



7/05/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 10699/2021

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	11900000
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकाराकारणी देतो की पट्टेदार ते नसुद करावे)	9390369.892
4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 1802, माळा नं: 18 वा मजला, ए - विंग, इमारतीचे नाव: दोस्ती वरुणा(दोस्ती विहार)को ऑप ही सो लि, ब्लॉक नं: पाचपाखाडी, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 707 चौ.फुट कार्पेट, मोबत 2 कार पार्किंग नं. 0-215,(शोन नं. 5/16/जी ड क)((Survey Number : 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1 ;))
5) क्षेत्रफळ	1) 707 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रोहित नामदेव खोसे - - वय:-33; पत्ता:-प्लॉट नं: 1802, माळा नं: 18 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती वरुणा, दोस्ती विहार, वर्तक नगर, ब्लॉक नं: पोखराण रोड नं. 1, रोड नं: पाचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BJBPK9619N 2): नाव:-चेतना रोहित खोसे - - वय:-32; पत्ता:-प्लॉट नं: 1802, माळा नं: 18 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती वरुणा, दोस्ती विहार, वर्तक नगर, ब्लॉक नं: पोखराण रोड नं. 1, रोड नं: पाचपाखाडी, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ARUPG1134A 3): नाव:-सुशीला पुनाजी चेडे - - वय:-39; पत्ता:-प्लॉट नं: 1802, माळा नं: 18 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती वरुणा, दोस्ती विहार, वर्तक नगर, ब्लॉक नं: पोखराण रोड नं.1, रोड नं: पाचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AAFPC5480M
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पवनकुमार भगवानाराम शर्मा - - वय:-54; पत्ता:-प्लॉट नं: ए/2001, माळा नं: -, इमारतीचे नाव: वसंत, दोस्ती विहार, वर्तक नगर, ब्लॉक नं: पोखराण रोड नं. 1, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AMWPS0865K 2): नाव:-विमला पवनकुमार शर्मा - - वय:-48; पत्ता:-प्लॉट नं: ए/2001, माळा नं: -, इमारतीचे नाव: वसंत, दोस्ती विहार, वर्तक नगर, ब्लॉक नं: पोखराण रोड नं. 1, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CLNPS3944P
9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2021
10) दस्त नोंदणी केल्याचा दिनांक	27/05/2021
1) अनुक्रमांक, खंड व पृष्ठ	10699/2021
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	714000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेर	

Beshmuree
27/05
सह दुय्यम निबंधक वर्ग - २
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न्यायनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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

B. B. Wadkar

B.A. (Hons.) LL.B.
ADVOCATE & NOTARY

Mobile : 98212 49168 / 97698 15666

Office : Shop No. 1, Mayuresh Apartment,
Near Anand Dighe Office,
Tembhi Naka, Thane (W)- 400 601.
Email : bbwadkar@gmail.com

Date : 01/07/2021

To

The Chief Manager
Bank of Maharashtra
Shreenagar Branch,
Thane (West).

Certified copy of Agreement confirmation Certificate

I have compared the Certified copy dated 01/07/2021 issued by Joint Sub-Registrar, Thane 2 with original Agreement for sale dated 27/05/2021 registered on 27/05/2021 at Sr.No. TNN2 -10699-2021 in the office of Sub - Registrar Thane 2 between 1) Mr. Rohit Namdeo Khose 2) Mrs. Chetana Rohit Khose 3) Mrs. Sushila Punaji Chede as the "Transferors" and 1) Mr. Pawankumar Bhagwanaram Sharma 2) Bimala Pawankumar Sharma as the "Transferees" in respect of Flat No. 1802, 18th Floor, admeasuring 707 Sq. ft. (Carpet) + 2 Car Parking Spaces, Building Wing A (As per TMC Occupancy Certificate No. 481 Building Type F1, Building No. 10), Dosti Varuna Building, Dosti Varuna (Dosti Vihar) Co-Op. Housing Society Ltd. Dosti Vihar Complex, Opp. Vedant Complex, Vartak Nagar, Thane (West) constructed on land bearing Survey Nos. 144A/(Pt), 145(pt), 146/5B, 6B, 148/1B, 2B,3,7 8B,149/2B,149/3/3/3,149/3/4,4/1,4/3,150/2,4,5,152/2,4,165/4,5,166/1, 169,170,171/1/1p/2 to 9, 172/1,2,9,173A/1, 172/1/2, 173A/1 of Revenue Village Panchpakhadi, Tal. & Dist. Thane for lump sum price of Rs. 1,19,00,000/-.

