

74/11350

पावती

Original/Duplicate

Friday, April 19, 2024

नोंदणी क्र. :39म

10:07 AM

Regn.:39M

पावती क्र.: 12787 दिनांक: 19/04/2024

गावाचे नाव: ढोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन2-11350-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आशिष सुरेश तलवारे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:26 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मुल्य: रु.9833118.75 /-

मोबदला रु.11000000/-

भरलेले मुद्रांक शुल्क : रु. 770000/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424189622176 दिनांक: 19/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000816846202425E दिनांक: 19/04/2024

बँकेचे नाव व पत्ता:

A. S. S.



19/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 11350/2024

नोंदणी :

Regn:63m

गावाचे नाव : ढोकाळी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9833118.75
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: मौजे ढोकाळी ता. जिल्हा ठाणे कोलशेत रोड येथील नवीन सर्व्हे क्र.9/1/1-क,9/1/1-ड,9/1/1-ई,9/1/1-फ,9/1/1-ग,9/1/2,9/2/2,9/1-बी या भूखंडावर स्थित असलेल्या "सिद्धेश्वर गार्डन " मधील " रिविअेरा को ऑप हौसिंग सो.ली. " या इमारतीमधील सदनिका क्रमांक 704,सातवा मजला,ए विंग,बिल्डिंग नंबर इ " क्षेत्रफळ 760 चौ. फूट कार्पेट व एक कार पार्कींग क्रमांक एस-17 सहीत, झोन क्रमांक 8/33/2.((Survey Number : नवीन सर्व्हे क्र.9/1/1-क,9/1/1-ड,9/1/1-ई,9/1/1-फ,9/1/1-ग,9/1/2,9/2/2,9/1-बी ;))
(5) क्षेत्रफळ	1) 760 चौ.फूट
(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:-श्री. नरेंद्र दत्तात्रय भानुशाली -- वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/704, रिवेरा, सिद्धेश्वर गार्डन, ढोकाळी नाका, कोलशेत रोड, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-ACSPB8149F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष सुरेश तलवारे -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-१०, श्री हार्ड्ट्स , कर्मयोगी नगर, उंटवाडी जिम समोर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पिन कोड:-422008 पॅन नं:-AKJPT5083D 2): नाव:-सुप्रिया आशिष तलवारे -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-१०, श्री हार्ड्ट्स , कर्मयोगी नगर, उंटवाडी जिम समोर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पिन कोड:-422008 पॅन नं:-CKWPP2511H
(9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11350/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	770000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

(Signature)
सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6



GRN	MH000816846202425E	BARCODE			Date	18/04/2024	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details		दस्ता क्रमांक 99340/2024				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)							
Type of Payment	Registration Fee	PAN No.(If Applicable)	AKJPT5083D						
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name	ASHISH SURESH TALWARE					
Location	THANE		Flat/Block No.	FLAT NO 704, 7TH FLOOR. RIVIERA CHS LTD					
Year	2024-2025 One Time		Premises/Building						
Account Head Details		Amount In Rs.	Road/Street	DHOKALI					
0030046401	Stamp Duty	770000.00	Area/Locality	THANE					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	0	0	5	0	7
			Remarks (If Any)	PAN2=ACSPB8149F-SecondPartyName=NARENDRA DATTATRAY BHANUSHALI-					
			Amount In Words	Eight Lakh Rupees Only					
Total		8,00,000.00							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332024041817486	2864763494				
Cheque/DD No.		Bank Date	RBI Date	18/04/2024-16:22:47	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. / Date	Not Verified with Scroll						

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. 9820053742

सदर चतान केवल दुसरा निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Signature

Signature

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दस्त क्रमांक ११३५०/२०२४

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 14th day of April, in the Christian year Two thousand and Twenty Four (2024),

B E T W E E N

MR. NARENDRA DATTATRAY BHANUSHALI, age 69 years, PAN ACSPB8149F, residing at : A/704, Riviera, Siddheshwar Garden, Dhokali Naka, Kolshet Road, Thane (W) - 400 607, Indian Inhabitants, hereinafter collectively referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his heirs, executors, administrators and assigns) of the ONE PART

A N D

- 1. MR. ASHISH SURESH TALWARE**, age 38 years, PAN AKJPT5083D,
- 2. MRS. SUPRIYA ASHISH TALWARE**, age 33 years, PAN CKWPP2511H,

Both Indian Inhabitants, having permanent address at : B-10, Shree Heights, Karmayogi Nagar, Opp. Untawadi Gym, Nashik, Maharashtra - 422 008, hereinafter referred to as the "**TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS one M/s. Shree Tirupati Greenfield Developers, a Partnership Firm registered under the provisions of the Indian Partnership Act 1932, having its office at : Ms. Dewanchand Hansraj Compound, Dhokali, Kolshet Road, Thane (W) - 400 607 (hereinafter referred to as "**SAID BUILDER**") by and under plans sanctioned by Thane Municipal Corporation under Amended Commencement Certificate bearing V.P. No. 2001/90/TMC/TDD/65, dated 02.05.2008 had constructed cluster of 6 buildings which include Building 'E' comprising of Stilt + 19 Floors + 20 Part, in the housing complex popularly known as "**SIDDHESHWAR GARDEN**" (hereinafter referred to as the "**SAID COMPLEX**") constructed on amalgamation of plots of land bearing New Survey No. 9/1/1-C, 9/1/1-D, 9/1/1-E, 9/1/1-F, 9/1/1-G, 9/2/1, 9/2/2, 9/1-B of Village Dhokali, situate, lying and being at Kolshet Road, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation. The Said Builder had obtained Occupation Certificate in respect of Building 'E' separately bearing V.P. No. 2001/90/TMC/TDD/228, dated 30.07.2010;

AND WHEREAS by and under Agreement for Sale dated 31.12.2009, which was duly registered on Sr. No.TNN-5/11876/2009 at Sub-Registrar of

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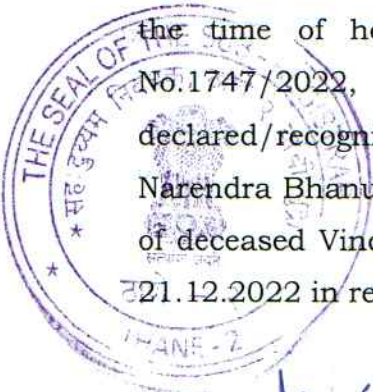
Assurances, Thane (hereinafter referred to as "**SAID PRINCIPAL AGREEMENT**") one Mr. John Vaz purchased from Said Builder a Residential Premises bearing **Flat No.704** admeasuring **760** sq. fts. carpet area on Seventh Floor in A-wing of the Building 'E' known as "**RIVIERA**" **ALONGWITH** One Reserved **Parking No.S-17** in the Said Complex, which is more particularly described in the Schedule written hereunder (above referred Residential Flat alongwith Parking are hereinafter collectively referred to as the "**SAID FLAT**");

AND WHEREAS thereafter by and under Agreement for Sale dated 30.12.2010, which was duly registered at Sub-Registrar of Assurances, Thane on Sr. No.TNN-1/10194/2010, said Mr. John Vaz sold, transferred, conveyed the Said Flat alongwith all the rights obtained under Said Principal Agreement to Mr. Narendra Dattatray Bhanushali and Mrs. Vinda Narendra Bhanushali, for the consideration and on the terms and conditions contained therein and since then they became the joint owners who seized and possessed of and/or otherwise well and sufficiently entitled to the Said Flat;

AND WHEREAS the premises purchasers in the building "**RIVIERA**" have formed themselves into a Co-operative Society now known as **RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD.**, duly Registered as "CO-OPERATIVE HOUSING SOCIETY", under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No.TNA/(TNA)/HSG/(TC)/24126/2012, dated 31.05.2013 (hereinafter referred to as the "**SAID SOCIETY**");

AND WHEREAS said Mr. Narendra Dattatray Bhanushali and Mrs. Vinda Narendra Bhanushali became the member having joint ownership right and was hold 10 fully paid shares of Rs.50/- (Rupees Fifty only) each bearing Distinctive Nos.271 to 280 (both inclusive) under Share Certificate No.028 of the Said Society (hereinafter referred to as the "**SAID SHARES**") and as such members are in possession and occupation of the Said Flat and by virtue of being member of the Said Society, they are holding undivided rights, title and interest in the assets of the Said Society;

