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पावती

Original/Duplicate

Friday, February 08, 2019

नोंदणी क्र. :39म

1:45 PM

Regn.:39M

पावती क्र.: 2599

दिनांक: 08/02/2019

गावाचे नाव: नौपाडा

दस्तऐवजाचा अनुक्रमांक: टनन2-1950-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: देवानंद वासुदेव कोळी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 30480.00

Joint Sub-Registrar, Talang. 2
॥३ दुय्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: रु.2742612 /-

मोबदला रु.4950000/-

भरलेले मुद्रांक शुल्क : रु. 297000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010102501201819R दिनांक: 08/02/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

देवानंद कोळी

Hot Payment Successful. Your Payment Confirmation Number is 196511655

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH010102501201819R	BARCODE	Form ID : Date: 01-01-2019
Department	IGR		Payee Details
Receipt Type	RM		Dept. ID (If Any)
Office Name	IGR114- THN2_THANE 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)
			Full Name
Year	Period: From : 29/12/2018 To : 31/03/2019		DEVANAND VASUDEO KOLI
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SHOP NO FC15 2ND FLOOR ETERNITY MALL
0030046401-75	297000.00	Town/ City/ District	NAUPADA THANE THANE Maharashtra
0030063301-70	30000.00	PIN	4 0 0 6 0 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	327000.00	Amount in words	Rupees Three Lakhs Twenty Seven Thousand Only
Payment Details:IDBI NetBanking Payment ID : 196511655		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332019010150700	
Cheque- DD No.		Date	01-01-2019
Name of Bank	IDBI BANK	Bank-Branch	THANE - JAMBHALI 495 NAKA
Name of Branch		Scroll No.	

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<https://corp.idbibank.co.in/corp/BANKAWAYTRAN?jsessionid=0000zHmvVS0Eh6FR...> 01-01-2019

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पदा क्रमांक १५० / २०१९
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at
Thane this 8th day of February, 2019

BETWEEN

SUBRAMONIAM CHIDAMBARAM, Age 45 years, having PANCARD No. ADEPC8876H, Indian Inhabitant, having residence address at:- 203/204, Shiv Shrishti Society, Behind Gopal Sharma School, POWAI, MUMBAI, 400076 hereinafter called "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and administrators and permitted assigns) of the **FIRST PART**;

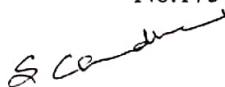
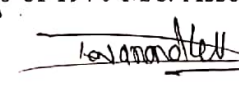
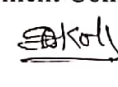
AND

MR. DEVANAND VASUDEO KOLI, having PANCARD No. AMTPK2112Q, AND MRS SUSHMA D KOLI, having PANCARD No. AWGPK4920M, both Indian Inhabitants, having residence address at:- 601, ARIHANT TOWERS, Behind Ram Maruti Road, Thane (west) hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and permitted assigns) of the **SECOND PART**;

WHEREAS

By and under the indenture of conveyance dtd. 11th August 1969, registered with the sub-registrar of Assurance at Mumbai under Sr. No. 3333 of 1969, M/s. Associated Cement Companies assigned all the rights, title, interest and benefit of all those pieces or parcels of land or ground comprising of Survey Nos. 83/1 (pt), 49(pt), 47/2 (pt), 47/1, 46/12, 46/8, 48/1, 146/(pt), 56/1, 46/9, 46/10 and 46/11 situate, lying and being in Village Naupada, Thane, admeasuring in the aggregate seven acres equivalent to 22258.00 Sq. Mtrs. or thereabouts (said land and more particularly described in the first schedule hereunder written) to M/s. Tata Engineering and Locomotive Co. Ltd., for proper consideration and handed over the possession of the same.

Vide another indenture of conveyance dated 25th February 1970 duly registered with the Sub-Registrar of Assurance at Mumbai under Sr. No. 1750 of 1970 M/s. Associated Cement Companies, assigned all its



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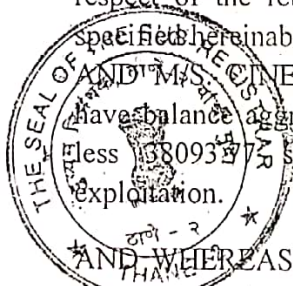
rights, title, interest and benefit of all those pieces or parcels of land of ground comprising of survey Nos. 49(Pt) and 146 (Pt) situated, lying and being in Village Naupada, Thane admeasuring in the aggregate five and half acres equivalent to 22,258.00Sq.Mtrs. or thereabouts (said land and more particularly described in the second schedule hereunder written) to M/S. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED, for proper consideration and handed over the possession of the same.

AND WHEREAS the aggregate area of the said land as per the property Register Cards is 49.113.37 Sq.Mtrs.

AND WHEREAS under the exemption order dated 10th January 1986 issued by the Joint Director of Industries, Government of Maharashtra under Section 20 (i) of the Urban Land (Ceiling and Regulation) Act, 1976 (ULCRA), M/s. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED, was authorized and permitted to continue to hold excess vacant land admeasuring 39,211.85 Sq.Mtrs. forming a part of said land, upon the terms and conditions that M/s. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED shall not transfer the exempted land by way of sale, mortgage, gift, lease or otherwise without the previous permission of the State Government.

AND WHEREAS M/s. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED, assigned all the its rights, title, interest and benefits in respect of the said land (Save and except the retained land) to M/S. KANAKIA PROPERTIES PVT. LTD. And M/s. CINELINE ENTERTAINMENT (INDIA) PVT. LTD., both are companies registered under the companies Act, 1956 and having address at 349, business point, Western Express Highway, Andheri (East), Mumbai - 400 069, vide an Agreement dated 8th August 2002, for proper consideration subject to the terms and conditions mentioned therein.

AND WHEREAS after considering the reservation by the M/s. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED in respect of the retained land to the extent of 38.093.77 Sq.Ft. as specified hereinabove, the M/S.KANAKIA PROPERTIES PVT.LTD. AND M/S. CINELINE ENTERTAINMENT (INDIA) PVT. LTD., have balance aggregate FS of 3,39851.45 Sq.Ft. (3,77,945.22 Sq.Ft. less 38093.77 Sq.ft.) available to themselves for commercial exploitation.



AND WHEREAS Directorates of industries vide its letter dated 24th October, 2002, has conveyed no objection for change of user of the said land from industrial to residential / commercial user subject to the approval of the Thane Municipal Corporation.

