

Pradeep Thakur  
8698008672  
Sangamist

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**SCANNED**



**AGREEMENT FOR SALE - CUM - TRANSFER**

Of

FLAT NO. A/201 On the Second FLOOR

IN

**SHRI RAM KRIPA**

CO-OP. HSG. SOC. LTD.

At

**Near Hanuman Nagar, Panchal Nagar, Goddeo Road,  
BHAYANDAR [East]**

**Taluka & Dist. Thane - 401 105.**



V

337/6246

पावती

Original/Duplicate

Wednesday, April 10, 2024

नोंदणी क्र.: 39म

6:39 PM

Regn.: 39M

पावती क्र.: 6751 दिनांक: 10/04/2024

गावाचे नाव: गोडदेव

दस्तऐवजाचा अनुक्रमांक: टनन7-6246-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चंद्रिका संजीवा देवाडिगा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:58 PM ह्या वेळेस मिळेल.

*[Signature]*  
Joint Sub Registrar Thane 7

वाजार मुल्य: रु. 2981286/-

मोवदला रु. 3075000/-

भरलेले मुद्रांक शुल्क: रु. 184500/-

सह दुय्यम निबंधक वर्ग. २  
ठाणे रु ७

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424092800104 दिनांक: 10/04/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000395585202425R दिनांक: 10/04/2024

वॅकेचे नाव व पत्ता: Panjab National Bank

*[Signature]*

मूळदस्त परत मिळाला

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 6246/2024

नोंदणी :

Regn:63m

10/04/2024

## गावाचे नाव : गोडदेव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3075000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2981286
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे गोडदेव, वार्ड एम, विभाग क्र. 3/18 येथील सदनिका क्र. 201, दुसरा मजला, ए विंग, श्री राम कृपा को-ऑप.हो.सो.लि., हनुमान नगर जवळ, पांचाल नगर, गोडदेव रोड, भाईदर पूर्व, तालुका जिल्हा ठाणे 401 105, सदनिकेचे बिल्ट अप क्षेत्रफळ 360 चौ.फुट म्हणजेच बिल्ट अप क्षेत्रफळ 33.46 चौ. मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे. (31 मार्च 2021 चे शासन आदेशानुसार या दस्तऐवजास महिला खरेदीदारस मुद्रांक शुक्लाची सवलत देण्यात आली आहे). ( ( Survey Number : नविन स.नं. 113, हिस्सा नं. पॉर्ट ; ) )
(5) क्षेत्रफळ	1) 33.46 चौ.मीटर
(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:-प्रतिभा चंद्रकांत देवरे - - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, दुसरा मजला, ए विंग, श्री राम कृपा को-ऑप.हो.सो.लि., हनुमान नगर जवळ, पांचाल नगर, गोडदेव रोड, भाईदर पूर्व, तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AFHPD1583K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रिका संजीवा देवाडिगा - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 103, महालक्ष्मी रेसिडेन्सी, नूतन शाळे जवळ, मोरेगाव, नालासोपारा पूर्व, जिल्हा पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AMRPD1247R
(9) दस्तऐवज करून दिल्याचा दिनांक	10/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6246/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	184500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक वर्ग. २  
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**Payment Details**

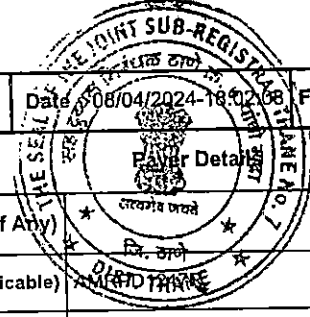
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHANDRIKA SANJEEVA DEVADIGA	eSBTR/Simple Receipt	03006172024040750011	MH000395585202425R	184500.00	SD	0000273922202425	10/04/2024
2		DHC		0424092800104	700	RF	0424092800104D	10/04/2024
3	CHANDRIKA SANJEEVA DEVADIGA	eSBTR/SimpleReceipt		MH000395585202425R	30000	RF	0000273922202425	10/04/2024

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



**CHALLAN**  
**महाराष्ट्र**  
**MTR Form Number-6**

GRN	MH000395585202425R	BARCODE	Date 08/04/2024-18:02:08		Form ID	B25
Department	Inspector General Of Registration		Type of Payment			
Bank Portal - Simple Receipt		93	TAX ID / TAN (If Any)	PAN No.(If Applicable)		
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name	CHANDRIKA SANJEEVA DEVADIGA		
Location	THANE		Flat/Block No.	Flat No. A/201,SHRI RAM KRIPA,CO-OP. HSG.		
Year	2024-2025 One Time		Premises/Building	SOC.,LTD., Near		