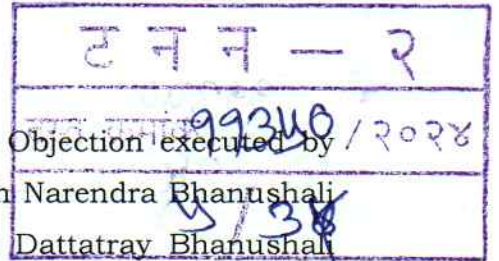
AND WHEREAS meantime said Mrs. Vinda Narendra Bhanushali died on 18.04.2021 intestate leaving behind husband and 2 sons namely - Abhishek, Jayesh as only legal heirs as per Hindu Succession Act, which was governed at the time of her death. Under the circumstances, in Misc. Application No.1747/2022, the Jt. Civil Judge of Senior Division of Thane declared/recognised said Mr. Narendra Dattatray Bhanushali, Mr. Abhishek Narendra Bhanushali and Mr. Jayesh Narendra Bhanushali as only legal heirs of deceased Vinda Narendra Bhanushali and issued Heirship Certificate dated 21.12.2022 in respect of her various immoveable properties including Said Flat;



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AND WHEREAS by submitting Affidavit-cum-No Objection executed by said Mr. Abhishek Narendra Bhanushali and Mr. Jayesh Narendra Bhanushali and his personal Indemnity Bond, said Mr. Narendra Dattatray Bhanushali applied to the Said Society to transfer Said Shares in his sole name. And after following due process of bye-law, the Said Society had transferred Said Shares in the sole name of said Mr. Narendra Dattatray Bhanushali and muted the said entry on Share Certificate on 01.03.2024;

AND WHEREAS meantime by and under Release Deed dated 05.04.2024 which was duly registered in the Office of Sub-Registrar of Assurances, Thane at Sr. No.TNN-2/10074/2024, said Mr. Abhishek Narendra Bhanushali and Mr. Jayesh Narendra Bhanushali have released/relinquished their undivided right over the Said Flat in favour of their father i.e. said Mr. Narendra Dattatray Bhanushali, in consideration of natural love and affection towards their father and on terms and conditions contained therein. Thus said Mr. Narendra Dattatray Bhanushali i.e. TRANSFEROR herein became sole owner of the Said Flat and assets of the Said Society;

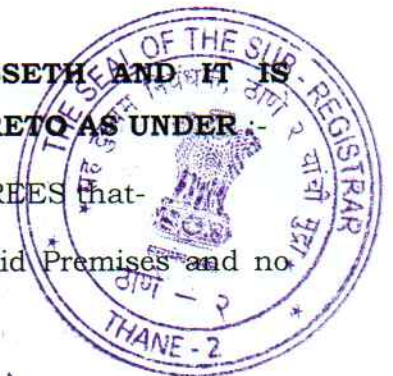
AND WHEREAS now TRANSFEROR herein for his own reasons, intend to transfer to the prospective buyer of all his rights, title and interest in the Said Flat together with his undivided right, title and interest in the assets of the Said Society (the Said Flat and undivided rights, title and interest of the TRANSFEROR in the assets of the Said Society are hereinafter collectively described in the Schedule written hereunder and hereinafter collectively referred to as the "**SAID PREMISES**");

AND WHEREAS being aware of the intention of the TRANSFEROR, the TRANSFEREES have approached the TRANSFEROR and have offered to purchase and acquire the Said Premises more particularly described in the Schedule written hereunder being Said Flat and undivided rights, title and interest of the TRANSFEROR in the assets of the Said Society;

AND WHEREAS after negotiations, the TRANSFEROR has agreed to sell and the TRANSFEREES have agreed to purchase from the TRANSFEROR the Said Premises for the lump-sum consideration and upon the terms and conditions hereinafter appearing;

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

1. The TRANSFEROR has represented to the TRANSFEREES that-
 - a) The TRANSFEROR is the absolute owner of the Said Premises and no other person/s has/have any interest therein.



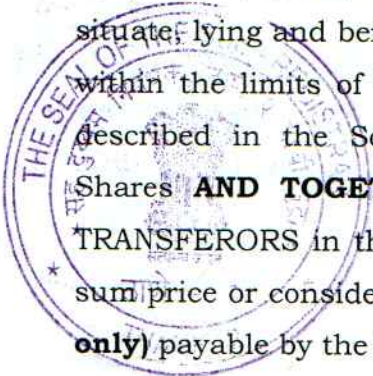
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- b) There is/are no encumbrances on the Said Premises and he had paid full price thereof to previous owner from whom he and his late wife have jointly purchased the Said Premises.
- c) TRANSFEROR has been in exclusive physical and legal possession and occupation of the Said Premises since it was purchased by the TRANSFEROR and his late wife and possession thereof was officially delivered by previous owner to the TRANSFEROR and his late wife.
- d) The Said Builders who constructed the building has no claim of whatsoever nature against the Said Premises or against the TRANSFEROR and/or previous owner.
- e) When the TRANSFEROR has purchased the Said Premises, he was satisfied that the title of the Said Premises was clear and marketable and is even now clear and marketable.
- f) On taking possession of the Said Premises, the TRANSFEREES shall be entitled to occupy the same without any claim or interruption from the TRANSFEROR or anybody claiming under them.
- g) The TRANSFEROR had paid all dues, duties in respect of Said Premises up to **end of March 2024** and he shall indemnify and keep indemnified the TRANSFEREES against any claim including claim or demand for Stamp-Duty, Registration Fees, etc., made on the previous agreement including Said Principal Agreement for any period prior to the completion of sale and transfer under this Agreement.

2. The TRANSFEROR doth hereby sell, conveys, transfers and assigns to and unto the TRANSFEREES and the TRANSFEREES do and each of them doth hereby purchase and acquire from the TRANSFEROR the Said Premises being a Residential Premises bearing **Flat No.704** admeasuring **760** sq. fts. carpet area on Seventh Floor in A-wing of the Building 'E' now known as "**RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD.**" **ALONGWITH** One Reserved Parking **No.S-17** in the Said Complex i.e. "**SIDDHESHWAR GARDEN**" which is standing on amalgamation of plots of land bearing New Survey No. 9/1/1-C, 9/1/1-D, 9/1/1-E, 9/1/1-F, 9/1/1-G, 9/2/1, 9/2/2, 9/1-B of Village Dhokali, situate, lying and being at Kolshet Road, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation, which is more particularly described in the Schedule written hereunder **TOGETHER WITH** the Said Shares **AND TOGETHER WITH** undivided rights, title and interest of the TRANSFERORS in the assets of the Said Society, at and for the agreed lump-sum price or consideration of **Rs.1,10,00,000/- (Rupees One crore Ten lakhs only)** payable by the TRANSFEREES to the TRANSFERORS as under :-



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necessary acts as may be needed for perfecting the title of the TRANSFEREES in respect of the Said Premises.

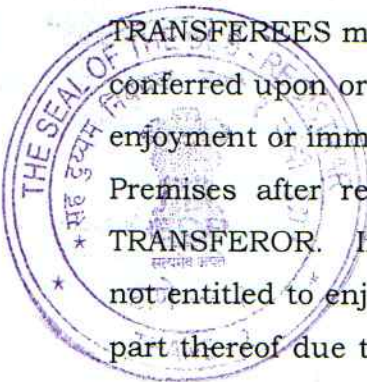
6. On receipt of full and final payment, the TRANSFEROR shall deliver to the TRANSFEREES all the previous original Agreements, documents, deeds, permissions, MSEB bill, Maintenance bill, Mahanagar Gas bill, etc. pertaining to the Said Premises as Title Documents. And the TRANSFEROR undertakes to pay all deficit amount of Stamp-duty as well as Registration Fee on all the previous documents including Said Principal Agreement which was executed before these Agreement.

7. All the taxes, cess, charges, expenses, water charges, maintenance charges, electricity charges, gas consumption charges and such other dues and outgoings of the Said Premises due and payable **till 31.03.2024**, shall be borne and paid by TRANSFEROR alone and the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES at all times in respect thereof. The TRANSFEROR has undertaken to give previous paid bills and receipts of the same to the TRANSFEREES.

8. All the taxes, cess, charges, expenses, water charges, maintenance charges, electricity charges, telephone charges, gas consumption charges and other dues and outgoings in respect of the Said Premises, due and payable **from 01.04.2024** shall be borne and paid by the TRANSFEREES and they shall indemnify and keep indemnified the TRANSFEROR at all times in respect thereof.

