



संख्या : २८१५७६३६ / २८१५७६३६ / २८१५७६३६ / २८१५७६३६

क्र.सं. : २८१५७६३६

# मिरा भाईदर महानगरपालिका

मुख्य कार्यालय भाईदर

छत्रपती शिवाजी महाराज मार्ग, भाईदर (पश्चिम), ता. जि. ठाणे. ४०१ १०१

जा. नं. मनपा/नर/१४६/२००५-०६

दिनांक ११/७/२००५

- वाचले :-
- १) मे. अविनाश म्हात्रे अँड असो. याचा दि. १२/०५/२००५ चा अर्ज
  - २) अपर जिल्हाधिकारी व सक्षम प्राधिकरण ठाणे नागरी संकुलन ठाणे यांचेकडील शुध्दीपत्रक आदेश क्र. यु.एल.सी./टीए/डब्ल्यु.एस.एच.एस. २०/एसआर-६७९, दि.०३/११/२००४ ची मंजूरी.
  - ३) गा. जिल्हाधिकारी, ठाणे यांचे कडील अकृषिक परवानगी आदेश क्र. मादराल/०५-१/१/०५ एनएपी/एसआर-३०६/०४, दि.१५/०४/०४ अन्वये अकृषिक मंजूरी.
  - ४) मिरा-भाईदर महानगरपालिका निमा/मनपा/नर/२२२८/१८३६/२००३-०४, दि.०९/०६/२००३ अन्वये सुधारीत बांधकाम प्रारंभपत्र
  - ५) मे. अविनाश म्हात्रे अँड असो. याचा दि. २९/०९/२००४ अन्वये इमारत पूर्णत्वाचा दाखला
  - ६) मे. प्रविण गाला कन्सल्टिंग इंजिनिअर्स यांचा दि. २४/०६/२००५ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला
  - ७) मे. रुची सेनीटेशन यांचा दि. २४/०६/२००५ अन्वये इमारतीच्या प्लंबिंग बाबतचा दाखला

## // भोगवटा दाखला //

मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा, स.क्र. (नविन) १०९, १०७/२, (जुना) ४३५, ४३६/२ येथील प्रस्तावीत "गौरव सिटी" या घरकुल प्रकल्पातील "इमारत क्र. १ प्रकार "एच", (तळ + ७), इमारत क्र. २ प्रकार "एच-१", (तळ + ७), इमारत क्र. ३, प्रकार "एच" (तळ + ७), इमारत क्र. ४ प्रकार "एच-२" (तळ + ७), इमारत क्र. ५,६,७,८,९० प्रकार "आय" (तळ + ७), या स्वरूपाचे बांधकाम पत्र क्र. निमा/मनपा/नर/२२२८/२००३-०४, दि.०९/०६/२००३ अन्वये मंजूर करण्यात आलेल्या नकाशा प्रमाणे पूर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे. अविनाश म्हात्रे अँड असो. यांनी सादर केला आहे. तसेच उक्त इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला मे. प्रविण गाला कन्सल्टिंग इंजिनिअर्स व मे. रुची सेनीटेशन यांनी इमारतीच्या प्लंबिंग बाबतचा दाखला सादर केला आहे. यास्तव संदर्भीय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार "इमारत क्र. १ प्रकार "एच", (तळ + ७), इमारत क्र. २ प्रकार "एच-१", (तळ + ७), इमारत क्र. ३, प्रकार "एच" (तळ + ७), इमारत क्र. ४ प्रकार "एच-२" (तळ + ७), इमारत क्र. ५,६,७,८,९० प्रकार "आय" (तळ + ७), चा वापर करणेस व सदर इमारतीस आवश्यक तेंवटा विद्युत पुरवठा होणेस महानगरपालिकाची हरकत नाही. शहरातील प.णी टंचाई लक्षात घेता आपणास नळ कनेक्शन मिळेलच याची हमी महानगरपालिका देत नाही. सदरचा वापर परवाना हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादेत आहे.

प्रत - १) विकासक  
२) कर विभाग



आयुक्त  
मिरा भाईदर महानगरपालिका

Share Certificate

Gaurav City

E/5 & E/6 Co-op. Hsg. Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

REGN. NO. TNA / (TNA) / HSG / (TC) 13742 / 2002 - 2003

BEVERLY PARK, NEAR CINE PRIME, MIRA ROAD (E), DIST. THANE, PIN - 401107.

Share Certificate No. 47 Member's Regn. No. 47 No. of Shares FIVE

This is to certify that Shri/Smt./Ms. SARINA KRANORA SHARDE

of E/5-705

is the Registered Holder of FIVE fully paid up share of Rs. 50/- each numbered from 231 to 235 both inclusive, in Gaurav City E/5 & E/6 Co-operative Housing Society Ltd., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on MIRA RD this 31st

day of MARCH 2007

Chairman Binar Hon. Secretary R. K. Jain Treasurer

# GAURAV CITY E5 & E6 CO-OP. HOUSING SOCIETY LTD.

Regn.No. TNA/(TNA)/HSG/(TC) 13742 2002-03 DT: 13-05-2002  
Beverly Park, Near Cine Prime,  
Mira Road (E)-401107 Dist: Thane

PAN: AAAAG6714G

TAN: PNEG10317G

Flat: E5-705  
Mrs. Sneha Chandrashekhar Surve

## BILL FOR OCTOBER 2017

Bill Number : G047  
Bill Date : 01-10-2017  
Area: 425

### DETAILED STATEMENT

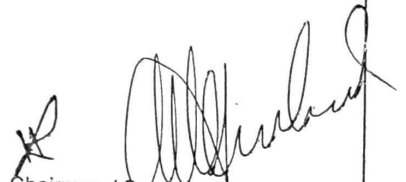
	AMOUNT ₹
01. Sinking Fund	30.00
02. Building Repair Fund	30.00
03. Maintenance Charges	471.00
04. Insurance Premium	15.00
Current Charges	
	546.00

### Account Summary

Current Charges	546.00
(+) Interest	22.00
Sub Total-1	568.00
Previous Balance	1,663.00
<b>Total Amount Due</b>	<b>2,231.00</b>
Rupees Two Thousand Two Hundred Thirty One Only.	

1. Kindly make payment before 16-10-2017 by a/c payee cheque in favour of: GAURAV CITY E5 & E6 CO-OP. HOUSING SOCIETY LTD.
2. Members in arrears shall be liable to pay all the legal expenses incurred by the society to recover the arrears.