AND WHEREAS by and under letter of intent bearing No.ULC/TA/Sec.22/S R. 312 dated 8th November 2002 issued by the office of the Additional Collector and competent Authority, Thane

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under the provisions of ULCRA, permission has been granted by the ULCRA authorities for redevelopment of the said land as per terms and conditions mentioned therein.

AND WHEREAS the Thane Municipal Corporate vide its development / permission certificate bearing No. V.P. NO.86/148 TMC/ TDD 3720 Dated 27th February 2003, has granted its permission to use of the entire said land for residential / commercial purpose.

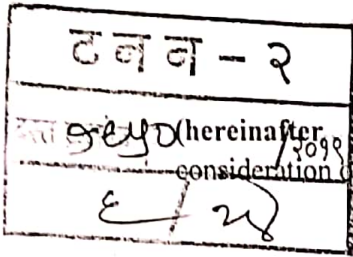
AND WHEREAS in pursuant to the above M/s. TATA ENGINEERING AND LOCOMOTIVE COMPANY LIMITED, entered into a Development Agreement dated 28th march 2003, duly registered with the Sub-Registrar of assurances at Mumbai, on 9th May 2003 under Sr. No.TNN-1-03020, with M/S.KANAKIA PROPERTIES PVT.LTD.andM/S. CINELINE ENTERTAINMENT (INDIA) PVT. LTD.

AND WHEREAS M/S.KANAKIA PROPERTIES PVT.LTD. and M/S. CINELINE ENTERTAINMENT (INDIA) PVT. LTD., vide an Memorandum of understanding dated 27th May 2003 has agreed to develop the said land in the following manner :-

- a) M/S.KANAKIA PROPERTIES PVT.LTD.shall construct a residential complex comprising of various buildings and row houses on a portion of the said land less the retained land which portion admeasuring 36,735.37 Sq.Mtrs. or thereabouts by consuming and utilizing FS of 2,45,934 sq.ft. in accordance with the layout plans and the building plans sanctioned by the Thane Municipal Corporation.
- b) M/S. CINELINE ENTERTAINMENT (INDIA) PVT. LTD., (hereinafter referred to as the Builders) shall construct a Multiple Theatre cum shopping Mall of the balance portion of the said land admeasuring 8839 sq.mtrs. or thereabouts by consuming and utilizing FS of 93,917 sq.ft. (more particularly described in the third Schedule written hereunder) in accordance with the layout plans and the building plans sanctioned by the Thane Municipal Corporation.

WHEREAS by an Agreement dated 28/10/2005 AND registered with the Sub-Registrar Thane-I under Serial No.TNN-06211-2006, vide Receipt No.6389 1) MR.PRADEEP BHIKAJI PARTE, AND 2) MRS.PRAJAKTA PRADEEP PARTE purchased from M/S CINELINE ENTERTAINMENT (INDIA) PVT LTD Shop No.FC-15 admeasuring 235Sq.Ft. Carpet area on the Second Floor of the building known as Eternity Commercial Premises Co-op Society Ltd @ ETERNITY MALL then being constructed on land bearing Survey Nos. 83/1 (Pt), 47/2 (Pt), 47/1 (Pt), 46/12, 46/8, 46/1, 46/9, 46/10 & 46/11, situated at Village - Naupada, Thane,

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The said premises then was sold by Mr. Pradip Bhikaji Parte and Mrs. Prajakta Pradeep Parte to Mr. Dilip Chhugani and Mrs. Jyoti Chhugani through Agreement for Sale Dt 17/10/2012 and Registered with Sub-Registrar Thane-5, under Serial No TNN-08700-2012 vide Receipt No; 8799 for a total consideration of Rs 21,00,000/- which has been fully paid.

Subsequently the said premises was sold by Mr. Dilip Chugani and Mrs. Jyoti Dilip Chugani to the Seller Mr. SUBRAMONIAM CHIDAMBARAM Vide Agreement Dated 2nd July 2014, Receipt No. 8017 and Registered with the Sub Registrar at Thane.

AND NOW WHEREAS THE SELLERS hereby agree to sell / transfer to the PURCHASER "the said premises", and more particularly described in the Schedule hereunder, for a price of Rs 49,50,000/- (Rupees Forty Nine lakhs Fifty Thousand Only) along with all the deposits and credits lying with the Building including the legal charges, electricity connection charges and any amount receivable from the builders on account of excess payment or otherwise all any in respect of the said premises as per the said agreement and the PURCHASER hereby agree to accept the said sale / transfer on payment Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) being the consideration payable as hereinafter mentioned.

It is further declared by the SELLERS that:

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the SELLERS personally affecting the said premises.
- b. There are no attachment or attachments or prohibitor order as against or affecting the said premises and the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendense or easements or attachments either before or after judgment. The SELLERS have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the Proceedings in respect of the said premises.
- c. The said premises are free from all mortgages, charges, and encumbrances of any nature whatsoever other than a loan amount of Rs 30,00,000/- taken by the seller from M/S SHRIRAM CITY UNION FINANCE LTD. And current outstanding for the same stands at Rs. 24,02,752/-.

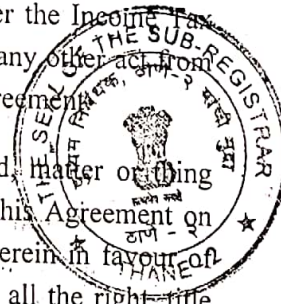
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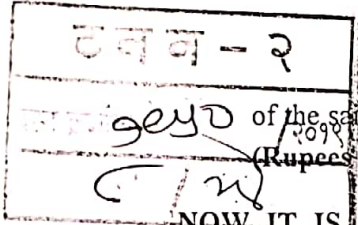
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2009

- d. The SELLERS have paid all the necessary charges of all nature whatsoever in respect of the said premises and the SELLERS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.
- e. The SELLERS in the past have not entered into any agreement either in the form of sale assignment or in any other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or disposed off the said premises in any manner whatsoever.
- f. The SELLERS have not received any notice either from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.
- g. The SELLERS are in exclusive use, occupation and possession of the said premises and every part thereof and except the SELLERS no other person is in use, occupation and enjoyment of the said premises or any part thereof.
- h. The SELLERS have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the SELLERS and/or against the said premises or any part thereof.
- i. The SELLERS are not restricted either under the Income Tax Act, Gift tax Act, Wealth Tax Act, or under any other act from disposing off the said premises under this Agreement.
- j. The SELLERS have not done any act, deed, matter or thing whereby they prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASERS and the SELLERS have all the right, title and interest to enter into this Agreement with the PURCHASERS on the various terms and conditions as stated herein.