9. The TRANSFEROR doth hereby agrees, admits and declares that the Said Premises and every part thereof is free from all encumbrances, claims and demands whatsoever and that the TRANSFEROR has not mortgaged, charged, encumbered, dealt with or otherwise disposed of the Said Premises or any part thereof or any of them in any manner.

10. The TRANSFEROR doth hereby agrees, admits and declares that he has full rights and absolute authority to enter into this Agreement and that he has not done or permitted or caused to be done or performed any acts, deeds, matters or things whatsoever whereby he may be prevented from entering into this Agreement and/or transferring the Said Premises or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the right, conferred upon or transferred in their favour or whereby the quiet and peaceful enjoyment or immediate possession of the TRANSFEREES in respect of the Said Premises after receiving of the full and final consideration amount by the TRANSFEROR. In the event of or if it being found that the TRANSFEREES are not entitled to enjoy quiet and peaceful possession of the Said Premises or any part thereof due to any such reason, the TRANSFEROR shall forthwith refund



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and repay all the amounts received from the TRANSFEREES apart from being liable for payment of damage, if any, sustained by the TRANSFEREES

11. The TRANSFEROR doth hereby further agrees, undertakes and declares that he will save, defend, keep harmless and indemnify the TRANSFEREES of, from and against all the former and other estates, titles, charges and encumbrances, whatsoever made, executed, occasioned or suffered by the TRANSFEROR or by any family members or relatives, by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust from him and also against all actions, proceedings, claims and demands and damages.

12. The TRANSFEROR doth hereby further agree to obtain NOC for the transfer of the Said Premises from the Said Society. The Transfer charges payable to the Said Society shall be borne and paid by the TRANSFEROR and the TRANSFEREES in equal proportion.

13. This Agreement shall always be subject to the provisions of MOFA and rules and regulations made thereunder and in force from time to time.

14. The Stamp Duty and Registration Fees of and concerning this Agreement has been borne and paid by the TRANSFEREES alone.

SCHEDULE ABOVE REFERRED TO :

**SAID PREMISES INTENDED TO BE TRANSFERRED
HEREUNDER**

- ALL THAT PREMISES BEING

A Residential Premises bearing **Flat No.704** admeasuring **760** sq. fts. carpet area on Seventh Floor in A-wing of the Building 'E' now known as "**RIVIERA CO-OPERATIVE HOUSING SOCIETY LTD.**" **ALONGWITH** One Reserved Parking No.S-17 in the Said Complex i.e. "**SIDDHESHWAR GARDEN**" which is standing on amalgamation of plots of land bearing New Survey No. 9/1/1-C, 9/1/1-D, 9/1/1-E, 9/1/1-F, 9/1/1-G, 9/2/1, 9/2/2, 9/1-B of Village Dhokali, situate, lying and being at Kolshet Road, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation.

- TOGETHER WITH

10 shares bearing distinctive Nos.271 to 280 (both inclusive) under Share Certificate No.028 of the Said Society.



[Handwritten signatures]

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दस्त क्रमांक ११३५०/२०२४
१०/३४

- 8 -

TOGETHER WITH

Furniture, Air Conditioners, fans, beds, etc. in the Said Flat.

- AND TOGETHER WITH

Undivided rights, title and interest of whatsoever nature of the TRANSFEROR in the assets of the Said Society.

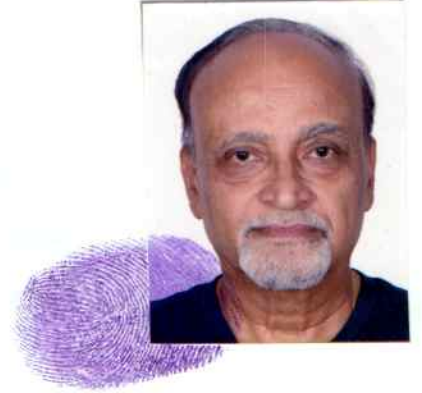
- BUT-EXCLUDING

All the liabilities, demand, claims and encumbrances of whatsoever nature standing against the TRANSFERORS and/or the Said Premises and/or all previous transactions, on and prior to the date of this Agreement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED By the }
withinnamed the "TRANSFEROR" }

MR. NARENDRA DATTATRAY BHANUSHALI,



in the presence of }

1. Rajendra P. Patilpute.

2. Suresh Rajaram Talware
SIGNED AND DELIVERED By the }

withinnamed the "TRANSFEREES" }



1. MR. ASHISH SURESH TALWARE, }



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दस्ता क्रमांक ११३५०/२०२४
११/३४

Signature

2. MRS. SUPRIYA ASHISH TALWARE, }
 in the presence of }



1. *B. Pathpute*
2. *J. Talwar*

RECEIPT

RECEIVED of and from the TRANSFEREES abovenamed, an amount of **Rs.68,90,000/- (Rupees Sixty Eight lakhs Ninety thousand only)** being the part price or consideration towards sale of the Said Premises as under :-

Sr. No.	Bank Name	Cheque/ Reference No.	Date	Amount (Rs.)
1.	HDFC Bank	000003	02.02.2024	1,00,000/-
2.	HDFC Bank	404015170207	09.02.2024	3,00,000/-
3.	HDFC Bank	NB171245416560052 42985	17.04.2024	40,00,000/-
4.	HDFC Bank	NB181142432670022 75043	18.04.2024	24,90,000/-

WITNESSES :-

WE SAY RECEIVED Rs.68,90,000/-.

1. *B. Pathpute*
2. *J. Talwar*

Signature
 TRANSFEROR.





Receipt (pavti)

74/10074
Friday, April 05, 2024
10:44 AM

पावती

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दस्त क्रमांक 99340/2024
92 134 Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M


पावती क्र.: 11366 दिनांक: 05/04/2024

गान्नाचे नाव: ढोकाळी
दस्तऐवजाचा अनुक्रमांक: टनन2-10074-2024
दस्तऐवजाचा प्रकार: रिलीज डीड
मादर करणाऱ्याचे नाव: श्री. नरेंद्र दत्तात्रय भानुशाली - -

नोंदणी फी ₹. 1000.00
दस्त हाताळणी फी ₹. 560.00
पृष्ठांची संख्या: 28

एकूण: ₹. 1560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
11:03 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

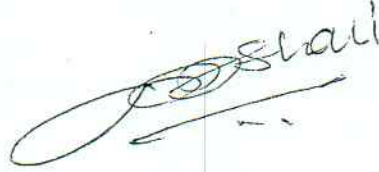
सह दुय्यम निबंधक ठाणे - २
ठाणे क्र. २

बाजार मूल्य: ₹. 1/-
मोवदला ₹. 0/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424047823594 दिनांक: 05/04/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000232285202425E दिनांक: 05/04/2024
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees







05/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 10074/2024

नोंदणी :

Regn:63m

गावाचे नाव : ढोकाळी

(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1

(4) भू-मामन, पोटहिस्सा व घरक्रमांक (असल्यास) - २

दस्त क्रमांक 99340 2024

93/34

(6) आकारणी किंवा मूळी देण्यात असलेले तेंव्हा.

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

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे ढोकाळी ता. जिल्हा ठाणे कोलशेत रोड येथील नवीन सर्व्हे क्र. 9/1/1-क, 9/1/1-ड, 9/1/1-ई, 9/1/1-फ, 9/1/1-ग, 9/1/2, 9/2/2, 9/1-बी या भूखंडावर स्थित असलेल्या "सिद्धेश्वर गार्डन" मधील "रिविजेरा को ऑप हौसिंग सो.ली." या इमारतीमधील सदनिका क्रमांक 704, सातवा मजला, ए विंग, बिल्डिंग नंबर इ " क्षेत्रफळ 760 चौ. फूट कार्पेट, सदरच्या मिळकतीमध्ये लिहून देणार हे यांचा 33.33% अविभक्त हिस्सा लिहून घेणार यांना विना मोबदला हक्कसोड पत्रा द्वारे दिला. ((C.T.S. Number : - ; Survey Number : नवीन सर्व्हे क्र. ९/१/१-क, ९/१/१-ड, ९/१/१-ई, ९/१/१-फ, ९/१/१-ग, ९/१/२, 9/2/2, 9/1-बी ;))

1) 760 चौ.फूट

1): नाव:-श्री. अभिषेक नरेंद्र भानुशाली -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १/९/9, जय त्रिमूर्ती सोसायटी, जुनी सुंबई - पुणे रोड, कळवा, तालुका आणि जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-ANZPB2307B

2): नाव:-श्री. जयेश नरेंद्र भानुशाली -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १/704, रिजेरा, सिद्धेश्वर गार्डन, ढोकाळी नाका, कोलशेत रोड, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AUKPB2296F

1): नाव:-श्री. नरेंद्र दत्तात्रय भानुशाली -- वय:-69; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १/704, रिजेरा, सिद्धेश्वर गार्डन, ढोकाळी नाका, कोलशेत रोड, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-ACSPB8149F

05/04/2024

05/04/2024

10074/2024

500

1000

M. H. W. D. G.

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

if the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.