  
Hon. Chairman / Secretary / Treasurer  
E & OE



# मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) ता. जि. ठाणे - ४०१ १०१, दुरध्वनी : २८१९ २८२८ / २८१८ १३५३  
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३९.४० अन्वये)

मालमत्ता कराचे बिल वर्ष

मालमत्ता कराचे बिल वर्ष : २०१७ - २०१८

(दिनांक ०१/०८/२०१७ - ३१/०३/२०१८)

मालमत्ता क्र. : F060034117047

बिल क्र. : 5925462

खोली/सदनिका क्र. : 705

सर्वे क्र./ टिका क्र. :

करदात्याचे नाव : SNEHA CHANDA S SURVE

पत्ता : GAURAV CITY E/5 ,KANKIYA (BEVERLY PARK)BHAYANDAR (E),DIST-THANE.

दिनांक : 09/05/2017

एकुण क्षेत्रफळ (चौ.फुट): 315.000

वार्षिक करयोग्य मुल्य रु: 5443.00

वापराचा प्रकार : Residential

कराचे तपशिल (1)	सांकेतांक (2)	मागील वाकी (3)	चालू रक्कम		एकुण रक्कम =(3)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax (30%) / घरपट्टी	910	0	816	816	1632
Free Tax (1%) / वृक्ष कर	948	0	27	27	54
Tax For Education Cess Residential (5%) / शिक्षण कर	981	0	136	136	272
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	0	54	54	108
Agnishaman Kar MahanagarPalika (1%) / अग्निशमन कर (मनपा)	916	0	27	27	54
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	0	218	218	436
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / व्याज	991	0	0	0	0
Charge Return Fee (%) / धनादेश परतावा शुल्क	994	0	0	0	0
एकुण		0	1278	1278	2556
Excess / Advance Amount					0
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रक्कम					2556

“ओला व सुका कचरा वेगळा करा, महापालिकेस सहकार्य करा”  
स्वच्छ सुंदर, मिरा भाईंदर!

टिप : ऑनलाईनद्वारे भरणा करणे करीता खालील संकेस्थळावर भेट द्या

[www.mhmc.gov.in/property](http://www.mhmc.gov.in/property) चौकशी करिता दुरध्वनी - 28192828 Ext - 238

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क्र.१४-२८ एप्रिल २०१७ व महाराष्ट्र महानगरपालिका अधिनियम च अनुसूचा प्रकरण ८ नियम ४१(१) नुसार मिळकतदाराने ज्या दिनाकापर्यंत कराची रक्कम भरावयाची होती, त्या शेवटच्या दिनांकानंतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेवटच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्यास तो जबाबदार असेल आणि विलाची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्यास तो जबाबदार असण्याचे चालू राहिल.

Note: If the tax amount of part-I is not paid before 1st Sep 2017 and part-II is not paid before 1st Jan 2018, MBMC will charge 2% in addition to the amount of such tax or part thereof per month as penalty until the full amount of tax is paid as per Rule-41, Chapter-VIII(Taxation Rules) of Maharashtra. Part-I Bill Period [1 Apr 2017 - 30 Sep 2017], Part-II Bill Period [1 Oct 2017 - 31 Mar 2018].

अक्षरी रूपये : Rupees Two Thousand Five Hundred and Fifty Six Only

वॉर्ड लिपिक :

देयक :

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१): 31/08/2017

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२): 31/12/2017



दिनांक : 10/05/2017

*(Signature)*

स्वाती देशपांडे  
कर निर्धारक व संकलक

*(Signature)*

कृपया मागील सुचना पहाव्यात

मालमत्ता कर मुदतीत न भरल्यास दरमहा २% शास्ती लागू राहिल.

मालमत्ता कर मुदतीत न भरल्यास दरमहा २% शास्ती लागू राहिल.

337/0

इतर पावती

Friday, 27 September 2019 4:51 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16378 दिनांक: 27/09/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन7-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: भरत बोरा

वर्णन अर्ज क्र 1288-दस्त क्र 2560-2017 नोटीस ऑफ इंटिमेशन ची सुची-2 ची प्रमाणीत प्रत

सुचि-II चि परत

रु. 5.00

एकूण:

रु. 5.00

Joint Sub Registrar Thane 7

1); देयकाचा प्रकार: By Cash रक्कम: रु 5/-

सह. दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ७

27/09/2019

सूची क्र.2

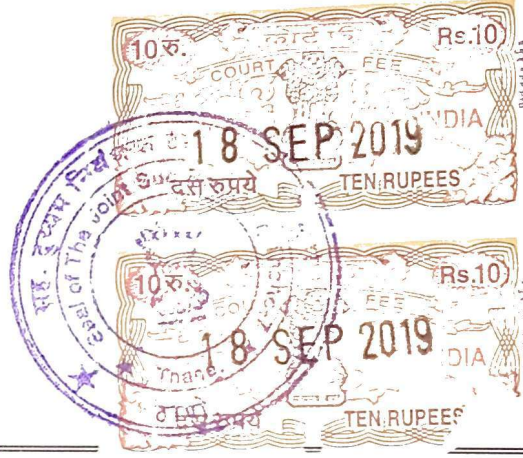
दुय्यम निबंधक: Joint S.R.Thane 7

फाईल क्रमांक: 2560/2017

Regn:63m

गावाचे नाव (Village Name) : **Navaghar**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.2500000/-
(3) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (Property Description)	1) Corporation: Thane Corporation Other details: Building Name:GAURAV CITY E5 AND E6 CHSL , Floor No:7, Flat No:705, Village/ City:Navaghar, Taluka:Thane, District:Thane ( Survey Number: 109, 107/2 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :35.13 / Open Area :0 Sq.mt.
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: DOLLY MAHENDRA SINGH Age: 27, Address: Building Name:MANAVSTHAL , Flat No:B-1404, Block Sector:BEHIND TATA POWER , Road:OPP MARVE ROAD , City:MALAD WEST, State:MAHARASHTRA, District:MUMBAI, Pin:400068 , PAN: EIJPS6984Q
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: THE COSMOS CO OP BANK LTD Address: MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	27/11/2017
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	30/11/2017
(9) फायलींग नंबर (Filing No.)	2560/2017
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.5100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	29/11/2017
(13) शेरा (Remark)	-



सदरह नक्कल श्री. भू.स. ४६१ वीरा.  
 यांचा अर्ज क्र. १२२८८/१९२०१ अन्वये  
 निर्गमित केली असे  
 पावती क्रमांक. १६३६८/१९२०१  
 दिनांक. २६.०९.२०१९

संगणकिय प्रत

खरीप्रत

सह. दुय्यम निबंधक ठाणे क्र. ७  
 २७/९/२०१९

# Share Certificate

## Gaurav City

E/5 & E/6 Co-op. Hsg. Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

REGN. NO. TNA / (TNA) / HSG / (TC) 13742 / 2002 - 2003

BEVERLY PARK, NEAR CINE PRIME, MIRA ROAD (E), DIST. THANE, PIN - 401107.

