

Receipt (pavti)

74/1681

Wednesday, January 17, 2024

11:56 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1933 दिनांक: 17/01/2024

गावाचे नाव: पांचपाखाडी  
दस्तऐवजाचा अनुक्रमांक: टनन2-1681-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: कुमार नारायण आवळे --

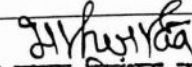
नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 30

₹. 30000.00

₹. 600.00


एकूण:

₹. 30600.00

  
सह मुख्य निबंधक कार्यालये 22  
ठाणे क्र. २

वाजार मूल्य: ₹.3903000 /-  
मोबदला ₹.4900000/-  
भरलेले मुद्रांक शुल्क : ₹. 343000/-

- 1) देयकाचा प्रकार: DHC रक्कम: ₹.600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124160001702 दिनांक: 17/01/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013972595202324E दिनांक: 17/01/2024  
बँकेचे नाव व पत्ता:





17/01/2024

पृथी क्र. 2


दुय्यम निबंधक - सह दु. वि. वर्ग 2

दस्तावेज क्र. 1681/2024

तीर्थली

Page 63m

मात्राचे नाव	पांचपाखाडी
(1) विवेकाचा प्रकार	करारनामा
(2) मीटरवला	4800000
(3) बाजारघाब/घाबेपट्टा/घाब्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसूव करावे)	3803000
(4) सु. मापन, पीट्टिस्ता व भरकमांक (असल्यास)	1) पातिकेचे नाव ठाणे म. न. पा. इतर वर्णन, इतर माहिती क्रम नं. सी-29, पांचपाखाडी विचारा को. ऑ. ही. सी. वि., सी. वि. पांचपाखाडी, साबरकर नगर, ठाणे (प.) (क्षेत्रफल 30 चौ. मी. बिल्लजप (Survey Number - plot No. CD-36, B.No. 155 and 156 ; )
(5) क्षेत्रफल	1) 30 चौ मीटर
(6) आकारणी किंवा सुची देण्यात आलेले तप्या.	
(7) दस्तऐवज करण देणा-बाबतितपट्टा देणया-चा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाचा किंवा आदेश असल्यास, प्रतिबादिचे नाम व पत्ता.	1) नाव- सुयम रमेश तिपोरी - वय- 53; पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- -, ब्लॉक नं. क्रम नं. सी-29, पांचपाखाडी विचारा को. ऑ. ही. सी. वि., रोड नं. बीर साबरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-AERPT9079D
(8) दस्तऐवज करण देणा-चा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाचा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1) नाव- सुयम नारायण जावळे - वय- 33; पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- -, ब्लॉक नं. क्रम नं. 5, गणेश मल्ली नं. 1, शिबरोना शाखा जवळ, रोड नं. बीर साबरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-AOXPAB047E 2) नाव- तुषार नारायण जावळे - वय- 28; पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- -, ब्लॉक नं. क्रम नं. 5, गणेश मल्ली नं. 1, शिबरोना शाखा जवळ, रोड नं. बीर साबरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-BIRIAA4784M 3) नाव- नारायण साहेबराव जावळे - वय- 01; पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- -, ब्लॉक नं. क्रम नं. 5, गणेश मल्ली नं. 1, शिबरोना शाखा जवळ, रोड नं. बीर साबरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-AENPA5940A 4) नाव- सुधदा नारायण जावळे - वय- 63; पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- -, ब्लॉक नं. क्रम नं. 5, गणेश मल्ली नं. 1, शिबरोना शाखा जवळ, रोड नं. बीर साबरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड-400606 पॅन नं.-BCNPA4208G
(9) दस्तऐवज करण दिव्याचा दिनांक	17/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11) अनुक्रमांक, बंध व पृष्ठ	1681/2024
(12) बाजारघाब/घाब्याचे मुद्रांक तुल्य	343000
(13) बाजारघाब/घाब्याचे नोंदणी तुल्य	30000
(14) शेर	

  
 सह दुय्यम निबंधक वर्ग - २  
 ठाणे क्र. २

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक तुल्य आकारताना निबंधलेला 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	KUMAR NARAYAN AWALE	eChallan	69103332024011512842	MH013972595202324E	343000.00	SD	0007435019202324	17/01/2024
2		DHC		0124160001702	600	RF	0124160001702D	17/01/2024
3	KUMAR NARAYAN AWALE	eChallan		MH013972595202324E	30000	RF	0007435019202324	17/01/2024

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



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Depl  
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Off  
Loc  
Yes

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CHALLAN  
MTR Form Number-6

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15/01/2024 12:24:57  
Form ID 257  
9/30  
Payer Details

GRN	MH013972595202324E	BARCODE	[Barcode]		Date	15/01/2024-12:23:51	Form ID	257
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No (If Applicable)	AOXPA8047E					
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	KUMAR NARAYAN AWALE					
Location	THANE	Flat/Block No.	ROOM NO C 29 PANCHAPAKHADI NIWARA					
Year	2023-2024 One Time	Premises/Building	CHSL					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)	
0030046401 Stamp Duty	343000.00	SAVARKAR NAGAR PANCHAPAKHADI	THANE		4 0 0 6 0 6		
0030063301 Registration Fee	30000.00						
						PAN2=AERPT9079B-SecondPartyName=SUMAN RAMESH	
						TIMORI-CA=4900000	
		Amount In	Three Lakh Seventy Three Thousand Rupees Only				
		Words					
Total	3,73,000.00						

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332024011512842	2848622190	
Cheque/DD No.	Bank Date	RBI Date	15/01/2024-12:24:46	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.  
Mobile No. : 8956695878

सुमान K. Awale  
सु. ना. आवळे  
जासा आवळे  
सु. ना. आवळे



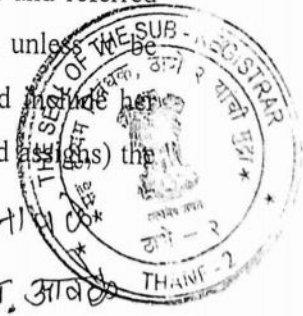
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सं. १६७ / २०२४
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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at THANE on this 17<sup>th</sup> day of January, 2024 BETWEEN MRS. SUMAN RAMESH TIMORI, age 53 Years, PAN No. AERPT9079D, Indian Inhabitant, residing at - Room No. C-29, Panchapakhadi Niwara CHSL., Veer Savarkar Nagar, Thane(W)- 400 606, hereinafter called and referred to as the "TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof means and includes her heirs, executors, administrators, legal representatives and assigns) the PARTY OF THE FIRST PART;