Account Head Details	Amount In Rs.	Road/Street	PIN			
0030046401 Stamp Duty(Bank Portal)	184500.00	Hanuman Nagar	4	0	1	1
0030063301 Registration Fee	30000.00	BHAYANDAR East, District Thane, Maha	4	0	1	1
		Town/City/District	rashtra			
		Remarks (If Any)	Prop mvblty=Immovable~Prop Amt=3075000.00~Prop area=360.00~Prop area UOM=sq.feet~oth Prop ID=PAN-AFHPD1583K~oth Prop Name=PRATIBHA CHANDRAKANT DEVRE~			
		Amount In	Two Lakh Fourteen Thousand Five Hundred Rupees Onl			
Total	2,14,500.00	Words	y			
Payment Details		FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	03006172024040750011	080424M1145029	
Cheque-DD Details		Bank Date	RBI Date	08/04/2024-03:16:32	Not Verified with RBI	
Cheque/DD No.		Bank-Branch		PUNJAB NATIONAL BANK		
Name of Bank		Scroll No. , Date		Not Verified with Scroll		
Name of Branch						

Department ID :

Mobile No. : 9821122123

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

सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

प्रतिभा चंद्रकांत देवरे

*Devadiga*

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**AGREEMENT FOR SALE - CUM - TRANSFER**  
**OF FLAT PREMISES ON OWNERSHIP BASIS**

THIS AGREEMENT FOR SALE-CUM-TRANSFER is made and entered into at BHAYANDAR, this 10<sup>th</sup> day of **APRIL**, in the Christian year **TWO THOUSAND TWENTY FOUR**.

**B E T W E E N**

**MRS. PRATIBHA CHANDRAKANT DEVRE,**

Adult, Indian Inhabitant, residing at Flat No. A/201, Second Floor, Shri Ram Kripa CHS Ltd., Near Hanuman Nagar, Panchal Nagar, Goddeo Road, Bhayandar [East] Dist. Thane - 401 105 hereinafter referred to as "THE **TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the ONE PART.

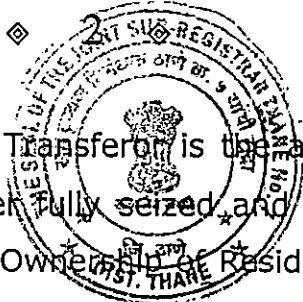
**A N D**

**Miss. CHANDRIKA SANJEEVA DEVADIGA,**

Adult, Indian Inhabitant, Residing at Room No. 103, Mahalaxmi Residency, Near Nutan School, Moregaon, Nallasopara [East] Dist. Palghar - 401 209 hereinafter referred to as "THE **TRANSFeree** " (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the SECOND PART.

x प्रतीभा चंद्रकांत देवरे ✓ Devadiga

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**WHEREAS** the Transferor is the absolute Sole Owner and in exclusive ownership fully seized and well sufficiently entitled to Ownership of Residential **Flat** Premises Bearing No. **201** on the **SECOND** Floor, '**A**' Wing, Admeasuring Built-up Area of 360 Sq.Ft. i.e. Built-up Area of 33.46 Sq.Mtrs., in the Building of the Society known as **SHRI RAM KRIPA CO-OP. HOUSING SOCIETY LIMITED** having Regd. No. TNA/[TNA]/HSG/[TC]/9366/97-98, Dtd. 18/12/1997, at **Near Hanuman Nagar, Panchal Nagar, Goddeo Road, BHAYANDAR [East] Taluka & District Thane - 401 105.** (more particularly described in the Schedule hereunder written). The said Flat Premises herein after for the sake of brevity is referred to as "the said **PREMISES**". The said Flat Premises herein after for the sake of brevity is referred to as " the said **PREMISES** ". The Member of the said Society allotted Five (5) fully paid equity shares of the face value of Rs.50/- each and issued Share Certificate No. 13, bearing distinctive Nos. 61 to 65 (hereinafter referred to as the said SHARES).

**AND WHEREAS**, by and under an AGREEMENT FOR SALE, Dated 2nd day of NOVEMBER, 1988 entered into BETWEEN M/S. VIKAS BUILDERS, hereinafter referred to as " the BUILDERS " of the ONE PART and MRS. PRATIBHA CHANDRAKANT DEVRE the Transferor herein and Purchaser therein of the OTHER PART acquired the said Flat Premises on OWNERSHIP BASIS on payment of Full & Final Sale Consideration therefore mentioned therein and took possession thereof. The Original Agreement for Sale, Dated

x *Pratibha Chandrakant Devre* ✓ *Devadega*

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mentioned above with	Deed of
02/08/1996, registered with	the Office of
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Confirmation, Dated 02/08/1996, registered with the Office of Sub-Registrar, Thane-4, vide Document No. Photo-3036/96, Dated 02/08/1996.

