

335/18686

पावती

Original Duplicate

Friday December 17 2021

3:16 PM

17/12/2021

17/12/2021

पावती क्र. 21511 दिनांक 17/12/2021

पात्राचे नाव: भाजिवटे

दस्तावेजाचा अन्वयक्रमांक: टवन5-18686-2021

दस्तावेजाचा प्रकार: वगारनामा

पादक कर्त्याचाचं नाव: समाधान विजय तानयडी - -

नांदणी फी

₹ 30000.00

पादक कर्त्याची फी

₹ 200.00

पृष्ठांची संख्या: 31

एकूण:

₹ 30820.00

आपणाम मूळ दस्त, धवनेल प्रिंट, सूची-२ अंदाजे

3:36 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

वाजार मूल्य: ₹. 4805244.168 /-

मोबदला ₹. 6500000/-

भरलेले मुद्रांक शुल्क : ₹. 390000/-

सह दुय्यम निबंधक, ठाणे क ५

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 620/-

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

ईडी/धनादेश/पि ऑर्डर क्रमांक: MH010212580202122E दिनांक: 17/12/2021

बँकेचे नाव व पत्ता:

Homecredit



सूची क्र.2

सह मुख्य निबंधक, साहू नगर 5

सह क्रमांक 18686/2021

पेज नं. 1

Regn:63rn

घावाचे नाव : माजिवडे

1) पत्ता नं.	47 पत्ता
2) पत्ता नं.	6500000
3) गावाचे नाव (सहसंस्थापनाचे) वाचनितपात्राकरिता अकारणी देवाची परतदार नसणेबाबत	4805244 168
(4) अनुमोदन, पॅटंटिन्मा व घटकमांक (असाधारण)	1) पारिक्लित नाव: ठाणे म.पा. इतर वर्षाने बदलित नं: 1801, माळा नं: 18 वा मजला, इमारतीचे नाव: एवराऊन ग्रीनवूड्स ए बिंग, प्लॉक नं: पोखरण रोड नं 1, रोड नं: वर्धननगर, माजिवडे, ठाणे, इतर माहिती: क्षेत्रफळ 38.11 चौ मी कार्पेट, (सू.क्र.6/23 रं) ((MILKAT NUMBER SURVEY NO 215,218,218 ;))
(5) क्षेत्रफळ	1) 38.11 चौ.मीटर
(6) आकाराचा विवरण कुडी उभ्याचे अंमल नोंद	
(7) पत्ता नं. व गावाचे नाव (सहसंस्थापनाचे) वाचनितपात्राकरिता अकारणी देवाची परतदार नसणेबाबत	1) नाव:- आशिय अच्युत हेमिटे - - वय:-40; पत्ता:-प्लॉट नं 8, माळा नं: 3 रा मजला ,बी थिन , इमारतीचे नाव: 10 राचे पारंपुरे पथ , ब्लॉक नं: गोमंतक वाडी , रोड नं: विरगाव , मुंबई , महाराष्ट्र, मुम्बई. पिन नं -400004 पॅन नं:-ADBP2876K 2) नाव:-आनी आशिय हेमिटे - - वय:-38; पत्ता:-प्लॉट नं: 8, माळा नं: 3 रा मजला ,बी थिन , इमारतीचे नाव 10 राचे पारंपुरे पथ, ब्लॉक नं: गोमंतक वाडी, रोड नं: विरगाव, मुंबई महाराष्ट्र, मुम्बई. पिन नं:-400004 पॅन नं:-AHIIPH3933N
(8) पत्ता नं. व गावाचे नाव (सहसंस्थापनाचे) वाचनितपात्राकरिता अकारणी देवाची परतदार नसणेबाबत	1) नाव:-नमाशाद.विजय तानवडी - - वय:-28; पत्ता:-प्लॉट नं: 04, माळा नं: -, इमारतीचे नाव: सुभद्रा निवाय नं 03 ब्लॉक नं: मिथवाडी इन्कमर्टेक्स कॉलनी बळक, रोड नं: बोलेभगी पूर्व, मुंबई, महाराष्ट्र मुम्बई. पिन नं:-400060 पॅन नं:-APUPT4730M
(9) अनुमोदन दिनांक	17/12/2021
(10) घटकमांक दिनांक	17/12/2021
(11) घटकमांक संख्या व पत्र	18686/2021
(12) वाचनितपात्राकरिता मुद्रांक शुल्क	390000
(13) वाचनितपात्राकरिता नोंदणी शुल्क	30000
(14) क्षेत्र	

सह मुख्य निबंधक, ठाणे क्र ५



मुद्रांकवासाठी निवाराचे घेतलेला नपशीत-
मुद्रांक शुल्क व नोंदणी शुल्क निवाराचे घेतलेला अनुषंगाने

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Office Number	Deface Dat
1	SAMADHAN VIJAY TANAWADI	eChallan	69103332021121613060	MH010212580202122E	39000 00	RF	00049099162021	17 12 2021
2	SAMADHAN VIJAY TANAWADI	eChallan		MH010212580202122E	33000	RF	0004909916202122	17 12 2021
3		By Cash			620	RF		

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



CHALLAN
MTR Form Number-6



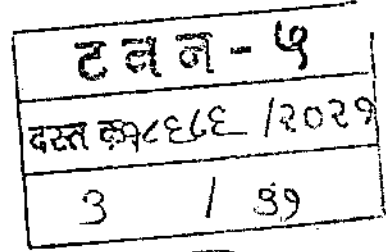
GRN	MH010212580202122E	BARCODE	[Barcode]	Date	16/12/2021-12:10:41	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)			
Type of Payment	Registration Fee			PAN No.(If Applicable)			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	SAMADHAN VIJAY TANAWADI		
Location	THANE			Flat/Block No.	FLAT NO 1801,18TH FLOOR,HUSTOWN		
Year	2021-2022 One Time			Promises/Building	GREENWOODS A WING		

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	390000.00	Road/Street	FOKHRAN ROAD NO 1					
0030063301 Registration Fee	30000.00	Area/Locality	VARTAK NAGAR,THANE					
		Town/City/District						
		PIN	4	0	0	6	0	6
		Remarks (If Any)	SecondPartyName=ASHISH A HEGISRTE-					
			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट न न - ५</p> <p>दस्त क्र १८६६ / २०२१</p> <p>२ / १ / २१</p> </div>					
		Amount In						Four Lakh Twenty Thousand Rupees Only
Total	4,20,000.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	60033320212580202122E 438				
Cheque/DD No.		Bank Date	RBI Date	16/12/2021-12-16/2021-12-16 Not Merged with RBI				
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID : 9004814014
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चदर घलन कडल दुवडम नलवधक कडरलनडत नडदणी कडरकडडडड दडडडडड डलडु आड. नडदणी न कडरकडडडड दडडडडड डलडु घलन डलडु नडड.