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 J. K. Bhandarkar  
 S. K. Bhandarkar

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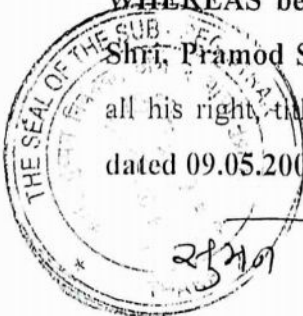
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दस्ता क्रमांक १६८१ / २०२४
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AND

1) MR. KUMAR NARAYAN AWALE, Age 33 years, PAN No. AOXPA6047E, 2) MR. TUSHAR NARAYAN AWALE, Age 28 years, PAN No. BRIPA4784M, 3) MR. NARAYAN SAHEBRAO AWALE, Age 61 years, PAN No. AENPA5940A AND 4) MRS. SUBHADRA NARAYAN AWALE, Age 53 years, PAN No. BCNPA4208G, All Indian Inhabitants, residing at - Room NO.5, Ganesh Galli No.1, Near Shivsena Shakha, Veer Savarkar Nagar, Thane (W)- 400 606 hereinafter called and referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof means and include their legal heirs, executors, administrators, legal representatives and assigns) the **PARTY OF THE SECOND PART;**

WHEREAS Shri. Pramod Shankar Deulkar, was the original allotted member, of Panchpakhadi Niwara Co. Op. Hsg. Soc. Ltd., who allotted a residential premises bearing Room No.C-29, admeasuring about 30 sq. mtr. Built-up area, in the Society popularly known as "Panchpakhadi Niwara Co. Op. Hsg. Soc. Ltd., standing on plot No.CD-36, S. No. 155 and 156, lying being and situated at Village Panchpakhadi, Savarkar Nagar, Thane (W), within the limits of Thane Municipal Corporation, Thane, hereinafter in this Agreement for brevity's sake is referred to as "The Said Premises" and more particularly described in the schedule written hereunder.

WHEREAS being the owner and original allotted member said Shri. Pramod Shankar Deulkar, had sold, transferred and assigned all his right, title and interest by executing an Agreement for Sale dated 09.05.2008, to Mrs. Suman Ramesh Timori, the



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TRANSFEROR herein, which Agreement for Sale Dated 09.05.2008 duly registered with the office of Sub-Registrar of Assurances, Thane under document No.TNN2-4349/2008, dated 09.05.2008) for the consideration and terms and conditions set out thereunder written.

AND WHEREAS thus the TRANSFEROR became a bonafide member of the said PANCHPAKHADI NIWARA CO. OP. HSG. SOC. LTD., a society registered under Registration No. TNA/ (TNA)/ HSG/ (T.O)/ 2715/ 1988-89 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 5 shares of Rs.50/- each bearing Share Certificate No. 24, having distinctive Share Nos. 116 to 120 hereinafter referred to as "The Said Shares") and thus Transferor has clear and marketable title in respect of the SAID PREMISES and 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 WHEREAS the TRANSFEROR out of her own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same, approached to the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that;

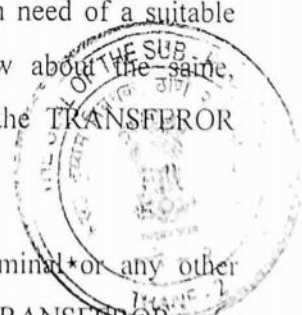
a. There are no suit, litigation, civil or criminal or any other proceedings pending as against the Seller/ TRANSFEROR

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D. Bhale

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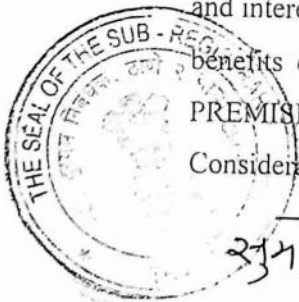


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personally affecting the SAID PREMISES:

- b. That, she has not mortgaged and/or created any charge and/or lien over the SAID PREMISES and the SAID PREMISES is free from encumbrances of whatsoever nature;
- c. The TRANSFEROR has paid all the necessary charges of whatsoever nature 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;
- d. The TRANSFEROR has not done any act, deed matter or thing whereby she 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, and interest to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein;
- e. If there any previous dues, pending and/or balance to pay any authority, in respect of the Said Premises till handing over the possession, and if there any defect in title of the Said Premises, she shall be solely responsible for that and he shall indemnify and keep indemnified the TRANSFEREES in respect thereof.

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.49,00,000/- (Rupees Forty Nine Lakhs only).



सुमन K. Rawal

*[Signature]*

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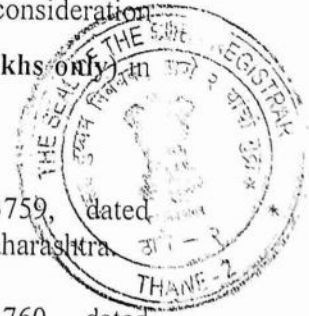


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AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and has thus decided to reduce the terms and conditions of the said Agreement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

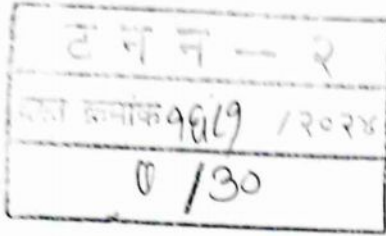
AND NOW THEREFORE THIS AGREEMENT WITNESSETH  
AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN  
THE PARTIES HERETO AS UNDER:-

