



CHALLAN  
MTR Form Number-6



RN	MH002507943202021E	BARCODE	[Barcode]		Date	22/07/2020-15:04:31	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	BABARAM KASHIRAM BHOSLE					
Location	THANE									
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 702 7TH FLOOR BLDG NO A 1					
Account Head Details		Amount In Rs.		Premises/Building	SHUBHAM RESIDENCY CHS LTD					
30046401	Stamp Duty	210000.00		Road/Street	PARSIK NAGAR KHAREGAON KALWA					
30063301	Registration Fee	30000.00		Area/Locality	THANE					
				Town/City/District						
				PIN	4	0	0	6	0	5
				Remarks (If Any)	SecondPartyName=SWATI GURUNATH PATIL~					
					<div style="border: 2px solid purple; padding: 5px; text-align: center;"> <p><b>ट न न - ५</b></p> <p>दस्त क ६००६ / २०२०</p> <p>Two Lakh Forty Thousand Rupees Only २६</p> </div>					
Total		2,40,000.00		Amount In Words	Two Lakh Forty Thousand Rupees Only २६					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332020072213552	2619373258			
Cheque/DD No.				Bank Date	RBI Date	22/07/2020-15:06:05	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.  
दस्तावेज केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या आहेत. नोंदणी न करावयाच्या दस्तावेजांची सदर चलन लागू होई.



B-bhosle.

Swati



AGREEMENT FOR SALE

एनन - ५	
दस्तावेज क्र. ५०८८	/२०२०
६/२६	

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 23 day of July, 2020

BETWEEN

MRS. SWATI GURUNATH PATIL, age 34 years, PAN : BOOPP3876C, Indian Inhabitant, having address at Flat No. 702, 7<sup>th</sup> Floor, Building No. A-1, Shubham Residency CHS Ltd., Parsik Nagar, Kharegaon, Kalwa, Thane - 400605, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include her heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. BABARAM KASHIRAM BHOSLE, age 65 years, PAN : AYVPB2823R, and 2) MR. BHUSHAN BABARAM BHOSLE, age 36 years, PAN : DRCPB7158C, both Indian Inhabitants, having address at Palande Chawl, Savarkar Nagar, Shankar Mandir Road, Mumbra, Thane - 400612, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



WHEREAS by virtue of a Registered Agreement dated 5<sup>th</sup> day of May 2018 (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-6600/2018 dated 05/05/2018) executed between M/S. SHUBHAM CONSTRUCTION COMPANY having office at Patil Niwas, Pakhadi, Kharegaon, Kalwa, Thane, therein referred to as the "Builders" of the One Part and MR. NATHA SITARAM PATIL, therein referred to as the "Landlord" of the One Part, and MRS. SWATI GURUNATH PATIL,

*B. Bhosle*

*Swati*

*Bhoshem.*



Other Part, and the TRANSFEROR herein purchased and acquired all rights, title and interest in Flat No. 702, admeasuring 423 Sq. Ft. (Carpet) area, on 7<sup>th</sup> Floor, of the Building No. A-1, in the "Shubham Residency Co-operative Housing Society Ltd.", standing on the plot of land bearing Gut No. 58, Village - Kharegaon, lying, being and situated at Parsik Nagar, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to the said M/S. SHUBHAM CONSTRUCTION COMPANY of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of the "Shubham Residency Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC) / 27570/2014-2015 Dated 06/07/2015 and the TRANSFEROR having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR is holding Ten fully paid up shares of Rs. 50/- each under Share Certificate No. 026, bearing Distinctive No. 251 to 260 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and