[Signature]
K. Hegisrte

[Signature]
S. Tanawadi



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Thane on this 17th day of DEC 2021, by and between

MR.ASHISH ACHUYT HEGISHTE, MRS. KRANTEE ASHISH HEGISHTE, of Mumbai, both adult, Indian Inhabitant and residing at 107,TATYE GHARPURE PATH, GOMANTAK WADI, B WING, 3RD FLOOR, FLAT NO8, GIRGAON, MUMBAI, holding Permanent Account No. ADBPH2676K & AHMPH3933N and AADHAAR no. 460338319838 & 624495237975 hereinafter referred to as "the Seller" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to, mean and include their respective heirs, executors and permitted assigns and all persons claiming by under or through him including his successors-in-interest) of the One Part;

AND

MR.SAMADHAN VIJAY TANAWADI, of Mumbai, a adult, Indian Inhabitants and residing at ROOM NO.04, SUBHADRA NIWAS NO.03, MEGHWADI NEAR INCOME TAX COLONY, JOGESHWARI (EAST), MUMBAI-400060, hereinafter referred to as "the Purchasers" holding Permanent Account No. APUPT4730M and AADHAAR no. 451842029400 respectively (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and permitted assigns and all persons claiming by under or through such Purchasers including his/her/their successors-in-interest) of the Other Part.

The Seller and The Purchasers shall collectively refer to as "Parties" for the sake of brevity of this Agreement.

Ashish Hegishte
K. Hegishte

Samadhan Tanawadi

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WHEREAS: दस्त का ६६६ / २०२५
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a. By an Agreement for Sale dated 12-DEC-2013 made, executed and registered by and between one HUBTOWN LIMITED, Sole Promoters of the one part (hereinafter referred to as "the said Developer") and The Seller herein and therein referred to as "the Allotee" of the Other Part, duly registered with Thane Registrar of Assurance under No. TNN5-12404-2013, (hereinafter referred to as "the said Agreement for Sale"), the Developer agreed to sell and agreed to sell and the Seller agreed to purchase/ acquire absolutely on Ownership Basis a residential premise being Flat bearing No. 101A measuring about 35.32 Sq. Meter carpet area and usable Carpet area of 2.79 sq Meter (hereinafter referred to as "the said Flat") on the 18TH floor of the building known as "HUBTOWN GREENWOODS - A WING" (hereinafter referred to as "the said building"), for the consideration and upon the terms and conditions stipulated therein. The said Flat is more particularly described in the Schedule hereunder written and the copy of the said Agreement for Sale is herein annexed and marked as "Annexure A";

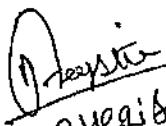
b. The Seller has complied with all their obligations under the said Agreement for Sale with the said Developers and has also made payment of entire consideration to the said Developers and the said Developers have handed over vacant and peaceful possession of the said Flat as owners thereof in pursuance to receipt of Occupation Certificate for said Building. The copy of Occupation Certificate issued by Thane Municipal Corporation is annexed and marked as "Annexure B";

c. The Seller is entitled along with the various Purchasers of the flats and other premises in the said building to become member of the Co-operative Housing Society (proposed) as and when formed by the said Developers;

d. Prior the execution hereof, The Seller confirms, represents and warrants the Purchasers that,

- The Seller has paid and discharged all purchase price to acquire the said Flat to the Developers towards the consideration under the said Agreement for Sale and nothing remains pending or payable on account thereof. Further The Seller has paid all the dues and goings in respect of the said Flat till the date hereof and thereafter the Purchasers shall be liable to pay the same;

- The Seller is the sole and absolute owners of the said Flat and have the absolute and sole right to hold, use, occupy and possess the same as the Owner. Save and except the Seller no other person has or had any claim, share, right, title, interest in the same and the Seller is competent and entitled to sell and transfer the same as provided in these presents;


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• The Seller has faithfully observed, performed and complied with all the terms and conditions contained in the hereinbefore mentioned in the said Agreement for sale and the said Agreement for sale is valid, subsisting and in full force and he has not committed any breach thereof and the Developers have not at any time terminated or purported to terminate his rights in respect of the said Flat;

• upon execution hereof and subject to payment by the Purchaser as stipulated hereinafter, The Sellers' all rights and benefits under the said Agreement for Sale in respect of the said Flat shall hereinafter belong to the Purchasers as if the said agreement was entered into by and between the said Developers and the Purchasers in place of the Sellers-as Purchasers. He has not assigned the benefit of the said Agreement for Sale to anybody else by way of security or otherwise;

e. Prior execution hereof, the Seller has provided inspection of the said Flat and there are no objections with respect to the said flat / amenities provided by the Developers, and also given inspection of the documents of title. Further in pursuance to terms stipulated in the said Agreement for sale, The Seller have informed vide letter dated 07-DEC-2021 to the said Developers about his intention to sell and transfer the said Flat to the Purchasers and accordingly prior execution hereof procured permission/ No Objection Certificate cum Letter) of the said Developers the Developers for confirming the present sale transaction in favour of the Purchasers. The copy of NOC letter issued by the said Developer and marked as Annexure "C";

f. The Seller is aware that the Purchasers proposes to avail Housing Loan from the bank against the security of the said Flat and for which has jointly with the Purchaser informed in advance to the Developers and shall obtain written consent / NOC for Mortgage as required by the bank from the Developers;

g. After due negotiations, the Seller intend to alienate/transfer/sale off on ownership basis the said Flat along with all his rights, benefits claims in the said Flat pursuant to the said Agreement for sale to the Purchasers herein and the Purchasers herein have agreed to purchase and acqulre the said Flat and all his right, title and interest therein of the Seller herein free from all encumbrances and reasonable doubts of whatsoever nature in the said Flat and incidental rights including of becoming member of the society as and when formed, at or for a consideration and upon the terms and conditions set out herein;

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K. Megishree

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NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED DECLARED RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein. The Seller hereby agrees to sell, transfer, convey and assign free from all and every claim, demand, burden and encumbrances whatsoever, all and singular its ownership right, title and interest in the residential premise being Flat bearing No. 1801 admeasuring about 35.32 Sq. Meter and optional usable Carpet area of 2.79 sq. Ft. (hereinafter referred to as "the said Flat" on the 18TH floor of the building known as "HUBTOWN GREENWOODS - A WING" (hereinafter referred to as "the said building") and more particularly described in the Schedule hereunder written together with all beneficial rights, title, interest, claim, demand and benefits whatsoever of the said Seller in the said Flat under Agreement for Sale dated 12-DEC-2013 and together with permanent and absolute right of use, possession and occupation of the said Flat and all the benefits appurtenant thereto along with funds, deposits, reserves, etc. standing to the credit of the Seller in respect of the said Flat absolutely and forever, at and for the lump sum consideration of Rs.65,00,000/- (Rupees Sixty Five Lakh Only) the Purchaser/s to the Seller as mentioned in Clause 3 below on and subject to the terms and conditions hereinafter mentioned;

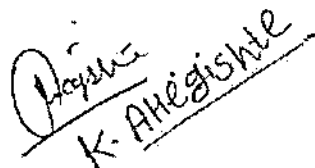
2. The Purchaser shall pay and discharge the price of the said Flat as follows, viz.