1. The TRANSFEROR do hereby agreed to sell, assign and transfer and the TRANSFEREES do hereby agreed to purchase and acquire the right, title and interest in and upon the said residential premises bearing Room No.C-29, admeasuring about 30 sq. mtr. Built-up area, in the Society popularly known as "Panchpakhadi Niwara Co. Op. Hsg. Soc. Ltd., standing on plot No.CD-36, S.No.155 and 156 lying being and situated at Village Panchpakhadi, Savarkar Nagar, Thane (W) within the limits of Thane Municipal Corporation, Thane, for a lumpsum price of Rs.49,00,000/- (Rupees Forty Nine Lakhs only) along with the right, title and interest in and upon the SAID PREMISES and also together with the benefits of membership, share.
2. That, the TRANSFEREES have paid the said total consideration amount of Rs.49,00,000/- (Rupees Forty Nine Lakhs only) in the following manner :-
  - a. Rs.1,00,000/- by Way of Cheque No.183759, dated 03.01.2024, drawn on Bank of Maharashtra
  - b. Rs.8,00,000/- by Way of Cheque No.183760, dated 08.01.2024, drawn on Bank of Maharashtra.



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- d. Rs.40,00,000/- within the period of 45 days from the date of execution of this agreement by way of obtaining loan from any bank/ financial institution (subject to hand over all original title documents along with society's NOC)

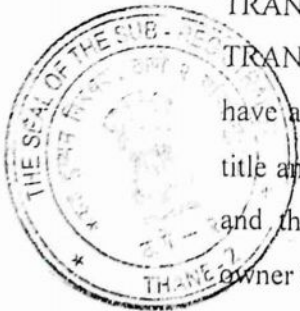
Rs.49,00,000/-

**Total Consideration Amount**

**(Rupees Forty Nine Lakhs Only)**

Thus, the TRANSFEREES have paid a sum of **Rs.9,00,000/- (Rupees Nine Lakhs only)** towards the **part payment** out of total consideration amount, receipt of which the TRANSFEROR do hereby admit and acknowledged hereunder written. The TRANSFEREES have further agreed to pay balance amount of **Rs.40,00,000/- (Rupees Forty Lakhs only)** within stipulated period as mentioned hereinabove for which the TRANSFEROR has no objection whatsoever nature.

3. The TRANSFEROR has agreed to deliver the actual, physical, legal vacant and peaceful possession of the SAID PREMISES to the TRANSFEREES, upon receiving the entire amount of consideration.
4. - As stated above the TRANSFEREES have agreed to pay to the TRANSFEROR said consideration amount and thus the TRANSFEROR has agreed to sell and the TRANSFEREES have agreed to purchase the said premises along with all right, title and interest and benefits attached to it, on ownership basis, and the TRANSFEREES shall use and occupy the same as owner thereof, absolutely and forever.



5. The TRANSFEROR, after receipt of full and final amount of consideration, shall have no claim, right, title, interest

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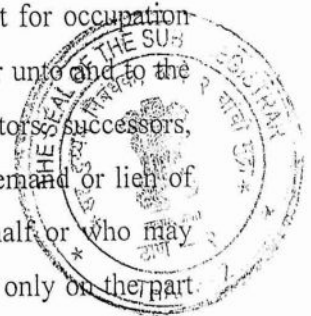
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ownership demand or charge of whatsoever nature in or upon the SAID PREMISES through herself or through her predecessors in title. The TRANSFEREES thereafter shall do all the needful in respect of the SAID PREMISES to secure their title to the SAID PREMISES and the TRANSFEROR shall keep the TRANSFEREES indemnified from and compensated for any losses, damages or injury legal or otherwise caused to the SAID PREMISES by reason of any act occasion or failure of TRANSFEROR pertaining to period prior to handing over the possessing of the SAID PREMISES to the TRANSFEREES.

6. Upon receiving full and final amount of consideration, the TRANSFEROR shall transfer share certificates, in favour of the TRANSFEREES for effectual, legal Transfer the Said Premises in the name of TRANSFEREES.
7. The TRANSFEREES hereby agrees that on becoming the members of the said society the TRANSFEREES shall abide by all the single bye-laws, rules and regulations adopted by the Said Society.
8. 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 benefit for themselves, their heirs, executors, successors, forever without any claim, charges, interest, demand or lien of the TRANSFEROR or any person on her behalf, or who may claim through her or in trust form her subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the society, Municipal Corporation,



सुमन K. Ghale  
S. Ghale

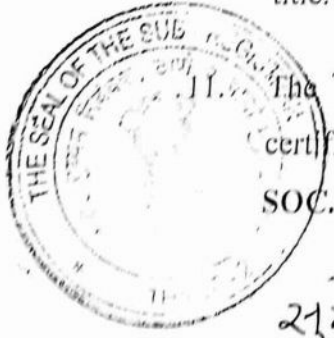
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Government or any local authority or corporation in respect of the SAID PREMISES.

9. The TRANSFEREES further declare that they shall pay all the liabilities towards Municipal Taxes, Electricity bills, society maintenance and other charges etc. due against the Said Premises, from the date of taking over the possession of the SAID PREMISES. The TRANSFEROR hereby further 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 her.
10. The TRANSFEROR further declares that she has full right and absolute authority to enter into this agreement and that she has not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby she may be prevented from entering into this Agreement or transferring the SAID PREMISES as purported to be done hereby or whereby the TRANSFEREES hereto may be obstructed, prevented and/or hindered in enjoying the right, 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.



The TRANSFEROR shall obtain necessary No Objection certificate from PANCHPAKHADI NIWARA CO. OP. HSG. SOC. LTD., a to effectuate the legal perfect Transfer of the

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do. Pr. Anand

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SAID PREMISES in favour of the TRANSFEREES and to confirm the above Transfer of the Said Premises and the Said Shares in respect of the SAID PREMISES in favour of the TRANSFEREES.