Share Certificate No. 47 Member's Regn. No. 47 No. of Shares **FIVE**

This is to certify that Shri/Smt./Ms. SWENA OKAWORA SHETKAR SURVE

\_\_\_\_\_ of E/5-705

is the Registered Holder of **FIVE** fully paid up share of **Rs. 50/-** each numbered from




231 to 235 both inclusive, in Gaurav City E/5 & E/6 Co-operative

Housing Society Ltd., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on MIRA RD this 31st

day of MARCH 2007

Chairman Binani Hon. Secretary R. Jain Treasurer \_\_\_\_\_

Sr.No. of Transfer	Date of Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Register at which the Transfer of Share held by the Transferor Registered	Register at which the Name of the Transferee(s) Recorded
1	2	3	4	5
1	AGM on. 30/9/2018	Smt. DOLLY MAHENDRA SINGH	47	47.
	 Chairman	 Secretary		 Committee Member
2	Chairman	Secretary		Committee Member
3	Chairman	Secretary		Committee Member
4	Chairman	Secretary		Committee Member
5				
5				





08/11/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.

ठाणे 10

दस्त क्रमांक : 9369/2017

नोंदणी :

Regn:63m

## गावाचे नाव : 1) नवघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2947231.35
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: विलेज नवघर झोन व्ही 11/40,सदनिका नं 705,7वा मजला,बिल्डींग नं 5,टाईप ई,गौरव सिटी ई5 व ई6 को. ऑप. हौ. सो. ली.,सीने प्राईम जवळ,बेवर्ली पार्क,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ-35.13 चौ. मी. बांधीव,सर्वे न.-435,436/2,नवीन सर्वे न.-109,107/2( ( Survey Number : 109,107/2 ; ) )
(5) क्षेत्रफळ	1) 35.13 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:-स्नेहा चंद्रशेखर सुर्वे - - वय:-53; पत्ता:-प्लॉट नं: सदनिका नं 705, माळा नं: 7वा मजला, इमारतीचे नाव: बिल्डींग नं 5, टाईप ई, गौरव सिटी ई5 व ई6 को. ऑप. हौ. सो. ली., ब्लॉक नं: सीने प्राईम जवळ, बेवर्ली पार्क, रोड नं: मीरा रोड पूर्व,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AALPS7510G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉली महेंद्र सिंह - - वय:-27; पत्ता:-प्लॉट नं: बी 1404, माळा नं: -, इमारतीचे नाव: मानवस्थळ, ब्लॉक नं: ऑफ मार्वे रोड, रोड नं: मालाड पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400095 पॅन नं:- EIJPS6984Q
(9) दस्तऐवज करून दिल्याचा दिनांक	08/11/2017
(10)दस्त नोंदणी केल्याचा	08/11/2017

# Data of ESBTR for GRN MH006988928201718S

## Bank - IDBI BANK

Bank/Branch : IBKL - 6911343/Thane  
Pmt Txn Id : 141951835  
Pmt DtTime : 07/11/2017 16:50:47  
ChallanIdNo : 69103332017110750839  
District : 1201 / THANE  
Office Name : IGR122 / THN10\_THANE NO 10 JOINT SUB REGISTR

Stationary No : 16173744116578  
Print DtTime : 08/11/2017 09:14:32  
GRAS GRN : MH006988928201718S  
GRN Date : 07/11/2017 16:50:48

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 1,92,000.00/- (Rs One Lakh Ninety Two Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification-not to be printed and used**

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 705 BLDGNO 5 TYPE EGAURAV CITY E5E6 CHSL , BEVERLY PARKMIRA ROAD EASTTHANE  
Maharashtra  
401107  
Consideration : 32,00,000.00/-  
Duty Payer : PAN-EIJPS6984Q DOLLY MAHENDRA SINGH  
Other Party : PAN-AALPS7510G SNEHA CHANDRASHEKHAR SURVE

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 919820286144

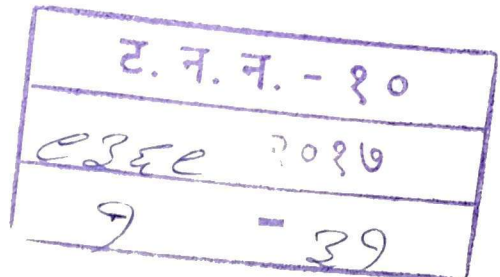


### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-393-9369	0003890222201718	08/11/2017-13:04:08	IGR122	30000.00
2	(iS)-393-9369	0003890222201718	08/11/2017-13:04:08	IGR122	192000.00
Total Defacement Amount					2,22,000.00

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*Bingh*



महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6911343/Thane  
Pmt Txn id : 141951835  
Pmt DtTime : 07-NOV-2017@16:50:47  
ChallanIdNo: 69103332017110750839  
District : 1201-THANE

16173744116578



Stationery No: 16173744116578  
Print DtTime : 08-NOV-2017 09:14:32  
GRAS GRN : MH006988928201718S  
Office Name : IGR122-THN10\_THANE NO 1  
GRN Date : 06-Nov-2017@19:25:08

StDuty Schm: 0030046401-75/STAMP DUTY  
StDuty Amt : R 1,92,000/- (Rs One, Nine Two, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 32,00,000/-  
Prop Descr : FLAT NO 705 BLDG,NO 5 TYPE E,GAURAV CITY E5,E6 CHSL,BEVERLY PARK,MI  
RA ROAD EAST,THANE,Maharashtra,401107  
Duty Payer: PAN-EIJPS6984Q,DOLLY MAHENDRA SINGH

Other Party: PAN-AALPS7510G,SNEHA CHANDRASHEKHAR SURVE

Bank official1 Name & Signature

*[Handwritten Signature]*

*[Handwritten Signature]*



Bank official2 Name & Signature

--- Space for customer/office use - - - Please write below this line ---

*[Handwritten Signature]*



*[Handwritten Signature]*

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eSBTR ३०१७
४ - ३९

*[Handwritten Signature]*



## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Thane this 08<sup>th</sup> day of November 2017, between **SNEHA CHANDRASHEKHAR SURVE** an adult, Indian inhabitant of Thane having address as **Flat No. 705, 7th Floor, Bldg. No. 5, Type E, Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd., Near Cine Prime, Beverly Park, Mira Road (E), Thane - 401 107**, hereinafter called the "**T R A N S F E R O R**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the O N E P A R T AND **DOLLY MAHENDRA SINGH** an adult, Indian Inhabitant having her address as **B-1404, Manavsthal, Off. Marve Road, Malad (W), Mumbai : 400 095**, hereinafter called the "**T R A N S F E R E E**" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the O T H E R P A R T.