- i) Rs 1,00,000/- (Rupees One Lakh Only) Cheque no: NEFT Dated on 26-NOV-2021
- ii) Rs 7,35,000/- (Rupees Seven Lakh Thirty Five Thousand Only) Cheque no: 768396 Dated on 16-DEC-2021
- iii) Rs 1,00,000/- (Rupees One Lakh Only) Cheque no: 768399 Dated on 22-DEC-2021

Paid at or before the execution of this presents as earnest money or deposit (the payment and receipt whereof the Seller do hereby admit and acknowledge)

iv) 1% TDS i.e. Rs.65,000/- (Rupees Sixty Five Thousand Only) to be paid against the Seller PAN card, same original receipts to be handed over to Seller within 7 days after execution of the AGREEMENT

- a. Rs.55,00,000/- (Rupees Fifty Five Lakh Only), being the balance amount shall be paid within 45 (Forty Five) days from the date of execution hereof by Time is the essence of this Agreement. The Balance payment must be made within the prescribed time. In case of any delay on account of delay in disbursement of home loan and or default of whatsoever nature in making payment, further extension of 15 days will be provided to the Purchasers. However even after lapse of 15 days if the purchaser is unable to pay (not on account of any Title issue or pending formalities from the Seller's part), the Sellers shall be entitled to terminate the present agreement and all instruments executed in favour of the Purchasers after giving 30 days notice for same. It is agreed that only after exhausting all possible options for effective completion of sale transaction as agreed herein and as stated hereinabove, both parties shall amicably decide and cancel the agreement herein and The Seller will refund to the Purchasers the amount received towards price of said flat, but without interest, and on such refund,

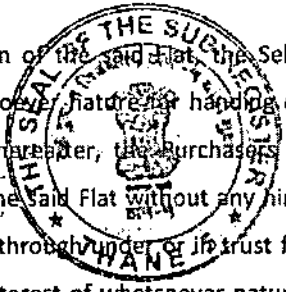

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12/12/2013
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the Sellers shall be entitled to sell and dispose of the said Flat to any other person of their choice, and the Purchaser shall not be entitled to raise any objection to the same and in case if there is default in payment after 45 days token amount of One lakh will get forfeited.



3. It is agreed that upon payment of agreed total consideration of the said flat, the Seller shall immediately handover without raising any objection of whatsoever nature or handing over the possession of the said Flat to the Purchasers herein, and thereafter, the Purchasers shall be entitled to quietly and peacefully possess, occupy and enjoy the said Flat without any hindrance, denial, interruption or eviction or claim by the Sellers and/or through under or in trust for them and thereafter, the Seller shall have no right, title, claim or interest of whatsoever nature in the said Flat as the same is conveyed to the Purchasers. The various deposits and other amounts paid by the Sellers to the under the said Agreement for Sale dated 12-DEC-2013 shall also hereby stand transferred in favour of the Purchasers as the lump sum consideration is inclusive of the same and the Sellers shall not be entitled to receive back the said amount from the said Developers/ or from the Purchasers.
4. The purchaser shall bear and pay to the Developer as and by way of Transfer fee if any payable and or any incidentals charges thereto on or before completion of Sale Proceeds.
5. The Seller hereby specifically and expressly state and declare that the Seller has paid consideration specified in the said Agreement for sale 12-DEC-2013 and all other amount (including but not limited to club membership fees, legal charges, share money, membership fees, registration and Society Formation charges, 12 months deposits for taxes/ maintenance charges, Infrastructure Development charges, legal charges, transfer fee charges, service tax, VAT, direct or indirect taxes (prospective or retrospective), cess, labour welfare cess, fire cess, duties, deposits, sums, levies and other charges etc. It is agreed by and between the parties that hereinafter the Purchasers alone shall be entitled for the Corpus Fund, rent, any other amount, benefits and privileges due and receivable under Agreement for sale and from the Promoter and the Seller shall not be entitled for the same.
6. It is agreed between the parties that Simultaneously, upon execution hereof and in view of early disbursement of home loan to make payment of consideration payable by the Purchaser within stipulated time as agreed herein, the Seller agree undertake and covenant to:-
 - a) Handover to the Transferee the said Original Agreement for Sale dated 12-DEC-2013 of the said Flat,
 - b) Handover all Original Payment Receipts,
 - c) Provide Original NOC (No Objection Certificate / Letter from the said Developers for the completion of the sale proceeds with the said Purchasers.
 - d) As well as to execute documents, forms, and sign Letters etc for transfer of the said Flat, Deposits, receipts etc. and also utility connections in favour of the Purchaser

Pravin K. Anegishile

[Signature]

7. It is agreed between the parties hereto that the Seller shall be obliged to and be responsible to pay [unclear] dues from the date of the no due certificate issued by the builder till the date of possession.

2013-14
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8. The Seller hereby state, declares, confirms and covenants that :-

- a. the several facts set out in the recitals herein are true and correct, and no part thereof is false or incorrect.
- b. He has good right, full power and absolute authority to convey, transfer and assure the said Flat hereby agreed to be transferred, conveyed and assigned to the Transferee as aforesaid and he has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Flat may be rendered void or voidable.
- c. He has not entered into any agreement either in the form of sale, exchange, assignment or in any other way whatsoever and has not dealt with or disposed off the said Flat in any manner whatsoever save and except this Agreement.
- d. He has not availed any Home Loan from any Bank against the charge/mortgage of the said Flat at any point of time. The said Flat is free from all mortgages, charges and encumbrances of any nature whatsoever.
- e. He has not created any third party right, title, interest, lien, license or otherwise of any nature whatsoever in respect of the said Agreement for Sale dated 12-DEC-2013 and/or in respect the said Flat.
- f. The said Flat is free from all encumbrances and reasonable doubts of any nature whatsoever and the same is not attached either before or after judgement or at the instance of any taxation authority or any other authorities and the Seller has not given any undertakings to the taxation authorities or any authorities so as not to deal with or dispose of the right, title and interest in the said Flat.
- g. There are no suits, litigations, civil or criminal or any other proceedings pending as against him personally affecting the sale of said Flat.
- h. There are no attachments or prohibitory orders as against or affecting the sale of the said Flat and the said Flat is free from all encumbrances or charges and/or is not the subject matter to any kind of litigation or easements or attachments. The Seller has not received any notice either from the Government, Semi-Government or Municipal Corporation or any statutory body or authority regarding any of the proceedings in respect of the said Flat

[Signature]
K. ANEGISHIL

[Signature]
Anegishil

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- i. The Seller has not done any act, deed, matter or things whereby the Purchasers are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchasers and the Seller has all the rights, title and interest to enter into this Agreement with the Purchasers on the various terms and conditions as stated herein.
- j. The Seller already paid all amount dues including the society charges and maintenance of 18 months payable under the said Agreement for Sale on time to the Developers* and also born and paid all taxes, charges such as electricity payable with regard to said Flat to concerned authority.
- k. The Purchasers shall be entitled to become members of the society as and when formed by the Purchasers of premises in the said building directly in place of the Sellers.
9. It is agreed that all taxes, charges payable in respect of the said Flat shall be paid by the Purchaser from the date of taking over possession and till then the Seller shall pay all taxes, electricity charges, maintenance charges and other out goings to the respective authorities.
10. The Seller further declares that of and from the completion of transaction under this Agreement, the Seller shall not have and hereafter undertake not to claim any right, title, interest, demand, damages, compensation, lien or otherwise in respect of the said Agreement for Sale or in respect of said Flat.
11. The Purchasers hereby confirm that the Purchasers have assumed and shall be bound and liable and agree to comply with all the terms, conditions, obligations and duties of the Seller under the said Agreement for Sale.
12. It is agreed by and between the parties that the said Flat shall be used only for Residential Purpose only.
13. The Purchasers state and declares that he/she have read all the terms and conditions of mentioned in the said Agreement for Sale dated 12-DEC-2013 and hereby undertake to follow, comply and observe the same from the date of the execution hereof without any demur and default and same shall be valid, binding and subsisting on him/her or any of his/her legal heirs, executors, administrators, successors, affiliates and assigns forever save and except possession date which stands revised by the Developer.