The above referred certified copy according to me is of the same original Agreement for sale dated 27/05/2021 registered on 27/05/2021 at Sr.No. TNN2 -10699-2021 in the office of Sub - Registrar Thane 2.



(B.B.Wadkar)
Panel Advocate for Bank of Maharashtra.
B. B. WADKAR
B.A.(Hons.) LL.B.
Advocate High Court
Shop No. 1, Mayuresh Apartment,
Opp Municipal Marathi School No. 1,



CHALLAN
MTR Form Number - 6

QPR NUMBER	MH001408387202122R	PARCEL NO	Form ID	QRSP	Date	21-05-2021 16:15:20
Department	IGR	Payee Details				
Receipt Type	RM	Dept ID (If Any)			IGR	
Office Name	IGR 114-THNE_ THANE 2 JOINT SUB REGISTRAR	PAN No (If Applicable)			PAN-EJBIK9518N	
Year	Period From: 14/05/2021 Period To: 31/03/2020	Full Name			PAWAN KUMAR BHAIJAN SHARMA	
Object	Amount	Flat Block No	FLAT NO 18C2			
0010048401-75	714000	Premises/Bldg	18TH F R A WING			
0010003301-70	30000	Road/Street	DOSTI VARUNA			
	0		DOSTI VIHAR CHSL			
	0	Area/Locality	VARTAK NAGAR			
	0	Town/City/District	PANCHPAKHADI			
	0	Remarks (If Any)	THANE			
	0					
	0					
	0					
Total Amount	744000					
Payment Details	IOBI Net Banking	FOR USE IN RECEIVING BANK				
Payment ID:	896857486					
Cheque/DD Details		Bank CIN No	69100332021052151719			
Cheque/DD No:		Date:	21-05-2021 16:15:20			
Name of Bank:	IOBI Bank	Bank-Branch				
Name of Branch:	Thane	Scrol No				

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रकम 90000 1029
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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 27th day of May, 2021

BETWEEN

1) MR. ROHIT NAMDEO KHOSE, age 33 years, PAN : BJBPK9619N, 2) MRS. CHETNA ROHIT KHOSE, age 32 years, PAN : ARUPG1134A, 3) MRS. SUSHILA PUNAJI CHEDE, age 69 years, PAN: AAFPC5480M, Indian Inhabitant, having address Flat No1802, 18th Floor, A wing, Dosti Varuna, Dosti Vihar, Vartak Nagar, Pokhran Road No. 1, Panchpakhadi, Thane (West) - 400606, 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 his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

1) PAWANKUMAR BHAGWANARAM SHARMA, age 54 Years, PAN NO. AMWPS0865K, 2) BIMALA PAWANKUMAR SHARMA, age 48 years, PAN NO. CLNPS3944P, Indian Inhabitants, having address at Vasanta A/2001, Dosti vihar Pokhran Rd no 1 Vartak nagar Thane 400606, 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 by virtue of a Registered Agreement dated 24th day of July, 2010 (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-8112-2010 dated 27/07/2010) executed between M/s. Dosti Corporation (Vihar), and 1) MR. JAYDEEP KURUP, and 2) MRS. PREETI J. KURUP therein referred to as the "Purchasers" of the Other

हस्ताक्षर: Chetna - 1-श्री सु उ रडे Bimala



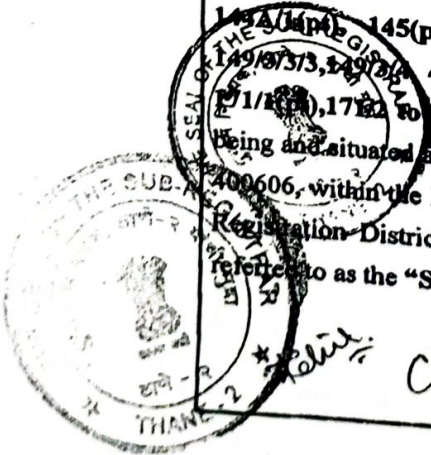
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दस्त क्रमांक १०६६६/२०२१