THE PURCHASERS have agreed to acquire all the rights, title and interest of the SELLERS under the said Agreement in respect of the said premises with all its assets and credits. THE SELLERS shall transfer and assign to the PURCHASERS all the rights, title, interest, claims, demands and benefits in respect

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of the said premises for a total consideration of Rs. 49,50,000/-
(Rupees Forty Nine Lakhs Fifty Thousand only).

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE SELLERS shall sell and the PURCHASER shall purchase Shop No FC-15, admeasuring 235 Sq.Ft. Carpet area on the Second Floor of the building known as Eternity Commercial Premises Co-op Society Ltd @ ETERNITY MALL then being constructed on land bearing No.83/1 (Pt), 47/2 (Pt), 47/1 (Pt), 46/12, 46/8, 46/1, 46/9, 46/10 & 46/11, situated at Village - Naupada, Thane, along with undivided interest appurtenant to the said shop and to the common areas and facilities of the said land and building of the said shop and percentage hereinafter collectively referred to as the said premises as heritable and transferable property for a price of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) to be paid by the PURCHASER to the SELLERS at the time and in the manner hereinafter mentioned.
2. From the above said payment, the PURCHASER had paid a PART payment of Rs. 15,40,000/- details of which are found in Annexure 1 (Rupees Fifteen lakh forty thousand only.)

The PURCHASER further agrees to pay balance amount of Rs. 34,10,000/- (Rupees Thirty four lakh Ten thousand only) on or before 21/02/2010 being the balance of full and final payment through a loan sanctioned of Rs 35,00,000/ (Rupees Thirty five lakh only) from M/S SHRIRAM CITY UNION FINANCE LTD. of which Rs 24,02,752/- (Rupees Twenty four lakh two thousand seven hundred fifty two only) has been used to close the outstanding of the Sellers loan and balance Rs10,10,798/- (Rupees Ten lakh Ten thousand seven hundred ninety eight only) would be payable to the Seller with 45 days of registration of this agreement.



3. THE POSSESSION of the said premises shall be delivered to the PURCHASER on full and final payment towards the said premises.

4. THE PURCHASER shall be entitled use and occupation of the said premises and shall thereafter have no claims against the SELLERS in respect of any item work in the said premises which may be alleged not to have been carried out or completed.

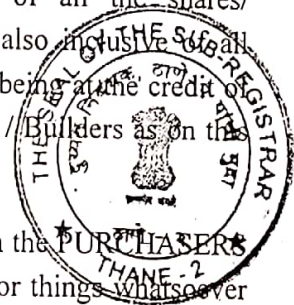
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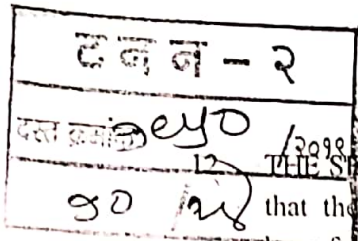
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5. THE SELLERS shall execute all papers, forms, declarations and documents as required by the said Society / Builders and as per law in favour of the PURCHASER for the effectual transfer of the said premises along with ownership rights and other interest in the said Society / Building in respect of the said Premises.
6. THE SELLERS shall arrange to obtain a certificate from the Society / Builders that the monthly dues in respect of the said premises for maintenance, taxes, electricity and other outgoings has been cleared by him. The PURCHASER shall be liable to pay the Society / Builders all such outgoings in respect of the said premises from 01/01/2019.
7. THE PURCHASER shall from the date of possession maintain the said portion of the Building at their own cost in a good, tenantable and repaired condition and shall not do or suffer to be done anything in or to the said building or to the said premises or common areas and facilities which may be against the rules, regulations of Society / Builders.
8. THE PURCHASER shall pay the stamp duty and registration charges as may be payable in respect of the said premises.
9. THE PURCHASER hereby agrees to become members of the Society (when formed) and abide by the rules regulations and Bye-Laws of the Society and also undertakes to pay all contributions costs, demands and dues which the said Society may make in respect of the said premises from time to time.
10. BOTH the parties understand that the consideration amount hereinabove mentioned is for transfer of all the shares/ ownership rights, the said premises and also inclusive of all Deposits and Sinking Fund etc. lying and being at the credit of the SELLERS in the books of the Society / Builders as on the date of execution of these presents.
11. THE SELLERS both hereby covenant with the PURCHASERS the notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted to willingly suffered to the contrary, by the SELLERS or by any persons lawfully or equitably claiming by, from, through, under or in trust for him the SELLERS now hath in himself good rights, full powers, and absolute authority to sell, transfer and assign the benefits of the said Agreement and the said Premises to the PURCHASERS in the manner aforesaid.



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THE SELLERS both hereby covenant with the PURCHASERS that the SELLERS shall from time to time and at all time hereafter at the request and the cost of the purchases do and execute or caused to be done or executed all acts, deeds, matter things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASERS.

13. In pursuance of the said Agreement and in consideration of the price when fully paid by the PURCHASERS/Transferees, the Seller / Transferor undertake to hand over to the PURCHASERS/Transferees the vacant and peaceful possession of the said shop bearing no. FC-15 with all rights to possess, use, occupy and enjoy the said shop bearing no. FC-15 without any hindrance.
14. It is agreed by both the parties, that the procedure, act or deed to be done for registering transfer with society or any authority will be done by PURCHASERS and SELLERS and the TRANSFER FEE and any other fee or charges or commitment required to be paid or made for taking NOC from builder/society will be borne by the purchasers and sellers equally.
15. Payment is the essence of this agreement therefore irrespective of whatever has mentioned here or agreed anywhere else, possession of the property will take effect only on realization of full payment by the seller. Till the time of full payment realization ownership and all other right should vest with the sellers only.



The said premises are being maintained by the society "Eternity Commercial Premises Co-op Society Ltd" Regd No. (TNA)/GNL/(O)/1612/2013 dated 09-04-2013.

SCHEDULE OF THE SHOP

Shop No. FC-15 admeasuring 235 Sq. Ft. Carpet area Second Floor, building known as Eternity Commercial Premises Co-op Society Ltd @ ETERNITY MALL constructed on land bearing Nos. 83/1(Pt), 49 (Pt), 47/2 (Pt), 47/1, 46/12, 46/8, 48/1, 146(Pt), 46/1, 46/9, 46/10 & 46/11, situated, lying and being in the Village - Naupada, Thane.