Daxi
K. Ahegishete


A. B. Bhandari

14. It is further agreed that upon the completion of the sale transaction, the Seller shall facilitate (without any financial liability) any application to the Developer and inform to record the Names of Purchasers as the Owners of the said Flat and shall get transfer in the name of the Purchasers all deposits and other amounts already paid (all club membership fees, legal charges, share money, membership fees, registration and Society Formation charges, 18 months deposits for taxes/ maintenance charges, Infrastructure Development charges and other charges etc) in the records of the said Developers, for which Seller shall ensure all acts required, without any protest demure or claiming further money.

15. The Parties here to undertake to each other that they will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the rights under the said Agreement for Sale dated 12-DEC-2013 and the said Flat to the Purchasers in the books of the appropriate authorities.

16. The Sellers have represented and assured to the Purchasers that his title to the said Flat is free from all encumbrances and claims of whatsoever nature. In the event it is found that Sellers' title to the said Flat is defective or any claim is made on the said Flat or Purchasers have suffered any loss or damages by the statements, declarations, representations and assurance made by the Sellers or any claim whatsoever directly or indirectly is made on the said Flat in that case Seller agree to indemnify the Purchasers and hereby indemnifies the Purchasers, their nominees and successors in title to the said Flat against all loss, damages, cost and expenses which may be suffered by the Purchasers/their nominees/their successors in title on account of above and the Seller shall reimburse the Purchasers and/or their nominees and/or successors in title for the same on their making demand to that effect.

17. Any notice / correspondence required to be served by the one party upon the another, shall be sufficiently served or deemed to be served if left at or sent by Registered Post / Courier / by Hand to the another party or delivered to the other or left for it at its address mentioned in the title of this agreement.

18. The Seller shall from time to time and at all reasonable times at the costs of Purchasers do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly securing the right, title and interest of the Seller in the said Flat to the Purchasers.

Popuri
K. A. Hegishile

W. Anand

19. It is further recorded between the parties hereto that all Stamp Duty and registration charges in relation to and/or incidental to this Agreement shall be borne by the Purchasers. The Agreement for Sale dated 12-DEC-2013 is already executed and registered and the stamp duty in respect hereof shall be adjusted/set off in view of the stamp duty paid under the said Agreement for Sale dated 12-DEC-2013.

20. It's been mutually agreed between both the parties that the dues such as Property Tax, Water Tax, etc whatever pertaining to the said flat will be cleared from the Seller till the date of possession. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said premises, if found, due and payable the same shall be borne and paid by the Seller alone and that the Seller shall indemnify and keep indemnified the PURCHASERS at all times in respect thereof. Dues arising post possession will be borne by the PURCHASER..

ट न न - ७
दस्त क्र. १८६६/२०२१
११ / ११



[Handwritten Signature]
K. A. Hegishete

[Handwritten Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND DELIVERED THESE PRESENTS AT THANE THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

REGD 31/05/20

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

92/139

ALL THAT certain Residential Premise being Flat bearing No.1801 admeasuring about 35.32 Sq. Meter and additional usable carpet area of 2.79 sq Meter or there about on 18TH floor of the building known as HUBTOWN GREENWOODS - A WING standing on land bearing Survey Nos. 215/216/218 and Hissa No. 1 and situated lying and being at Village Majiwada, Taluka and District Thane and within the limits of Thane Municipal Corporation and Registration District - Thane situated at Pokhran Road No. 1, Vartak Nagar, Thane (West).

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "THE SELLER")

MR. ASHISH ACHUYT HEGISHTE
MRS. KRANTEE ASHISH HEGISHTE

Achuyt
K. Hegishite



IN THE PRESENCE ON)

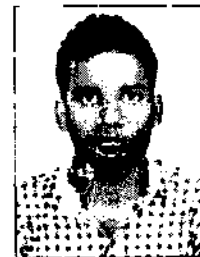
- 1. *[Signature]*
- 2. *[Signature]*



SIGNED AND DELIVERED BY THE)
WITHIN NAMED "THE PURCHASERS")

MR. SAMADHAN VIJAY TANAWADI

S. Tanawadi



IN THE PRESENCE OF)

- 1. *[Signature]*
- 2. *[Signature]*

R
R
Z
b

IANE

RECEIVED at or before the execution hereof of and from the PURCHASER above named the total sum of
Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) vide Cheque bearing no. NEFT/768396 &
768399 drawn on Punjab National Bank respectively being the total amount expressed within to have
 been by them paid to me.

Rs. 9,35,000/-

I SAY RECEIVED,

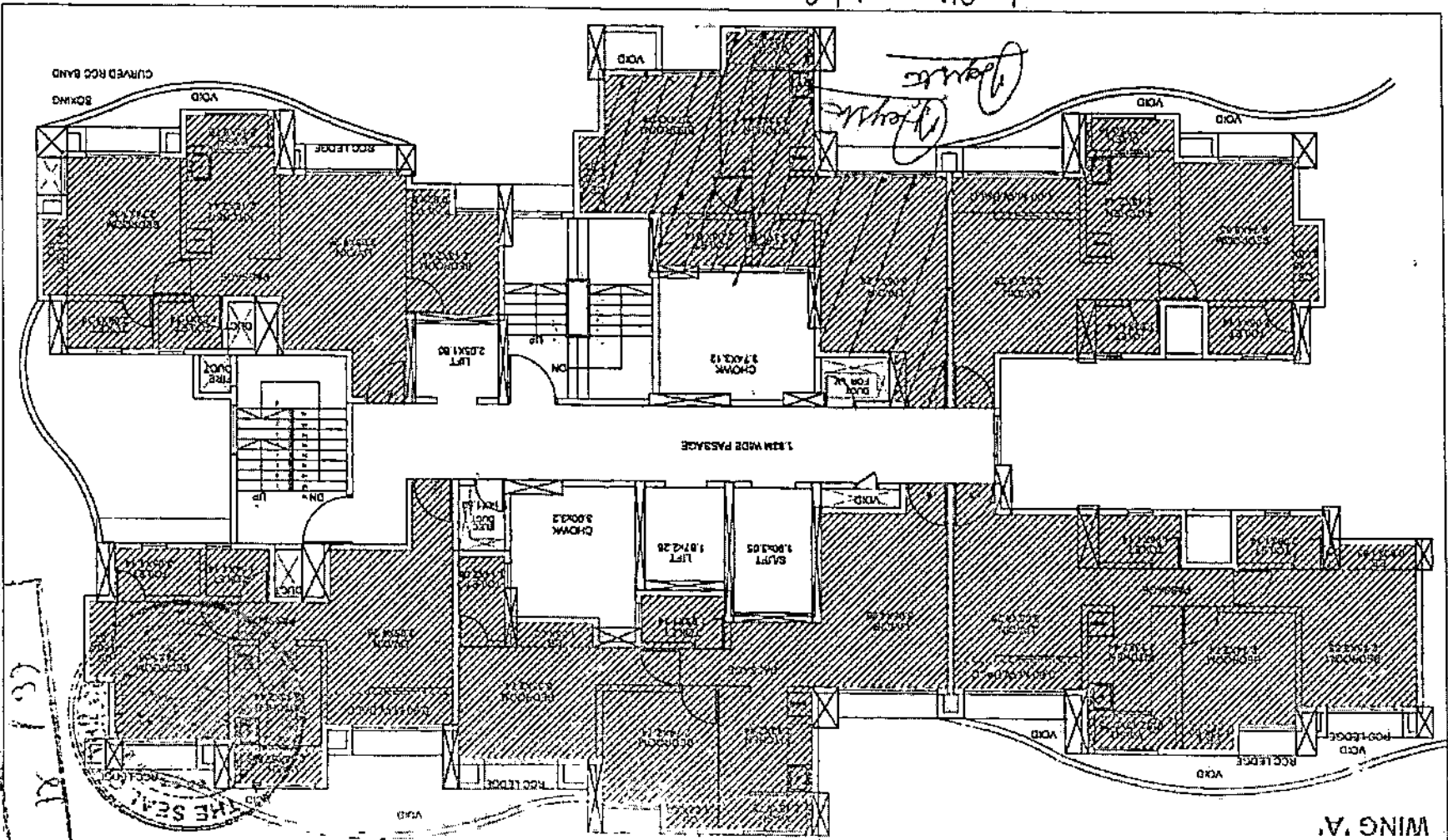
Ashish
K. K. K. K.