**AND WHEREAS,** The Transferor herein confirm that the above said Agreement executed between the Builder and me i.e. Transferor herein is legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said Flat premises. The Transferor undertake and declares that except them there are no one else who had or have any right, title, interest, encumbrances or claim in the said Flat Premises or the shares pertaining to the said Flat Premises.

**AND WHEREAS,** the Transferor herein has assured, confirm that, the title of the said premises herein is clear, marketable and free from all types of encumbrances and she has absolute right, title and interest of selling the above said premises to whomsoever she want without raising any type of consent/hindrance/encumbrances from anybody.

**AND WHEREAS,** The Transferor further declares that, she has paid all her share of outgoing related to the Said Flat Premises such as Municipal Taxes, Maintenance Charges, Sinking Funds, Repair Funds, Water Taxes, Electricity Charges and other utility charges etc. upto date and there no dues pending from them to any authorities concerned. The Transferor further has represented that she has not created any charge, lien, claim, demand, encumbrances over the Said

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**AND WHEREAS,** Transferor herein has agreed to sell, transfer, assign, convey all her right, title, interest and the Transferee has agreed to accept the same with claim, demands, benefits & privileges in respect of the said Premises and the Transferee herein has agreed to acquire the said premises for a total Sale consideration of **Rs.30,75,000/- [Rupees THIRTY LAKHS SEVENTY FIVE THOUSAND ONLY]**, on terms, conditions and obligations hereinafter mentioned.

**NOW THESE PRESENTS WITNESSETH as follows :-**

1. The Transferor is sole and exclusive owner of the FLAT PREMISES BEARING NO. 201 on the SECOND Floor, 'A' Wing, in the Building of the Society known as SHRI RAM KRIPA CO-OP. HSG. SOC. LTD., having Regd. No. TNA/[TNA]/HSG/[TC]/9366/97-98, Dtd. 18/12/1997, at Near Hanuman Nagar, Panchal Nagar, Goddeo Road, BHAYANDAR [East] Taluka & District Thane - 401 105. (more particularly described in the Schedule hereunder written).
2. The Transferee herein has agreed to acquire from the Transferor, and the Transferor has agreed to sale/transfer the above said premises as mutually agreed and at a Lump-sum Sale Consideration of **Rs.30,75,000/- [Rupees THIRTY LAKHS SEVENTY FIVE THOUSAND ONLY]** and being FULL & FINAL

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✓ Dewadega

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settlement for her claim for the said Premises on OWNERSHIP BASIS, to be paid by the Transferee to the Transferor at the time and in the manner hereinafter mentioned.

3. a) The Transferee has paid the sum of **Rs.8,25,000/- [Rupees Eight Lakhs Twenty Five Thousand Only]** to the Transferor as and by way of PART-PAYMENT of the Agreed Sale Consideration of the said Premises on or before execution of this present Agreement. (the payment and receipt whereof the Transferor hereby confirm, admit and acknowledge of and from the Transferee).

b) It has been mutually agreed upon by an between the parties hereto that, the remaining balance agreed Sale Consideration amount of **Rs.22,50,000/- [Rupees Twenty Two Lakhs Fifty Thousand Only]** to be paid by Transferee to the Transferor on or before 45 working days from the date of Agreement Registration against obtaining Loan or any finance from Bank or financial institution. The Transferor hereby undertake that, she will extend her full co-operation for the same and provide all the documents and NOC (No Objection Certificate) which may be required by Banks/financial institution for disbursement/sanction of the Housing Loan amount in favour of Transferee on the demand of the Transferee.

\* प्रतीभा चंद्रकांत देवरे ✓ Kwadega

c) It has been expressly agreed by the parties herein, that time should be essence of contract, as far as (i) the payment of above given balance agreed sale consideration is concerned. (ii) and for handing over clear, marketable, title and free from all encumbrances by Transferor along with all original agreements & all other documents pertaining to said Premises.