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Part purchased and acquired all rights, title and interest in Flat No. 1802, admeasuring 707 Carpet area, on the 18th Floor, in the A - Wing, of the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.," in the complex known as "DOSTI VIHAR", along with two open car parking space no. O-215 standing on the property bearing Survey No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1, Village - Panchpakhadi, lying, being and situated at Vartak Nagar, Pokhran Road No. 1, Thane (West) - 400606, 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"

WHEREAS by virtue of a Registered Agreement dated 23rd day of April, 2015 (Registered with the Sub-Registrar of Thane at Doc. No. TNN1-3989/2015 dated 23/04/2015) executed between 1) MR. JAYDEEP KURUP, and 2) MRS. PREETI J.KURUP and 1) MR. ROHIT NAMDEO KHOSE, 2) MRS.CHETNA ROHIT KHOSE, 3) MRS.SUSHILA PUNAJI CHEDE therein referred to as the "Purchasers" of the Other Part purchased and acquired all rights, title and interest in Flat No. 1802, admeasuring 707 Carpet area, on the 18th Floor, in the A - Wing, of the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.," in the complex known as "DOSTI VIHAR", along with two open car parking space no. O-215 standing on the property bearing Survey No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1, Village - Panchpakhadi, lying, being and situated at Vartak Nagar, Pokhran Road No. 1, Thane (West) - 400606, 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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AND WHEREAS the TRANSFERORS has made the entire payment of consideration to the said 1) MR. JAYDEEP KURUP, and 2) MRS. PREETI J.KURUP of such being on and thereupon, the TRANSFERORS has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFERORS is the bonafide member of "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA/ (TNA) / HSG / (TC) / 28020/2015 Dated 21/11/2015, 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 TRANSFERORS is holding TEN fully paid up shares of Rs. 50/- each under Share Certificate No. 067, bearing Distinctive No.661 to 670 (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 is well and sufficiently entitled to the said premises and have 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 TRANSFERORS, out of his own free will 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 the bonafide member of the said society and no other person/s

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has / have right, title or interest in the said premises and they are 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 TRANSFERORS personally affecting the said premises.

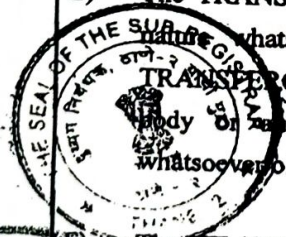
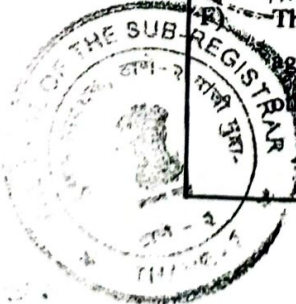
C) That the TRANSFERORS have obtained a loan facility from Bank of India , for purchase of the said premises and an Approximate amount of Rs. 27,62,785/00 is still due and payable by the TRANSFERORS to the said bank, SAVE AND EXCEPT THE aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) 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.

E) The TRANSFERORS has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS 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 TRANSFERORS 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

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rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.

- G) Neither the TRANSFERORS nor any of their 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 TRANSFERORS 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 TRANSFERORS and/or against the said premises or any part thereof.
- I) The TRANSFERORS 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 stature from disposing of the said premises or any part thereof in the manner stated in this agreement.
- J) The TRANSFERORS 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 TRANSFEREE and the TRANSFERORS has all the right, title and interest to enter into this agreement with the TRANSFEREE on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREE 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

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said society/ at 30 and for Lump-sum Price / Consideration of Rs. 1,19,00,000/- (Rupees One Crore Nineteen 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 :-

The TRANSFERORS hereby agrees to sell, assign and transfer and the TRANSFEREE hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 1802, admeasuring 707 Carpet area, on the 18th Floor, in the A - Wing, of the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.," in the complex known as "DOSTI VIHAR", along with two open car parking space no. O-215 standing on the property bearing Survey No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1, Village - Panchpakhadi, lying, being and situated at Vartak Nagar, Pokhran Road No. 1, Thane (West) - 400606, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a Lump-sum Price of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only),, 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 (hereinafter referred to as the said "Premises").