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**WHEREAS :**

By and under an Agreement for Sale dated 10<sup>th</sup> Day of May 1996 entered between **M/S. RAVI DEVELOPMENTS**, a registered Partnership carrying on business at **Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai : 400 067** referred as the 'THE PROMOTERS' therein, and **Transferor** and the said **M/S. RAVI DEVELOPMENTS** agreed to sell to the **Transferor** and the **Transferor** purchased from them a Flat being a **Flat No. 705, Bldg. No. 5, Type E, admeasuring 315 sq. ft. Carpet Area equivalent to (35.13 sq. mtrs. Built-up Area) on 7<sup>th</sup> Floor, Building known as Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd., Situated at Near Cine Prime, Beverly Park, Mira Road (E), Thane - 401 107** at the price and on the terms and condition mentioned therein on the land more particularly described in the schedule written hereunder and permitted by the Govt. of Maharashtra under Urban Land (Ceiling and Regulation) Act 1976.

**A N D**

The said Agreement for Sale dated 10<sup>th</sup> Day of May 1996 is duly registered at the office of the Sub-Registration of Assurance at Thane under No. **1828/1996** dated **31/05/1996**.

**A N D**

The **Transferor** herein has paid entire purchase price of the said Flat to the said **M/S. RAVI DEVELOPMENTS** as per AGREEMENT recited herein before.

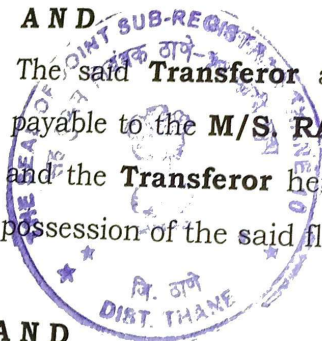
**A N D**

The said **Transferor** admitted and confirmed that no amount is due and payable to the **M/S. RAVI DEVELOPMENTS** herein in respect of the said Flat and the **Transferor** herein has all rights, title and interest and taken actual possession of the said flat.

**A N D**

This Agreement shall always be subject to the provision of the The Maharashtra Ownership Flats Act, 1963 (MAH XLV. OF 1963), and also the Maharashtra Co-operative Societies Act (MCS Act) 1960, and the rules made thereunder.

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**A N D**

The **Transferee** agreed to purchase **Flat No. 5, Type E, 35.13 sq. mtrs. Bldg. No. 5, E6 Co-op. Hsg. Soc. Ltd., Mira Road (E), Thane** for sale in **Lakhs On**

**A N D**

The **Transferee** **Ltd.** a registered and registered in 1960 under the Companies Act with its registered office at **Thane** vide Share Certificate No. **1828/1996** society status full right in the said society

**A N D**

The **Transferee** title of the said Flat with various encumbrances for the benefit of the **Transferee**

**A N D**

The **Transferee** of the said Flat **Transferor** **₹.32,00,000** contributed to the said society for its occupational purposes

**A N D**

The **Transferor** have agreed to sell to the **Transferee** and the **Transferee** have agreed to purchase from **Transferor** the said Flat being **Flat No. 705, Bldg. No. 5, Type E, admeasuring 315 sq. ft. Carpet Area equivalent to (35.13 sq. mtrs. Built-up Area) on 7<sup>th</sup> Floor, Building known as Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd., Situated at Near Cine Prime, Beverly Park, Mira Road (E), Thane - 401 107** with fixtures, fittings and amenities provided therein for the agreed consideration of **₹.32,00,000/- (Rupees Thirty Two Lakhs Only)** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

**A N D**

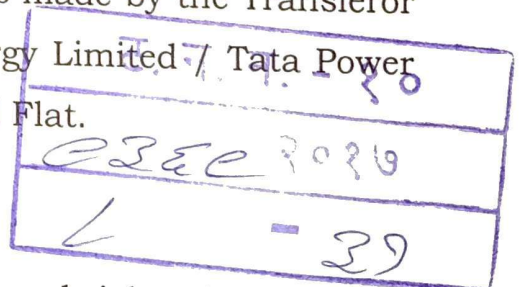
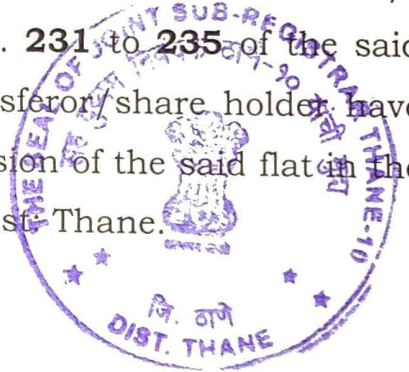
The Transferor is the member of the **Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd.** a registered society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act 1960 under No. **TNA(TNA)/HSG/(TC)/13742/2002-2003 dated 13/05/2002** with its registered office in the same building and WHEREAS the Transferor are registered share holder of five fully paid up shares of the total value of ₹.250/- vide Share Certificate No. **47** bearing distinctive Nos. **231 to 235** of the said society standing in her name and whereas the Transferor/share holder have full right title and interest and ownership and possession of the said flat in the said society's building situated at Mira Road (East). Dist. Thane.

**A N D**

The Transferee are desirous of acquiring the said shares and rights, interest, title of the said Flat with all deposits and contributions made by the Transferor with various local authorities including Reliance Energy Limited / Tata Power for the beneficial enjoyment and occupation of the said Flat.

**A N D**

The Transferor have agreed to transfer the said shares and rights, interest, title of the said Flat and handover vacant possession of the said Flat to the Transferee on as is and where is basis at and for the total consideration of **₹.32,00,000/- (Rupees Thirty Two Lakhs Only)** together with all deposits and contribution made by the Transferor either through the said Promoters or the said society with various local authorities for the beneficial enjoyment and occupation of the said Flat.



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**A N D**

The Transferee have agreed to purchase the said shares and rights, interest, title of the said Flat with all deposits and contributions made by the Transferor and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in her name with permanent rights, interest, title of use and occupation of the said Flat.

**◆ NOW THIS AGREEMENT WITNESSETH AS UNDER ◆**

- 1) The Transferor shall sell, assign and transfer to the Transferee all the said shares and rights, interest, title of the said Flat on as is and where is basis with all deposits and benefits thereof at and for the total consideration of **₹.32,00,000/- (Rupees Thirty Two Lakhs Only)** and the Transferee shall pay to the Transferor entire amount of agreed consideration of **₹.32,00,000/- (Rupees Thirty Two Lakhs Only)** in following manners :

₹. 700000/- The Transferee paid to the Transferor on \_\_\_\_\_ hereof as a part payment of agreed consideration.