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 क्रमांक १००४/२०२४
 १८/२८

Certificate No.3960

THANE MUNICIPAL CORPORATION, THANE

(Regulation No.3/24)
 SANCTION OF DEVELOPMENT
 सुधारित PERMISSION / COMMENCEMENT CERTIFICATE

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 क्रमांक ११३५०/२०२४
 १४/३४

- इमारत क्र. डी :- स्टिल्ट + चौदा + पंधरावा मजला (पार्ट)
 इमारत क्र. ई :- स्टिल्ट + अठरा मजले
 इमारत क्र. एफ १ :- स्टिल्ट + एक मजला , क्लब हाऊस :- तळ + एक मजला
 स्विमींग पुल व ताल्लुरते साईट ऑफीस
 इमारत क्र. एफ २ :- तळघर + स्टिल्ट + एक मजला
 इमारत क्र. एफ ४ :- तळघर + स्टिल्ट + एक मजला (परवानगी फक्त)
 इमारत क्र. जी :- तळघर + स्टिल्ट + तैदा मजले (परवानगी फक्त)

V. P. No. 2001/90 TMC/TDD/६५ Date २५/०८

To, Shri/Smt. मे, ठक्कर. आणि असो. (वा.वि.) (Architect)

Shri. श्री. अमीरचंद हंसराज गुप्ता व इतर (Owners)

श्री तिरुपती ग्रीन प्लॅट डेव्हलपर्स (कुलमुखत्यार पत्र धारक)

With reference to your application No. dated for development permission / grant of Commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिल

प्रमाणे in village टोकाळी Situated at Road/street कोलशेत रोड S.No. जना सं. क्र. १३५

नविन स. क्र. १ हि. क्र. १/१ अ, १/१ ब, १/१ क, १/१ द, १/१ ई, १/१ फ, १/१ ग, १/१ घ, १/१ च, २/१

२/२ व हि. क्र. ३ पैकी व १/१ एच पैकी

the development permission/ the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back lime shall be Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied permitted to be used by any until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain in force 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 belong to you.
- 5) Regd. Declaration in respect of road area & amenity area should be submitted before commencing Notice.
- 6) To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 fro Seismic forces. Necessary stability certificate to that effect shall be submitted before applying Plinth Certificate, Occupation Certificate.
- 7) Record of right in respect of road & Amenity area should be transferred on TMC name before Plinth Certificate.
- 8) Construction of compound wall to be done up to plot boundary before applying Plinth Certificate.
- 9) U.C Order under section 22 should be submitted before obtaining Occupation Certificate.
- 10) Revised NA before Plinth Certificate.
- 11) Information board be displayed on site upto obtaining Occupation Certificate.
- 12) NOC from tree, water, and drainage department should be obtained before Occupation Certificate.
- 13) Necessary storm water drainage layout and rain water harvesting system be got approved from water supply and drainage Department before applying plinth certificate and rain water harvesting system should be commissioned before applying Occupation Certificate.
- 14) Water heating system on solar should be commissioned before obtaining Occupation Certificate.



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 क्रमांक १०१४/२०१९

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 क्रमांक ११८६४/२०२०
 ४८१०३

टनन - २
 दास्ता क्रमांक १०००४/२०२४
 १९/२८

- 15) Vacant land tax payment should be done.
- 16) C.C. for building F4,G will be released only after submission of Environment Clearance for S.No. 9, H.No. 1/1A,B.
- 17) Affidavit dated 28/04/2008 as submitted by you, will be binding on you.
- 18) C.C. for bldg F4 & G will be released only after complaint regarding shed of New S.No. 9 H.No. 1/1B is cleared.

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

टनन - २
 दास्ता क्रमांक ११३५०/२०२४
 १५/३४

Office No. _____
 Office Stamp. _____
 Date. _____
 Issued: _____



(Signature)
 कार्यकारी अभियंता
 (शहर विकास विभाग)
 ठाणे महानगरपालिका ठाणे.



टनन-१
 दास्ता क्रमांक ११४५/२०१०

दस्तावेज - ६
 क्रमांक ११४५/२०१०

ट न न - २
दस्ता क्रमांक ११३५०/२०२४
१६/३४

Share Certificate No. : 28 Member's Register No. : 28 No. of Shares : 10

Share Certificate

Riviera Co-operative Housing Society Ltd.

(Registered under the M.C.S. Act, 1960)

Regn. No. TNA / (TNA) / HSG / (TC) / 24126 / 890 / 2012 / Date 31/05/2012

Siddheshwar Gardens, Kolshet Road, Dhokali, Thane (West) - 400 607.

Flat No. : A/704

This is to certify that MR. NARENDRA DATTATRYA
BHANUSHALI / MRS. VINDA NARENDRA BHANUSHALI

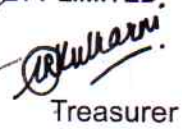
is the Registered Holder of **TEN** Fully paid shares of **Rs. FIFTY** each numbering 271 to 280 both inclusive, in **RIVIERA CO-OP. HOUSING SOCIETY LIMITED**, Siddheshwar Gardens, Kolshet Road, Thane (West) - 400 607. subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at THANE this 5th days of November 2014

For RIVIERA CO-OP. HOUSING SOCIETY LIMITED.


Chairman


Secretary


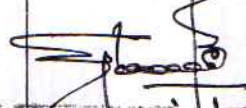

Treasurer

(P.T.O.)



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 दस्त क्रमांक ११३५०/२०२४
 १०/३४

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
01/03/24	01	28.	MR. NARENDRA D. BHANUSHALI  Authorised M.C. Member	202 
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary



Chairman Secretary
 RIVIERA CO-OP. HSG. SOCIETY LTD.
 Siddheshwar Garden, Dinkhu,
 Kolshet Road, Thane West - 400 607.

क्रमांक 1
No. 1



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

ट न न - २
रस्त क्रमांक ११३५० / २०२४
१८ / ३४



MAJIVADA MANPADA PRABHAG SAMITI THE MUNICIPAL CORPORATION OF THE CITY OF
THANE

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, 2000 चे नियम 8/13 अन्वये देण्यात आले आहे.
(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखच्या नोंदवहीतून घेण्यात आली आहे, जी की माजिवडा मानपाडा प्रभाग समिती ठाणे महानगरपालिका, ठाणे, तालुका ठाणे, जिल्हा ठाणे, राज्याच्या नोंदवहीत उल्लेख आहे.
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MAJIVADA MANPADA PRABHAG SAMITI THE MUNICIPAL CORPORATION OF THE CITY OF THANE OF TAHSIL/BLOCK THANE OF DISTRICT THANE OF STATE/UNION TERRITORY MAHARASHTRA, INDIA.

मृताचे नाव / NAME OF DECEASED : विंदा नरेंद्र भानुशाली / VINDA NARENDRA BHANUSHALI

लिंग / SEX: महिला / FEMALE

आधार क्रमांक / AADHAAR NO.:
XXXXXXXX7903

मृत्यु दिनांक / DATE OF DEATH:
18-04-2021
EIGHTEENTH-APRIL-TWO THOUSAND TWENTY ONE

मृत्यु ठिकाण / PLACE OF DEATH:
हायलंड सुपर स्पेशलिटी हॉस्पिटल / HIGHLAND SUPER SPECIALITY HOSPITAL

मृत व्यक्तीचे वय / AGE OF DECEASED:
62 YEARS

पत्नी / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:
नरेंद्र दत्तात्रय भानुशाली / NARENDRA DATTATRAY BHANUSHALI

आईचे पूर्ण नाव / NAME OF MOTHER:
रेखा विनायक शेट / REKHA VINAYAK SHETE

वडिलांचे पूर्ण नाव / NAME OF FATHER:
विनायक केशव शेट / VINAYAK KESHAV SHETE

आधार क्रमांक / MOTHER'S AADHAAR NO.:

आधार क्रमांक / FATHER'S AADHAAR NO.:

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

मृत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED:

THANE, THANE, THANE, MAHARASHTRA

A 704, RIVERA SIDDESHWAR GARDENS NEAR DHOKALI NAKA, KOLSHET ROAD, THANE, THANE, THANE, MAHARASHTRA

ठाणे (स. कॉर्प.), ठाणे, ठाणे,
महाराष्ट्र.