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1. The TRANSFEREE has paid an amount of Rs. 18,10,750 /- (Rupees Eighteen Lakhs Ten Thousand Seven Hundred Fifty Only) as and by way of Earnest Money Payment of Consideration as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES has agreed to pay the Balance Amount of Consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) within 30 days from getting mortgage NOC FROM SOCIETY after registration of this agreement by obtaining loan / financial assistance from the any bank / financial institution or own contribution. The TRANSFEREES will also pay 0.75 % TDS amount (Rs.89,250/-) of agreement value to the concerned authority and to provide supporting Challan evidencing payment of TDS and handover TDS certificate to the the TRANSFEROR. For this TDS payment The TRANSFEROR should have to give receipt to The TRANSFEREE.

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

3. The TRANSFERORS, 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 TRANSFEREE hereafter shall do all the needful in respect of the

विलेखित: Chubra - 7 - साँ सु ५ - ५९ Bimalka



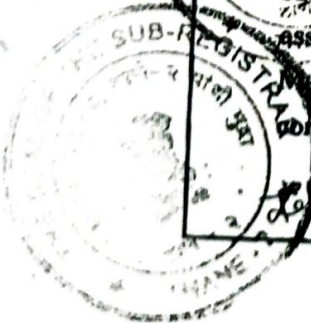
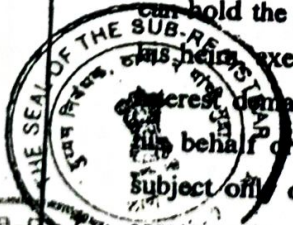
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said premises to secure their title to the said premises and the TRANSFERORS shall keep the TRANSFEREE indemnified from all the liabilities and / or claim against the said premises.

4. The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREE in equal proportions. The TRANSFERORS shall also hand 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.
5. The TRANSFEREE hereby agrees that, on becoming the members of the said society, the TRANSFEREE shall abide by all the bye - laws, rules and regulations adopted by the society.
6. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the Electricity Meter & MGL meter which are installed in the said premises to his name and the TRANSFERORS shall, if required give his fullest co-operation in that regard.
7. 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 himself, his heirs, executors, successors for ever without any claim charges interest, demand or lien of the TRANSFERORS or any person on his 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.



Chetna

- 8 - ११ ५ ५ - ३३

Bimal

[Signature]

टोल - २
 दाखल क्र. १०६६६/२०२१
 ११ / २०

8. The TRANSFERORS hereby declare 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 i. e. all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance and other charges, etc. upto date of possession will be cleared by TRANSFERORS. The TRANSFEREE 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.

9. The TRANSFERORS further declares that, he has full right and absolute authority to enter into this agreement and that he has 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 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 TRANSFEREE in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of the defect in title.

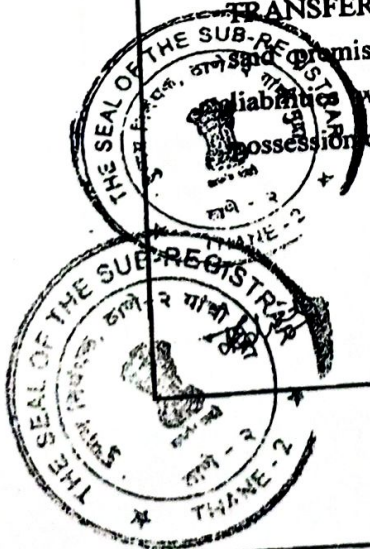
10. The TRANSFERORS shall obtain the necessary No² Objection Certificate (NOC) from the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd", to effectuate the legal perfect transfer of the said premises and TRANSFERORS has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREE herein.

Signature: *Chetna* - १ - ११.११.२०२१ *Binda*



ट न न - २
 दस्त कांक १०५२२/२०२१
 १२ / २०

11. 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.
12. The TRANSFERORS hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.
13. The TRANSFEREE are bound to get the said premises legally transferred in his own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertakes to render his fullest co-operation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.
14. The TRANSFERORS 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 TRANSFEREE.
15. The TRANSFERORS shall indemnify and keep indemnified the to TRANSFEREE for any further debits, which shall accrue upon the 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 TRANSFEREE.