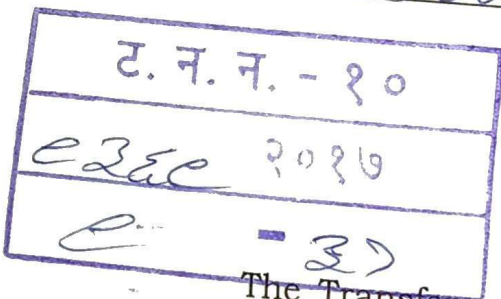
₹. \_\_\_\_\_/- The Transferee paid to the Transferor on \_\_\_\_\_ hereof as a part payment of agreed consideration.

₹. 2500000/- The Transferee will pay to the Transferor on/or before \_\_\_\_\_ from execution hereof as a full & final payment having Housing Loan of agreed consideration.

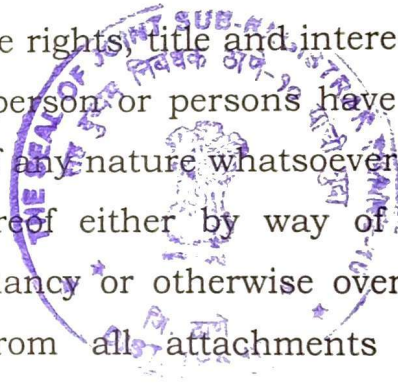
The Transferor do hereby admit and acknowledge to have received the said sum of ₹. 700000/- (Rupees Seven Lakhs Only) being part payment and the Transferor shall acquit release and discharge every part thereof to the Transferee forever only after receipt of balance payment as mentioned herein above.

*Singh*

*Singh*



- 2) The Transferor declares that all amounts in relation to the said shares and the said Flat are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said Builders or 1<sup>st</sup> Purchasers or the said society. The Transferor also agrees to pay all dues if any to the said society or any other authorities for the period till giving possession of the said flat is handedover to the Transferee and thereafter Transferor will not be liable for the same.
- 3) The Transferor declares and hereby agrees and undertakes that immediately on execution hereof they will obtain necessary permission from the said society as required under rules 38(a) of M.C.S. Act. 1960 to transfer all there rights, title and interest including shares and deposits in favour of the Transferee and also agrees to co-operate and assist with the Transferee for further assuring in law and for better perfectly transferring the said Flat with all benefits thereof unto the Transferee at the costs of the Transferee.
- 4) The Transferor declares that he/she/they have in himself/herself/themselves full right and absolute power and authority to sell, assign and transfer to the Transferee all there rights, title and interest in respect of the said Flat and that no other person or persons have any right, title and interest or claim or demand of any nature whatsoever into over upon the said Flat or any part thereof either by way of sale exchange, mortgage, gifts, trust, lien or tenancy or otherwise over the said Flat and the said Flat is free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertake to indemnity and keep indemnified to the Transferee against all such acts, actions, claims, demands, proceedings, cost and expenses arising from any third person or persons relating to the said Flat.
- 5) The Transferor declares that there are no suits, litigations, civil or criminal or any other proceeding pending against the Transferor personally affecting the said flat.
- 6) The Transferor declares that he/she/they are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate duty Act or under Maharashtra land Revenue Code, ULC Act or any other stature from disposing of the said flat or any part thereof in the manner stated in this



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23.7.2016  
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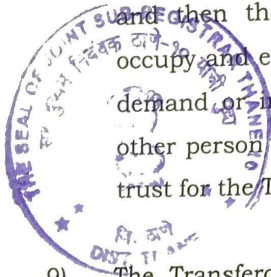
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agreement. The Transferor have not done any act, deed, matter or thing whereby he/she/they are prevented from entering into this Agreement on the terms and conditions stated herein in favour of the Transferee.

7) The Transferor hereby agrees and undertakes that immediately on receipt of the full amount of agreed consideration as mentioned clause (1) herein they will handover peaceful vacant possession of the said Flat to the Transferee alongwith all relevant documents including bills, receipts, vouchers, correspondence etc. standing in there name and also agrees to handover the original Agreement for Sale.

8) The Transferor declares that on and after execution hereof and/or on giving possession of the said Flat the Transferee shall be exclusive owner of the right, title and interest which the Transferor has in the said Flat and when the Transferee shall quietly and peacefully hold possess, occupy and enjoy the said Flat without any let or hindrance or denial or demand or interruption or eviction or claim by the Transferor or any other person or persons lawfully or equitably claiming through under in trust for the Transferor.



9) The Transferor hereby agrees and undertakes to execute all further agreements, conveyance and affidavits, undertaking and forms etc. in favour of the Transferee whenever required by the Transferee and/or the said society for effectively transferring the said Flat with all benefits thereof unto the Transferee at the costs of the Transferee.

10) This agreement has been concluded between the parties hereto on the basis of representations of the Transferor that for their purchase of the said Flat and there membership with the said society are valid and subsisting and no notice of requisition or acquisition of the Flat or termination of membership has been received by them. The Transferee declares that he/she/they have inspected all documents in respect of the said Flat and fully satisfied thereof.

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11) All expenses incidental to this agreement including stamp duty, registration charges if any payable on this agreement shall be borne and paid by the Transferee and who shall also be liable to pay all outgoing in respect of the said Flat as and when due for payment from the date of

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*Bingh*

possession parties.

◆ THE

Flat No. 705, equivalent to as Gaurav City Prime, Beverly parcel or land Registration District Bhayander Mu District Thane 436 New Surve

**IN WITNESS**

subscribe their written.

SIGNED SEAL The withinnam

**SNEHA CHAN**

in the presence \*\*\*\*\*

SIGNED SEAL The withinnam

**DOLLY MAHE**

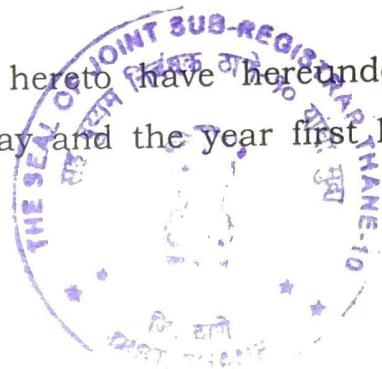
in the presence \*\*\*\*\*

possession. Society Transfer fees 50% - 50% shall be paid by both parties.