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 TRANSFEROR to the said Society.
13. The TRANSFEREES are bound to get SAID PREMISES legally transferred in their own names / favour after observing all necessary procedures and get all the deeds, documents, applications etc. executed. The TRANSFEROR hereby undertakes to render her 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 charge any extra consideration and/or charge etc. for the same.
14. The TRANSFEROR hereby agrees to sign all necessary papers, documents, deed and swear affidavits and declarations as and when necessary for effective Transfer of the SAID PREMISES in favour of The TRANSFEREES to the concerned authorities.
15. The TRANSFERORS shall hand over all the original documents, in respect of the Said Premises i.e. Allotment Letter, previous chain of agreements, recent Society maintenance receipt, Electricity Bills, tax receipt, MHADA Transfer NOC, Bank NOC, Tax Transfer NOC, Society's NOC and other relevant document in respect of the said premises to the TRANSFEREES at the time of execution of these presents.

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K. Bhal

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16. This Agreement shall always be subject to Maharashtra Ownership of Flats Act, 1963 and rules made thereunder.
17. It is mutually agreed by and between the parties that the Charges of Stamp duty, Registration Fees, and the Charges of this Agreement, Applications, Deeds, legal Charges, Whatsoever for legal Transfer of the right, title and interest of the SAID PREMISES in favour of the TRANSFEREES shall be borne and paid by the TRANSFEREES alone and society Transfer fee shall be paid by TRANSFEREES.

**SCHEDULE OF THE SAID PREMSIES**

ALL THAT PIECE AND PARCEL of residential premises **Room No. C-29**, admeasuring about 30 sq. mtr. Built-up area, in the Society popularly known as "**Panchpakhadi Niwara Co. Op. Hsg. Soc. Ltd.**", standing on plot No.CD-36, S.No.155 and 156 lying being and situated at Village Panchpakhadi, Savarkar Nagar, Thane (W) within the limits of Thane Municipal Corporation, Thane and in the Registration District and Sub-Registration District of Thane.



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१८.००००० . नरिसी आवक

१८.०००००

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दस्ता क्रमांक ११८९/२०२४  
१२/३०

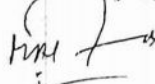
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.


SIGNED, SEALED & DELIVERED by  
the withinnamed "TRANSFEROR"

२१/११

MRS. SUMAN RAMESH TIMORI

in the presence of.....

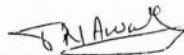
1. Ramesh Shyamal Timori 

2. Mahesh Rajawar 

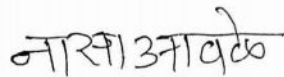
SIGNED, SEALED & DELIVERED by  
the withinnamed "TRANSFeree"



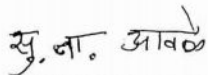
1) MR. KUMAR NARAYAN AWALE



2) MR. TUSHAR NARAYAN AWALE



3) MR. NARAYAN SAHEBRAO AWALE



4) MRS. SUBHADRA NARAYAN AWALE

in the presence of.....

1. 

2. 



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रज क्रमांक १९९ / २०२४
१३ / ३०

**RECEIPT**

RECEIVED of and from withinnamed TRANSFEREE 1) MR. KUMAR NARAYAN AWALE, 2) MR. TUSHAR NARAYAN AWALE, 3) MR. NARAYAN SAHEBRAO AWALE and 4) MRS. SUBHADRA NARAYAN AWALE, a sum of Rs.9,00,000/- (Rupees Nine Lakhs only) towards the Part payment out of total consideration amount of Rs.49,00,000/- (Rupees Forty Nine Lakh Only) in respect of the Said Premises, as per these presents, in the following manner:-

- a. Rs.1,00,000/- by Way of Cheque No.183759, dated 03.01.2024, drawn on Bank of Maharashtra.
- b. Rs.8,00,000/- by Way of Cheque No.183760, dated 08.01.2024, drawn on Bank of Maharashtra.

Rs.9,00,000/-

**Total Amount**

**(Rupees Nine Lakhs Only)**

Note: This receipt is subject to realization of cheques.

I Say Received

Rs.9,00,000/-

२३/१/२४

**MRS. SUMAN RAMESH TIMORI  
TRANSFEROR**



Witnesses:

1)

2)





# ठाणे महानगरपालिका

महापालिका भवन, डॉ. अश्वेश रोड, चदनवाडी, पाचवाळाडी इलाहाबाद रोड,  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

98/19/2026  
18/6/30

संदर्भ क्र / डा. म. म. /  
Ref. / T M C. /

1999  
Date / / 1999

## OCCUPATION CERTIFICATE.

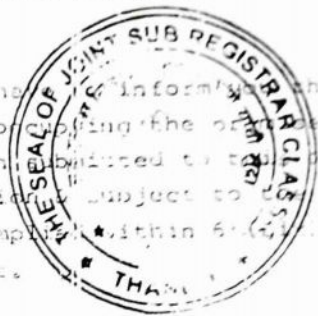
To,  
The Secretary,  
Panchpakhadi "Niwara" Co-op. Housing Society Ltd.,  
Plot No. 36, Road No. RSC-12,  
Panchpakhadi, Thane. (Nehada Isout Scheme)

Sub :- Occupation Certificate for  
tenements No. D Type 1 to 9  
& C Type 1 to 30, on S.No. 105  
& 156 at Panchpakhadi, Thane.

Ref :- Your application dated 17.7/96.  
(V.P.No. 4595)

Sir,

With reference to the above, I hereby inform you that there is no objection to your client occupying the premises as shown by you in the completion plan submitted to this office by you, after obtaining necessary connections, subject to the following condition which shall be complied with within 6 months from the date of receipt hereof.



Conditions :- Nil.

Yours faithfully,

By, City Engineer,  
(Planning and Development)  
Thane Municipal Corporation,  
THANE.

Copy to :-

- 1) Tax Dept., Zone "T" District Office, Thane
- 2) Executive Engineer, Water Supply Dept., Thane.
- 3) The ... for the ...



कमल-9  
दस्ता - 4CBU/2099  
95/24



Book No

36

Receipt No

469 / 2028

पुस्तक क्र.

पावती क्र.

