



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 4745/2024

नोंदणी :

Regn:63m

गावाचे नाव : शिरगाव

02425	0	जाचा प्रकार	करारनामा
06D	0	शुल्का	2800000
02425	0	गारभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देतो की पट्टेदार करावे)	2911000

मापन,पोटहिस्सा व क(असल्यास)

1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: मौजे,शिरगांव,ता. अंबरनाथ,जि. ठाणे येथील सर्व्हे नं. 84/4,क्षेत्र 1570 चौ. मी.,सर्व्हे नं. 84/9,क्षेत्र 1990 चौ. मी.,सर्व्हे नं. 85/7,क्षेत्र 2100 चौ. मी.,सर्व्हे नं. 85/8,क्षेत्र 1660 चौ. मी. सर्व्हे नं. 85/9,क्षेत्र 400 चौ. मी.,सर्व्हे नं. 86/1,क्षेत्र 1040 चौ. मी.,सर्व्हे नं. 86/2,क्षेत्र 2650 चौ. मी.,सर्व्हे नं. 87/1,क्षेत्र 800 चौ. मी.,सर्व्हे नं. 87/2,क्षेत्र 1800 चौ. मी.,सर्व्हे नं. 87/4,क्षेत्र 6700 चौ. मी. सर्व्हे नं. 87/5,क्षेत्र 2400 चौ. मी.,सर्व्हे नं. 87/6 वी,क्षेत्र 3040 चौ. मी. एकुण क्षेत्र 26150 चौ. मी. यावरील मॅराथॉन नगरी मधील आर्या विल्डींग म्हणजेच सध्याची मॅराथॉन नगरी आर्या को. ऑप. हौ. सोसायटी लि. मधील निवासी सदनिका क्र. 204,दुसरा मजला,विल्डींग नं. आर-7,ए विंग,क्षेत्र 549 फुट कारपेट.(महिला खरेदीदार)((Survey Number : 84 ;))

वफळ

1) 549 चौ.फूट

कारणी किंवा जुडी देण्यात असेल तेव्हा.

स्तऐवज करून देणा-या/लिहून ठेवणा-या गराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.

- 1): नाव:-अरूणा सुनिल पोखरकर -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-5, प्रियतम सोसायटी, जुना कात्रप रोड, एम आर एफ टायर्स समोर, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AUXPP8964H
- 2): नाव:-सुनिल नारायण पोखरकर -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-5, प्रियतम सोसायटी, जुना कात्रप रोड, एम आर एफ टायर्स समोर, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ANSPP8480G

स्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा असल्यास,प्रतिवादिचे नाव व पत्ता

- 1): नाव:-जिवीता देवदास खैरे -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-15/0-1, इनकम टॅक्स कॉलनी, सेक्टर 21/22, सीबीडी वेलापूर, कोकण भवन, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AKSPK4071A

दस्तऐवज करून दिल्याचा दिनांक

05/04/2024

दस्त नोंदणी केल्याचा दिनांक

08/04/2024

अनुक्रमांक,खंड व पृष्ठ

4745/2024

बाजारभावाप्रमाणे मुद्रांक शुल्क

145600

बाजारभावाप्रमाणे नोंदणी शुल्क

29110

शेरा



सह दुय्यम निबंधक वर्ग-2
उल्हासनगर क्र. 4

त्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



CHALLAN
MTR Form Number-6



GRN	MH018543660202324E	BARCODE			Date	30/03/2024-17:09:29	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	JIVITA DEVDAS KHAIRE					
Location	THANE									
Year	2023-2024 One Time			Flat/Block No.	MARATHON NAGARI AARYA CHSL, Flat No.					
				Premises/Building	204, SECOND Floor,					
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	145600.00		Road/Street	A Wing, AARYA BUILDING, Building No. R-7					
0030063301	Registration Fee	29110.00		Area/Locality	SHIRGAON					
				Town/City/District						
				PIN	4	2	1	5	0	3
				Remarks (If Any)	SecondPartyName=ARUNA SUNIL POKHARKAR-					
Total		1,74,710.00		Amount In	One Lakh Seventy Four Thousand Seven Hundred Ten R					
				Words	upees Only					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024033023532		2861594622		
Cheque/DD No.				Bank Date	RBI Date	30/03/2024-17:11:23		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

A. Pokharkar

S.M. Polman

J.D. Khaire

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0424049913806

Date 04/04/2024

Received from JIVITA DEVDAS KHAIRE, Mobile number 0000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.