◆ THE SCHEDULE OF THE PREMISES REFERRED TO ◆

Flat No. 705, Bldg. No. 5, Type E, admeasuring 315 sq. ft. Carpet Area equivalent to (35.13 sq. mtrs. Built-up Area) on 7<sup>th</sup> Floor, Building known as Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd., Situated at Near Cine Prime, Beverly Park, Mira Road (E), Thane - 401 107 on all that piece or parcel or land or ground lying being and situated at District Thane in the Registration District and sub-district of Thane within the limits of Mira - Bhayander Municipal Council and situated at **Village Navghar**, Taluka & District Thane and bearing **Survey No. 435 New Survey No. 109, Survey No. 436 New Survey No. 107 Hissa No. 2,**

IN WITNESS WHEREOF THE PARTIES hereto have hereunder set and subscribe there respective hands on the day and the year first hereinabove written.



SIGNED SEALED & DELIVERED by  
The withinnamed "TRANSFEROR"

**SNEHA CHANDRASHEKHAR SURVE**

in the presence of *Aheena*  
\*\*\*\*\*

SIGNED SEALED & DELIVERED by  
The withinnamed "TRANSFeree"

**DOLLY MAHENDRA SINGH**

in the presence of *[Signature]*  
\*\*\*\*\*

*[Signature]*



*[Signature]*



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<i>[Signature]</i> २०१७
१२ - ३१

**: RECEIPT :**

RECEIVED hereof from the withinamed "TRANSFEREE" a sum of  
₹. 700000/- (Rupees Seven Lakh Only) Only  
being part payment of agreed consideration for Flat No. 705, 7<sup>th</sup> Floor, Bldg.  
No. 5, Type E, Gaurav City E5 & E6 Co-op. Hsg. Soc. Ltd., Near Cine  
Prime, Beverly Park, Mira Road (E), Thane - 401 107 as mentioned herein  
and paid to me in following manner:

Sr. No.	Dated	DD/PO/NEFT/RTGS Cheque No.	Drawn On	Amount
1.	17/10/17	BKIDN17290215000	Bank of India	Rs. 110000/-
2.	31/10/17	188685	Bank of India	Rs. 439000/-
3.	20/11/17	188687	Bank of India	Rs. 250000/-
4.				
5.				

I SAY RECEIVED ₹. 700000/-.



*Sneha*

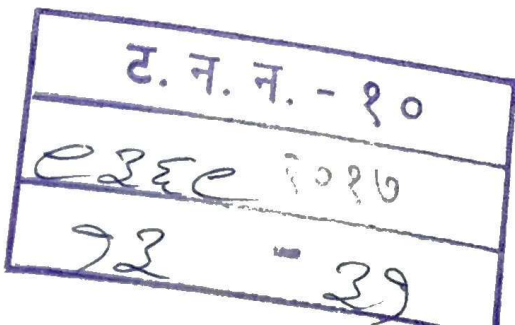
**SNEHA CHANDRASHEKHAR SURVE**  
Transferor

WITNESSES :

1) *Aruna*

2) *Aruna*

(Cheque subject to Realisation)



# मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम), ता. जि. ठाणे. ४०१ १११

मनपा/नर/१४६/२००५-०६

दिनांक ११/०६/२००५

- वाचले :-
- १) मे. अविनाश म्हात्रे अँड असो. यांचा दि.१२/०५/२००५ चा अर्ज
  - २) अपर जिल्हाधिकारी व सक्षम प्राधिकरण ठाणे नागरी संकुलन ठाणे यांचेकडील शुध्दीपत्रक आदेश क्र. यु.एल.सी./टीए/डब्ल्यु.एस.एच.एस २०/एसआर-६७९, दि.०३/११/२००४ ची मंजूरी
  - ३) मा. जिल्हाधिकारी, ठाणे यांचे कडील अकृषिक परवानगी आदेश क्र. एनएपी/एसआर-३०६/९४, दि.१५/०४/९४ अन्वये अकृषिक मंजूरी
  - ४) मिरा-भाईंदर महानगरपालिका निमा/मनपा/नर/२२२८/१८३६/२००३-०४ दि.०९/०६/२००३ अन्वये सुधारित बांधकाम प्रारंभपत्र.
  - ५) मे. अविनाश म्हात्रे अँड असो. यांचा दि.२९/०९/२००४ अन्वये इमारत पूर्णत्वाचा दाखला
  - ६) मे. प्रविण गाला कन्सलटिंग इंजिनिअर्स यांचा दि.२४/०६/२००५ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला
  - ७) मे. रुची सेनीटेशन यांचा दि.२४/०६/२००५ अन्वये इमारतीच्या प्लंबिंग बाबतचा दाखला

## // भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा, स.क्र. (नविन) १०९, १०७/२. (जुना) ४३५. ४३६/२ येथील प्रस्तावीत "गौरव सिटी" या घरकुल प्रकल्पातील "इमारत क्र. १ प्रकार "एच", (तळ + ७), इमारत क्र. २ प्रकार "एच-१", (तळ + ७), इमारत क्र. ३, प्रकार "एच" (तळ + ७), इमारत क्र. ४ प्रकार "एच-२" (तळ + ७), इमारत क्र. ५,६,७,८,१० प्रकार "आय" (तळ + ७), या स्वरूपाचे बांधकाम पत्र क्र. निमा/मनपा/नर/२२२८/२००३-०४, दि.०९/०६/२००३ अन्वये मंजूर करण्यात आलेल्या नकाशा प्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे.अविनाश म्हात्रे अँड असो. यांनी सादर केला आहे. तसेच उक्त इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला मे. प्रविण गाला कन्सलटिंग इंजिनिअर्स व मे. रुची सेनीटेशन यांनी इमारतीच्या प्लंबिंग बाबतचा दाखला सादर केला आहे. यास्तव संदर्भीय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार "इमारत क्र. १ प्रकार "एच", (तळ + ७), इमारत क्र. २ प्रकार "एच-१", (तळ + ७), इमारत क्र. ३, प्रकार "एच" (तळ + ७), इमारत क्र. ४ प्रकार "एच-२" (तळ + ७), इमारत क्र. ५,६,७,८,१० प्रकार "आय" (तळ + ७), चा वापर करणेस व सदर इमारतीस आवश्यक तेंढडा विद्युत पुरवठा होणेस महानगरपालिकाची हरकत नाही. शहरातील पंणी टंचाई लक्षात घेता आपणास नळ कनेक्शन पिब्लेलच याची हमी महानगरपालिका देत नाही. सदरचा वापर परवाना हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादेत आहे.