या ७०४, रिवेरा सिद्धेश्वर गार्डन्स टोकाळी नाका जवळ, कोलशेत रोड, ठाणे (स. कॉर्प.), ठाणे, ठाणे, महाराष्ट्र

नोंदणी क्रमांक / REGISTRATION NO:
D-2021: 27-90410-001307

नोंदणी दिनांक / DATE OF REGISTRATION:
11-05-2021

शेरा / REMARKS (IF ANY):

प्रमाणपत्र दिल्याचा दिनांक / DATE OF ISSUE:
24-05-2021

निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)

MAJIVADA MANPADA PRABHAG SAMITI THE MUNICIPAL CORPORATION
OF THE CITY OF THANE

UPDATED ON :
11-05-2021 00:00:00



"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY"
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
" प्रत्येक जन्म आणि मृत्यूची घटना नोंदल्याची खात्री करा " / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH "

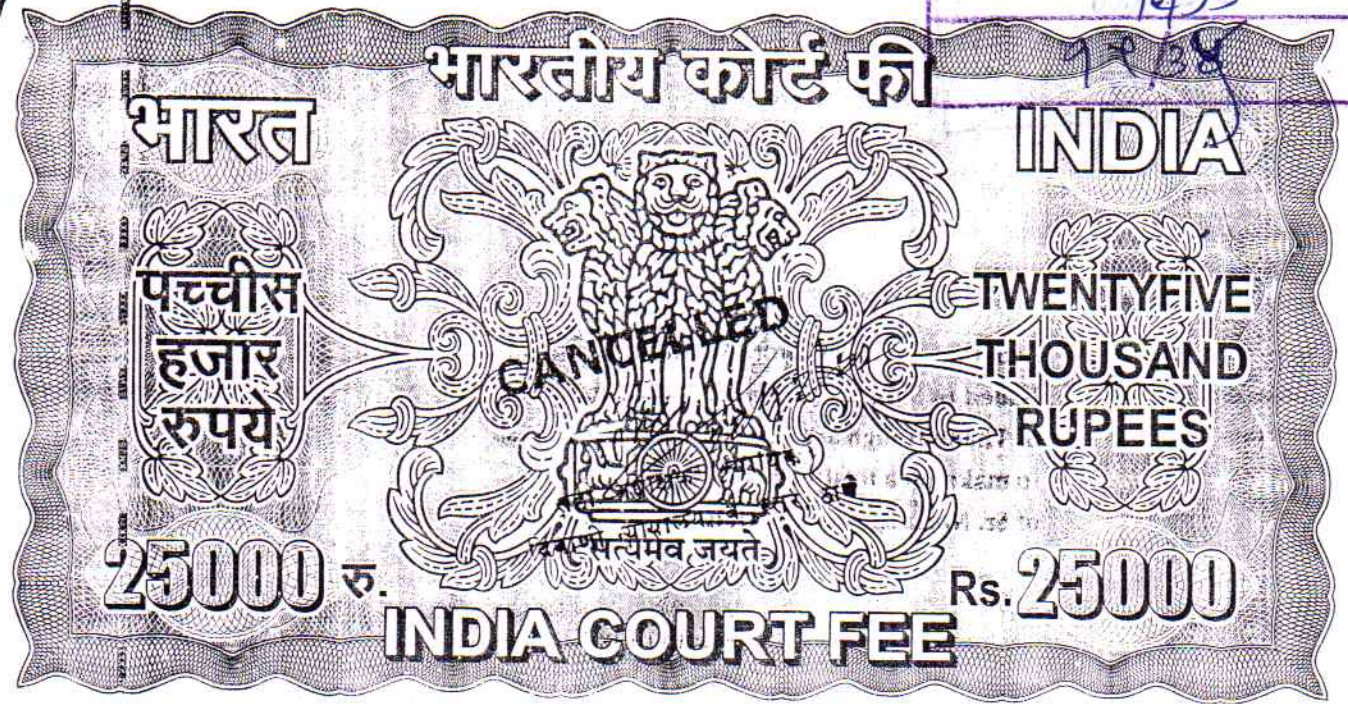




ट न न - २

दस्ता क्रमांक १०३५०/२०२४

Narendra Bhanushali



महाराष्ट्र MAHARASHTRA

240598

IN THE COURT OF JT. CIVIL JUDGE SENIOR DIVISION THANE,
AT THANE

M.A.NO. 1747/2022
Exh. No. 20

HEIRSHIP CERTIFICATE

1. MR. NARENDRA DATTATRAYA BHANUSHALI,
Age :- 67 years, Occ. Business,
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.
2. MR. ABHISHEK NARENDRA BHANUSHALI,
Age :- 39 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- 1A/9, Jai Trimurti Society, Sahyadri,
Mumbai Poona Road, Kalwa, Thane.
3. MR. JAYESH NARENDRA BHANUSHALI
Age :- 34 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.

V/s.

NIL

Verified from the
original & returned.

Supdt.

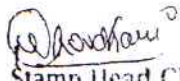
Civil Court. S.D. Thane

22 DEC 2022

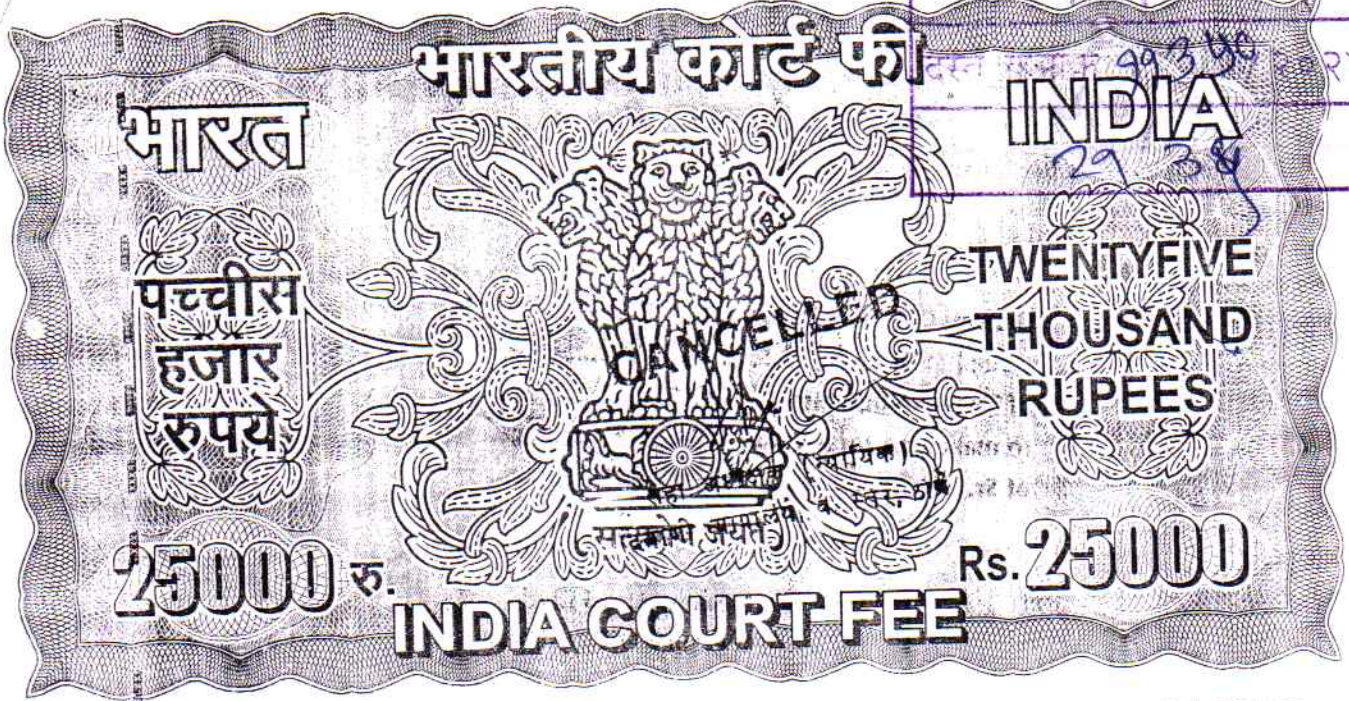


ट न न - २
दस्ता क्रमांक ११३५० / २०२४
20/38

General Court Fee Stamp Worth Rs. 25000/-
Issued to Shri. Narendra D. Bhanushali
of Thane through Shri. Self
to make up a total Value of Rs. 75000/-
of Sr. No. 667 Date: 19/12/2022