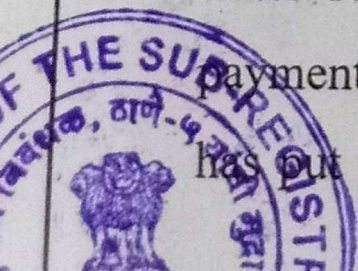


दस्त क ६०६/२०२०  
२६

right, title and interest in and upon the said premises bearing Flat No. 702, measuring 423 Sq. Ft. (Carpet) area, on 7<sup>th</sup> Floor, of the Building No. A-1, in the "Shubham Residency Co-operative Housing Society Ltd.", standing on the plot of land bearing Gut No. 58, Village - Kharegaon, lying, being and situated at Parsik Nagar, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price** of Rs. 35,00,000/- (**Rupees Thirty Five Lakhs Only**) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREES have paid an amount of Rs. 5,00,000/- (**Rupees Five Lakhs Only**) as and by way of **Earnest Money / Part Payment**, as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES have agreed to pay the **Balance Amount of Consideration** of Rs. 30,00,000/- (**Rupees Thirty Lakhs Only**) by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within 30 days from handing over Mortgage NOC from Society, all Original Documents and other related papers from the TRANSFEROR to TRANSFEREE.

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR has put the TRANSFEREES in actual, physical, legal, vacant and





ट न व - ७  
दस्त क २०२२/२०२०  
१३ / २६

15. The TRANSFEROR hereby agree to sign all necessary, papers, documents and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.

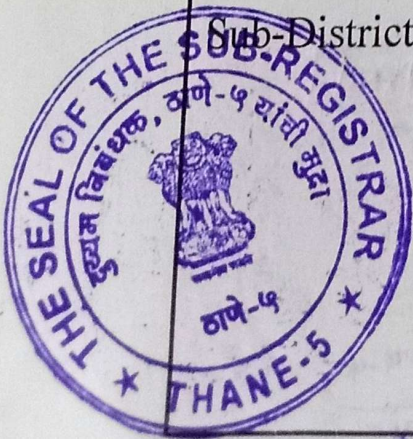
16. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.

17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

**:: SCHEDULE ABOVE REFERRED TO ::**

**ALL THAT PREMISES bearing Flat No. 702, admeasuring 423 Sq. Ft. (Carpet) area, on 7<sup>th</sup> Floor, of the Building No. A-1, in the "Shubham Residency Co-operative Housing Society Ltd.", standing on the plot of land) bearing Gut No. 58, Village - Kharegaon, lying, being and situated at Parsik Nagar, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.**





दस्त क्र. ६६००/२०१८

३/१२४

Certificate No. 3560

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPEMNT

PERMISSION / COMMENCEMENT CERTIFICATE

सब प्लॉट बी - इमारत क्र. 'अ १' - स्टिल्ट अधिक सात मजले

इमारत क्र. 'अ २' - स्टिल्ट अधिक सात मजले

V. P. No. २००७/२६ TMC/TDD/ 391

Date 11/09/2020

दस्त क्र. ६०००/२०२०

१८/२६

To,

Shri/Smt. जोशी देशावरे अॅन्ड असोसिएट्स

Shri/Smt. श्री. नाथा सिताराम पाटील

रविंद्र काशीनाथ पाटील व इतर (कुलमुखत्यारपत्रधारक)

(Architect)

(Owner)

Sir,

With reference to your application No. ४६२२६ dated १७/०२/०७ 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. — in village खारी Sector No. 8

Ward No. — situated at Road / Street मुंबई पूणे रस्ता Gut No. / City S. No. /

F.P.No. ५८

H.No/ F.No.

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 its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सी.सी.पूर्वी भूखंडाचा विनशेती दाखला सादर करणे आवश्यक.
- ६) सी.सी.पूर्वी रस्त्याखालील क्षेत्राचे नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व वापरपरवान्यापूर्वी ठा.म.पा च्या नावे ७/१२ उतान्यावरती नोंद करणे आवश्यक.
- ७) सी.सी.पूर्वी ड्रेनेज विभागाकडील स्ट्रॉम वॉटर ड्रेनेज बाबत मंजूर नकाशेसह दाखला सादर करणे आवश्यक व त्याप्रमाणे जोत्यापूर्वी कार्यान्वीत करणे आवश्यक.
- ८) सी.सी.पूर्वी CRZ - II बाबत शासनाची मंजूरी घेणे आवश्यक.
- ९) सी.सी.पूर्वी खारभूमीची NOC सादर करणे आवश्यक.
- १०) सी.एन.पूर्वी प्रस्तावातील भूखंडाच्या दर्शनी बाजूस नियमानुसार सर्विस्टर माहिती फक्त लावणे आवश्यक.
- ११) सी.एन.पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- १२) नियोजित इमारतीची संरचना IS Code / 893 व 4326 मधील तरतुदीनुसार करणे आवश्यक व तसे प्रमाणपत्र सादर करणे आवश्यक.
- १३) जोत्यापूर्वी व वापरपरवान्यापूर्वी R.C.C. तज्ञाचे stability certificate सादर करणे आवश्यक.
- १४) जोत्यापूर्वी भूखंडाच्या हद्दीवर कुंपणभित्त बांधणे आवश्यक.







# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

सुधारित PERMISSION / COMMENCEMENT CERTIFICATE

सब प्लॉट 'अ' वाणिज्य इमारत १- तळ + ४ मजले करिता.

सब प्लॉट 'बी' रहीवास इमारत अ १ व अ २ = स्टिल्ट

Certificate No. 00043  
 टनन - ५  
 दस्त क्र. ६०४६ / २०२०  
 २० / २६  
 टनन - ५  
 दस्त क्र. ६६०० / २०१६  
 ७ (पार्ट) मजले करिता.  
 १२०

V. P. NO. २००७/२६ TMC / TDD / ४०७  
To, Shri/Smt. मे. जोशी देशावरे अॅड असो (Architect)

Date: ३०/१०/२०१९

Shri. श्री. नाया सिताराम पाटील (Owners)  
श्री. रविंद्र काशिनाथ पाटील -- (कुलमुखत्यार पत्र धारक)

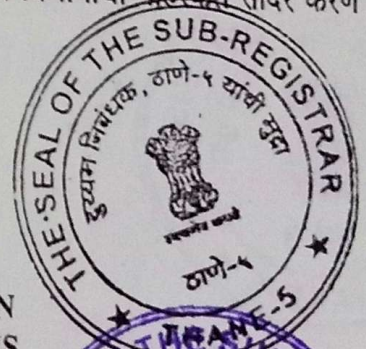
With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village खारी Sector No. ८ Situated at Road / Street मुंबई-पुणे- रस्ता S.No. / C.T.S. No. / F.P. No. गट नं. ५८

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) सी.सी. प्रमाणपत्र/टी.एम.सी./टी.डी.डी./७८७/दि.७/२/०८ मधील संबंधित अटी आपणांस बंधनकारक राहतील.
- ६) वापर परवान्यापूर्वी उर्वरीत कुंपणभित्त बांधणे आवश्यक.
- ७) सब प्लॉट 'अ' वरील वाणिज्य इमारत क्र.बी १ चे सी.एन. पूर्वी अग्निशमन विभागाची नाह्यकृत सादर करणे आवश्यक.

सावधान  
 "मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक न्याय परवानग्या न देता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी तक्रार द्यावी."

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.

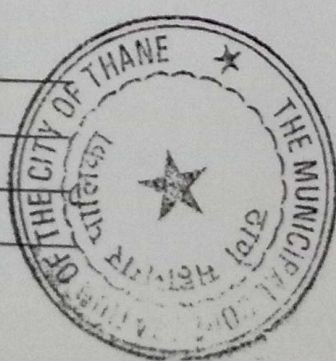


Yours faithfully,

कार्यकारी अभियंता  
शहर विकास विभाग

Municipal Corporation of the city of, Thane.