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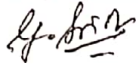

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the first hereinabove written. :

SIGNED SEALED & DELIVERED)

by the withinnamed "SELLER"

Mr. SUBRAMOIJUM CHIDAMBARAM

In the presence...

- 1) 
- 2) 



SIGNED SEALED & DELIVERED)

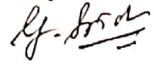

by the withinnamed "PURCHASERS")

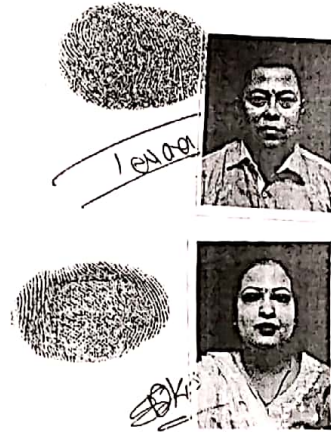
1. Mr. DEVANAND VASUDEO KOLI

AND

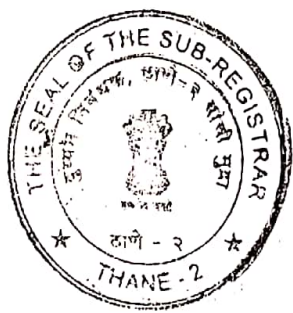
2. MRS SUSHMA DEVANAND KOLI

In the presence of

- 1) 
- 2) 



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दस्ता क्रमांक १२५० / २०१९
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02/07/2014

सूची क्र. 2

दुपयम.निबंधक : सह दु.नि.ठाणे ३

दस्त क्रमांक : 6644/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) नौपाडा.

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 3500000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3426000

दस्ता क्रमांक - २
दस्ता क्रमांक 6644/2014
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(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: शॉप नं एक सी 15, माळा नं: दु-रा मजला, इमारतीचे नाव: इटरनिटी भौल, ब्लॉक नं: तीन हात नाका, नौपाडा, रोड नं: ३.जे, इतर माहिती: झोन 3/10/अ/1 मोजे नौपाडा, शॉप चे क्षेत्रफळ 235 चौ फूट कारपेट.
 ((Survey Number :
 83/1pt,47/2pt,47/1,46/12,46/६,46/1,46/9,46/10,46/11,49 ;))

(5) क्षेत्रफळ

1) 26.20 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- दिलीप चुगानी - - वय:-38; पत्ता:- प्लॉट नं: एच 157, माळा नं: तळ मजला, इमारतीचे नाव: प्रेम नगर को ऑप हौ सो लि, ब्लॉक नं: कोपरी, रोड नं: ठाणे, पिन कोड:-400603 पॅन नं:-AGSPC5378H
 2): नाव:- ज्योती चुगानी - - वय:-31; पत्ता:- प्लॉट नं: एच 157, माळा नं: तळ मजला, इमारतीचे नाव: प्रेम नगर को ऑप हौ सो लि, ब्लॉक नं: कोपरी, रोड नं: ठाणे, महाराष्ट्र ठाणे. पिन कोड:-400603 पॅन नं:-AIYPC1550B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- चिंदबरम नुत्रमपियम - - वय:-41; पत्ता:- प्लॉट नं: 203, माळा नं: -, इमारतीचे नाव: शिवसुधी सो, ब्लॉक नं: एस एम शेट्टी स्कूलच्या मागे, रोड नं: पवई, मुंबई, पिन कोड:-400076 पॅन नं:-ADEPC8876H

(9) दस्तऐवज करून दिल्याचा दिनांक

02/07/2014

(10) दस्त नोंदणी केल्याचा दिनांक

02/07/2014

(11) अनुक्रमांक, खंड व पृष्ठ

6644/2014

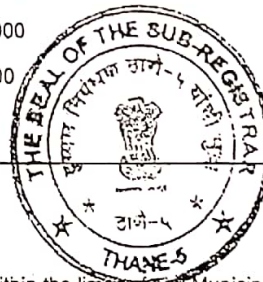
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

210000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) श्रेय

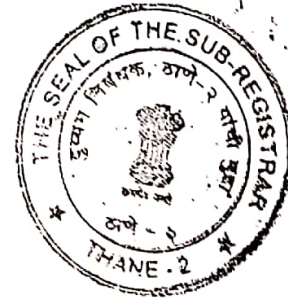


सह दुपयम निबंधक ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



iSarita v1.3.0



02/07/2014 8 41:05 PM

दस्त गोपचारा भाग-2

क्रमांक २०/२०
दस्त क्रमांक:6644/2014

दस्त क्रमांक : टनन5/6644/2014

दस्ताचा प्रकार :- फरारनामा

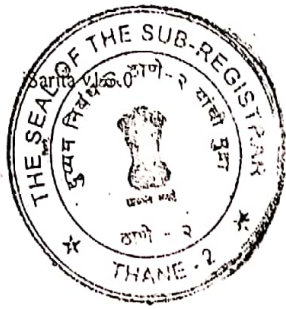
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दिलीप घुगानी - - पत्ता: प्लॉट नं.: एच 157, माळा नं.: तळ भजला, इमारतीचे नाव: प्रेम नगर को ओप हॉ सो लि, ब्लॉक नं.: कोपरी, रोड नं.: ठाणे, पिन नंबर: AGSPC5378H	लिहून देणार वय :- 38 स्वाक्षरी:		
2	नाव: ज्योती घुगानी - - पत्ता: प्लॉट नं.: एच 157, माळा नं.: तळ भजला, इमारतीचे नाव: प्रेम नगर को ओप हॉ सो लि, ब्लॉक नं.: कोपरी, रोड नं.: ठाणे, महाराष्ट्र, ठाणे, पिन नंबर: AIYPC1550B	लिहून देणार वय :- 31 स्वाक्षरी:		
3	नाव: चिदंबरम सुब्रमणियम - - पत्ता: प्लॉट नं.: 203, माळा नं.: - , इमारतीचे नाव: शिवसृष्टी सो, ब्लॉक नं.: एस एम शेरी रुक्मिणी भाग, रोड नं.: पवई, मुंबई, . . . पिन नंबर: ADEPC8876H	लिहून देणार वय :- 41 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित कारारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 02 / 07 / 2014 08 : 34 : 02 PM

ओळख:-

खालील इत्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना ध्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: देवेन सोमैया - - वय: 43 पत्ता: इटरनिटी मॉल, ठाणे - पिन कोड: 400604	स्वाक्षरी		
2	नाव: जी श्रीधर - - वय: 50 पत्ता: रहेजा गार्डन, नौपाडा ठाणे - पिन कोड: 400604	स्वाक्षरी		



... २ ...
 ठ व न - ३
 ११
 वस्त क्रमांक १५० / २०१८
 ३६/२४

रत्नवासातील रेश ठाणे महानगरपालिका नांवे ठेकेलां मा. र. वा.
 मधील वापर परवान्यापूर्वी दाखल करणे आवश्यक.
 म. सी. पूर्वी ए. टी. स्. स्. या विभागाचे नां हळत दाखल
 करणे आवश्यक.