Stamp Head Clerk
Treasury Office, Thane





महाराष्ट्र MAHARASHTRA

240599

IN THE COURT OF JT. CIVIL JUDGE SENIOR DIVISION THANE,
AT THANE

M.A.NO. 1747/2022

Exh. No. 20

HEIRSHIP CERTIFICATE

1. MR. NARENDRA DATTATRAYA BHANUSHALI,
Age :- 67 years, Occ. Business,
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.
2. MR. ABHISHEK NARENDRA BHANUSHALI,
Age :- 39 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- 1A/9, Jai Trimurti Society, Sahyadri,
Mumbai Poona Road, Kalwa, Thane.
3. MR. JAYESH NARENDRA BHANUSHALI
Age :- 34 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.

V/s.

NIL

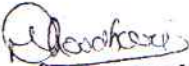


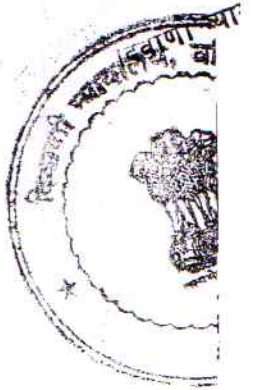
धीशक
यालय, व स्तर. ठाणे

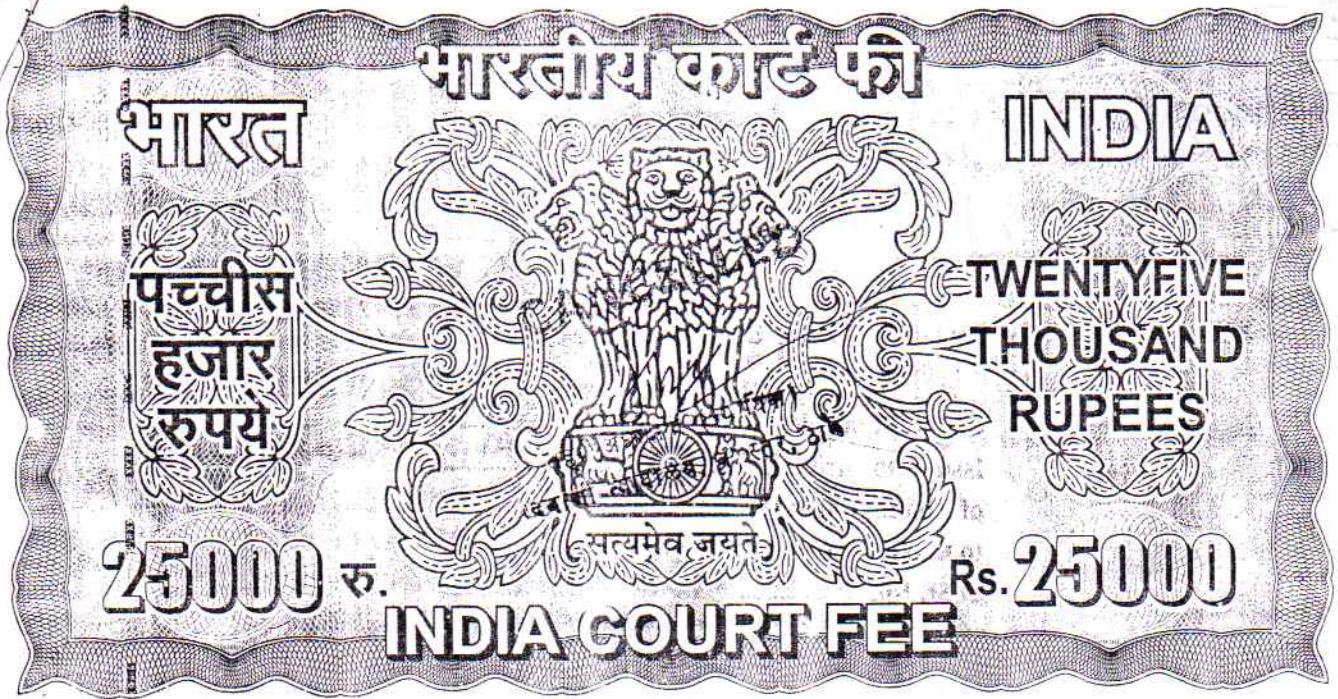


ट न न - २
दस्त क्रमांक 99340/२०२४
22/38

General Court Fee Stamp Worth Rs. 25000/-
Issued to Shri. Narendra D. Bhanushali
of Thane through Shri. self
to make up a total Value of Rs. 75000/-
of Sr. No. 667 Date 19/12/2022


Stamp Head Clerk
Treasury Office, Thane





महाराष्ट्र MAHARASHTRA

240600

IN THE COURT OF JT. CIVIL JUDGE SENIOR DIVISION THANE,
AT THANE

M.A. NO. 1747/2022

Exh. No. 2 ए न न - 2

HEIRSHIP CERTIFICATE

दस्ता क्रमांक 90350/2024

23/38

1. MR. NARENDRA DATTATRAYA BHANUSHALI,
Age :- 67 years, Occ. Business,
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.
2. MR. ABHISHEK NARENDRA BHANUSHALI,
Age :- 39 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- 1A/9, Jai Trimurti Society, Sahyadri,
Mumbai Poona Road, Kalwa, Thane.
3. MR. JAYESH NARENDRA BHANUSHALI
Age :- 34 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.

V/s.

NIL

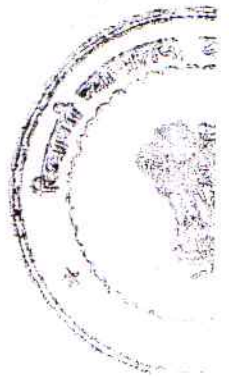


ट न न - २
दस्त क्रमांक ११३५० / २०२४
२४/३४

General Court Fee Stamp Worth Rs. 25000/-
Issued to Shri. Narendra D. Bhannshali
of Thane through Shri. Self
to make up a total value of Rs. 75000/-
of Sr. No. 667 Date: 19/12/2022


Stamp Head Clerk
Treasury Office, Thane

दस्त क्रमांक ११३५० / २०२४
२४/३४

दिवानी दस्त


THE SEAL OF THE SUB-REGISTRAR
सब-दुय्यम नरिधक, ठाणे २ पांचो नरिध
THANE - 2

IN THE COURT OF JT. CIVIL JUDGE SENIOR DIVISION THANE,
AT THANE

M.A. NO. 1747/2022
Exh. No.

दस्ता क्रमांक 99340/2028

25/38

To,

1. MR. NARENDRA DATTATRAYA BHANUSHALI,
Age :- 67 years, Occ. Business,
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.
2. MR. ABHISHEK NARENDRA BHANUSHALI,
Age :- 39 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- 1A/9, Jai Trimurti Society, Sahyadri,
Mumbai Poona Road, Kalwa, Thane.
3. MR. JAYESH NARENDRA BHANUSHALI,
Age :- 34 years, Occ. Service,
through its Power of Attorney Holder
Applicant No. 1. Mr. Narendra Dattatray Bhanushali
R.at:- A/704, Riviera Siddheshwar Garden,
Kolshet Road, Dhokali Naka, PO. Sandozbaugh,
Thane.

...Applicants

APPENDIX 'B'
: HEIRSHIP CERTIFICATE :

WHEREAS Late VINDA NARENDRA BHANUSHALI, who died on 18.04.2021 at Thane. Application was made by the above-named applicants to this Court be formally recognized applicants as legal heirs of the said deceased Late VINDA NARENDRA BHANUSHALI.

AND WHEREAS usual publication having been issued, no sufficient objection were offered to the rights of the said applicants. AND WHEREAS the said applicants thereupon gave proof to the satisfaction of this Court of their rights to be recognized as legal heirs of the said deceased Late VINDA NARENDRA BHANUSHALI.