Payment Details

Bank Name IBKL

Date 04/04/2024

Bank CIN 10004152024040409914

REF No. 2896521500

This is computer generated receipt, hence no signature is required.



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पाने ५

Actual Value : Rs. 28,00,000/-

Stamp Duty : Rs. 1,45,550/-

Reg. Fee : Rs. 29,110/-

Purchaser Woman, 5% Stamp Duty

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Shirgaon- BADLAPUR, TAL. AMBERNATH, DIST. THANE on this 05th day of April, 2024.

-:BETWEEN:-

J.P. Khaire

J.P. Khaire

S. M. Poichanaka

1. Mrs. ARUNA SUNIL POKHARKAR, aged about 43 years, Permanent Account No. AUXPP8964H

2. Mr. SUNIL NARAYAN POKHARKAR, aged about 47 years, Permanent Account No. ANSPP8480G

Both Indian Inhabitants & Residing at : A/5, Priyatam CHS, Old Katrap Road, Opp. MRF Tyres, Badlapur (East), Tal. Ambarnath, Dist. Thane-421503. Hereinafter referred to as "the TRANSFERORS" (which expression shall unless it be deemed to include their respective heirs, executors and administrators) of the One Part.

A N D

Mrs. JIVITA DEVDAS KHAIRE, aged about 51 years, Permanent Account No. AKSPK4971A, Indian Inhabitant & Residing at : D-15/0-1, Income Tax Colony, Sector-21/22, CBD Belapur, Kokan Bhavan, Thane-400614. Hereinafter referred to as "the TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the Other Part.

W H E R E A S :-

(i) The Transferor is a member of the **MARATHON NAGARI AARYA** Co-operative Housing Society Ltd. registered vide No. TNA/AMB/HSG/TC/30968/2018-2019, Year 2018, date 31/05/2018 under the Maharashtra Co-operative Societies Act, 1960 and as such a members they are occupying as Owners a the Flat No. 204, on the SECOND Floor, in "A" Wing, having Carpet area about 549 Sq. Feet Carpet. in the buildings known as "AARYA BUILDING" Building No. R-7 in MARATHON NAGARI of the society (hereinafter referred to as "the said Flat" constructed on land bearing Survey No. 84/4, area 1570 Sq. Mtrs., Survey No. 84/9, area 1990 Sq. Mtrs., Survey No. 85/7, area 2100 Sq. Mtrs., Survey No. 85/8, area 1660 Sq. Mtrs., Survey No. 85/9, area 400 Sq. Mtrs., Survey No. 86/1, area 1040 Sq. Mtrs., Survey No. 86/2, area 2650 Sq. Mtrs., Survey No. 87/1, area 800 Sq. Mtrs., Survey No. 87/2, area 1800 Sq. Mtrs.,



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APokharkar

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S. A. Polcharner

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Survey No. 87/4, area 6700 Sq. Mtrs., Survey No. 87/5, area 2400 Sq. Mtrs.,
Survey No. 87/6B, area 3040 Sq. Mtrs., Total admeasuring 26,150.00 Sq.
metre or thereabouts, situated at Revenue Village **SHIRGAON**, Taluka
Ambernath, Badlapur (East), Dist:Thane-421503, which Flat is more
particularly described in the Schedule hereunder written;

(ii) The Transferors as such members of the **MARATHON NAGARI
AARYA** Co-operative Housing Society Ltd., **Shirgaon**, holds **Ten** distinct
shares 50 each, but Share Certificate not yet issued by the said society.

(iii) The Transferors had purchased the said M/s. Marathon Realty Private
Limited under an Agreement For Sale dated 20/12/2011 and which is duly
registered with the Sub-Registrar, Ulhasnagar -2, under document bearing
No. UHN2- 2767/2012 on 19/03/2012.

(iv) The area of the said Flat is about admeasuring 549 Sq. Feet Carpet
area in **MARATHON NAGARI AARYA** Co-operative Housing Society
Ltd., **Shirgaon** -Badlapur (East), Tal. Ambernath, Dist. Thane.