MR. ASHISH ACHUYT HEGISHTE
 MRS. KRANTEE ASHISH HEGISHTE

ट न न - ५
दस्त क्र. १८६६/२०२१
१३ / ३१



K. HEGGISTHE



Handwritten notes:
 (1) 370 X 113
 (2) 180 X 135

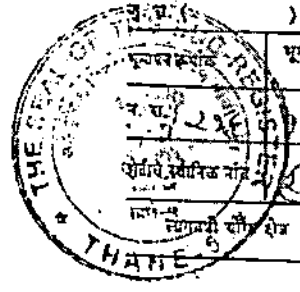
HUBTOWN GREENWOODS
 WING A

IX
 (3)
 370 X 113
 180 X 135

ट न न - ५
 दस्त क १८९६/२०२१
 १६/३)

गांव नमुना सात (अधिकार अधिलेख पत्रक)

गांव मणिकेरी
 तालुका ठाणे



भूपापन क्रमांकाचा वर्णनपत्र	पुढारपत्र पत्रको	योग्यतयासंगे संव	
२२६	४	१९३० १९३१ २०२१	
शेवती, शेवतीस गांव		मे. भा. की सिरीसि	
२६६०		२६६०	
पुढारपत्र पत्रको	हेक्टर	सार	
	०-६१-५		
पुढारपत्र	०-६१-५		
जे. व. (सापठवी योग्य नसलेले)			
वर्ग (अ)	०-०१-६		
वर्ग (ब)			
पुढारपत्र	०-०१-६		
आकाराचे			
पुढी दिवा विशेष आकाराची	३-१४		

कुळपे संव
 इतर अधिकार
 दिवा आणि भूपापन दिने

गांव नमुना द्वारा (पिकांची नोंद घरी)

वर्ष	वंगण	पिकासाठी होणाऱ्या उपशिल										सापठवीसाठी उपलब्ध नसलेली घरीन	पिकांसाठी नसलेली नोंद	न. नं.
		पिकासाठी होणाऱ्या उपशिल					पिकासाठी होणाऱ्या उपशिल							
		पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल	पिकासाठी होणाऱ्या उपशिल			
२०११		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	०-६१-५		
२०१२														

घरीन 4 SEP 2012

तलाठी सजा, माजिबड,
 ता. जि. ठाणे.

ट न न - ५

दस्ता क्र १८६६/२०२१

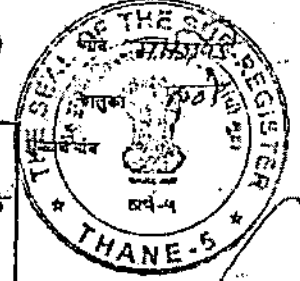
१८ / ३१

गांव नमुना सात (अधिकार अभिलेख पत्रक)

नु. घ. ()

भूखपर क्रमांक	भूखपर क्रमांकाचा हस्तलिखत	ध्यातव्य पत्राची
न. घ. २१६	१३	
शेवटचे स्थानिक गांव	२६६०	
भातवडी घोव शेव	हेक्टर	आर
	०-१०-९	
एकूण	०-१०-९	
पो. घ. (भातवडी घोव नसलेले)		
वर्ग (अ)	०-००-५	
वर्ग (ब)	-	
एकूण	०-००-५	
आकाराचे सुटी किय विरोध आकाराचे	०-००	

धोवट्यावाचें गांव
जे आकृती खिळी
२६६०



प्राथमिकार
२६६०

विषय स्थान भूखपर विषये

गांव नमुना चारा (पिकांची नोंद घरी)

क्र.	संभान	विकासातील क्षेत्राचा वृत्त										सातवडी गावी उपलब्ध नसलेली पत्रे		विकासाचे स्थान	विकासाचा प्रकार	क्र.		
		मिळविल्या जातील क्षेत्र					निर्भक्त विकासातील क्षेत्र					१३	१४					
		१	२	३	४	५	६	७	८	९	१०						११	
		हे.आर.	हे.आर.															

२०११
२०१२

NA
०-१०-९

आवृत्त नसल्यास खाली नमूद करावे.

तारीख 4 SEP 2012

तलाठी सजा, माजिबडे,
ता. जि. ठाणे.

टबल - ५
 दस्त क्र. ८६६/२०
 १८ न.क्र. (३१)

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव ५/१०००
 तालुका ०१०



भूमापन क्रमांकाचा अर्थव्यवहार	भूमापन क्रमांकाचा अर्थव्यवहार	भूमापन पत्रकी	भोगवटुद्वाराचे मंत्र	कृष्याचे मंत्र
		NA	२०२०	
गांधी नगर न्याय क्षेत्र			मे. कृ. मंत्रि. सिटी लि.	
	हेक्टर	आर	२०२०	२०००
रकम	०-००-४			
पो. नं. (तागवटी योग्य नसलेले)	०-००-४			
वर्ग (अ)				
वर्ग (ब)				
पुस्तक				
शुद्धताची सुटी किंवा विशेष शांकारणी	०=०२			

गांव नमुना वारा (पिकारी मंत्र घडी)

वर्ग	संगणक	पिकावलीत क्षेत्राचा अर्थव्यवहार									सागवटी/छाकी उपलब्ध नसलेली पक्षीत		वर्ग	वर्ग	वर्ग
		पिकावलीत क्षेत्र			पिकावलीत क्षेत्र						वर्ग	वर्ग			
		पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र	पिकावलीत क्षेत्र						
		हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.	हे.कार.				
२०११															
२०१२															

अंमल भरवून घरी परत दिली आहे.
 मारीच 4 SEP 2012

तलाठी सजा, मांजवड,
 ता. जि. ठाणे.

ट न न - ५

दस्त क्र. ८६/१८-१०२३

२०.१९७७

मुम्बई नगरपालिका

रेन्डल इमारत क्र. २ - विंग (पार्ट) + स्टील्ड (पार्ट) + २० मजले

Certificate No. 000757

रेन्डल इमारत क्र. ४ - विंग (पार्ट) + स्टील्ड

वी-सी-व्हात जोत्यापवत :-

(पार्ट) + १८ मजले

इमारत विंग जी :- स्टील्ड + स्पाकींग मजले +

रेन्डल इमारत विंग "जे" - वेतपेट-तोअर ग्राऊन्ड +

एक ते वतरा मजले-१८ वा पार्ट मजला

पोहोडजम-२३ मजले



THANE MUNICIPAL CORPORATION, THANE

विंग "अ" इमारत विंग "बी" - वेतपेट-तोअर ग्राऊन्ड + पोहोडजम-१२ मजले

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

विंग "बी" इमारत विंग "बी" वा विंग "सी" :- १३ वा ते २२ वा मजला

मुम्बई नगरपालिका :- इमारत विंग "अ" - वेतपेट-तोअर ग्राऊन्ड + पोहोडजम-२५ मजले

इमारत विंग "जी" - स्टील्ड + ३ पाकींग मजले + एक ते वतरा मजले- १८ वा

V.P.No. 2007/89 TMC/TDD 1208 Date: 20/10/77

To, Shri.Smt. 215, Superstructure Consultant (Architect)

B.106, Hatraj Bldg., Mulund-Corregzon Link Rd., Mulund (W).

