



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१९

A-1) महानगर पालिका - 619

- १. दस्ताचा प्रकार - कालोनामा - अनुच्छेद क्रमांक - २५५०
- २. सादरकर्त्याचे नाव :- सिमिंद प्रॉपर्टी डेव्हलपर्स
- ३. तालुका - 619
- ४. गावाचे नाव - कळवा
- ५. नगरभूमापन क्रमांक / गावें क्र. / अंतिम भूखंड क्रमांक - ४९६/३५
- ६. मूल्य दरविभाग (झोन) :- १४१५३ - उपविभाग :- १०००८
- ७. मिळकतीचा प्रकार :- खुली जमीन निवासो कार्यालय दुकान औद्योगिक प्रति चौ.मी. दर - ३२५००/-
- ८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ - ६०.४० वर्गफूट / विल्ट अप यो. फीट / फूट
- ९. कारपार्किंग :- - गाव्या - पोस्टाच्या :-
- १०. मजला क्रमांक - पहिल्या उदवाहन युक्तिया - आहे / नाही
- ११. बांधकाम वर्ष - धरारा -
- १२. बांधकामाचा प्रकार - आवासीय / इतर पर्यटन / धर्म गवळे / दारजे
- १३. गजारमुल्यदर तक्रारदारीत मार्गदर्शक मुदत क्र - ज्यामध्ये दिले
- १४. लिट्ट अँड कारपारसचा दस्त निवारी / अनिश्चिती
 - १ - प्रतिमाह भाडे तक्रार -
 - २ - अनामत तक्रार / आगावू भाडे -
 - ३ - जालावणी -
- १५. निर्धारित केलेले राजामूल्य - 19,33,000/-
- १६. दस्तामध्ये दर्शविलेली मोबदला - 21,00,000/-
- १७. दग मुद्रांक शुल्क - ४७,६००/- भरलेले मुद्रांक शुल्क :- ४७,६००/-
- १८. देय नोंदणी फी - २१,०००/-

ट न न - ५	
दस्त / वाढ	क्रमांक / ४६४६ / २०१९
१ / २२	

लिपिक



सह दुय्यम निबंधक

श्री. विजय भास्करि साळवंत
श्री. सुनील भास्करि
४०३, न्याय भवन चौक,
म्युनिसिपल शाळा रोड, कुर्णाली, मुंबई - ४०० ६००

उमट मुद्रांक फ्रँकिंग आल्ट्रा कायलेट टीम
खाली तपासले व एस.एम.एस. / संबंधित
प्राधिकृत अधिकाऱ्याशी दुरुधनी करून
संपर्क साधून मेळू बरोबर आढळून आला

S. Duty :
Rs. 87,600/-

सह/दुय्यम चिबधक, ठाणे क्र.५
जिल्हा-ठाणे

**AGREEMENT FOR SALE
OF FLAT ON OWNERSHIP BASIS**

THIS AGREEMENT FOR SALE is made and entered into at Thane on this 13th day of May, 2011 **BETWEEN MRS. DEEPALE SURAJ DAPLE**, age 29 years, ~~for herself and Power of Attorney Holder of~~ **MR. SURAJ SURESH DAPLE**, both Indian Inhabitants, having address at Flat No. 102, 1st Floor, Sunayana Co-op. Hsg. Soc. Ltd., Old Thane Belapur Road, Near Shankar Mandir, Kalwa (W), Thane - 400605, hereinafter referred to as **"THE TRANSFERORS"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, executors, administrators in interest till the last survivor and permitted assigns) of the **ONE PART, AND MR. MILIND PRAVIN VENGURLEKAR**, age 26 years, having Pan No. AFFPV6301R and **MRS. PALLAVI MILIND VENGURLEKAR**, before marriage Name **(PALLAVI DHANANJAY KHANVILKAR)** age 26 years, having Pan No. AWRPK8860D both Indian Inhabitants, having address at 3/37, Raghu Vijay Co-op. Hsg. Soc. Ltd., Opp. Sumitra Tower, Near Shankar Mandir, Kalwa - 400605, hereinafter referred to as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, executors, administrators in interest till the last survivor and permitted assigns) of the

SECOND PART.