(v) The Transferors have agreed to sell/transfer their right to occupy the
said Flat and all their right, title, and interest therein and also transfer the
shares held by them in the said society to the Transferee on the following
terms and conditions agreed to between the parties hereto;

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

1. The Transferors agrees to transfer and the Transferee agrees to
purchase the right to occupy of the Transferors and their right, title and
interest in the said flat together with all its fixtures and fittings at the



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पाने ६	४८

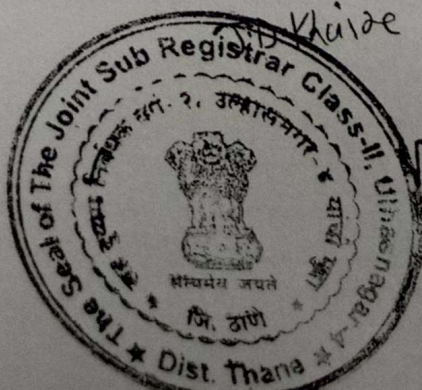
S. N. Polkharke

16. All expenses such as Stamp Duty, Registration fees and other out of pocket expenses incidental to this transaction has been borne and paid by the Transferee exclusively.

17. This Agreement shall always be subject to the provisions of the Maharashtra Apartments ownership Act, 1970 and (Maharashtra Ownership Flats Regulation of the Promotion of construction, sale, Management and Transfer) Act 1963 and Rule made thereunder.

THE SCHEDULE ABOVE REFERRED TO

ALL those Residential premises being a Flat No. 204, on the SECOND Floor, in "A" Wing, having Carpet area about 549 Sq. Feet Carpet. in the buildings known as "AARYA BUILDING" Building No. R-7 in MARATHON NAGARI society known as MARATHON NAGARI AARYA Co-operative Housing Society Ltd., Shirgaon-Badlapur (East), Tal. Ambernath, Dist, Thane situate at Revenue Village Shirgaon, Taluka Ambernath, in the Registration Sub-District Ulhasnagar and Registration District Thane, within the limits of the Kulgaon-Badlapur Municipal Council, standing on land bearing Survey No. 84/4, area 1570 Sq. Mtrs., Survey No. 84/9, area 1990 Sq. Mtrs., Survey No. 85/7, area 2100 Sq. Mtrs., Survey No. 85/8, area 1660 Sq. Mtrs., Survey No. 85/9, area 400 Sq. Mtrs., Survey No. 86/1, area 1040 Sq. Mtrs., Survey No. 86/2, area 2650 Sq. Mtrs., Survey No. 87/1, area 800 Sq. Mtrs., Survey No. 87/2, area 1800 Sq. Mtrs., Survey No. 87/4, area 6700 Sq. Mtrs., Survey No. 87/5, area 2400 Sq. Mtrs.,



Pokharke

S. N. Polenarka

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Survey No. 87/6B, area 3040 Sq. Mtrs., Total admeasuring 26,150.00 Sq. metre e or thereabouts.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year herein above mentioned.

SIGNED AND DELIVERED by the Within named "the TRANSFERORS"

1. Mrs. ARUNA SUNIL POKHARKAR *Aruna Pokharkar*



2. Mr. SUNIL NARAYAN POKHARKAR *S. N. Pokharkar*



In the presence of ...

1. *[Signature]*



2. *[Signature]*

SIGNED AND DELIVERED by the Within named "the TRANSFEREE"

Mrs. JIVITA DEVDAS KHAIRE *J.D. Khaire*



In the presence of ...

1. *Adv. Somnath D. Surashe.*
At. Dahivali, Tal. Ambemath,
Dist. Thane. 421 503. *[Signature]*

2. *Mr. Prakash Sevok Adhikari*
At. Chen, Tal. Ambemath,
Dist. Thane. 421 503.

[Signature]