Chetna - 10-11-2021 Bimla

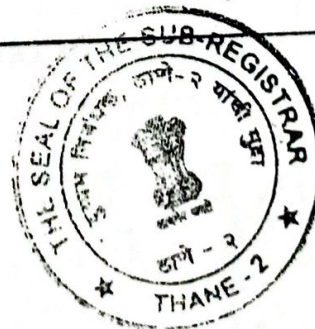


16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO

ALL THAT PREMISES bearing Flat No. 1802, admeasuring 707 Carpet area, on the 18th Floor, in the A - Wing, of the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.," in the complex known as "DOSTI VIHAR", along with two open car parking space no. O-215 standing on the property bearing Survey No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1 B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1, Village - Panchpakhadi. lying, being and situated at Vartak Nagar, Pokhran Road No. 1, Thane (West) - 400606, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

Handwritten signature: Chetna ... Bindu



9/11/20
10/30

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 "TRANSFERORS"

1) MR. ROHIT NAMDEO KHOSE



2) MRS. CHETNA ROHIT KHOSE



3) MRS. SUSHILA PUNAJI CHEDE
in presence of

1) *[Signature]*



2) *[Signature]*

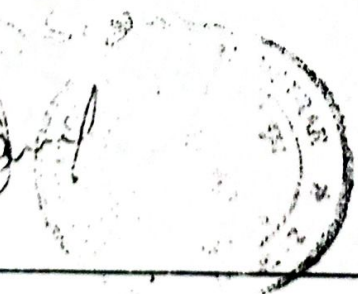
SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"

1) PAWANKUMAR BHAGWANARAM SHARMA



2) BIMALA PAWANKUMAR SHARMA
in the presence of

Bimla



टन न - २

दस्त क्रमांक १०६६६/२०२१

१५ / ३०

:: RECEIPT ::

RECEIVED of and from 1)PAWANKUMAR BHAGWANARAM SHARMA, 2) BIMALA PAWANKUMAR SHARMA (TRANSFEREES) a sum of Rs. 18,10,750 /- (Rupees Eighteen Lakhs Ten Thousand Seven Hundred Fifty Only) as Earnest Money Payment against the sale of Flat No. 1802, admeasuring 707 Carpet area, on the 18th Floor, in the A - Wing, of the "Dosti Varuna (Dosti Vihar) Co-Operative Housing Society Ltd.," in the complex known as "DOSTI VIHAR", along with two car parking space no. O-215 standing on the property bearing Survey No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3,7,8B, 149/ 2B, 149/3/3/3,149/3/4, 4/1, 4/3, 150/2,4,5, 152/2,4, 165/4,5, 166/1, 169, 170, 171/1(pt),171/2 to 9, 172/1,2,9, 173A/1, Village - Panchpakhadi, lying, being and situated at Vartak Nagar, Pokhran Road No. 1, Thane (West) - 400606 in the following manner :

Sr. No.	Rupees	Cheque no/RTGS ref no.	Dated	Drawn on
1)	1,00,000/=	050305 -	13/04/2021	Bank of Maharashtra
2)	17,10,750/=	MAHBR520;1051009811097	10/05/2021	Bank of Maharashtra
3)				

*Subject to realization of Cheque.

Rs. 18,10,750/-

WE SAY RECEIVED

Rohit
1) MR. ROHIT NAMDEO KHOSE

Chetna
2) MRS. CHETNA ROHIT KHOSE

सुशिला पुनाजी चेडे
3) MRS. SUSHILA PUNAJI CHEDE

WITNESSES :-

1)