Konkan Housing &amp; Area Development Board

कोंकण गृहनिर्माण व क्षेत्रविकास मंडळ

Griha Nirman Bhavan, Mezzanine floor, Bandra (E), Mumbai - 400051

गृहनिर्माण भवन, पोट माळा, बांद्रा (पूर्व), मुंबई - ४०००५१

Office of the Estate Manager (KB) Date

मिळवून देत असलेल्या (को म) कार्यालय

तारीख 13/6/08

Name of the Colony वसाहतीचे नाव	Panchvati Road 'Nivara' C.H.S	Part विभाग	
Scheme योजना		Project प्रकल्प	Plot No. CD-36/C-20
Received from Shri/Smt/Kum. श्री श्रीमती	Sumah Ramesh Timon	Code No संकेत क्र	Details of Account खात्याचा तपशिल
By Cash/Cheque Rs. रोखीने/घनादेशाद्वारे रु.	10,000/- Ten thousand		Amount रक्कम रकम
On account of या खाती	only		Rent भाडे
for the month of या महिन्यासाठी	Reg. Fee		H.P. Instalment खरेदी हप्त्या
पोहोचले.			Service Charge सेवा शुल्क
T/s. No./Open Plot No. गाळा / भूखंड क्र.			Late / Warrant Fees लेट फी
Di./F/s Name of Bank/ Branch बँकेचे नाव / शाखा	by cash		Compensation नुकसान भरपाई
			T.O.T.Fee हस्तांतरण आकार
			Penalty दंड
			Cost (Part/Full) विक्री किंमत (अंशतः / पूर्ण)
			Deposit अनामत
			Interest ब्याज
			Lease Rent भू भाडे
			N.A. Assessment विमर शेतसारा
			Total Rs. एकूण रकमे
			10,000/-

Subject to realization of Cheque  
घनादेश स्वीकृत झाल्या नंतरच पावती ग्राह्य  
परिप्यात येईल

Sign of Rent Collector/Bailiff  
भाडेसूलीकाराची/बलिकची सही





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दस्ता क्रमांक १६८१ / २०२४
१० / ३०

2266  
No. E.M./K.B./-----2008  
OFFICE OF THE ESTATE MANAGER,  
KONKAN HOUSING & AREA  
DEVELOPMENT BOARD, GRIHA  
NIRMAN BHAVAN,  
BANDRA (EAST) MUMBAI-400051

DATE:- 13/6/08

To,  
Smt. Suman Ramesh Timori.  
Core House No.C-29, Cluster Plot No CD-36,  
Panchpakhadi "Niwara" Co-op. Hsg. Society Ltd.,  
Panchpakhadi, Thane.

Sub:- Regularization of Core House No C-29,  
Cluster Plot No CD-36, at Panchpakhadi, Thane.  
in the name of Smt. Suman Ramesh Timori.

Ref:- This office letter No-~~2266~~, dated 13.06.2008

Madam,

Since the regularization fee amounting Rs.10,000/- has paid by  
you vide T.R.Receipt No-~~36460~~, dated-13.06.2008, and hence, the Core  
House No.C-29, Cluster Plot No CD-36, at Panchpakhadi, Thane has been  
regularized in your name w.e.f 13.06.2008

Yours Faithfully,

*[Signature]*  
Estate Manager  
Konkan Hsg. & A.D. Board.  
Mumbai

Copy to:

Shri. Sadashiv Balu Bhoir Secretary, Cluster Plot No-CD-36,  
Panchpakhadi "Niwara" Co-op. Hsg. Society Ltd., Panchpakhadi, Thane. for  
information please.





कॉकण गृहनिर्माण व क्षेत्रविकसण भवन  
(पंचाघटक)

**KONKAN HOUSING AND AREA  
DEVELOPMENT BOARD**  
MHADA UNIT 1

No. FM/KH-

3338

To,

✓ Smt. Suman Ramesh Timori,  
Core House No. C-29, Cluster Plot No CD-36,  
Panchpakhadi "Niwara" Co-op Hsg. Society Ltd.,  
Panchpakhadi, Thane.

Sub.- Regularization of Core House No C-29,  
Cluster Plot No CD-36, at Panchpakhadi, Thane.

Ref:- Your application dated 20.05.2008

Madam,

With reference to the above, it is to inform you that your request to regularize Core House No. C-29, Cluster Plot No CD-36, Panchpakhadi, Thane in your name is considered by this office on dated 11.06.2008, of Payment of regularization fee of Rs.10,000/- As such the Panchpakhadi "Niwara" Co-op Hsg. Society Ltd, Panchpakhadi, Thane, is also requested to allow the transfer the share certificate of Core House No. C-29, Cluster Plot No CD-36, at Panchpakhadi, Thane in the name of Smt. Suman Ramesh Timori.

You are therefore requested to pay Rs. 10,000/- towards regularization fee within one month to this office accordingly

Yours Faithfully,

*N. Bhoir*

Estate Manager  
Konkan Hsg. & A.D. Board.  
Mumbai

Copy to:

Shri. Sadashiv Balu Bhoir Secretary, Cluster Plot No CD-36,  
Panchpakhadi "Niwara" Co-op. Hsg. Society Ltd., Panchpakhadi, Thane. for  
information please.

निर्माण भवन, घोटमाळा, बान्द्रे (पूर्व), मुंबई - ४०० ०५१  
दूरधनी: २६५९ ९५०२

Griha Nirman Bhavan, Mazzanina Floor, Bandra (E),  
Mumbai-400 051. Tel. : 2659 1502



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 १९/३०



Handwritten signature and text on the right side of the plot diagram.

40.07  
 30.07  
 40.07  
 30.07

Unit  
 B-6...  
 ROAD  
 1073.44m<sup>2</sup>  
 DATE - 23.2.1989



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क्रमांक १६९/२०२४

23/30

MEMORANDUM OF TRANSFER OF SHARES MENTIONED OVERLEAF

Date & Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of share is required	Sr. No. in the Share Register at which the name of the Transferee is recorded
18/6/08 48	15/6/2008 General Body meeting held on 15/6/08 Chairman	Gau Guran Ramesh Timori Hon. Secretary	Sr. No. 24	Sr. No. 48 Share No. 116 to 120 Committee Member
	Chairman A. K. B. K.	Hon. Secretary A. K. B. K.	A. K. B. K.	Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



28/30  
96/9/2028

THE \_\_\_\_\_ CO-OPERATIVE HOUSING  
SOCIETY LIMITED

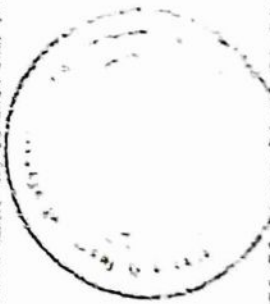
(Registered under S.S. Act, 1962) (Incorporated in India)  
Address: \_\_\_\_\_ and Date: \_\_\_\_\_

Authorized Share Capital Rs. 10,00,000/- Divided into 2000 shares of Rs. 500/- each.