ट न न - ५
दरत ५६०६/२०१३
क्रमांक २ / २२

INDIA
STAMP DUTY
MAHARASHTRA

भारत 17795
105206
R.0087600/P85151
MAY 12 2011

For Thane Sub-Registrar Office, Thane-5

D-51STP(V)/C.R.1005/1/04/1905-0
7/04

Thane Bharati Sahakari Bank Ltd
Main Branch Naupada, Thane

Rs Eighty seven Thousand Six Hundred only
Special Adhesive
MAY 12 2011

D.S. Daple
Suraj Daple
Pravin Vengurlekar

D.S. Daple

Suraj Daple

Pravin Vengurlekar

K.M. Patil



649825
गतिरत्नी खा / Party Copy

ठाणे भारत सहकारी बँक लि.
शेजारें बँक



Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Br. दिनांक / Date 12/5/2011

मुद्रांक शुल्क / Stamp Duty ₹./RS. 87,600/-

सेवा आकारणी शुल्क / Service Charges ₹./RS. 10/-

No. of Documents _____

दस्ता / Total ₹./RS. 87,610/-

अर्थी रूपये / Amount in words: अठ्ठासहस्र शतकं पञ्चसहस्रं
six thousand five hundred
only.

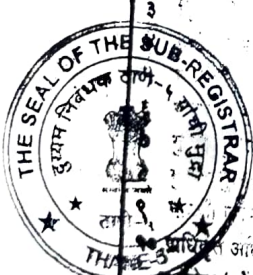
मुद्रांक शुल्क भरण्याचे नाव Milind Pravin
Name of stamp duty paying party Milind Pravin
वर्ती / Address 237, Raghunathji wadi chowk
HSG Soc Ltd off Saurashtra Road
Neema Chowk off Raghunathji wadi chowk
संस्थानाचे नाव / Name of counter THANE BHARAT SAHAKARI BANK LTD.
Deponi suradi

उपरोक्त घटनेचा बिल / Purpose of transaction Agreement for Tax
मुद्रांक शुल्क देण्यासाठी काढला आहे त्या व्यक्तीचे नाव / Issued by Deponi suradi
Thane Branch Thane



अधिकृत/ Cashier
अधिकृत/ सही
Authorised signatory
मुद्रांक केल्याने दस्तऐवज योग्यतेने येताना ही घातकी आणणी आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps

कायदा ब्यवहारील
17796
Agreement for Tax
flat
Seller: Deponi Suradi
Purchaser: Milind P. Vengurdekar
Deponi suradi
RS 87600/-
Thane-5
Deponi suradi
Authorized Signatory
For Thane Bharat Sahakari Bank Ltd



ट न न - ५
दस्त क्रमांक ४६४६ / २०११
3 / 22

S. Clark

Deponi

M. Vengurdekar

(The terms/expressions "TRANSFERORS" & "TRANSFEREES" shall unless repugnant to the context or meaning thereof shall deem and mean to include their respective heirs, executors, administrators and assigns etc).

WHEREAS the Transferors are absolutely seized and possessed of or otherwise well and sufficiently entitled Flat No. 102 (originally numbered as Flat no. 202) on the First floor, in the building of the society known as Sunayana Co-operative Housing Society Ltd; (formerly known as Pravin Apartment) being lying and situate at Mouje Kalwa, Dist. Thane, the aforesaid flat is hereinafter referred to as "said premises" and the aforesaid society is hereinafter referred to as "said society".

AND WHEREAS the Transferors had purchased the said premises from Mr. Arun Dhananjay Baikerikar vide Agreement for Sale dtd. 26-11-2008, registered with the Sub-Registrar of Assurances, Thane at Thane 5 at Sr. no. TNN 5 - 09170/2008. The said Mr. Arun Dhananjay Baikerikar had purchased the said premises from Mr. M. S. Choudhary Enterprises - Promoter vide Agreement for Sale dtd. 24-7-1996, registered with the Sub-Registrar of Assurances, Thane at Thane 1 at Sr. no. TNN 4951/1996



AND WHEREAS the Transferors are the members of the said society and are holding five fully paid up shares of Rs. Fifty each under Share Certificate bearing No. 7 consisting of five distinctive shares from Nos. 31 to 35 issued by the said society under its common seal on 30-11-2000.