This is to certify that the above-named applicants namely 1. MR. NARENDRA DATTATRAYA BHANUSHALI, 2. MR. ABHISHEK NARENDRA BHANUSHALI, 3. MR. JAYESH BHANUSHALI, are the recognized legal heirs of the said deceased Late VINDA NARENDRA BHANUSHALI



वकील
श्री. व. स्वर, ठाणे

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दस्ता क्रमांक ११३५० / २०२४
२६/३४

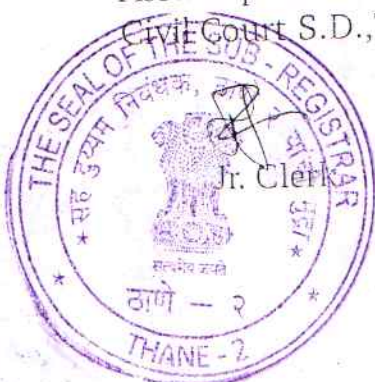
SCHEDULE OF PROPERTIES :

1. 50 % Shop No.10, admeasuring 220 Sq.ft. (Built-up) area on Ground Floor, in the Shrey Anand Co-operative Housing Society Ltd., standing on the plot of land bearing survey no.128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8, & 130, and share certificate bearing no.15, five shares from 386 to 390 of 50 Rupees each, at Village- Balkum, lying, being and situated t Kolshet Road, Dhokali Balkum, Thane(W)
2. Flat NO.G-2, admeasuring 540 Sq.ft. (Built-up) area i.e.50.18 Sq.mtrs, (Built-up) area on Ground Floor, of the A-Wing, in the Shrey Anand Co-operative Housing Society Ltd. Standing on the plot of land bering survey no.128/1, 305/11, and share certificate no. G-02, bearing Distinctie No.6 to 10 (both inclusive) Village- Balkum, lying, being and situated at Kolshet Road, Dhokali, Balkum, Thane (W) 400607.
3. Flat No.704, admeasuring 760 Sq.ft. (Carpet area) on 7th Floor in A Wing in Building known as Riviera, lying being and situated at Dhokali, Thane(W), bearing old Survey No. 135/P, 135/2 and Cooresponding New Survey No.9/1/1(C), 9/1/1(D), 9/11(E), 9/1/1(F), 9/1/1(G), old Suvey no. 135/2, New Survey no.9/2/1(P), and old survey no.135/3, New survey no.9 Hissa no.3 of Revenue Village Dhokali (Balkum), Tlauka and District Thane, within the limits of Thane municipal Corporation. Bearing Municipal House No.11 Block No.104, Prabhag Samiti Chitalisar, Malmatta Krmank-121040592, and bearing share certificate no.28 in above society 10 shares of Rs.50/- each no.271 to 280.
The value of the said property is Rs.96,00,000/-

Given under my hand and seal of this Court as on this 21th day of December 2022.

(S.K.Fokmare)
Jt.Civil Judge, S.D.Thane

Asst. Suprentendent,
Civil Court S.D., Thane



Verified from the original & returned.

(Signature)
Supdt.
Civil Court, S.D. Thane

26 DEC 2022



महाराष्ट्र शासन

ट न न - २

स्त क्रमांक 99340 / 2024

20 / 38

नोंदणीचे प्रमाणपत्र

क्रमांक टिफनए/(टिफनए)/एचएसजी/(टिफी)/२४१२६/सन २०१२
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

**रिविअरा को-ऑपरेटिव्ह हौसिंग
सोसायटी लि.,**

सर्व्हे नं. १, हिस्सा नं.१/१ एफ व सर्व्हे नं.१, हिस्सा नं.१/१ जी,
द्विलेज ढोंकाळी, कोलशेत रोड, ठाणे (प) ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदणी क्रमांक टिफनए/(टिफनए)/एचएसजी/(टिफी)/२४१२६/सन २०१२, दि. ३१/०५/२०१२ ने नोंदण्यांत आलेली आहे.

उपनिर्देश अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये सल्लेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडकर सहभागीदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- ठाणे
दिनांक :- ३१/०५/२०१२



(Handwritten signature)

(चंद्रकांत वि. टिकुळे)
उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे



वीज पुरवठा देयक माहे: APR-2024

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002385701430

HSN code 27160000

ग्राहक क्रमांक: 000082455345
MR NARENDRA D BHANUSHALI
A-704 RIVIERA SIDDHESHWAR GARDEN KOLSHET THANE 400607
मोबाइल/ ईमेल: 86*****13/

देयक दिनांक: 07-APR-24
देयक रक्कम रु: 0.00

देय दिनांक: 29-APR-24
या तारखे नंतर भरल्यास: 0.00

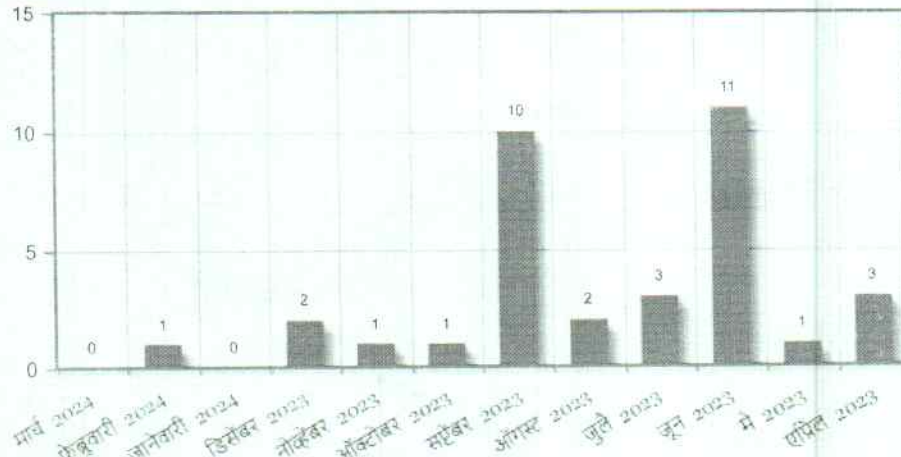
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दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 2 / 19-1586-1320 /4541825
मिटर क्रमांक: 06113657759
रिडिंग ग्रुप: B2

पुरवठा दिनांक: 31-May-2010
मंजूर भार: 3.5 KW
सुरक्षा ठेव जमा(रु): 3,803.75
चालु रिडिंग दिनांक: 02-APR-24
मागील रिडिंग दिनांक: 02-MAR-24

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
27304	27303	01	1	0	1

NORMAL
Bill Period: 1.03 Month(s) /Old Units upto 31-03-2024 = 01

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र २४*७

MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व ०.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या
- पुढील महिन्याची रिडिंग साधारणतः ०२-०५-२०२४ ह्या तारखेला होईल.

विशेष संदेश :

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तालिखित पावती स्वीकारू नये. गैरसोयी टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01000082455345**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

स्थळप्रत बिलिंग युनिट:	4541	ग्राहक क्रमांक:	000082455345	पी.सी.:	B2	दर:	090	या तारखे पर्यंत भरल्यास	16-APR-24	0.00
अंतिम तारीख								या तारखे नंतर भरल्यास	29-APR-24	0.00