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Share(s) mentioned below are fully paid up.

Member's Register No.	<u>2A</u>
Name(s) of Holder(s)	<u>PRANOD SHANKAR DEOLKAR</u>
No. of Share(s) held	<u>5</u>
Distinctive No(s) From	<u>116</u>
To	<u>120</u>

GIVEN under the Common Seal of the Society at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_



Chairman \_\_\_\_\_  
 Hon. Secretary \_\_\_\_\_  
 B. S. Member of the \_\_\_\_\_



२३३३  
 १२/२५





434974

16-01-2024

Note:-Generated Through eSearch  
Module, For original report please  
contact concern SRO office.

## सूची क्र.2

दुय्यम निबंधक : ठाणे 2

दस्त क्रमांक : 4349/2008

नोंदणी :

Regn: 03m

गावाचे नाव : पाचपाखाडी		द न न २
(1) विलेखाचा प्रकार	करारनामा	दस्त क्रमांक १६८९ / २०२४
(2) मोबदला	रु. 2000000	२५/३०
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 855000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : सर्वे नं. 155, 156, पाचपाखाडी निवारा को-ऑप. हौ. सो. लि., प्लॉट नं. सीडी-36, रूम नं. सी-29, वीर सावरकर नगर, म्हाडा वसाहत, ठाणे	
(5) क्षेत्रफळ	30.00 चौ.मी. बिल्टअप	
(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:- प्रमोद शंकर देऊलकर - - वय:- 44 पत्ता:- पिन कोड:- पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- श्रीमती सुमन रमेश तिमोरी - - वय:- 38 पत्ता:- पिन कोड:- पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2008	
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2008	
(11) अनुक्रमांक, खंड व पृष्ठ	4349/2008	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	82600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000	



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUMAN RAMESH TIMORI  
SHREEPATI SHAHJI JADHAV  
16/08/1970  
Permanent Account Number  
AERPT9079D  
सुमन  
Signature

भारत सरकार  
GOVT. OF INDIA




सुमन

आयकर विभाग  
INCOME TAX DEPARTMENT  
KUMAR NARAYAN AWALE  
NARAYAN AWALE  
01/04/1955  
Permanent Account Number  
AOXPAS04E  
K. Awale  
Signature


भारत सरकार  
GOVT. OF INDIA




K. Awale

आयकर विभाग  
INCOME TAX DEPARTMENT  
TUSHAR NARAYAN AWALE  
NARAYAN SAHEBRAO AWALE  
12/04/1955  
Permanent Account Number  
BRIPA4784M  
Tushar Awale  
Signature

भारत सरकार  
GOVT. OF INDIA




Tushar Awale

आयकर विभाग  
INCOME TAX DEPARTMENT  
RAMESH SHYAMLAL TIMORI  
SHYAMLAL BHADURILAL TIMORI  
27/12/1956  
Permanent Account Number  
ABIPT4548H  
Ramesh Timori  
Signature

भारत सरकार  
GOVT. OF INDIA




Ramesh Timori

ट न न - २  
दस्त क्रमांक १६८९ / १२०२४  
२६/३०

आयकर विभाग  
INCOME TAX DEPARTMENT  
NARAYAN SAHEBRAO AWALE  
SAHEBRAO AWALE  
01/06/1962  
Permanent Account Number  
AENPA5940A  
Narayan Awale  
Signature



भारत सरकार  
GOVT. OF INDIA




नासा आवळे

आयकर विभाग  
INCOME TAX DEPARTMENT  
SUBHADRA NARAYAN AWALE  
JANARDAN RAMA WAI DANDE  
14/03/1970  
Permanent Account Number  
BCNPA4208G  
सु. ना. आवळे  
Signature

भारत सरकार  
GOVT. OF INDIA

सु. ना. आवळे



Valuation ID 20240116141

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

16 January 2024, 09:13:12 AM

मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/16/G-5क) सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	सर्वे नंबर / न भू क्रमांक	सर्वे नंबर#155			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
45100	130100	143000	161400	143000	चौ. मीटर
बांधीव क्षेत्राची माहिती	30चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर.	Rs 26620/-
उद्भववाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - Resale	First Sale Date - 09/05/2008				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.130100/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((130100-45100) * (100 / 100)) + 45100 = Rs.130100/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 130100 * 30 = Rs.3903000/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन गजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3903000 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3903000/- = ₹ एकोणचाळीस लाख तीन हजार /-				

Home

Print

ट न न - २
दस्त क्रमांक १६७ / २०२४
२० / ३०





दस्त क्रमांक: टनन2 /1681/2024  
बाजार मूल्य: रु. 39,03,000/-  
रखलेले मुद्रांक शुल्क: रु.3,43,000/-

मोबदला: रु. 49,00,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात  
क्र. नं. 1681 वर दि. 17-01-2024  
सोयी 11:55 म.पू. वा. हजर केला.

पावती: 1933 पावती दिनांक: 17/01/2024  
सादरकरणाचा नाव: तुमार नारायण आवळे - -

नोदणी फी	रु. 30000.00
रस्त हाताळणी फी	रु. 600 00
पुष्टाची संख्या: 30	
	एकूण: 30600.00

*[Signature]*

दस्त हजर करणाऱ्याची सही:

*[Signature]*

Joint Sub Registrar Thane 2

*[Signature]*

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिह्या क्र. 1 17 / 01 / 2024 11 : 55 : 10 AM ची वेळ: (सादरीकरण)

शिह्या क्र. 2 17 / 01 / 2024 11 : 55 : 46 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

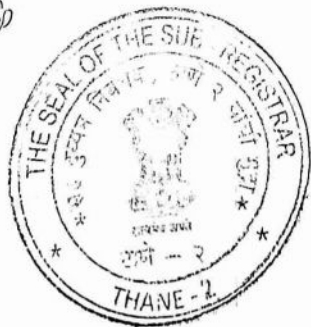
सदर दस्ताऐवज नोदणी करवया १९०८ नियम १९११ अंतर्गत तरतुदीनुसार नोदणीस दाखल केला आहे. दस्तासगील संपुर्ण मजकुर निष्पदक व्यक्ती,साक्षीधार व सोदत ओडलेले व्यक्तीपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पदक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर इस्तोतरण दस्तामुळे रक्ष्यशासन/कॅबिनेटशासन यांच्या कोणत्याही करवया/नियम/फ्रीपत्रक यांचे उल्लंघन होत नाही.