आयुक्त

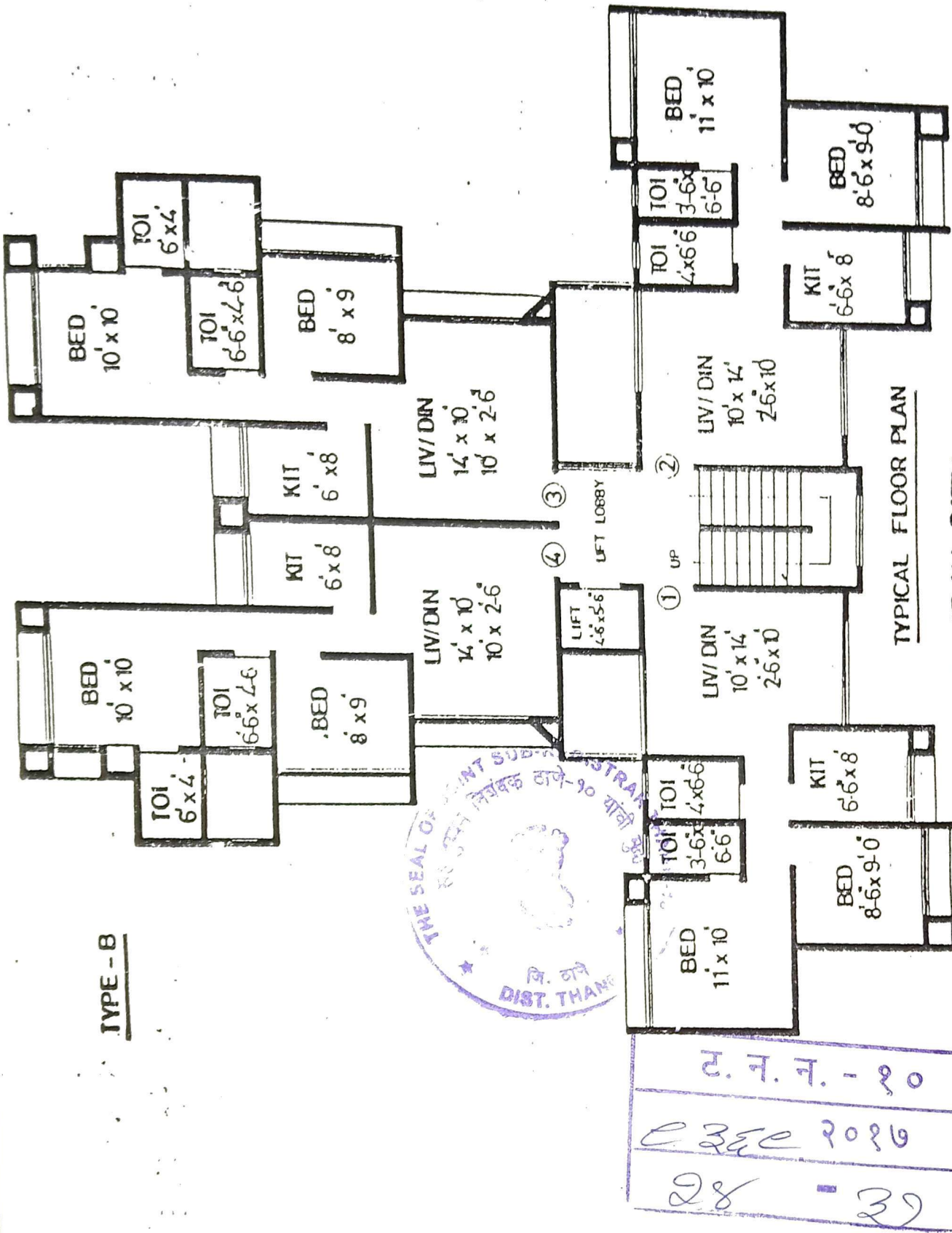
मिरा भाईंदर महानगरपालिका

- प्रत - १) विकासक  
२) कर विभाग



ट. न. न. - १०
१० - ३१

**TYPE - B**



TYPICAL FLOOR PLAN

**GAURAV CITY (MIRA ROAD)**

AREA = 650-SQFT

S. NO. 435 & 436



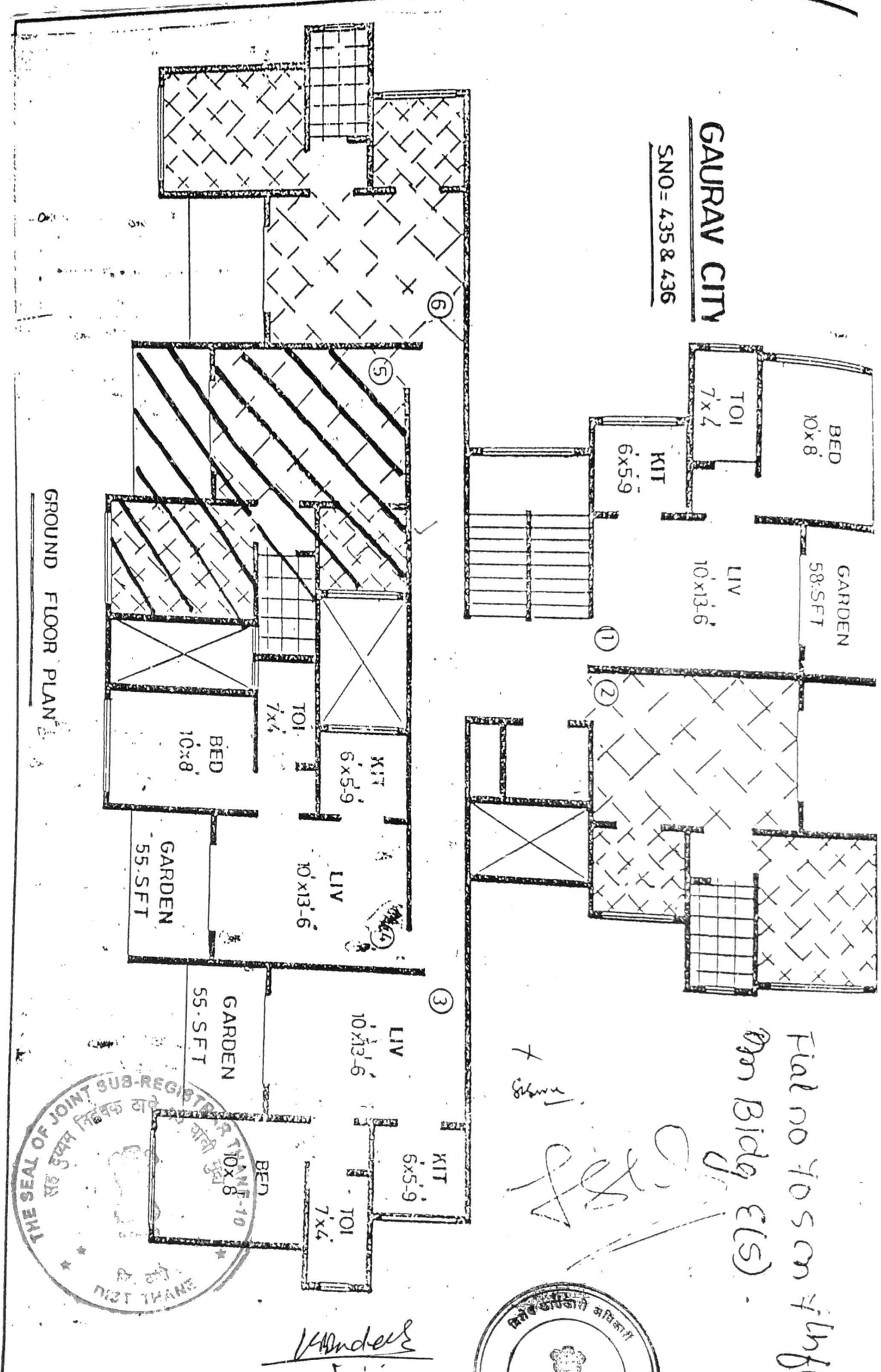
ट. न. न. - १०  
 २३६६ २०१७  
 २४ - ३१

*Kishor B. Badekar*  
**KISHOR B. BADEKAR**  
 S. E. O. No. 2231  
 6/1st, Narvej Nigar No. 4,  
 3rd Military Acheri (East),  
 MUMBAI-400 069.



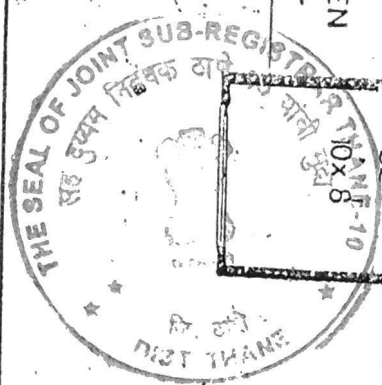
**GAURAV CITY**

SNO = 435 & 436



