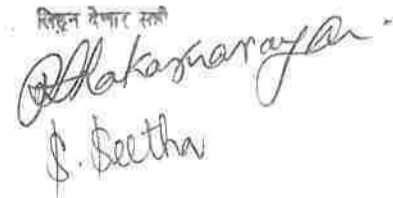
शिक्षा क्र. 2 24 / 03 / 2023 09 : 36 : 11 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

एक दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, सहाय्यार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी सार्वी खालील निष्पादक व्यक्ती संपूर्णपणे जाबाबदार आहेत. सर्वोच्च सादर इस्तारण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून घेणार सही








1/03/2023 10:38:49 AM

दस्तावेजांचा भाग-2

दस्तावेज

22/130

दस्तावेज क्रमांक: 7139/2023

दस्तावेज क्रमांक: 7139/2023

दस्तावेजांचा प्रकार: करारनामा

क्र. पक्षकारांचे नाव व पत्ता

1. नाव: भवनेश जैन

पत्ता: प्लॉट नं: 502, माळा नं: - इमारतीचे नाव: विन्हीम नं: सी/4, ब्रॉक नं: लोक उद्योग फेज 2, रोड नं: पोखरण रोड नं 1, टाणे प, महाराष्ट्र, टाणे, पिन नंबर: AQJPJ1181C

पक्षकारांचा प्रकार

लिहून देणारा वय :- 32 स्वाक्षरी:-

*[Signature]*

छायाचित्र



अंगठ्याचा दस्त



2. नाव: विवेक कुमार पी जैन

पत्ता: प्लॉट नं: 104/ए 2, माळा नं: - इमारतीचे नाव: विभती मींगवाणपट्टन, ब्रॉक नं: धोडवंदण रोड, मुन्नाला कॉलेज जवळ, रोड स्वाक्षरी- नं: कामारवडवणी, टाणे प, महाराष्ट्र, टाणे, पिन नंबर: AYWPJ9665Q

लिहून देणारा वय :- 30

*[Signature]*



3. नाव: शंकरनारायण रमण

पत्ता: प्लॉट नं: 602/ए, माळा नं: - इमारतीचे नाव: शिवमाई मींगवाण लि, ब्रॉक नं: वसंत कुंज, ऑफ: पवार नगर रोड, रोड नं: विहाईड लोकपुरम, टाणे प, महाराष्ट्र, टाणे, पिन नंबर: ABVPR1762N

लिहून देणारा वय :- 58 स्वाक्षरी:-

*[Signature]*



4. नाव: सीता शंकरनारायण

पत्ता: प्लॉट नं: 602/ए, माळा नं: - इमारतीचे नाव: शिवमाई मींगवाण लि, ब्रॉक नं: वसंत कुंज, ऑफ: पवार नगर रोड, रोड नं: विहाईड लोकपुरम, टाणे प, महाराष्ट्र, टाणे, पिन नंबर: AGTPS0466P

लिहून देणारा वय :- 54 स्वाक्षरी:-

*[Signature]*



दस्तावेज करत देणारा तक्रारकर्त्यात करारनामा चा दस्तावेज करत दिव्याचे कबूल करताना क्र.3 ची वेळ: 24 / 03 / 2023 10 : 32 : 04 AM

दस्तावेज:-

सीट दस्त असे निवेदीत करतात की ते दस्तावेज करत देणा-यांना खेतीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. पक्षकारांचे नाव व पत्ता

1. नाव: अरविंद मिश्रा -

वय: 39  
पत्ता: वसंतविहार टाणे प  
पिन कोड: 400610

छायाचित्र



अंगठ्याचा दस्त



स्वाक्षरी

*[Signature]*

2. नाव: शंकरनारायण जैन

वय: 34  
पत्ता: लोक उद्योग कॉम्प्लेक्स टाणे  
पिन कोड: 400610

स्वाक्षरी

*[Signature]*



क्र.4 ची वेळ: 24 / 03 / 2023 10 : 32 : 49 AM

क्र.5 ची वेळ: 24 / 03 / 2023 10 : 32 : 57 AM तोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 2

Payment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
BHUVNESH JAIN	eChallan	10000502023032103033	MH017109184202223P	1096300.00	SD	0008542568202223	24/03/2023
	DHC		2103202320742	600	RF	2103202320742D	24/03/2023
BHUVNESH JAIN	eChallan		MH017109184202223P	30000	RF	0008542568202223	24/03/2023

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

7139 /2023

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ट न न - २
दस्त क्रमांक ७१३२ / २०२३
३० / ३०

प्रमाणित करण्यात येते की सव्व  
दस्त क्रं. ७१३२ मध्ये ३०  
पाने आहेत.  
पहीले नंबराचे बुकात अ. नं. ....  
७१३२ वर नोंदला

*म. म. म. म.*  
सह. दुय्यम निबंधक ठाणे क्र. २  
दि. २४ / ९ / २०१९