Shri/A. Asiatic Gases Ltd. (Owners)

Shri. Shriah Gajendra Gadkar &

Ms. Surash Rathod (P.O.A.)

With reference to your application No. 19161 dated 25.07.70 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village Ma. Jwad Sector No. III Situated at Road/Street Pokharan Rd. No. 1 S.No. 215 H.No. 1/1, 1/2, 1/3, 2/5, 1/6, S.No. 215 H.No. 2/1, 2/3, 2/5, 2/6 S.No. 216, H.No. 1, 2, 3, S.No. 216

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 line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५) सुविधा भूखंड व विकास योजना रदल्याखालील क्षेत्र ७/१२ उता-वावर दर्शवून टा.म. पा. वे लावे इमारत क्र. विंग 'जी' च्या जोत्यापूर्वी अथवा प्रथम वापर परवान्यापूर्वी यापैकी जे प्रथम येईल त्यापूर्वी सादर करणे आवश्यक.

६) रेन्डल हॉसिंग करिता एम.एम.आर.डी.ए. व विकासक यांचे मधील बोटमीकृत करारनामा इमारत क्र. विंग 'जी' च्या जोत्यापूर्वी अथवा प्रथम वापर परवान्यापूर्वी यापैकी जे प्रथम येईल त्यापूर्वी सादर करणे आवश्यक.

७) प्रथम वापर परवान्यापूर्वी भूखंडाच्या पश्चिमेकडील हद्दीवर कुंपणभित्त बांधणे आवश्यक.

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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of Thane.

ट न न - ७

दस्त क. १८६६/२०२१

२१ / ११



- ८) इमारत क्र. विंग अ व जी च्या वापर परवान्यापूर्वी अग्निशमन विभागाकडून अंतिम नाहरकत दाखला सादर करणे आवश्यक.
- ९) वापर परवापूर्वी सेवा कर व कामगार कल्याणकारी उपकर अधिनियम १९९६ नुसार कर भरणे बंधनकारक राहिल.
- १०) दि. २२/०६/२०१० रोजीचे जोला प्रमाणपत्रातील संबंधित अटी मालक/विकासक यांचेवर बंधनकारक राहतील.

पत्रावरून कळते की, उपरोक्त इमारत क्र. विंग अ व जी च्या वापर परवान्यापूर्वी अग्निशमन विभागाकडून अंतिम नाहरकत दाखला सादर करणे आवश्यक आहे. वापर परवापूर्वी सेवा कर व कामगार कल्याणकारी उपकर अधिनियम १९९६ नुसार कर भरणे बंधनकारक राहिल. दि. २२/०६/२०१० रोजीचे जोला प्रमाणपत्रातील संबंधित अटी मालक/विकासक यांचेवर बंधनकारक राहतील.

Executive Engineer
Town Development Department
Municipal Corporation of the
City of Thane



Copy to :

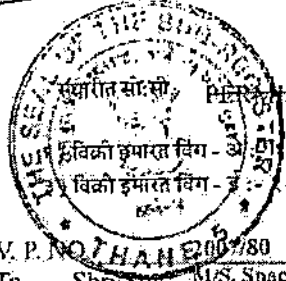
- 1) Hon'ble Metropolitan Commissioner, M.M.R.D.A., Mumbai.
- 2) Dy. Mun. Commissioner - Zone.
- 3) E.E. (Encroachment)
- 4) Competent Authority (U.L.C.)
For Sec. 20, 21 & 22 if required.
- 5) T.I.L.R. for necessary correction in record of Land is affected by Road Widening/reservation.

ह न न - ५
 वस्त क्र. १८६६९ / २०१२
 २२ / ३७

Certificate No. 001291



THANE MUNICIPAL CORPORATION, THANE



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

३ वा ते १७ मजला २) विक्री इमारत विंग - डी :- १६ वा ते १८ मजला
 विक्री इमारत विंग - ई :- २ वा ते १४ मजला ४) विक्री इमारत विंग - एफ :- १ ला ते ६ वा मजला

V.P. NO. THANE 00780 TMC / TDD २५५ Date : ७/०९/२०१३
 To, Shri. M/S. Spaceage Consultants. (Architect)
B-106, Natraj Bldg., Mulund-Goregaon, Link Road, Mulund (W)
 Shri. M/S. Shrish Gajendra Gaudkar (Owners)
Maj. Suresh Rathod (P.O.A.)

For M/S: Asiatic Gases Ltd.

With reference to your application No. 36876 dated 6/11/2012 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village Majiwade Sector No. III Situated at Road / Street _____

Public Road No.1 S.No. / C.T.S. No. / F.P. No. 11, 1/2, 1/3, 1/5, 1/6, S.No. 215, H.No. 2/1, 2/3, 2/4, 2/5, 2/6, S.No. 216, H.No. 1, 2, 3, S.No. 218

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 line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५) विकास प्रस्ताव क्र. २००७/८०, ठा.म.पा./श.वि.वि./९४, दि. ५/७/२०१२ च्या सी.सी.प्रमाणपत्रातील अटी बंधनकारक राहतील.



इशारेतः

मजूर तक्रारानुसार वाढत्या व रूग्ण तसेच विक्रम नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या व घेना वाढत्या व रूग्ण तसेच महाराष्ट्र शासिका व नगर रचना अधिनियमाचे कलम ५३ अनुसार दुरुलगाच मुद्रा आहे. त्यासाठी जवळीक जाले ३ वर्षे केंद्र व रू १०००/- देड होऊ नये.

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

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

EXECUTIVE ENGINEER,
 Town Development Department,

Municipal Corporation of
 the city of, Thane.



Certificate No. 001296

ट. नं. नं - ५

दस्तावेज क्र. २६६६ / २०२१

२३ / ३१

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

सुधारित सो.सी. PERMISSION / COMMENCEMENT CERTIFICATE

- १) विक्री इमारत विंग - अ :- १३ वा ते १७ मजला ३) विक्री इमारत विंग - डी :- १६ वा ते १७ वा ते २० मजला
२) विक्री इमारत विंग - ई :- १२ वा ते १४ मजला ४) विक्री इमारत विंग - एफ :- १९ वा ते २० वा ते २० मजला

V. P. NO. 2007/80 TMC / TDD २७५
To, Shri/Smt. M/S. Spaceage Consultants (Architect),
B-105, Nutraj Bldg., Mulund-Goregaon, Link Road, Mulund (W)
Shri. M/S. Shrish Gajendra Gaikar (Owners)
Mr. Suresh Rathod (P.O.A.)

For M/S. Asstale Gases Ltd.