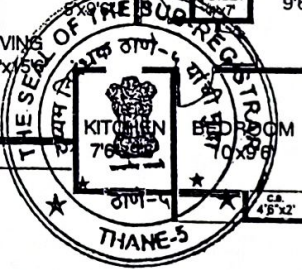
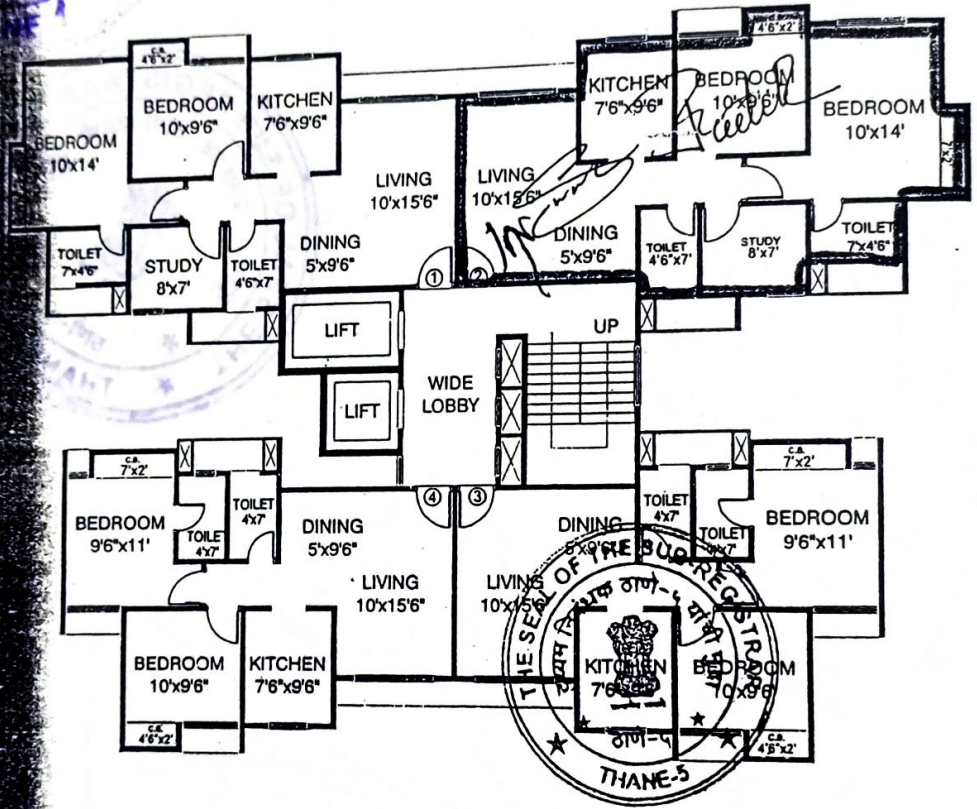
2)

"TRANSFEROR"



PLAN - B

DOSTI VARUNA - A, B & C Wing



टलन - ५
 दस्त
 क्रमांक ८९९२ / २०९०
 ६२ / रे

FLAT / PREMISES NO. A-1802 ON 18TH FLOOR —
 CARPET AREA 707 SQ. FT. TOGETHER WITH ^{ONE} CAR PARKING NO. —
 UNDER STILT / PODIUM / IN-BASEMENT / IN-COMPOUND.

Sub Plot 'A' -

Bldg. 1 to 4 - St. + Podium + 21 Floors

Bldg. 5 to 6 - St. + Podium + 19 Floors

Club House - Gr. Fl + 1 Floor.

Sub Plot 'B' -

Bldg. No.1 - Wing A & B - St. + 7 Floors

Bldg. No.2 - Wing A & B - St. + 12 Floors



Certificate No.

429

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

P. NO. 2007/25-----TMC / TDD 794 Date 27/02/09

Shri/Smt. Archetype Consultants (i) Pvt. Ltd. (Architect)

M/S. Indian Smelting & Refining Co. Ltd. through Chairman

Shri. Sushilkumar Bhandari (Owners)

M/s. Dosti Corporation Through Partner Shri. Dipak Kishan Goradiya (P.O.A.H.)

With reference to your application No. 34822 dated 11/11/2008 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 Panchpakha Sector No. III Situated at Road / Street S.No. / C.T.S. No. / F.P. No. As Below

Development permission / the 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.

No. 144A/1(pt), 145(pt), 146/5B, 6B, 148/1B, 2B, 3, 7, 8B, 149/2B, 3, 149/3/4, 149/4/1, 149/4/3, 150/2, 150/4, 150/5, 152/2, 152/4, 168/1, 169, 170, 171/1(pt), 171/2 to 9; S.No. 172/1, 2, 9, 173A/1

दि. १६.१.०८ रोजी दिलेले यु.एल.सी. बाबतचे हमीपत्र आपणांवर कमीकरीत राहिलेले आहे. त्यापूर्वी रस्त्याखालील क्षेत्र व अमेनिटी मूखंडाखालील जागा उता-याद्वारे ठा.म.सी.च्या नियमितीकरणे १२ उतारा दाखल करणे आवश्यक.

मूखंडावर सविस्तर माहितीमूलक अंतिम वापरपरवाना पर्यंत कायम ठेवणे आवश्यक आहे. त्यापूर्वी व वापरपरवानापूर्वी आर.सी.सी. तज्ञांकडून स्ट्रक्चरल स्टेबिलिटी प्रमाणपत्र सादर करणे आवश्यक आहे. त्यापूर्वी मूखंडाचे हद्दीवर कुंपण भित बांधणे आवश्यक राहिले.