दस्त	४६४६	/२०११
क्रमांक		
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AND WHEREAS the Transferors are desirous to sell the said premises to the Transferees along with all its shares, rights, title and interest together in the said premises and the Transferees are also ready and agreeable to purchase

D.S. Choudhary

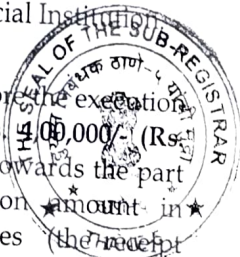
B. S. Choudhary
3

M. S. Choudhary
Pawit

the said premises from the Transferors at or for an agreed full and final consideration of Rs. 21,00,000/- (Rs. Twenty One Lakhs Only) to be paid by the Transferees to the Transferors.

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:

1. The Transferors shall sell and the Transferees shall purchase the said premises together with all its shares, rights, title and interest together with the interest of the Transferors in the capital of the said society and also together with all the deposits standing in the name of the Transferors with the said society and/or with the MSEDCL and/or any other authority free from encumbrances of any nature whatsoever in the said premises more particularly described in the schedule hereunder written at or for and agreed full and final consideration of Rs. 21,00,000/- (Rs. Twenty One Lakhs Only) to be paid by the Transferees to the Transferors on obtaining loan from any Bank / Financial Institution.
2. The Transferees has already on or before the execution of these presents paid a sum of Rs. 4,00,000/- (Rs. Four Lakhs Only) to the Transferors towards the part payment out of agreed consideration amount in respect of the sale of the said premises (the receipt whereof the Transferors doth hereby admit and acknowledge at the foot of this deed herein).
3. The Transferees have agreed to pay the balance agreed sum of Rs. 17,00,000/- (Rs. Seventeen Lakhs Only) to the Transferors on obtaining loan from any Bank / Financial Institution and subject to delivery of vacant and physical possession of the said premises by the Transferors to the Transferees.



लखन न - ५
दस्तावेज क्रमांक ४४६ / २०११
५ / २२

D.S. Chaudhary

[Signature]

M. Prasad

4. It is agreed by the Transferors that the Transferors shall hand over the vacant and peaceful possession of the said premises to the Transferees on obtaining loan from any Bank / Financial Institution and subject to receipt of full consideration from the Transferees .
5. The Transferees agree to abide by the bye-laws and rules and regulations of the said society, on being admitted as the member of the said society.
6. It is hereby declared by the Transferors that the said premises is having free, clear and marketable title and that the Transferors have not created any charge or have not contracted to sell or mortgaged the said premises to any institution or authority or any person or persons and that the said premises are free from all encumbrances and that there are no litigation or attachment on the said premises and that there are no bar from any court or authority on the Transferors to transfer/sell the said premises to the Transferees in the manner herein.
7. It is agreed by the Transferors that on receipt of full agreed consideration from the Transferees the Transferors shall execute the final Deeds and documents and other documents of assurances in favour of the Transferees for assuring the title of the said premises unto the Transferees .
8. It is declared and agreed by the Transferors that on receipt of full agreed consideration by the Transferees from the Transferees , the Transferees shall be deemed to have acquired absolute rights, title and interest in the said premises, and the Transferors shall be deemed to have conveyed absolute rights, title and interest in the



हस्ताक्षर - ५
दिनांक २६/०९/२०१९
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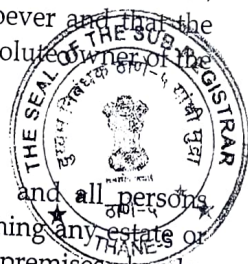
M. Prayankar
Ravish

said premises to the Transferees though inspite of any non-completion of any other formalities of assurances.

9. The Transferors hereby declares that notwithstanding any act, deed, matter or thing whatsoever by the Transferors or any person or persons lawfully or equitably claiming and from, under or in trust for the Transferors made, done, omitted or executed knowingly or willingly suffered to the contrary, the Transferors now have good right and absolute power to grant, release, convey and assure the said premises unto and to the use of the Transferees in the manner aforesaid.

10. The Transferors doth hereby covenant that the Transferors have not let, sub-let, given on lease or license and/or entered into any agreement for sale, lease, license with any other person or persons and that the premises and the said shares hereby sold, transferred and/or assigned in favour of the Transferees are free from all claim, demand, encumbrances of any nature whatsoever and that the Transferees shall be the sole and absolute owner of the said shares and the said premises.