- १३) ठा. म. गा. अड्डेन वस्त पिण्यासाठी उपयुक्ततेनुसार पाणी; ६७८७८
करता उड्डेन.
- १४) मांटी ग्रेना: एअर उड्डेन अंतर्धाने रेडिफिकेशन ताईट व्हेलीदेअरची
सुटिअर करणे बंधनकारक राहिले.
- १५) रत्नवासातील बागां व डीमनीटी क्षेत्रच्या १० x आर.जी. वाचते
दिकरतेम म. सी. पूर्वी कंपनीने देणे आवश्यक राहिले.

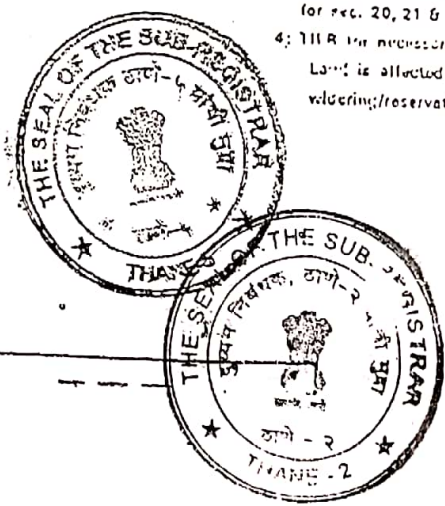


महापालिका संपादन नगर रचना
 एअर विगत विभाग,
 ठाणे महानगरपालिका, ठाणे
 ...

सावधान
 अंदाज मालमत्तुला संशोधन व कार्ये लोका
 विनाय विनाय विनाय...
 ...



- Copy To.
- 1) Dy. Municipal Commissioner- Zone
 - 2) E. E. (Enorchment)
 - 3) Competent Authority (U. L. C.)
for sec. 20, 21 & 22 if required
 - 4) If R the necessary correction in record of
Land is affected by Road
valuing/reservation.



ठ व न - ३
 वस्त क्रमांक १५० / २०१८
 ३६/२४

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 B-24)

1412

SANCTION OF DEVELOPMENT PERMISSION / PERMISSION TO COMMENCEMENT CERTIFICATE

शरिता इमारत १. मल्टीप्लेक्स = ११० + ७ मजले
 २. कार्यालय विल्डींग = १०० + ७ मजले
 ३. डी. डी. ई. एच. एच = १०० + ७ मजले
 ४. सी. जी. = १०० + ७ मजले
 ५. आर. एच. १ = १०० + ७ मजले

V. P. No. २२२५२

1412

10/09/2018

20/12

To, शरिता इमारत, देवमंड (Architect)

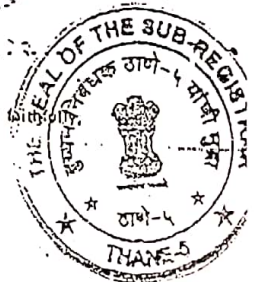
Sir/Smt. श. दादर इंजिनियरिंग अँड लोकोमोटिव्ह इं. लि. (Owner)

Sir. शरिता इमारत प्रायव्हेट लि.
सी. लॉरेन्स इमारतिया (पी.ओ.ए. इन्डियर)

With reference to your application No. २०१३ dated १२.०२ for development permission/grant of commencement certificate under sections 45 & 60 of the Maharashtra Regional and Town Planning Act, 1965 to carry out development work and or to erect building No. वरील पुसणे in Village वाणपाखाडी / दांपाडा Section No. ७ Ward No. situated at Road/वाणपाखाडी, एच. सी. रोड, S. No. 1, वाणपाखाडी, पुणे जिल्हा, महाराष्ट्र, भारत. T. No.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
 - 1) सी. सी. पूर्वी हुदादीत विनमगी दाखला मंजूर नव्यामजला अनुमाने तादर करणे जावण्य.
 - 2) सी. सी. पूर्वी मुसलती विभागावडीत काम २२ वाकील अंतिम आदेश तादर करणे जावण्य.
 - 3) दि. २०/१२/०३... चे इन्डमेन्टी यॉन्ड पी.ओ.ए. यांना वंशधारक राहिले. [बंयनीवरदी]
 - 4) काम हुरु करणेपूर्वी उर्वरीत त्रुटिया मुळेंत कामवात हुतावळी वाचणे जावण्य.
 - 5) मल्टी प्रॅक्से दाखलाम हुरु करणे पूर्वी, मातनाचे व पार्लेमेंटरी अंतिम आदेश तादर करणे जावण्य.
- 1) सी. सी. पूर्वी टी. आय. एल. आर. वडील जवण्यत शीपलायनगामा मातनाचे व पार्लेमेंटरी अंतिम आदेश तादर करणे जावण्य.

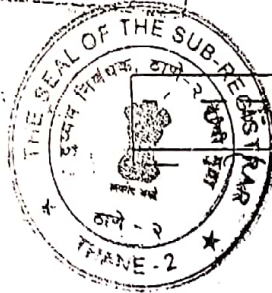
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



श. दादर इंजिनियरिंग अँड लोकोमोटिव्ह इं. लि.