वसा, पाणी व ड्रेनेज विभागाकडून नाहरकत दाखले वापरपरवानापूर्वी दाखल करणे आवश्यक आहे. मूखंडाचे हद्दीबाबत मालकीबाबत कोणताही वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी मालक/विकासकाच्या राहिले ठापा त्यास जबाबदार राहणार नाही.

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.



टनन - ५
दस्त ८९९२ / २०१०
क्रमांक
EE/RE

Stamp



Certificate No.:- 481

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate (इमारती खालील प्रमाणे)

On plot B : Building Type F1 - No.10 & 11 and Building Type F2 - No.12
(Stilt + Podium + 20 floors)

V.P. No. 2007/23 TMC/TDD 279 Date 23/11/2013

To,
Archetype Consultants (I) Pvt., Ltd. (Architect)

701, Devcorpora estern express highway, Cadbury junction, Khopat, Thane (w)

Shri. Sushilkumar Bhandari (Director), The Indian Smelting & Refining Company

Shri Deepak Kishan Goradia (POAH) for M/s. Dosti Corporation (Vihar)

Sub - Occupancy Certificate for Bldg Type F1 - No. 10, 11 & F2 No. 12.

Ref. V. P. No. 2007/23

Your Letter No. 8518 dated 12/02/2012

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at Panchpakhadi Road / Street Ward No. _____ Sector

No. III S.No./ C.T.S. No./ F.P. No. _____ Village Panchpakhadi under the

supervision of M/s. Archetype Consultants (I) Pvt. Ltd. Licensed Surveyor/Engineer/Structural Engineer/Supervisor/
Architect/Licence No. CA/89/12205

may be occupied on the following conditions.
New S.No.170/1, 170/2, 170/3, 170/4, 170/5, 170/6, 170/7, 170/8

- १) फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.
- २) वृक्ष, पाणी व ड्रेनेज विभागाच्या नाहरकत बाखल्या मधील अटी आपणावर बंधनकारक राहतील.
- ३) अंतिम सी.एफ.ओ. एन.ओ.सी. मधील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :



Copy to

- 1) Collector of Thane नद्यास्तनुसार बांधकाम न करणे तसेच
 - 2) Dy. Mum. Commissioner नियमावलीनुसार आवश्यक त्या
 - 3) E. E. (Water Works) TMC ची बांधकाम वापर करणे, महाराष्ट्र
 - 4) Assessor Tax Dept. TMC नगर रचना अधिनियमाचे कलम ५२
 - 5) Vigilance Dept. T.D.D. TMC अनुसार देखरेखीत गुन्हा आहे. त्यासाठी जास्तीत
- जास्त ३ वर्षे कॅड व रु ५०००/- दंड होऊ शकतो.

Yours faithfully

कार्यकारी अभियंता,

शहर विकास विभाग

Municipal Corporation of
the city of Thane.

टनन - 9

DOSTI VARUNA (DOSTI VIHAR)
CO-OP. HOUSING SOCIETY LTD.

Vill. Panchpokhadi, Dosti Vihar Complex, Vartak Nagar
Pokhron Road No.1, Thane (W) 400 606. Dist. Thane

Registered under M.C.S. Act 1960 - Regd. No. TNA/(TNA)/HSG/(TC)/28020/2015 - Dated 21/11/2015

**DOSTI
VARUNA**

SHARE CERTIFICATE

Member Register No. 067

Certificate No. 067

Authorised Share Capital Rs. 1,15,500/- Divided into 2310 share each of Rs. 50/- only

This is to certify that Mr. Rohit, Neumdeo Khose and Mrs. Chetna

Rohit Khose and Mrs. Sushila Punaji Chede

of A-1802 is/are the Registered Holder/s of ten fully paid-up

shares No. 661 to 670 of Rs. 500/- (Five hundred only)

in the DOSTI VARUNA (DOSTI VIHAR) CO-OPERATIVE HOUSING SOCIETY LTD.,

Vartak Nagar, Thane (W) subject to the Bye-laws of the said Society and that upon each

of such shares the sum of Rupees Fifty has been paid.