GROUND FLOOR PLAN

Handwritten notes: "Final no 105 cm in floor", "on Bldg (E)", and a signature.



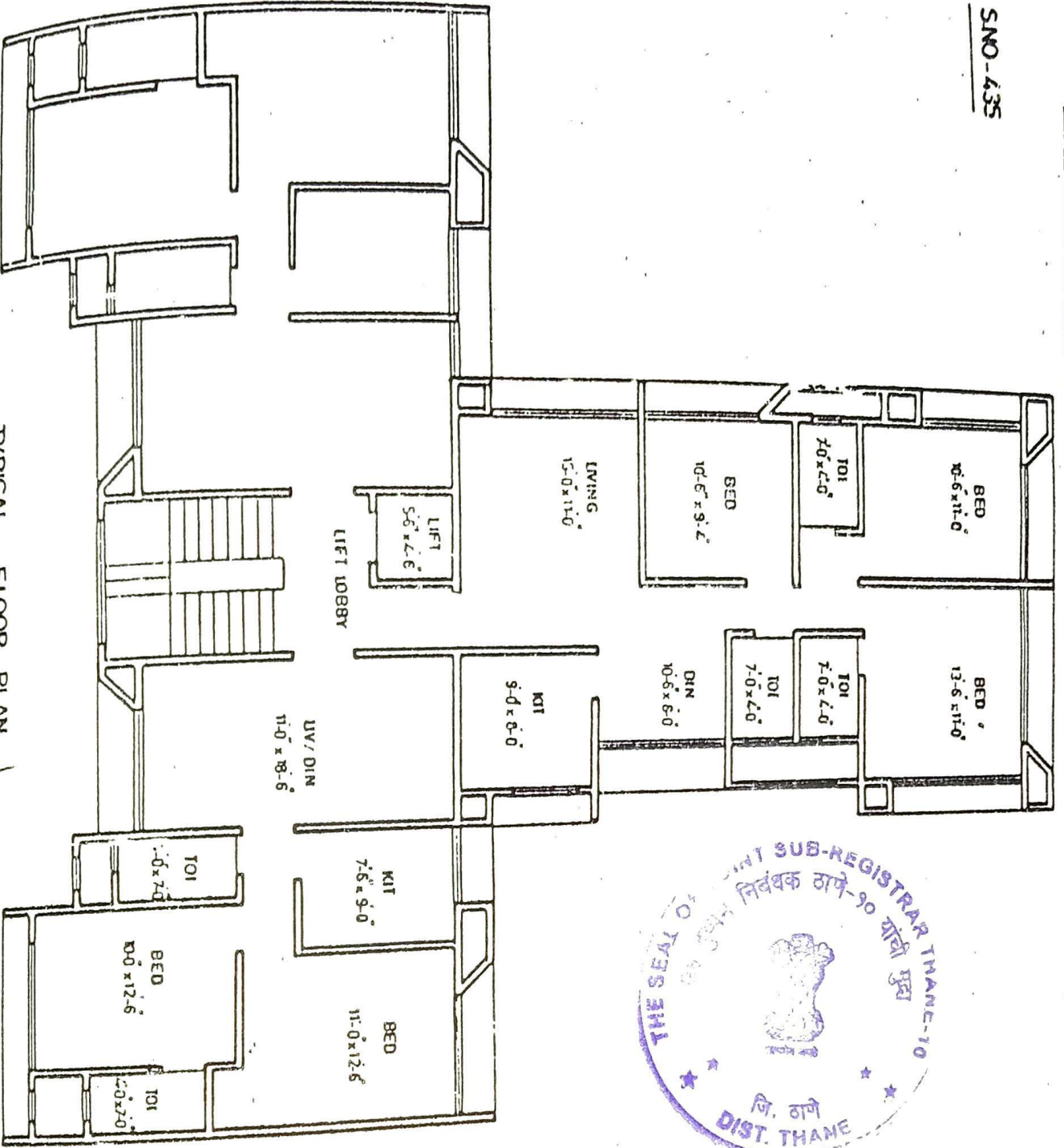
*Kishor B. Badekar*  
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S. E. O. No. 2231  
Newamand Nagar No. 4,  
S. N. Marg, Andheri (East),  
MUMBAI-400 069.

ट. न. न. - १० 6/131  
२०१९

YAWJTA

SNO-435

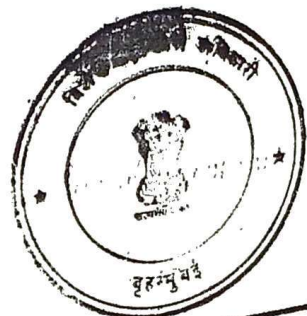


TYPICAL FLOOR PLAN

SCALE 1" TO 8'0"



ट. न. न. - १०  
 २०१७  
 २५ - ३१



KISHOR B. BADEKAR  
 S. F. O. No. 2231