१०/०९/२०१८

२०१३

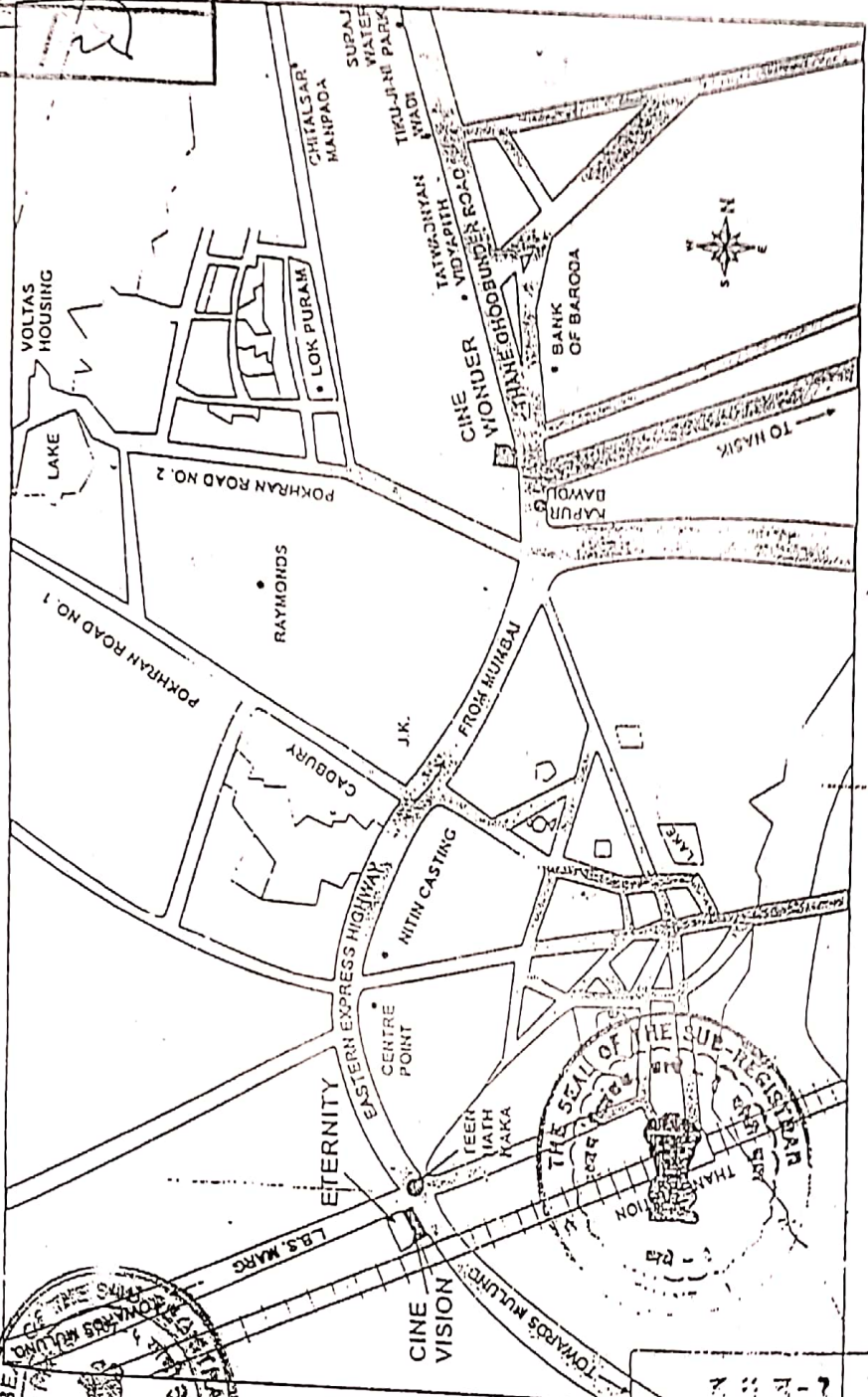


Office No. _____

Office _____

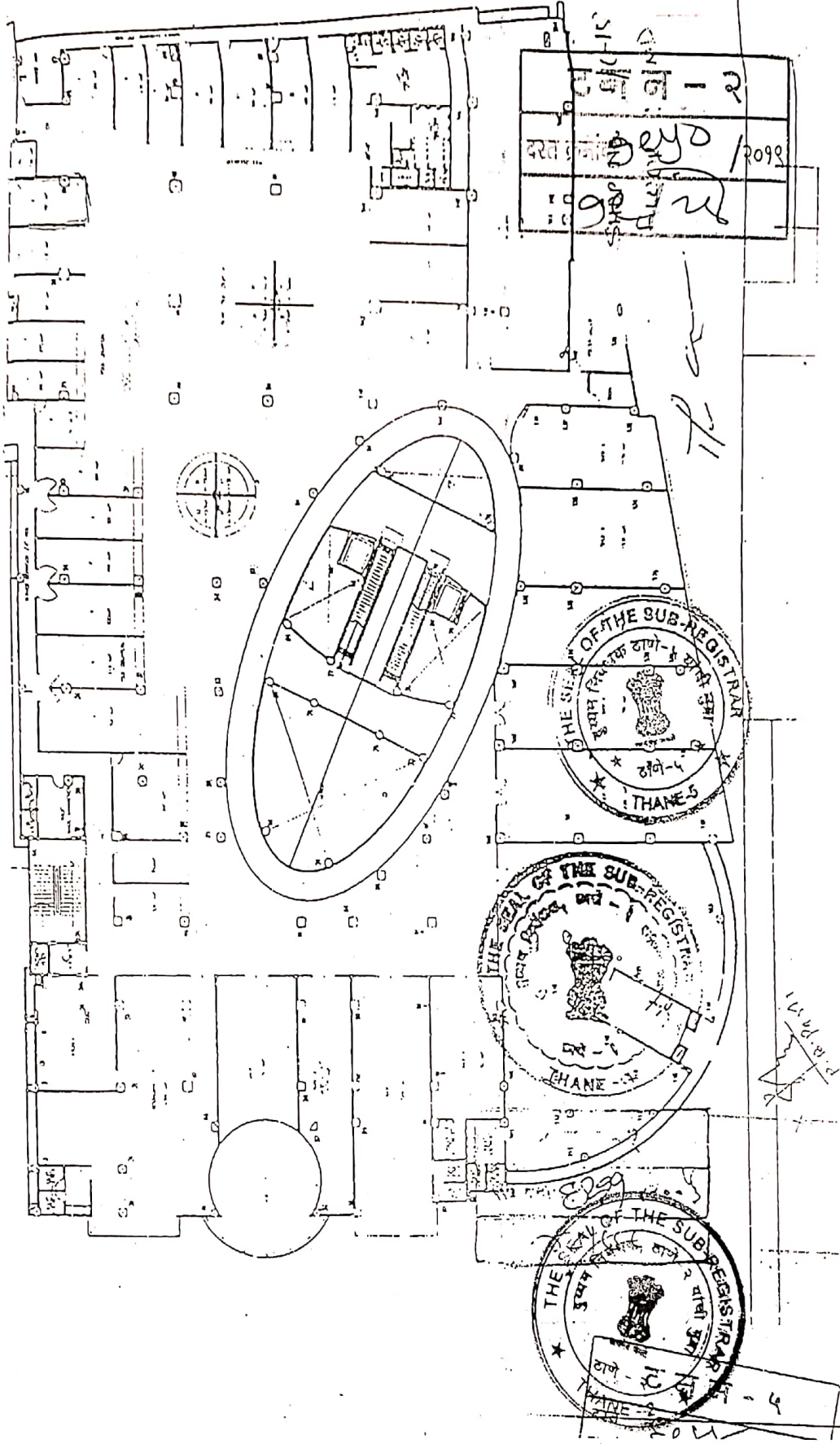
टंनन - २
 दस्त क्रमांक १२५० / २०१९
 १२५०