11. It is agreed that the Transferors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises hereby granted or any part thereof from, under or in trust for the Transferors shall and will from time to time and all times hereafter and after the receipt of the full and final consideration at the request and cost of the Transferees do and execute and/or cause to be done and executed all such further and other acts, things etc., and assurances in law whatsoever for better and more perfectly assuring the said premises hereby



दस्तावेज नं - ५
दिनांक ०६/०६/२०११
६/२२

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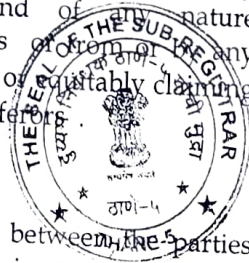
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Roush

granted and every part thereof unto the use of the Transferees in the manner aforesaid as the Transferees shall be reasonably required.

12. The Transferors shall at all times hereafter keep the Transferees sufficiently saved, defended, harmless and indemnified of, from and against all estates, charges, claims, demands, proceedings and encumbrances whatsoever that may be suffered by the Transferees for the acts before the execution of these presents, from any third party, person or persons lawfully or equitably claiming or from any heir or heirs of the Transferors or claiming in the trust of the Transferors herein.

13. The Transferees shall on delivery of vacant and physical possession of the said premises after payment of full consideration to the Transferors shall at all times peaceably and quietly enjoy the said premises and receive the rents, issues and profits thereof for the Transferees own use and benefit without any interruption, claim or demand of any nature whatsoever from the Transferors or from any other person or persons lawfully or equitably claiming by, from, under or trust for Transferors.

14. It has also been agreed by and between the parties hereto that the transfer fee, premium etc. payable to the said society for the transfer of the said premises in the name of the Transferees shall be borne by both the parties in equal proportion.



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दस्त क्रमांक	४६४६ /२०११
८/२२	

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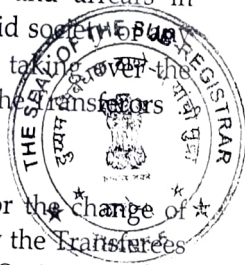
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15. It is agreed by the Transferees that the Transferees shall alone bear and pay the stamp-duty and registration charges including all other incidental expenses in respect of this Agreement.

16. The Transferors shall supply NOC and all the requisite papers, deeds and documents as may be necessary for making out clear marketable title and for completion of loan formalities for the loan to be availed by the Transferees from Banking / Financial institution.

17. It has been agreed by and between the parties hereto that the Transferors shall pay all the electricity bills, telephone bills, outstanding dues and arrears in respect of the said premises to the said society or any other concerned authority, upto the date of handing over the possession of the said premises to the Transferees and the Transferees shall bear and pay all such electricity bills, outgoing dues and arrears in respect of the said premises to the said society or any other concerned authority from the date of taking over the possession of the said premises from the transferors

18. The Transferors have no objection for the change of name in respect of the said premises by the Transferees into the name of the Transferees in Society records, M.S.E.D.C.L. records, Municipal records or any other relevant records after the receipt of full consideration



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands hereafter on this day and year first hereinabove written.

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ਦਸਤ ਕਰਮੀਕ 28/08/2019
E/22

D.S. Dhillon

[Signature]

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[Signature]
[Signature]

SIGNED SEALED & DELIVERED BY
the withinnamed 'TRANSFERORS'

D.S. Daple

1) MRS. DEEPA S. DAPLE

& 2) MR. SURAJ S. DAPLE
the party of the FIRST PART
in presence of

WITNESSES:

1. Tanaji K. Patil - *पति*

2. Snehal R. Jadhav *सुपुत्र*

SIGNED SEALED & DELIVERED BY
the withinnamed 'TRANSFEREES'

Mr. MILIND P. VENGURLEKAR

& Mrs. PALLAVI M. VENGURLEKAR
the party of the SECOND PART
in the presence of

WITNESSES:

1. Tanaji K. Patil - *पति*

2. Snehal R. Jadhav *सुपुत्र*



टनन - ५	
दस्त क्रमांक	४६४६ / २०११
१० / २२	

SCHEDULE

ALL THAT with the **Flat No. 102** (originally numbered as Flat no. 202) admeasuring **650 sq. ft Built up area** or thereabout, on the **First floor**, in the building of the society known as **Sunayana Co-operative Housing Society Ltd;** (formerly known as Pravin Apartment) being lying on the plot of land bearing S. no. 416, C. S. No. 416, H. No. 3 (pt) and situate at Mouje Kalwa, Tal & Dist. Thane, Registration District and Sub-District Thane, within the limits of Thane Municipal Corporation.