With reference to your application No. 36876 dated 6/11/2012 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. III in village Majiwade Sector No. III Situated at Road / Street

Following Road No. 1 S.No. / C.T.S. No. / P.P. No. H.No. 1/1, 1/2, 1/3, 1/5, 1/6, S.No. 215, H.No. 2/1, 2/3, 2/4, 2/5, 2/6, S.No. 216 H.No. 1, 2, 3, S.No. 218

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 line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- ५) विकास प्रस्ताव क्र. २००७/८०, सो.म.पा./श.वि.वि./९४, दि. ५/७/२०१२ च्या सो.सी.प्रमाणपत्रातील अटी बंधनकारक राहतील.



सावधान

मंजूर नकाशानुसार बांधकाम व कार्ये तसेच विकास नियंत्रण नियमावलीनुसार आदर्शरूप त्या पर्यायतम्या व घेता बांधकाम बापर घरणे, महाराष्ट्र प्रादेशिक व नगर नकाशा अधिनियमाचे कवम १० अनुसार दखलपाचे मुद्दा आहे. न्यायाती जागणीस जाले ३ वर्षे वर ५०००/- देड होऊ शकतो.

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

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

EXECUTIVE ENGINEER,
Town Development Department,

Municipal Corporation of
the city of Thane.



Certificate No.: 1404

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

विक्री इमारत दिग सी - ११ व २० मजले, विक्री इमारत दिग अ - वेसमेट + सोअर वाजेंड + विल्ल + १ व २ मजले
V.P. No. 2007/80 TMC/TDD 30 Date 30/06/2018

न न - ५
वस्त का १६६ / २०२९
१३९

To,
M/s. Sparage Consultants (Licensed Engineer)
M/s. Asiatic Gases Ltd. (Owner)
Sri. Shirish Gajendra Gadkar & Maj. Suresh Rathod (P.O.A.)



Sub - Occupation Certificate for above mentioned building
Ref. V. P. No. 2007/80
Your Letter No.: 3022 Dt. 18/06/2018.

Sir,

The part/full development work/erection/ie-ereption alteration in / of building / part building no. As Above situated at Majiwade Road / Street Pakhran Rd. No. 7(D) Sector III S.No./C.T.S.No./F.P.No. in back side Majiwade Village under the supervision of Shashikant L. Jadhav Licensed Survey or/Engineer/Structural Engineer/Supervisor/Architect/ Licence No. E/802 may be occupied on the following conditions.

- 1) Conditions mention in further/C.C.No.TMC/TDD/0121 dt.3/10/2015 are binding upon Owner /Developer.
- 2) T.M.C. Will supply drinking water as per availability.

As sei certificated completion plan is returned herewith

Office No.:
Office Stamp :
Date :

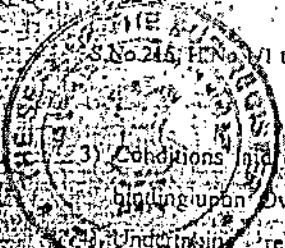
Yours faithfully

Municipal Corporation of
the city of Thane.

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E. E. (Water Works) TMC.
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

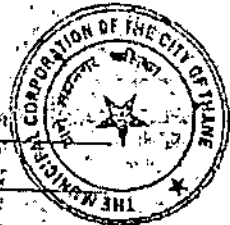
PTO

ट न न - ९
दस्तावेज क्र. १९६६/२०२५
२६-१-३)



S.No.215 H.No.1 to 3,5,6. S.No.215 H.No.2/1,2/3,2/5,2/6, S.No.216 H.No.1,2,3, S.No.216

- 3) Conditions laid down in NOC of water supply, Drainage & Garden Dept. are binding upon Owner/Developers.
- 4) Conditions regarding Wing "C" & Wing "A" are binding on Owner/Developers.
- 5) Final Garden Dept. NOC have to Completed before full O.C.
- 6) MSEB NOC have to Completed before full O.C.
- 7) North side, Compound wall have to Completed before full O.C.
- 8) All other O.C. Conditions mention in the Amended Permission / C.C. have to Completed before full O.C.
- 9) 3rd lift in Wing "C" & Wing "A" shall be Completed before asking for Occupation of remaining wings.
- 10) Conditions laid down in C.F.O. NOC dt.17/07/2017 for wing C, dt.19/7/2018 for wing A & dt.19/7/2018 for Rental bldg.1 are binding upon Owner/Developer.



Office No. _____
Office Stamp _____
Date _____

Yours faithfully

AM
Jul
26
Assistant Director of Town Planning
Town Development Department
Municipal Corporation of
the city Of Thane.

- Copy to:
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E.E. (Water Works) TMC
 - 4) Assessor Tax Dept., TMC
 - 5) Finance Dept. T.D.D., TMC

A-1801

ट न न - ५

दस्त क्र. १६६६ / २०२६

२८ / ३९

335/2404

पावती

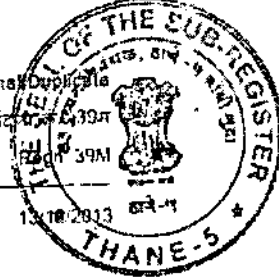
Fri, December 13, 2013

4:04 PM

Original/Duplicate

मॉडल नं. ३९

३९



पावती क्र 13337

दिनांक 13/12/2013

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन-5-12404-2013

दस्तावेजाचा प्रकार: करारनामा

सादर करण्याचे नाव: आशिष अश्विनी हेमिस्ट स्वताकरिता व जाती आशिष हेमिस्ट लॉक कुमु - -

मौदगी फी	₹ 30000.00
दस्त हाताळणी फी	₹ 1940.00
पृष्ठांची संख्या: 97	

एकूण: ₹ 31940.00

आपणास मूळ दस्त, धबनेल चिट व सीडी अद्यजे 4:15 PM ह्या वेळी मिळविले. सह दस्तावेजाचे प्रत जा. ५

बाजार मूल्य: ₹ 3269000/-

मौबदला: ₹ 5358000/-

मरलेले मुदाक शुल्क: ₹ 321490/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹ 30000/-

डीडी/धनादेशाचे ऑडर क्रमांक: MH000889945201314R दिनांक: 12/12/2013

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1940/-

मुळ दस्त दिला

ट न न - ५
दस्त क्र १८८६/२०२१
Filing
२६/३१

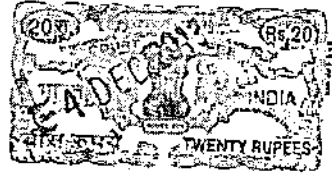


सूची क्र.2
दुय्यम निबंधक सह दु.नि.ठाणे 5
दस्त क्रमांक : 12404/2013
नोंदणी .
Regn 63m

गावाचे नाव : 1) माजिवडे

- (1) विवाह शुल्क
- (2) मोंदती
- (3) वाजारभावापमाणी मुद्रांक शुल्क
- (4) मू-मापन.पोटहिस्सा व परगनांक (असल्यास)

करारनामा
5358000
3269000



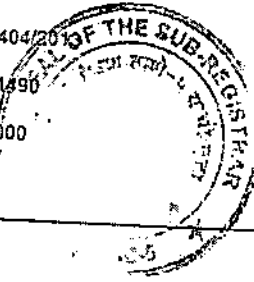
- (5) होडफळ
- (6) आकारणी किंवा जुडी देण्यात आलेले तसेच.

1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1801, नाळा नं: 18 , ए विंग , इमारतीचे नाव: हवटाऊन गीनवूड्स-ए विंग , रोड नं: वर्तक नगर, माजिवडे ठाणे, इतर माहिती: माजे माजिवडे स.न.215/1/1,2,3,2/5,1/6,2/1,3,5,6,2/16:1,2,3,218.झोन न 6/23-3ड),((Survey Number : * :))
1) 45.72 चौ.मीटर

- (7) दस्तऐवज करून देणाऱ्या लिमिटेड कंपनी व पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास,प्रतिपक्षीचे नाव व पत्ता.
- (8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास,प्रतिपक्षीचे नाव व पत्ता.