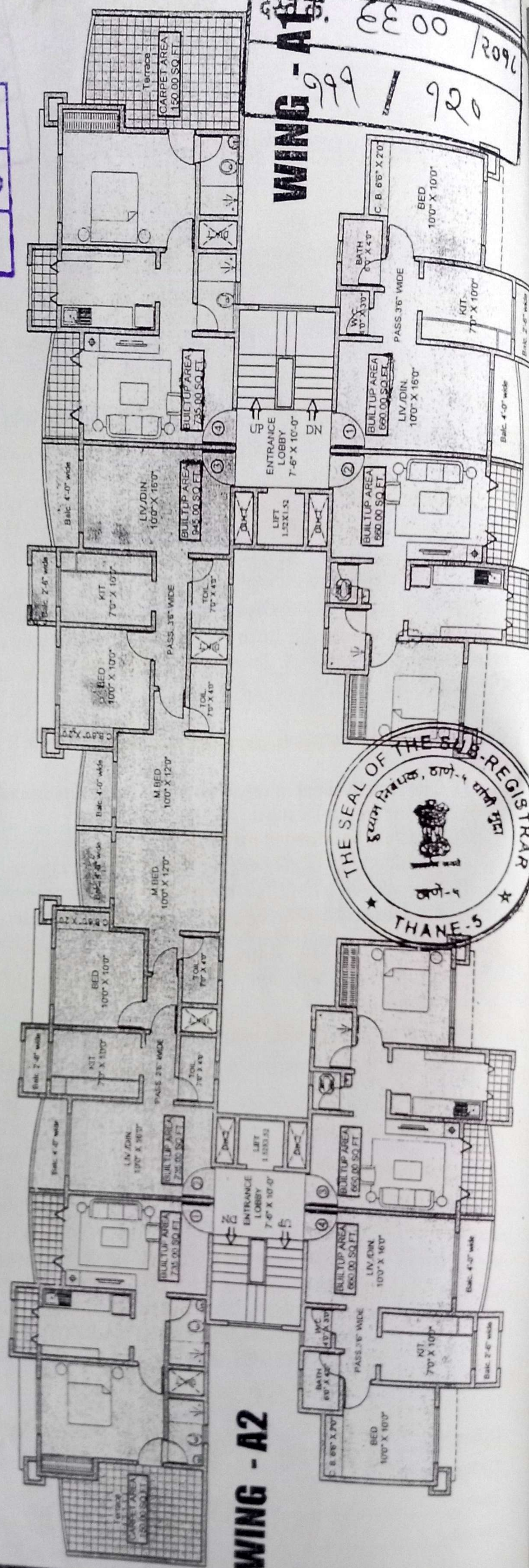
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_





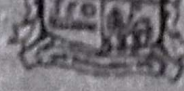
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WING - A1  
999 / 920  
6E00 / 2096



WING - A2





# THANE MUNICIPAL CORPORATION

(Regulation No. 37)

थाने - ५  
दस्त क ६००६/२०२०  
२२ / २६

## Occupancy Certificate

इमारत अ १ = स्ट्रुक्ट + ७ मजले करीता

इमारत अ २ = स्ट्रुक्ट + १ + ७ (पार्ट) मजले करीता

V.P. No. २००७/२६

TMC/TDD

Date २०१६/०७/२४

To, मे. जोशी देशावरे अॅन्ड असो.  
अे विंग, ८वा मजला, अशर आय. टी. पार्क,  
बागळे इस्टेट, ठाणे (प).

करीता :- श्री. नाया सिताराम पाटील (मालक)  
श्री. रविंद काशीनाथ पाटील (कुलमुखत्यारपत्रधारक)

Sub - मौजे खारी गट नं. ५८ वरील इमारत क. 'अ १' व 'अ २' करीता वापर परवाना मिळणेबाबत

Ref. V.P. No. २००७/२६

Your Letter No. १८२१ दि. २०/०५/२०१३

Sir,

The partial development work/erection/re-erection alteration in / of building / part building no.

वरील प्रमाणे situated at - Road / Street मुंबई - पुणे - रोड Ward No. - Sector

No. ८ S.No. / C.T.S. No. / F.P. No. गट नं. ५८ Village खारी under the

supervision of मे. जोशी देशावरे अॅन्ड असो. Licensed Survey or/Engineer/ Structural Engineer / Supervisor /

Architect / Licence No. CA/87/11149 may be occupied on the following conditions:

- इमारत क. वी १ चे वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र टा.म.पा.च्या नावे ७/१२ उता-यावरीती नोंद करणे आवश्यक.
- इमारत क. वी १ चे वापर परवान्यापूर्वी उर्वरीत आर.जी. विक्रीत करणे आवश्यक.
- इमारत क. वी १ चे वापर परवान्यापूर्वी भुखंडाच्या रुढीवर उर्वरीत कुंपणभितीचे बांधकाम करणे आवश्यक.
- वृक्ष, पाणी, ड्रेनेज विभागातील अंतिम NOC मधील संबंधित अटी विकासक/सोसायटीधारक शिर्षक व बंधनकारक राहिल.
- टा.म.पा. कडून उपलब्धतेनुसार पिण्या करीता पाणी पूरवठा करण्यात येईल.