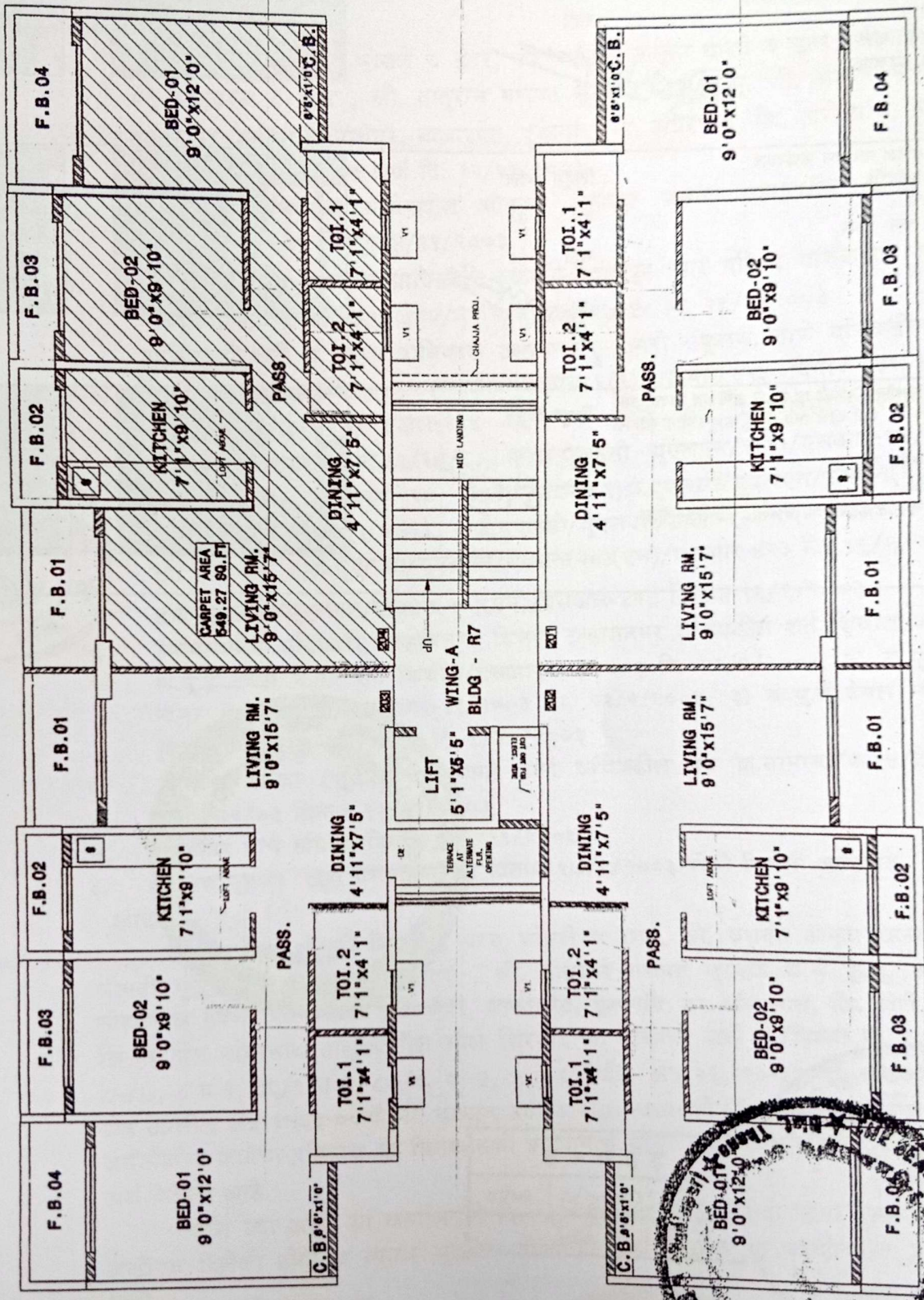
उत्प - ४	
क्र. ४०४५	२०२४
२	२८



उद्योग - ४
 नं. प्र. ४०२४/२०२४
 दि. २८/०८/२४

२०२४
 ३५ ०२

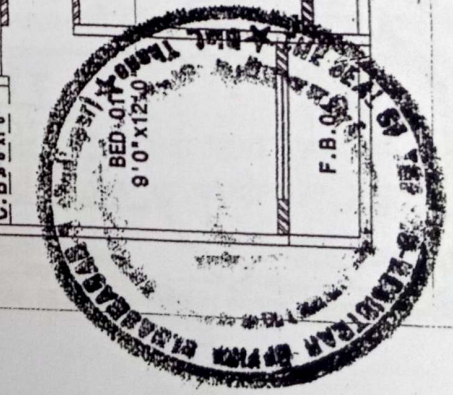
ANNEXURE - F



MARATHON GROUP
 702, MARATHON MAX
 MULUND-GOREGAON LINK ROAD
 MULUND (W)

TITLE :- MARATHON NAGARI - (BLDG - ARYA (R7) WING _A)
 FOR :- FLOOR NO :- 2nd FLOOR FLAT NO :- 204

Dr. Khorkhe
S. N. Rokan
SP.



JDKhaize *Dr. Khorkhe*

Marathon Nagari Aarya Co-Op. Housing Society Ltd.

Reg. No. TNA / AMB / HSG / (TC) / 30968 / 2018-19 / Year 2018
Address : opp. Heaven Bell Convent High School, Near Yadav Nagar, Shirgaon, Badlapur (East), Tal. Ambarnath, Dist. Thane 421 503

Receipt No.: 064

RECEIPT

Date : 01/01/2020

Received with thanks from MRS. Aruna Sunil Pokharkar.