The aforesaid Society is a registered society registered under the provisions of Maharashtra Co-operative Societies Act 1960 bearing Registration No., **TNA/(TNA)/HSG/(T.C.)10571/1999**, dtd. 27-7-1999.

The construction of the building of the aforesaid society is of the year 1990 or thereabout and it is a ground plus 3 storey building having no lift facility.

D.S. d... 12

[Signature]



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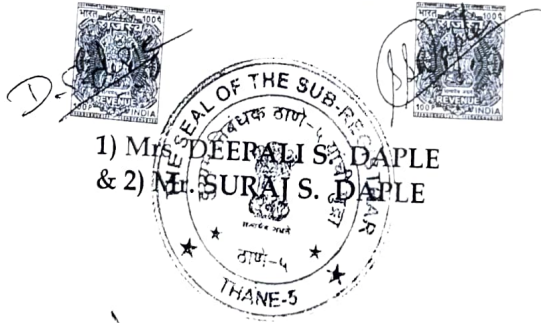
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दस्त	४६४६ / २०११
क्रमांक	११ / २२

RECEIPT

RECEIVED a sum of Rs. 4,00,000/- (Rs. Four Lakhs Only) from the withinnamed Transferees towards the part payment out of the agreed total consideration in respect of the said premises abovementioned which are paid as under:

Cheque No.	Date	Name of Bank	Amount	Date
1) 268566		Post office Saving Bank	1,50,000/=	18/04/201
2) 268569		Post office Saving Bank.	1,00,000/=	13/05/201
3) 268570		Post office Saving Bank.	1,50,000/=	25/05/201

WE SAY RECEIVED



WITNESSES:

1. Tamasi K. Patil. *Tamasi*

2. Smt. Badda *Badda*

ट न न - ५	
दस्त	४६४६ / २०११
१२ / २२	

गाव नमुना सात (अधिकार अधिलेख पत्रक)

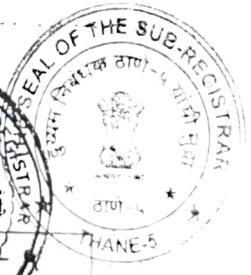
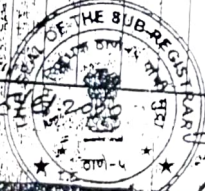
गाव हवेली
 तालुका हवेली

पुस्तक क्रमांक	पुस्तक क्रमांक/प्रतिबंध	पुस्तक पत्रकी	पौढावकाशपत्रे नं
८२६	३२६	११४	२९४२
मालीचे पदाधिकारी	२९४२ २९६६		
सातवडी पोप क्षेत्र	वेळा	भा	
	४२०	००	
	४२०	००	
पुस्तक			
० = ६५			९००

पुस्तक नं
 पुस्तक नं
 पुस्तक नं
 पुस्तक नं

गाव नमुना धारा (पिकाची रीट वटी)

पिकासाठी वेळापत्रक		पिकासाठी वेळापत्रक		पिकासाठी वेळापत्रक		पिकासाठी वेळापत्रक	
पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ	पिकासाठी वेळ
१.भा.	१.भा.	१.भा.	१.भा.	१.भा.	१.भा.	१.भा.	१.भा.



२०११/२०१२
 १२/१२
 ठाने-५
 २९/१२

ठाने-५
 १३/१२



सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी. / (टी. सी.) / १०५७१ / २२
या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

"सुनयना को. ऑपरेटिव्ह हौसिंग सोसायटी लि."

शिवदर्शन सोसायटीच्या मागे, जुना बेलापूर रोड, कळवा, ठाणे.
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /
(टीसी) / १०५७१ / २२-२००० / दिनांक २७ / ०७ / १९९२. ने
नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १० (१) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असे
उप - वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण
संस्था असे आहे.



कार्यालयीन मंहर :

स्थळ : ठाणे

दिनांक : २७ / ०७ / १९९२.