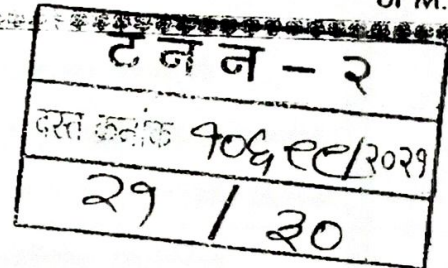
Given under the Common Seal of the
said society, at Thane this 25th Dec
day of 2017



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer
or M.C. Member



टिप - २
दस्तावेज क्र. 906ee/2029
२२ / ३०



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक दि.११/११/२०२०/एचएसजी/(टिपी)/२०२०/ सन २०१५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

दोस्ती वरुणा (दोस्ती विहार) को-ऑप
हौसिंग सोसायटी लि.,

सर्वे.नं.१७०/१,१७०/२,१७०/३,१७०/४,१७०/५,१७०/६,१७०/७,१७०/८,
शिवनेय पल्लवासाही, दोस्ती विहार कॉम्प्लेक्स, वेदांत कॉम्प्लेक्सच्या मागे,
वर्तमानगर,पोखरण रोड नं.१, ठाणे, ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९(१) अन्वये नोंदणी
क्रमांक दि.११/११/२०२०/एचएसजी/(टिपी)/२०२०/सन २०१५ दि.२१/११/२०१५ नोंदवण्यात
आलेली आहे.

अपनिवृत्त अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे निवम १९६१
मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण
"सहकारी गृहनिर्माण संस्था" असे केले आहे.



(Signature)
(प्रताप पाटील)
अपनिवृत्तक,

सहकारी संस्था, ठाणे सहर, ठाणे

ठिकाण :- ठाणे
दिनांक :- २१/११/२०१५



भारत सरकार
Government of India

पावणकुमार शर्मा
Pawankumar Bhagwanram Sharma
जन्म तिथि (DOB) 21-07-1966
पुरुष MALE

3232 4580 8394

भारत सरकार, माझी ओळख

PERMANENT ACCOUNT NUMBER
AMWPS0865K

THE HOLDER
PAWANKUMAR BHAGWAN SHARMA

पति या सभ्येचे नाव
BHAGWAN RAM SHARMA

जन्म तिथि (DATE OF BIRTH)
21-07-1966

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIMALA P SHARMA
SITARAM PURANMAL SHARMA

25/08/1973
Permanent Account Number
CLNPS3944P

Bimala
Signature

709/CE/...

24

Bimala

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मानमोहन पावणकुमार शर्मा
MANMOHAN PAWANKUMAR SHARMA
PAWANKUMAR SHARMA

04/05/1996
Permanent Account Number
GUIPS6341N

Manmohan
Signature

Manmohan





दस्तावेजाचे मूल्य

2021 27/05
10699/2021

- पदावकाशाचे नाव व पत्ता
 नाव पवनचव्हाण अश्वि मनाशकर शर्मा
 पत्ता प्लॉट नं. 19/2001, माळा नं. 18, इमारतीचे नाव समत, टोमची विहार,
 वरुंक नगर, वरुंक नं. पोखरण रोड नं. 1, रोड नं. ठाणे, महाराष्ट्र, ठाणे
 पिन कोड AMWPS0865K
- नाम विमला मनाशकर शर्मा
 पत्ता प्लॉट नं. 19/2001, माळा नं. 18, इमारतीचे नाव समत, टोमची विहार,
 वरुंक नगर, वरुंक नं. पोखरण रोड नं. 1, रोड नं. ठाणे, महाराष्ट्र, ठाणे
 पिन कोड GI NPS3944P
- नाम रोहित मनाशकर शर्मा
 पत्ता प्लॉट नं. 1802, माळा नं. 18 वा मजला, ए विंग, इमारतीचे नाव,
 टोमची विहार, वरुंक नगर, वरुंक नं. पोखरण रोड नं. 1, रोड नं.
 मनाशकर शर्मा ठाणे, महाराष्ट्र, ठाणे
 पिन कोड GIHPK9619N
- नाम विमला मनाशकर शर्मा
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 विहार, टोमची विहार, वरुंक नगर, वरुंक नं. पोखरण रोड नं. 1, रोड नं.
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 विहार, टोमची विहार, वरुंक नगर, वरुंक नं. पोखरण रोड नं. 1, रोड नं.
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