ANNEXTURE A



THE SEAL OF THE SUB-REGISTRAR
 THANE - 2

२५३-१
 दस्त क्रमांक १२५० / २०१९
 १२५०



कमल-२
१२५० / २०१९
२०/२

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)
Occupancy Certificate

1001

करिता

Shopping Mall & Multiplex = (Lower Gr. Stilt + Ground + 3 upper floors)

V. P. No. ८९४८ TMC/TOD १२१ Date २६/५/२०१९

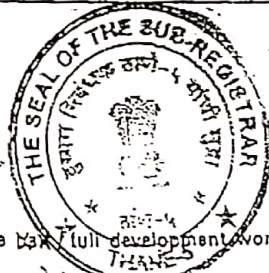
ने. शाशिकांत जी. देशमुख (वा. वि.)

१०२, कोणार्क टॉवर, घंटाळी रोड,

नापाडा, ठाणे

स्मिता मे राय इंजिनियरिंग सेंटर सोल्युशन्स कं. लि.

श्री. रशेश कनाकोया (सा. ओ. ए. होल्डर)



Sub: वापरपरवाना वरील प्रमाणे स. नं. नागोल पानावर,
मौजे पांचपखाडी / नापाडा, ठाणे.

Ref.: V. P. No. ८९४८ टॉवर/टॉडाडो/१०७ दि. १७.०५.०९

Your Letter No. ५७५३ दिनांक १२.०५.२००९

Sir,

The full development work/section/section in/of building building

No. नागोल पानावे situated at नापाडा/पांचपखाडी Road/Street एल.वो.एस. रोड

Word No. Sector No. ३ S. No./R. X. S. No. १६५५५०. नागोल पानावर

Village/TPS No. under the supervision of शाशिकांत जी. देशमुख Licensed

Surveyor/Engineer/Surveyor/Engineer/Architect/Licence No. १०९/३२२२

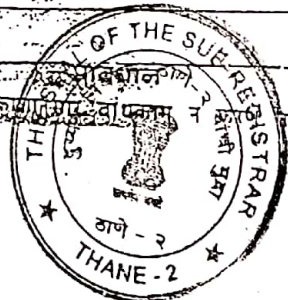
may be occupied on the following conditions.

- १) ठाणे महानगर पालिका फक्त पिणाच्या पाण्याचा पुरवठा उपलब्धतेनुसार करेल.
- २) नात्यावर स्तव टाकण्यास नान्यता दिल्याचे इंजेन विभागाकडाल पत्र क. ठाणे/का.अ. / व.नि.वि. / S.W.D. / Nallab / N.O.C. / ०४ दि. ०९.०५.२००९ मधील अटी विकासक / प्रस्तावित सोसायटी / सुदनीका धारक यांच्यावरही वधनकारक राहताल.
- ३) सुविधा मुखड १०% अडीशनल आर. जी, सर्टिफिकेट रोड व एल.वो.एस. रोड च्या क्षेत्राचे ठाणे महानगरपालिकेच्या नावाचे भा. र. का. उतार, शेवटच्या इमारतीच्या (इमारत क. 'एच') वापरपरवान्यापूर्वी दाखल करणे आवश्यक.
- ४) एच इमारतीच्या वापरपरवान्यापूर्वी इमारत कनांक 'एच' वर सोलर वॉटर हीटिंग सिस्टिम वसविण्यात यावी.

A set of certified completion plan is returned herewith

Office No.

Office Stamp

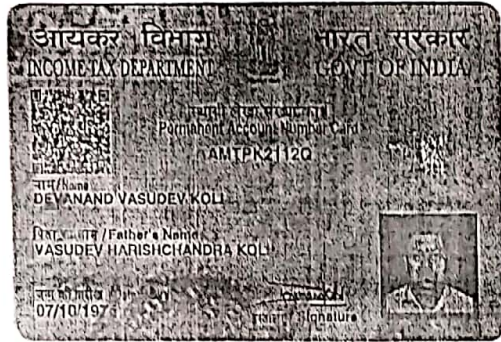


Yours faithfully,

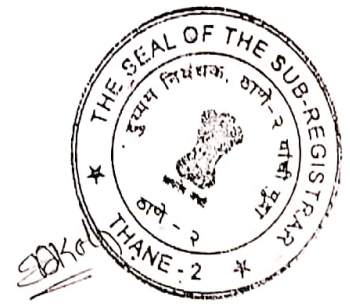


S. Chidambaram

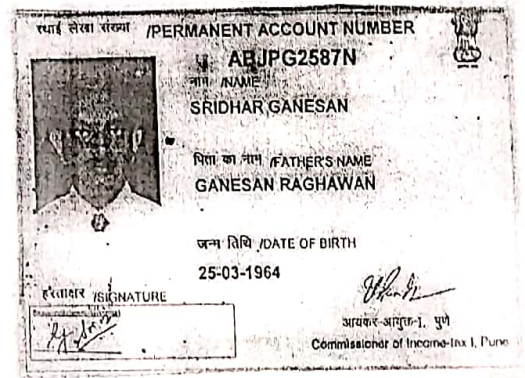
ट न न - २
वसुदेव / २०१९
२९ / १२



Devanand Koli



A. Bawkar

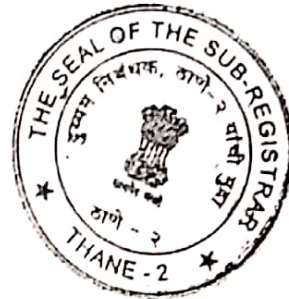
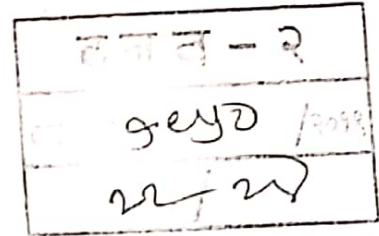