टनन - २

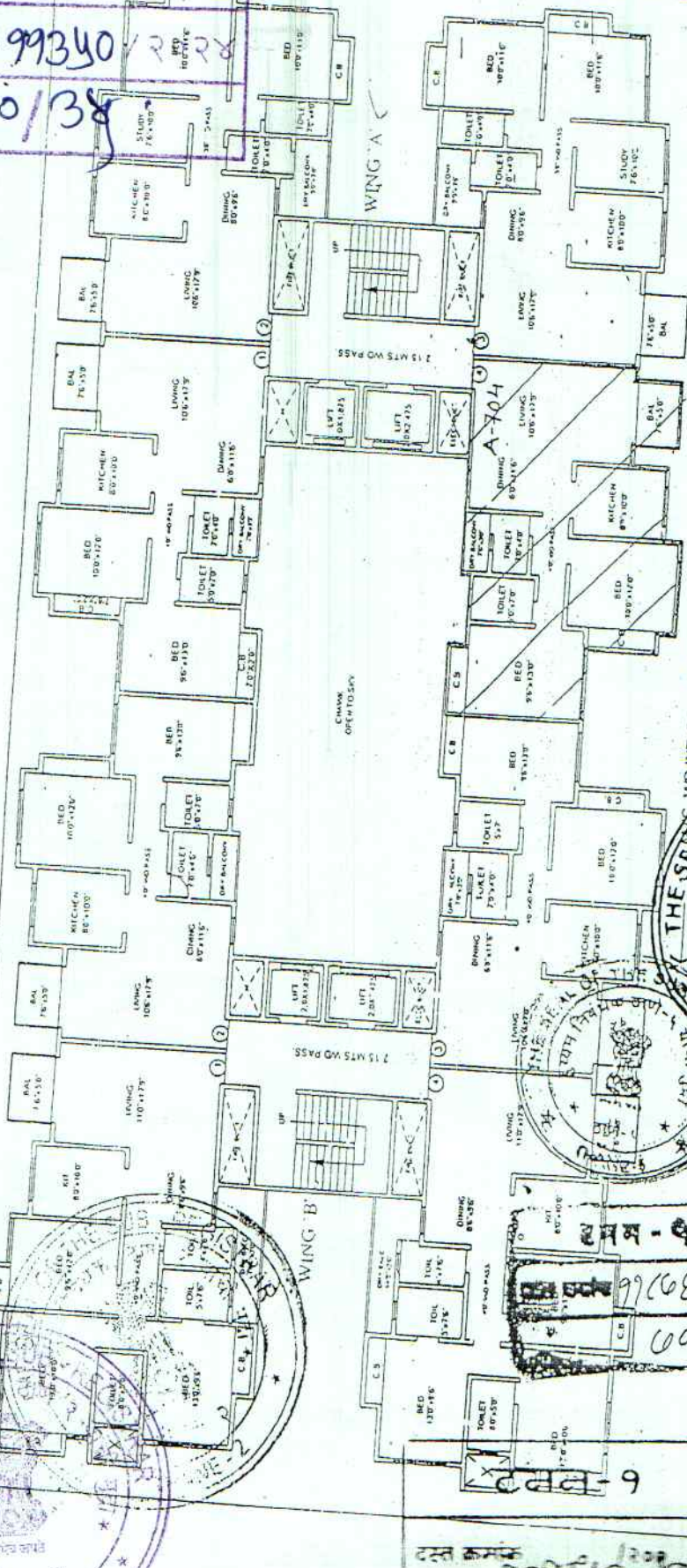
दस्ता क्रमांक १०००४/२०२४

२९/२८

टनन - २

दस्ता क्रमांक ११३५०/२०२४

३०/३४



John Deo

4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th, 14th, 15th, 16th, 17th, 19th

WING - A

WING - B

"RIVIERA"
SHREEBHAW GARDENS
DHOKALI (PANE 1)

THAKAR & ASSOCIATES
ARCHITECTS

FLAT NO.	AREA (CPT)	AREA (CPT)
301A	825.00	975.00
201A	825.00	760.00
301B	760.00	760.00
301C	760.00	955.00



Shai

John Deo

John Deo

John Deo

SHREE THAKAR GREENFIELD CONSTRUCTIONS

John Deo

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACSPB8149F

नाम / Name
NARENDRA DATTATRAYA BHANUSHALI

पिता का नाम / Father's Name
DATTATRAYA PARSHARAM BHANUSHALI

जन्म की तारीख /
Date of Birth
29/07/1965

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PACHPUTE SUPRIYA RAJENDRA
RAJENDRA PARSHURAM PACHPUTE

07/04/1991
Permanent Account Number
CKWPP2511H

Signature



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दस्ता क्रमांक 9350 / 2024

39 B8


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AASHISH S TALWARE
SURESH RAJARAM TALWARE

30/07/1986
Permanent Account Number
AKJPT5083D

Signature



भारत सरकार
GOVERNMENT OF INDIA

सुरेश राजाराम तलवारे
Suresh Rajaram Talware
DOB: 23-12-1948
Gender: Male

2462 6428 1720




भारत सरकार
Government of India

राजेंद्र परशुराम पाचपुते
Rajendra Parshuram Pachpute

जन्म तारीख / DOB: 10/05/1963
पुरुष / Male

3223 6255 7136





मेरा आधार, मेरी पहचान



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20240419109

19 April 2024,08:23:04 AM

मूल्यांकनाचे वर्ष 2024
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 8/33/2-सिधेश्वर गार्डन हौ.कॉ.
क्षेत्राचे नांव Thane Municipal Corporation

ट न न - २
दस्त क्रमांक 82434/2024
सर्व्हे नंबर / न भू क्रमांक : /

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
39800	110500	126900	154500	126900	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	84.75चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वाहन सुविधा -	आहे	मजला -	5th to 10th Floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.116025/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((116025-39800) * (100 / 100)) + 39800
= Rs.116025/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 116025 * 84.75
= Rs.9833118.75/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 9833118.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.9833119/-
= ₹ अठ्ठ्याणव लाख तेहेतीस हजार एक शें एकोणवीस /-

Home

Print

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दस्त क्रमांक 82434/2024
82434





74/11350

शुक्रवार, 19 एप्रिल 2024 10:07 म.पू.

दस्त गोपवारा भाग-1

टनन2

दस्त क्रमांक: 11350/2024

दस्त क्रमांक: टनन2 /11350/2024

बाजार मूल्य: रु. 98,33,119/-

मोबदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,70,000/-

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

पावती:12787

पावती दिनांक: 19/04/2024

अ. क्रं. 11350 वर दि.19-04-2024

सादरकरणाराचे नाव: आशिष सुरेश तलवारे - -

रोजी 10:05 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने.....करिता

कि. रु. ०/- पा. क्र १३०६६ अन्वये

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

शिक्रा क्रं. 1 19 / 04 / 2024 10 : 05 : 40 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 19 / 04 / 2024 10 : 06 : 40 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

तदर दस्तऐवज नोंदणी करण्या १९०८ निव्वन १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तऐवजाला संपुर्ण मजकूर निष्पत्तक व्यक्ती,साक्षीदार व सोबत जोडलेले कायदपत्रे दस्ताची सत्यता कायदेशीर बाबी सटी घालील निष्पत्तक व्यक्ती संपुर्णपणे बंधनदार आहेत. तसेच सबर इस्तांतरण दस्तांमुळे राज्यसासन/देशसासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

निव्वन देणार राहिली







19/04/2024 10 20:23 AM

दस्त गोपवारा भाग-2

टनन2

38/38

दस्त क्रमांक:11350/2024

दस्त क्रमांक :टनन2/11350/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्री. नरेंद्र दत्तात्रय भानुशाली - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/704, रिवेरा, मिड्देश्वर गार्डन, ढोकळी नाका, कोलशेत रोड, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:ACSPB8149F	लिहून घेणार वय :-69 स्वाक्षरी:-		
2	नाव:आशिष सुरेश तलवारे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-१०, श्री हार्डट्स, कर्मयोगी नगर, उंटवाडी जिम समोर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पॅन नंबर:AKJPT5083D	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:सुप्रिया आशिष तलवारे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-१०, श्री हार्डट्स, कर्मयोगी नगर, उंटवाडी जिम समोर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पॅन नंबर:CKWPP2511H	लिहून घेणार वय :-33 स्वाक्षरी:-		

दरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:19 / 04 / 2024 10 : 18 : 54 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेंद्र परशुराम पाचपुते - वय:60 पत्ता:धुळे महाराष्ट्र पिन कोड:424001			
2	नाव:सुरेश राजाराम तलवारे - वय:76 पत्ता:नाशिक महाराष्ट्र पिन कोड:422008			

शिक्षा क्र.4 ची वेळ:19 / 04 / 2024 10 : 19 : 44 AM

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH SURESH TALWARE	eChallan	69103332024041817486	MH000816846202425E	770000.00	SD	0000473152202425	19/04/2024
2		DHC		0424189622176	600	RF	0424189622176D	19/04/2024
3	ASHISH SURESH TALWARE	eChallan		MH000816846202425E	30000	RF	0000473152202425	19/04/2024

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

11350 /2024

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

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दस्त क्रमांक ११३५० / २०२४

३५ / ३५

प्रमाणित करण्यात येते कि सदर
दस्त क्रं. ११३५० मध्ये ३५
पाने आहेत.

पहीले नंबराचे बुकात अ. न.
... ११३५० ... वर नोंदला

[Handwritten Signature]

सह. दुय्यम निबंधक ठाणे क्र. २

दि. १९.०४.२०२४