*[Signature]*  
दस्त घेणारा सही

21/1/24  
सिंहन के.आर. १९९१

*[Signature]*  
नारायण आवळे

सु. वा. आवळे



01/2024 12 07:05 PM

दस्त गोपबारा भाग-2

टनन2 20/30

दस्ता क्रमांक: 1681/2024

क्रमांक : टनन2/1681/2024

चक्रा प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुमन रमेश तिमोरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. सी-29, पांचपाखाडी निवारा को. ऑ. ही. मो. लि., रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पॅन नंबर:AERPT9079D	लिहून घेणार वय :-53 स्वाक्षरी:-		<input checked="" type="checkbox"/>
2	नाव:कुमार नारायण आवळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पॅन नंबर:AOXPA6047E	23/11/07 लिहून घेणार वय :-33 स्वाक्षरी:-		<input checked="" type="checkbox"/>
3	नाव:तुषार नारायण आवळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पॅन नंबर:BRIPA4784M	लिहून घेणार वय :-28 स्वाक्षरी:-		<input checked="" type="checkbox"/>
4	नाव:नारायण साहेबराव आवळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पॅन नंबर:AENPA5940A	लिहून घेणार वय :-61 स्वाक्षरी:-		<input checked="" type="checkbox"/>
5	नाव:सुभद्रा नारायण आवळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पॅन नंबर:BCNPA4208G	लिहून घेणार वय :-53 स्वाक्षरी:-		<input checked="" type="checkbox"/>

जिन दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ:17 / 01 / 2024 12 : 06 : 14 PM

दस्त-  
लीस इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:महेश बांगर - - वय:30 पत्ता:राजन निवास सो., चरई ठाणे पिन कोड:400601		<input checked="" type="checkbox"/>
2	नाव:रमेश तिमोरी - वय:55 पत्ता:देवदयानगर ठाणे पिन कोड:400608		<input checked="" type="checkbox"/>

दस्ता क्र.4 ची वेळ:17 / 01 / 2024 12 : 06 : 56 PM

Joint Sub Registrar Thane 2



## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	KUMAR NARAYAN AWALE	eChallan	69103332024011512842	MH013972595202324E	343000.00	SD	0007435019202324	17/01/2024
2		DHC		0124160001702	600	RF	0124160001702D	17/01/2024
3	KUMAR NARAYAN AWALE	eChallan		MH013972595202324E	30000	RF	0007435019202324	17/01/2024

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

1681 /2024

## Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

ट न न - २
दस्ता क्रमांक १६८९/२०२४
३०/३०

प्रमाणित करण्यात येते कि सदर  
दस्त क्रं. १६८९ मध्ये ३०  
पाने आहेत.

पहिले नंबराचे बुकात अ. नं. ....  
१६८९ पर जोदला

मि. अ. अ. अ.

सह. दुय्यम निबंधक ठाणे क्र. २  
दि. १६/०१/२०२४







# ठाणे महानगरपालिका

महापालिका भवन, डॉ. अल्मेशा रोड, चंदनवाडी, पाचवालाडी ठाणे-४००६०२.  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सदस्य क्र./डा. म. वा. / डा. म. वा. / दि. १५/७/९६  
Ref. / T. M. C. /

## OCCUPATION CERTIFICATE.

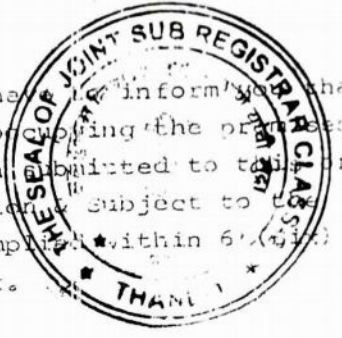
To,  
The Secretary,  
Panchpakhadi "Niware" Co-op. Housing Society Ltd.,  
Plot No. 36, Road No. RSC-12,  
Panchpakhadi, Thane. (Mhada layout Scheme)

Sub :- Occupation Certificate for  
tenements No. D Type 1 to 9  
& C Type 1 to 30, on S.No. 155  
& 156 at Panchpakhadi, Thane.

Ref :- Your application dated 17/7/96.  
(V.P.No. 4505)

Sir,

with reference to the above, I have the honor to inform you that there is no objection to your client occupying the premises as shown by you in the completion plan, submitted to this office by you, after obtaining water connection, subject to the following condition which shall be completed within 6 months from the date of receipt hereof.



Conditions :- Nil.

Yours faithfully,

Dy. City Engineer,  
(Planning and Development)  
Thane Municipal Corporation,  
THANE.

Copy to :-

- 1) Tax Dept., Zone "D" for necessary action.
- 2) Executive Engineer, Water Supply Dept., T.M.C., Thane.
- 3) The Commr. for the Corporation.



तल्ल-१
दस्तावेज : YCBW/२०११
१५/७

### नोंदणीचे प्रमाणपत्र

टिपनर [टिपनर] / सवलती [टिपनर] / २०१५/१९८८-८९.

नोंदणी क्रमांक ~~२०१५/१९८८-८९~~

=====

या प्रमाणपत्राचे द्यावित् कारणांत देत आहे ती, .....  
पांचपाडाडी निवारा कोओपरेटिव्ह हीलिंग सोसायटी  
लिमिटेड, मुंठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (मग १९६२ या महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये मारण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये अर्थाचे वर्गीकरण वर्तमान संस्था असून उपसर्गीकरण ~~होत आहे~~ मंडळीत प्रालकी गृहनिर्माण संस्था आहे.