Sridhar Ganesan

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201902082691	08 February 2019, 01:43:04 PM			
दस्तावेज					
मूल्यांकनाचे वर्ष	2018				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे गावाचे नाव नौपाडा (ठाणे महानगरपालिका)				
उप मूल्य विभाग	3/10/B-इंटरमिटी, रूहेजा, कश्मिरा पार्क, कन्नडिया, इत्यादी विकसक संकुल सोडून उर्वरित क्षेत्रासाठी				
क्षेत्राचे नाव	Thane Municipal Corporation		सदर नंबर / न भू क्रमांक		
वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर व. खुली जमीन	निवारी मेट्रिक	व्यापार्य	दुकान	औद्योगिक	भोजनसाधने एकक पी मीटर
42.100	85.800	104600	119700	104600	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	26.22 चौ मीटर	मिळकतीचा धार.	मौज्या मधील दुकाने	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-अथर सी सी	मिळकतीचे वय -	0 TO 20 वर्ष	मूल्यदर/बांधकामाचा दर.	Rs 119700/-
उद्वेगहन सुविधा	नाही	मजला -	Second Floor and Above	कार्पेट क्षेत्र.	21.85 चौ मीटर
Sale Type - Resale	First Sale Date - 02/07/2014				
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घना-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(वार्षिक मूल्यदर * घना-यानुसार टक्केवारी)				
	= (119700 * (100 / 100))				
	= Rs 104600/-				
मजला निहाय घटवट =	80 / 100 = Rs 95760/-				
A) मुख्य मिळकतीचे मूल्य	= वरील घमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 104600 * 26.22				
	= Rs 2742612/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + लष्कराचे मूल्य + मॅग्निटुडन मजला क्षेत्र मूल्य + सगळ्या गळीचे मूल्य + बरील गळीचे मूल्य + बँटिंग वॉलन लष्करे मूल्य + मूल्य अॅमिनिस्ट्रेशन वॉलन लष्करे मूल्य + इतराची शोकादीच्या घुन्ना जागेचे मूल्य + बँटिंग वॉलन = A + B + C + D + E + F + G + H + I = 2742612 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 2742612/-				

राह दुय्यम निबंधक, ठाणे क्र. २

Home Print



74/1950

शुक्रवार, 08 फेब्रुवारी 2019 1:44
म.नं.

दस्त गोश्वारा भाग-1

टनन2

दस्त क्रमांक: 1950/2019

दस्त क्रमांक: टनन2 /1950/2019

बाजार मुल्य: रु. 27,42,612/- गोबदला: रु. 49,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,97,000/-

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

पावती:2599

पावती दिनांक:

अ. क्रं. 1950 रर दि.08-02-2019

08/02/2019

रोजी 1:43 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: देवानंद वासुदेव कोळी - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकुण: 30480.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

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

शिक्षण क्रं. 1 08 / 02 / 2019 01 : 43 : 12 PM ची वेळ: (सादरीकरण)

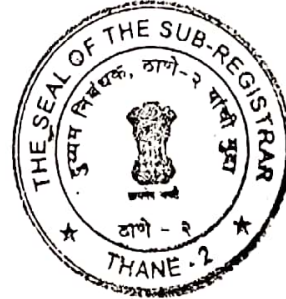
शिक्षण क्रं. 2 08 / 02 / 2019 01 : 44 : 31 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

मवर दस्तऐवज नोंदणी करण्या १९०८ विम १९६१ अंतर्गत वस्तुदीगुनार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण पत्रपुर निष्पत्तक व्यक्ती,साक्षीदार व सोसा मोठेले करणपारो देशाची राखण करणारी वकील यांनी राखण निष्पत्तक व्यक्ती संपूर्ण नोंदणीत आहेत. सर्वोत्तर करणपारो वकीलपुढे राखणपत्र/वैदिकपत्र यांच्या कोणत्याही करणपारो/परिपत्तक धांचे करणपत्र होत नाही.

विद्वान् देणार सही

विद्वान् देणार सही



devidas



08/02/2019 1 48:22 PM

दस्त गोपवारा भाग-2

दनन2

दस्त क्रमांक:1950/2019

दस्त क्रमांक :दनन2/1950/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टमा
1	नाव:गुन्नामण्यम चिंदंबरम - - पत्ता:प्लॉट नं: 203/204, माळा नं: -, इमारतीचे नाव: शिवश्रीमंटी गोगायटी , ब्लॉक नं: गोपाल शर्मा शाळेत जवळ , रोड नं: पवई , मुंबई , महाराष्ट्र, मुम्बई. पिन नंबर:ADEPC8876H	लिहून घेणार वय :-45 स्वाक्षरी:-		
2	नाव:देवानंद वामुदेव कोळी - - पत्ता:प्लॉट नं: 601, माळा नं: 6 वा मजला, वी विंग, इमारतीचे नाव: अरिहंत टाॅवर्स , ब्लॉक नं: राम मारुती रोडच्या मागे , रोड नं: नौपाडा, ठाणे , महाराष्ट्र, ठाणे. पिन नंबर:AMTPK2112Q	लिहून घेणार वय :-45 स्वाक्षरी:-		
3	नाव:सुपमा डी कोळी - - पत्ता:प्लॉट नं: 601, माळा नं: 6 वा मजला, वी विंग, इमारतीचे नाव: अरिहंत टाॅवर्स , ब्लॉक नं: राम मारुती रोडच्या मागे , रोड नं: नौपाडा, ठाणे , महाराष्ट्र, ठाणे. पिन नंबर:AWGPK4920M	लिहून घेणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तशाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे क्युल करतात.
शिक्रा क्र.3 ची वेळ:08 / 02 / 2019 01 : 47 : 15 PM

ओळख:-

खालील इनम अग्रे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा टमा
1	नाव:श्रीधर नणेशन - - वय:55 पत्ता:803, ए विंग, फांटानिया, रहेजा गार्डन , वागळे इस्टेट ठाणे पिन कोड:400604		
2	नाव:आशिष सुबोध बावकर - - वय:34 पत्ता:मी/006, चंद्रेश मधुवन को.ऑफ.हौ.सो.ली कल्याण शिळ रोड ठाणे पिन कोड:421204		

शिक्रा क्र.4 ची वेळ:08 / 02 / 2019 01 : 48 : 03 PM

शिक्रा क्र.5 ची वेळ:08 / 02 / 2019 01 : 48 : 17 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

EPayment Details.

sr. Epayment Number
1 MH010102501201819R

Defacement Number 006512624201819

सहबुद्धिम निबंधक ठाणे क्र. २

दि. 08/02/2019

1950/2019

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