1): नाव:-हवटाऊन लिमिटेड (आकृती सिटी लिमिटेड) तर्फे अधिपूज्य सचिव कल्याण दिवाणी शाह तर्फे कु.मु.महणुस मधुकर साठवे - - वय:-32: पत्ता-मलटि नं. , नाळा नं: , इमारतीचे नाव: हवटाऊन लिमिटेड,हवटाऊन सोबरीस, , ब्लॉक नं. , रोड नं: एन.एस.पडके मार्ग,अंधेरी मुंबई , . . . पिन कोड:- 400069 फोन नं:-
1): नाव:-अश्विनी अंबधुत हेमिन्डे स्वताकरिता व फांटी अश्विनी हेमिन्डे तर्फे कु.मु. - - वय:- 32: पत्ता:-मलटि नं. 8, नाळा नं: 3, इमारतीचे नाव: 107,तांदे घारपुरे पथ ब्लॉक नं: , रोड नं: गोमंटक वाडी,विरगाव मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400004 फोन नं:-

- (9) दस्तऐवज करून दिल्याचा दिनांक 12/12/2013
- (10)दस्त नोंदणी केल्याचा दिनांक 13/12/2013
- (11)अनुक्रमांक,छंड व फूट 12404/2013
- (12)वाजारभावापमाणी मुद्रांक शुल्क 321496
- (13)वाजारभावापमाणी नोंदणी शुल्क 30000
- (14)शेत



(Handwritten signature)

सह दुय्यम निबंधक ठाणे क्र. ५

मुल्यांकनासाठी विघारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला पत्रपत्रक

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

विशिष्ट आंकख प्राधिकरण
भारत सरकार
Authentication Authority of India
Government of India

क्रमांक / Enrollment No 1216/01118/23183

संलग्न विवरण (संदर्भ)
Soman Vajy Tanawadi
Room No 04, Subhadra Niwa - No 03, Meghwadi Near
Income Tax Colony
Vasahwari (East)
Pune
Maharashtra 400000
955762677

सं. 25D / 25509 / 25935 / P

UE364241002IN

जनन - ५
१०६६६/२०२९

क्रमांक / Your Aadhaar No. २९ / ३९

4518 4202 9400

सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

संलग्न विवरण (संदर्भ)
Soman Vajy Tanawadi
जनन वर्ष / Year of Birth : 1993
पुरुष / Male

4518 4202 9400

सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



क्रांती आशिष हेगिष्टे
Krantee Ashish Hegshte
DOB: 01-08-1985
Gender: Female

6244 9523 7975

आधार - आम आदमी का अधिकार

K. Hegshte

भारत सरकार
GOVERNMENT OF INDIA

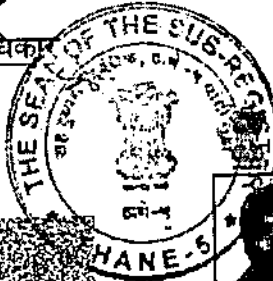
मनसी दिपल देसाई
Manasi Deep Desai

जनन वर्ष / Year of Birth : 1966
स्त्री / Female

8543 0246 3051

सामान्य माणसाचा अधिकार

Deep



Self Attested

आशिष अच्युत हेगिष्टे
Ashish Achyut Hegshte
DOB: 25-02-1981
Gender: Male

4603 3831 9838

आधार - आम आदमी का अधिकार

Ach

Self Attested

Deep

Self Attested

स्वायत्त विभाग
INCOME TAX DEPARTMENT

SINDHEEP SURESH LEENTHY

SURESH KUNDI KARAMBHOLA LEENTHY

15/08/2006

Permanent Account Number

AFTN511948

भारत सरकार
GOVT OF INDIA



Self Attested

15/12/2021

दिनांक 17/12/2021 3.16 म न

दस्त गोपधारा भाग-1

दस्तावेज क्रमांक

18686/2021

15/12/2021

48 15,244/-

मूल्य 65,00,000/-

3,90,000/-

दस्तावेज क्रमांक 21511

पावनी: 21511

पावनी दिनांक: 17/12/2021

दिनांक 17-12-2021

मादरकरधारार्थे नाव समाधान विजय दानवडी - -

रोडी 3.15 म.न. वा. हस्ताक्षर करा.

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

Handwritten signature

दस्त हस्ताक्षर कराव्याची सही

एकूण: 30620.00

Handwritten signature

Joint Sub Registrar Thane 5

Handwritten signature

Joint Sub Registrar, Thane 5

समाधानार्थे प्रत्येकाचा

(अंश १९०८) कोषाच्या मजानगणर्ण विकासा हद्दीत किंवा स्थापन असलेल्या कोषाच्या कटक धोरणाच्या हद्दीत किंवा उप-खंड (गोन) मध्ये नमुद न घेण्याबाबतची नोंद घ्यावी

दिनांक 17/12/2021 03:15:10 PM ची वेळ (मादरीकरण)

दिनांक 17/12/2021 03:16:10 PM ची वेळ (फी)

-प्रतिज्ञा पत्र -

सदर दस्तारेण नोदणी कायदा १९०८ नियम १९६९ अंतर्गत तरतुदीनुसार नोदणीस दाखल केला आहे. दरतामधील संपूर्ण मजबूत निष्पत्ती घ्यावी, साक्षीदार व सोबत जोडलेले कायदापत्रे पत्ताची सत्यता कायदेशीर याची यादी खालील निष्पत्ती घ्यावी संपूर्णपणे बंधाद्वारे जाईल. तसेच सदर हस्तांतरण दस्तावेजे राज्यशासन / केंद्रशासन यांच्या कोषाधी कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

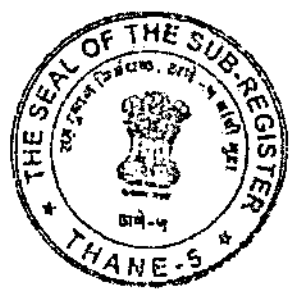
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K. A. Hegde



6/2021



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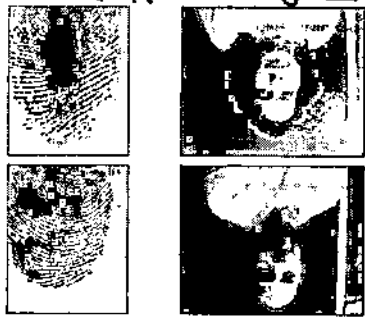
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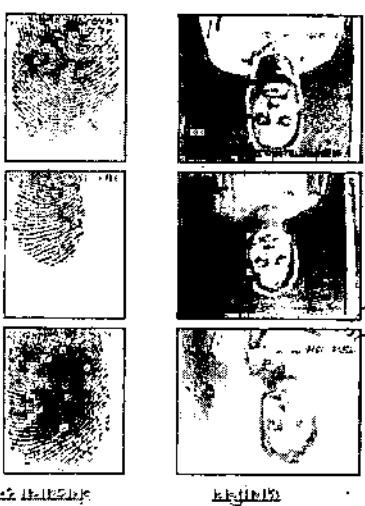
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पत्र क्र. 39/29

पत्र क्र. 2

7/12/2021 3 36:06 PM