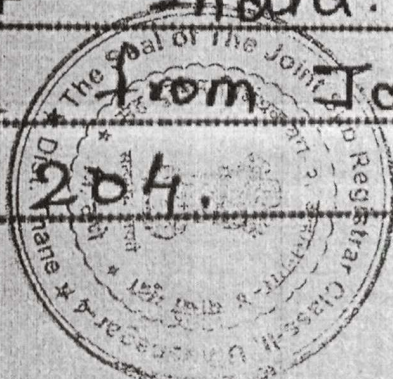
the sum of Rupees fifteen thousand only.

by Cash / Cheque No. 034261 Dated 30/12/19

drawn on Bank of India.

towards Maintanance from January-19 To December-19

on A/c of Flat No. 204.



68
2020
130



For Marathon Nagari
Aarya Co-Op. Housing Society Ltd.

Authorised Signatory

₹ 15000 = 00

This receipt is Valid subject to realisation of cheque.



कुळगांव बदलापूर नगरपरिषद

कर आकारणी व वसुली विभाग

पाने : 1 / 1



कराचे बिल

वर्ष दिनांक 01/04/2023 ते दिनांक 31/03/2024

(नमुना ४८ नियम ७७)

बिल क्र. : 43221
 बिल दिनांक : 04/05/2023
 Zone : शिरगाव
 भांडवली मुल्य : 2512423
 मालमत्ता क्र. : 12011407
 जुना मालमत्ता क्र. :
 फ्लॅट क्र. : 204
 वापराचा प्रकार : निवासी
 करयोग्य क्षेत्रफळ (चौ.मी.) : 58.93
 मालमत्ता प्रकार : अधिकृत

नाव : श्री . . मॅरिथॉन रिअल्टी प्रा. लि. सौ. अरुणा सुनिल व सुनिल नारायण पोखरकर
 पत्ता : आर्या 7 ए विंग मॅरिथॉन नगरी शिरगाव, 204 , , शिरगाव, बदलापूर -421503

करांचे तपशिल	थकवाकी रक्कम (₹) (आजच्या तारखेपर्यंतची मागील थकवाकी)	चालू मागणी रक्कम (₹)	एकूण रक्कम (₹)
सर्वसाधारण कर	0.00	3166.00	3166.00
शिक्षण कर	0.00	603.00	603.00
वृक्ष कर	0.00	158.00	158.00
अग्निशमन सेवा कर	0.00	75.00	75.00
घन कचरा व्यवस्थापन सेवा शुल्क	0.00	480.00	480.00
दिवावत्ती कर	0.00	158.00	158.00
एकूण बिल रक्कम	0.00	4640.00	4640.00
आगाऊ समायोजित रक्कम			0.00
एकूण जमा रक्कम			0.00
समायोजित/अ.बा.शास्ती समायोजित रक्कम			0.00
एकूण देय रक्कम			4640.00

अक्षरी रूपये : चार हजार सहाशे चाळीस फक्त

2.1560073

विशेष सूचना

- बिल दिल्यापासून १५ दिवसांचे आत कराची रक्कम संपूर्णपणे जमा केल्यास चालू वर्षाच्या सर्वसाधारण करावर १% सूट देण्यात येईल.
- नगर परिषद मा.सर्वसाधारण सभा ठराव क्र.६४ दि.१७/०९/२०१६ नुसार जोडणी शुल्क आकारणी करण्यात आलेली आहे आणि सदरचे शुल्क एक वेळेसाठीच आहे.
- वरिल पैकी शुल्क या पूर्वी नगरपरिषदेकडे जमा केले असल्याची पावती दाखविल्यास रद्द करणेत येईल.
- अनधिकृत बांधकामास कर आकारणी केल्याने/शास्ती बजावल्याने अथवा त्याचा कर/शास्ती भरल्याने बांधकाम अधिकृत होत नाही. मालमत्ता कर आकारणी अथवा कर भरल्याने कोर्टातील कामकाजास व निकालांवर कार्यवाही करण्यास बाधा येणार नाही याची नोंद घावी.
- मागील पानावरील सूचनांची नोंद घेतली.

[Signature]

मुख्याधिकारी
 कुळगांव बदलापूर नगरपरिषद



उत्पन्न - ४
 न. क्र. ४०५५/२०२४
 ४२/४

स्वच्छ बदलापूर सुंदर बदलापूर। कचऱ्याचे वर्गीकरण करा पर्यावरणाचा समतोल राखा