उपनिबंधक

सहकारी संस्था, ठाणे शहर, ठाणे.

दस्त क्रमांक ४६४६ / २०११

१४ / २२

FORM NO. 2

Thane Municipal Corporation
THANE
PLANNING AUTHORITY

Commencement Certificate No. V.P. 4305 Date 29/10/86

Permission is hereby granted, under Section 45 of the Maharashtra
Regional & Town Planning Act: 1966
(Maharashtra XXXVII of 1966) :-

To,

~~XXXXXX~~ M/s. Chavan & Associates (Arch.)
For
Shri. ~~XXXX~~ Sanjiv Yadav Masture (Owner)

to construct proposed building on plot bearing S.No. 416
H.No. 3 (pt), at Village Kalwa, Thane as per your plans
dt. 17/3/86.
and application

SUBJECT TO THE FOLLOWING CONDITIONS, VIZ

1. The land under road widening should be handed over to
Thane Municipal Corporation before applying for
occupation certificate.

2. This Certificate shall remain valid for a period of one year
Commencing on the date of its issue.

PLACE :

DATE :



~~Commissioner~~ / Commissioner
Thane Municipal Corporation,
Thane.



तनन - ५
क्रमांक ४६४६ / २०११
१५ / २२

B. P. Municipal Corporation Act 1949 Sect. 253, 254
Rule No. 6 of the chapter XII of the said Act.

Permit No. V.P. 4305

Dated 29/10/2019

Title No. _____

K x S No. 416, H.No. 3 (nc)

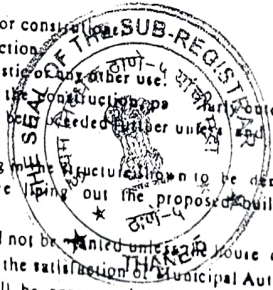
To ~~Shri. Sanjiv Mahav Patil~~
Shri. Sanjiv Mahav Patil (owner)

For Shri. Sanjiv Mahav Patil (owner)

With reference to your application dated 17/3/19, I have to inform you as follows:

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No Projection is allowed on the Municipal Land.
2. No work is allowed within R. L. of street.
3. Aquo or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be '50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with Flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed through a sewage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aquo privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise Permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed up to municipal drain.
18. N. A. permission form the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the construction work.
19. The owner and the Architect or Engineer is responsible for construction.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction work reaches the plinth level and the construction should not be exceeded further unless certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the building to be demolished should be furnished to the municipal authorities before starting out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office SEVEN days before starting the construction work.
27. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
28. The building material or earth removed from the tenants should not be dumped or stored on municipal road.



ट न न - ५	
दस्तावेज क्रमांक	४६४६ / २०१९
१६ / २२	

Date :

Seal :

Received Date of Application :

FOR THE MUNICIPAL COMMISSIONER
THANE MUNICIPAL CORPORATION
THANE.

No. ULC/GB/F-3/SR- 28
Office of the Competent Authority,
Thana Urban Agglomeration,
Mahatma Phule Sahakar Bhawan,
2nd floor, Kadva Lane, Thana.

Dated 18 - 9- 78

Read:- Notice received on 18-9-78 from Sau.Savitabai
Ramkrishna Patil., of Anjur Diwa, Tal. Bhiwandi,
Dist.Thana.

Please refer to your application under sub-section
(1) of section 26 of the Urban Land (Ceiling and
Regulation) Act., 1976 in respect of vacant land bearing
S.NO.416 H.No.3 part Area 500 Sq.Yds., equivalent to
418 Sq.Meters of village Kalwa, Tal. and Dist.Thana.

This office has no objection to transfer the
above property in favour Shri Sanjiv Yadav Kasture
of Thana.



(Signature)
(D.R.Sawant)

Competent Authority No.II
Thana Urban Agglomeration & 8 Kms
Peripheral Area of Gr.Bombay...

To
✓ Shri Sanjiv Yadav Kasture
of Thana.

Copy f.w.cs., to the Sub-Registrar, Thana for
favour of information.

(D.R.SAWANT)
Competent Authority No.II
Thana Urban Agglomeration
and 8 Kms Peripheral Area
of Gr. Bombay.



टनन-५
दस्त क्रमांक ४६४६ /२०११
१७/२२

Shivram Vaidya

A.A., LL.B.