As set certificated completion plan is returned herewith

Office No.:

सविधान

Yours faithfully,

Office Stamp:

Date:



20/06/14

कार्यकारी अभियंता  
शहर विकास विभाग

Municipal Corporation of  
the city of Thane.

Copy to

- Collector of Thane
- Dy. Mun. Commissioner
- E. E. (Water Works) TMC
- Assessor Tax Dept. TMC
- Vigilance Dept. T.D.D., TMC





ट न न - ५

दस्तक ए०२२/२०२०

Share Certificate No. 026

Member's Register No. 26

No. of Shares 10

23/26

# Share Certificate

Shubham Residency

Co-operative Housing Society Ltd.

Retibunder Circle, Parsik Nagar, Kharigao, Kalwa, Thane - 400605

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

Registration No. TNA/TNA/HSG/TC/27570/2014-15 Date 05/07/2015

This is to certify that Shri / Smt. / M/s. Mrs SWATI GURUNATH PATIL

is the Registered Holder of 10 fully paid up share

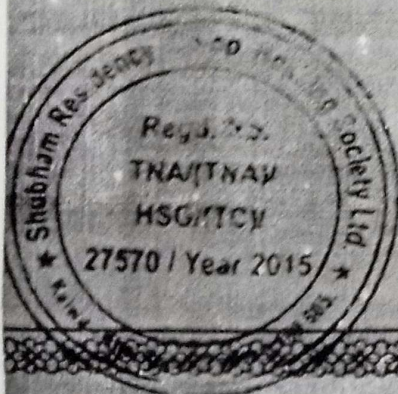
of Rs. FIFTY each numbered from 251 to 260 both inclusive, in A1-702

Shubham Residency Co-operative Housing Society Ltd., Kharigao

Subject to Bye-laws of the Said Society.

Given under the Common Seal of the Said Society at Parsik Nagar, Kalwa

on this 06<sup>th</sup> day of April 2019



*[Signature]*  
Authorised  
M. C. Member  
Treasurer

*[Signature]*  
Secretary

*[Signature]*  
Chairman



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5  
दस्त क्रमांक : 6049/2020  
नोंदणी :  
Regn 63m

गावाचे नाव : खारेगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2481400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: सदनिका क्र.702,सातवा मजला,बिल्डिंग नं ए - 1,शुभम रेसिडेन्सी को ऑप हौसिंग सो लि,पारसिक नगर,खारेगाव,कळवा,ठाणे.. क्षेत्र 423 चौ.फूट कारपेट..  
( ( GAT NUMBER : 58 ; ) )

1) 423 चौ.फूट

(5) क्षेत्रफळ

(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:-स्वाती गुरुनाथ पाटील वय:-34; पत्ता:-प्लॉट नं: 702, माळा नं: सातवा मजला , बिल्डिंग नं ए - 1, इमारतीचे नाव: शुभम रेसिडेन्सी को ऑप हौसिंग सो लि, ब्लॉक नं: पारसिक नगर, खारेगाव, रोड नं: कळवा , ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BOOPP3876C

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

1): नाव:-बाबाराम काशिराम भोसले वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पलांडे चाळ, ब्लॉक नं: सावरकर नगर, रोड नं: शंकर मंदिर रोड, मुंब्रा , ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AYVPB2823R  
2): नाव:-भुषण बाबाराम भोसले वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पलांडे चाळ , ब्लॉक नं: सावरकर नगर , रोड नं: शंकर मंदिर रोड, मुंब्रा , ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-DRCPB7158C

(9) दस्तऐवज करून दिल्याचा दिनांक

23/07/2020

(10) दस्त नोंदणी केल्याचा दिनांक

23/07/2020

(11) अनुक्रमांक, खंड व पृष्ठ

6049/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

210000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