(वकील) .....  
(द्वारा) ~~संस्था~~ संस्था (को) .....  
मुखर्षी गृहनिर्माण



दिनांक :- ५.१२.२०१५

टक्कन-१  
दस्त क्रमांक ५९३६/२०१५  
१६/२५



# ठाणे महानगरपालिका

महापालिका भवन, डॉ. भद्रेश रोड, चरनवाडी, पाचपाखाडी हाणे-४०००२६.  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

9869/2028

986/30

वर्ष / अ. नं. वा. / डा. दि. नि. / दि. नं. / प. नं.  
Ref. / T.M.C. /

क्रमांक / दि. / 199  
Date / / 199

## OCCUPATION CERTIFICATE.

To,  
The Secretary,  
Panchpakhadi "Niwara" Co-op. Housing Society Ltd.,  
Plot No. 36, Road No. RSC-12,  
Panchpakhadi, Thane. (Mhada layout scheme)

Sub :- Occupation Certificate for  
tenements No. D Type 1 to 9  
& C Type 1 to 30, on S.No. 155  
& 156 at Panchpakhadi, Thane.

Ref :- Your application dated 17.7/96.  
(V.P.No. 4595)

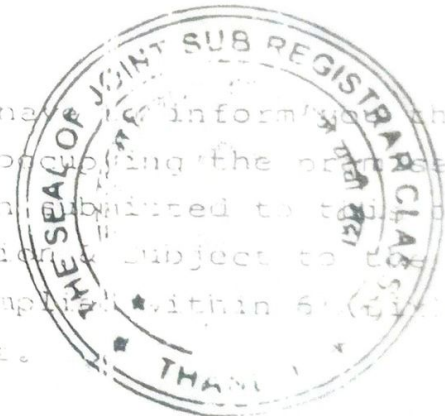
Sir,

With reference to the above, I hereby inform you that there is no objection to your client occupying the premises as shown by you in the completion plan submitted to this office by you, after obtaining water connection, subject to the following condition which shall be complied within 6 months from the date of receipt hereof.

Conditions :- Nil.

Yours faithfully,

By, City Engineer,  
(Planning and Development)  
Thane Municipal Corporation,  
THANE.



Copy to :-

- 1) Tax Dept., Zone "D" for notices and collection
- 2) Executive Engineer, Water Supply Dept., Thane.
- 3) The ... for the ...







# ठाणे महानगरपालिका

महापालिका भवन, डॉ. अल्मोडा रोड, चदनवाडी, पाचपाखाडी ठाणे-४००६०२.  
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

क. / डा. म. वा. / शनि दि. / दि. ३० / १९९६  
/ T. M. C. /

दिनांक ३० / ११ / १९९६  
Date / / 1996

## OCCUPATION CERTIFICATE.

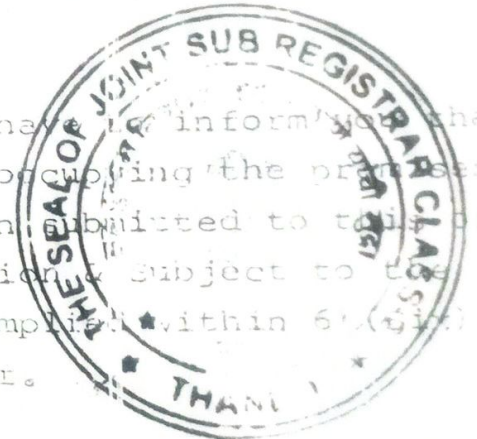
To,  
The Secretary,  
Panchpakhadi "Niwara" Co-op. Housing Society Ltd.,  
Plot No. 36, Road No. RSC-12,  
Panchpakhadi, Thane. (Mhada layout Scheme)

Sub :- Occupation Certificate for  
tenements No. D Type 1 to 9  
& C Type 1 to 30, on S.No. 155  
& 156 at Panchpakhadi, Thane.

Ref :- Your application dated 17/7/96.  
(V.P.No. 4505)

Sir,

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plan submitted to this office by you, after obtaining water connection, subject to the following condition which shall be complied within 6 (six) months from the date of receipt hereon.



Conditions :- Nil.

Yours faithfully,

Dy. City Engineer,  
(Planning and Development)  
Thane Municipal Corporation,  
THANE.

Copy to :-

- 1) Tax Dept., Zone "T" for necessary action.
- 2) Executive Engineer, Water Supply Dept., T.M.C., Thane.
- 3) The Owner for the information.



## गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभावाचा पट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3903000
(4) धू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : , इतर माहिती: रूम नं. सी-29, पांचपाखाडी निवारा को. ऑ. हौ. सो. लि., मौजे पांचपाखाडी, सावरकर नगर, ठाणे (प.) क्षेत्रफळ 30 चौ. मी. बिल्टअप ( ( Survey Number : plot No. CD-36, S.No. 155 and 156 ; ) )
(5) क्षेत्रफळ	1) 30 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:- सुमन रमेश तिमोरी - - वय:-53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. सी-29, पांचपाखाडी निवारा को. ऑ. हौ. सो. लि., , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AERPT9079D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कुमार नारायण आवळे - - वय:-33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AOXPA6047E 2): नाव:- तुषार नारायण आवळे - - वय:-28; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BRIPA4784M 3): नाव:- नारायण साहेबराव आवळे - - वय:-61; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AENPA5940A 4): नाव:- सुमद्रा नारायण आवळे - - वय:-53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं. 5, गणेश गल्ली नं. 1, शिवसेना शाखा जवळ, , रोड नं: वीर सावरकर नगर, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BCNPA4208G
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1681/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	343000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Self owned	Family	Rented	Co. Lease
9930538464			
9930538464			
01/04/1990			
M	F	T	Age
			33

je Kumar 1@gmail.com

Self owned	Family	Rented	Co. Lease
9004729893			
9004729893			
12/04/1995			
M	F	T	Age
			33

Tushar Wade 222@gmail.com