Senior Advocate, High Court, Bombay.

Office Hours : Evening : 7 p. m. to 9 p. m.

**BHAGIRATHI
Vaidya Wad
Veer Bhayashar
Thane-400 001.**

Date: 20th June, 1987

C E R T I F I C A T E

I have perused the documents and investigated the title to the property which is more particularly described below and, I hereby certify that, in my opinion, the title of Shri Sanjiv Yadav Kasture, the Vendor and the original Owner to the said property, is clear, marketable and free from incumbrances, charges and/or claims.

Ref. Agreement dated 30-6-1987 between,

1) Shri Sanjiv Yadav Kasture .. Vendor

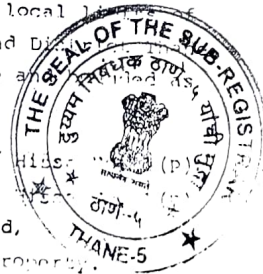
A N D

2) M/s. Chaudhary Enterprises .. Purchaser

DESCRIPTION OF THE PROPERTY

All that piece of Non-Agricultural land and property situate at Kalwa, Thane, bearing S. No. 416, Pinda No. 3 (Part), area admeasuring 500 sq. yards, which is equivalent to 418 sq. mtrs. or thereabouts, situate, lying and being at Kalwa, Thane, within the local limits of Thane Municipal Corporation, Taluka and District Thane and Sub Registration District of Thane as follows :-

On or towards North - S.No. 416, Pinda No. 3 (Part)
On or towards South - S.No. 416, Pinda No. 3 (Part)
On or towards East - Public Road,
On or towards West - Thane Municipal Corporation property.




Dated: 20th June, 1987.

Asnoidya 3076/87
टनन- 4
दस्त क्रमांक 788E / 2099
92 / 22


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PALLEVID KHAVILKAR
 DHANANJAY DINKAR KHAVILKAR
 19/11/1984
 Permanent Account Number
AWRPK8860D

Signature  05112007


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MILIND P VENGURLEKAR
 PRAVIN SHIVRAM VENGURLEKAR
 30/04/1985
 Permanent Account Number
AFFRV6301R

Signature  25012007

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SURAJS DARLE
 SURESH GOPAL DARLE
 10/07/1972
 Permanent Account Number
AJAPD7435N

Signature  25012007

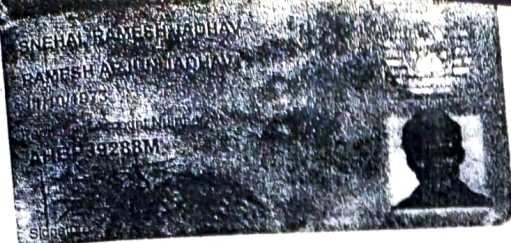


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DEEPAJI SURAJ DAPLE
 SURESH GANPAT CHAVAN
 30/08/1983
 Permanent Account Number
APBPD0398A

Signature  25012007

ट न न - ५
 दस्त **४०४६** / २०११
 क्रमांक **१९ / २२**





आयकर विभाग
INCOME TAX DEPARTMENT

सरकार, भारत
GOVT. OF INDIA

TANAJI GANPAT PATIL
GANPAT BAHU PATIL

01/06/1973
Permanent Account Number
AMGPP2017E


Signature



ट न न - ५
दस्स क्रमांक ४६४६ /२०११
२० / २२

दस्त क्रमांक : 4646/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मिलिंद प्रविण वेगुलेकर - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: रघुविजय सोसायटी कळवा ठाणे
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
फोन नम्बर: AFFPV6301R

लिहून घेणार

वय 26

सही

M. K. Kulkarni



2 नाव: पल्लवी मिलिंद वेगुलेकर - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: व प्र
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
फोन नम्बर: AWRPK8860D

लिहून घेणार

वय 26

सही

P. K. Kulkarni



3 नाव: दिपाली सुरज डापले - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: सुनयना सोसायटी कळवा ठाणे
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
फोन नम्बर: APBPD0398A

लिहून देणार

वय 29

सही

D. S. Daple



4 नाव: सुरज सुरेश डापले - -
पत्ता: घर/फ्लॅट नं.: -
गल्ली/रस्ता: -
ईमारतीचे नाव: व प्र
ईमारत नं.: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
फोन नम्बर: AJAPD7135N

लिहून देणार

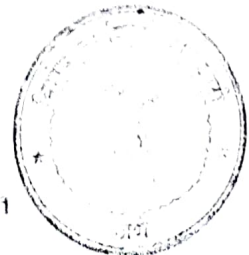
वय 39

सही

S. R. Daple



सह दुय्यम निबंधक ठाणे क्र. ५



K. M. Raut
ठाणे रोड

दस्त क्र. [टनन5-4646-2011] चा गोषवारा
बाजार मुल्य : 1933000 मोबदला 2100000 भरलेले मुद्रांक शुल्क : 87600

पावती क्र.: 4707 दिनांक: 13/05/2011
पावतीचे वर्णन
नांव: मिलिंद प्रविण वेंगुर्कर - -

दस्त हजार केल्याचा दिनांक : 13/05/2011 04:37 PM

निष्पादनाचा दिनांक : 13/05/2011

दस्त हजार करणा-याची सही : *Mharyulker*

21000 : नोंदणी फी
440 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

21440: एकूण

दु. निबंधकाची सही, सह दु. नि. ठाणे 5

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/05/2011 04:37 PM

शिक्का क्र. 2 ची वेळ : (फ्री) 13/05/2011 04:44 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 13/05/2011 04:44 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 13/05/2011 04:44 PM

दस्त नोंद केल्याचा दिनांक : 13/05/2011 04:44 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) तानाजी पाटील - , घर/फ्लॅट नं. - *पॉलि*

गल्ली/रस्ताः -

ईमारतीचे नावः कळवा ठाणे

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः -

तालुकाः -

पिनः -

2) स्नेहल जाधव - , घर/फ्लॅट नं. - *स्टा*

गल्ली/रस्ताः -

ईमारतीचे नावः व प्र

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः -

तालुकाः -

पिनः -

दु. निबंधकाची सही
सह दु. नि. ठाणे 5

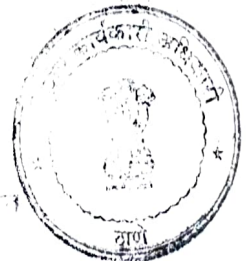
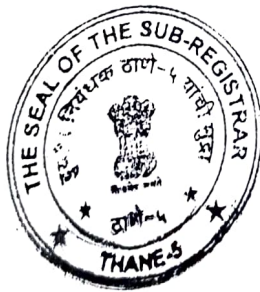
बनायत करचेत येते की या दस्तावेज
एकूण २२ पाने आहे.

दुय्यम निबंधक ठाणे क्र. ९

पुस्तक क्रमांक १६४
२६४६ क्रमांकावर नोंदला

दुय्यम निबंधक ठाणे क्र. ९

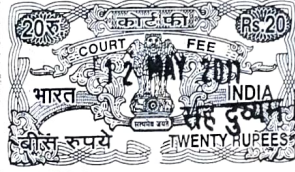
तारीख १३ माहे ५ सन २०११



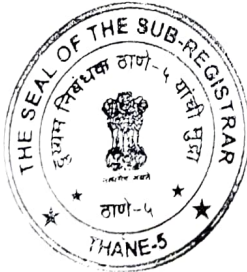
K. M. Raut

गावाचे नाव : कळवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 2,100,000.00
बा.भा. रू. 1,933,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 416/3पार्ट/-/- वर्णन: झोन 14/53, सर्वे नंबर 416/3पार्ट - सदनिका नंबर 102 (जुना नंबर 202), 1ला मजला, सुनयना को ऑप हौ सो लि., कळवा ठाणे
- (3) क्षेत्रफळ (1) 60.40 चौ मी बांधीव
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) दिवाली सुरज डापले - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सुनयना सोसायटी कळवा ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: APBPD0398A.
(2) सुरज सुरेश डापले - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AJAPD7135N.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मिलिंद प्रविण वेंगुलेकर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: रघुविजय सोसायटी कळवा ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AFFFV6301R.
(2) पल्लवी मिलिंद वेंगुलेकर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AWRPK8860D.
- (7) दिनांक करून दिल्याचा 13/05/2011
- (8) नोंदणीचा 13/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4646 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 87600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 21000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. 5



श्री. विनायक राव
विनायक राव
रा. क. राव
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