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d) It is further expressly agreed between the parties herein that, [i] the transferee had applied for loan in order to purchase the said Premises from the

Transferor, it is clearly understood and agreed by both the parties herein. (ii) If the Transferee fails to pay or fail to arrangement loan amount from any other sources within the due date given in Para 3(b) from the date of this Agreement as aforesaid, the Transferor shall be entitled to terminate this Agreement after giving Seven days Notice in writing in that behalf to the Transferee, this Agreement shall automatically stand cancelled, terminated and determined without any further act, Notice or application and in such an event and the consideration of will be refunded to the Transferee (without interest) and no claim thereafter will be entertained in this regard and thereafter the Transferor shall be free to sell, transfer the said Flat Premises [more particularly described in the schedule hereunder written] to whomsoever she wants, at whatever terms and

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conditions, obligations, without any type of claim, demand, liability, interference, interruption of any nature whatsoever from the Transferee herein. (iii) If the Transferor fails to complete the contract as per Agreement and the Transferee is willing to pay and fulfill their part of Agreement then the Transferor will abide by the terms herein.

e) Subject to realisation of balance full & final agreed sale consideration, the Transferor shall hand over the quiet, vacant and peaceful physical possession of the said premises to Transferee. The Transferor covenant and undertakes to intimate to the Society of this transfer of the said Premises in favour of the Transferee and also of having given possession of the said Premises. At the time of full & final payment, The Transferor herein is handing over to the Transferee Original Agreement, Registration Receipt, share Certificate and all related documents of the said Premises and also Society N.O.C. for Loan purpose.

4. The Transferor hereby assure, state, declare & covenant :-

a) that, the Transferor herein confirm that, the above given said Agreement executed between Builder and me is legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet and peaceful physical possession of the said premises.

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b) that, the said premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever.

c) that, she has not mortgaged, transferred, assigned or in any other way encumbered or alienated her right, title and interest and confirms that the title of the said premises herein is clear, marketable and free from all types of encumbrances and liabilities on

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before the date of execution of this Agreement for Sale-cum-Transfer.

d) that, no suit is pending in respect of the said premises nor there are any attachment proceedings going on, nor the said premises is subject to any legal charges, attachment, lien, claim in favour of any individual or in favour of Govt. Central or State, Local Body or Public Authority and no taxes, dues, rates and levies are pending.

e) that, the Transferor has full rights and absolute authority to sale/transfer and enter into this Agreement and that, she has not done or performed any acts, deeds, matters or things thereby she is prevented from entering into this Agreement. The Transferor further agrees to indemnify and shall keep the Transferee indemnified against any loss, damages, cost, charge, expenses which the Transferee may suffer or incur due to the same or due to any

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✓ Quadiga

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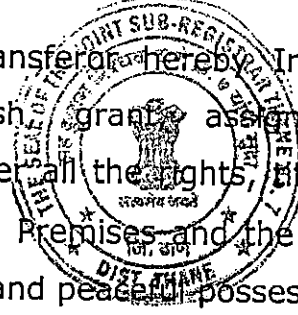
objection, adverse claim or demand or due to any arrears or taxes, charges, etc. payable in respect of the said Premises. The Transferor shall also keep the Transferee indemnified from any objection, claim or demand made by her legal heirs or any person/s claiming under them.

5. The Transferor shall pay and discharge the rates, Municipal Taxes, society maintenance and electricity charges, if any for the period upto date of handing over the possession by the Transferor to the Transferee. Thereafter, the Transferee shall be liable to pay regularly and by the due date the due payable including the periodical rates, Municipal Taxes, society maintenance and electricity charges and all other outgoings, if any in force from time to time in respect of the said Premises and shall not withhold the same for any reason whatsoever.
6. Subject to realisation of full & final payment, The Transferor hereby assign, transfer her right, title, interest, benefits & privileges in the said premises to the Transferee, who is entitled to hold, possess, occupy and enjoy the said premises without any interruption from him. The Transferee shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Premises for and unto the use and benefit of the Transferee, his legal heirs, successors, executors, administrators and nominees for ever and without any let, hindrance, denial eviction

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claim, charge, interest, demand or lien of the Transferor any person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

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The Transferor hereby Irrevocably assure, release, relinquish, grant, assign, transfer, give-up and surrender all the rights, title, interest and benefits in the said Premises and the said shares, and handover vacant and peaceful possession of the said Premises to the Transferee alongwith all the Original papers, Agreements and relevant documents pertaining to the said Premises without any delay. On completion of the transaction of this Agreement, the Transferee is entitled to hold, possess, occupy and enjoy the said Premises and the said shares, without any interruption from the Transferor or anyone else including any legal heirs claiming through him.

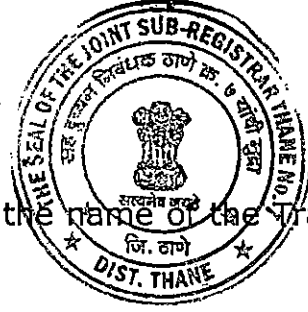
8. The Transferor hereby covenant with the Transferee that, the Transferor shall from time to time and at all times hereafter at the request and cost of the Transferee do and execute or caused to be done or executed all acts, deeds, matters, things, and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the Transferee. The Transferor hereby State that, hereafter she shall not raise any Objection if her name is removed from the Society Membership and other

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✓ Devadoga

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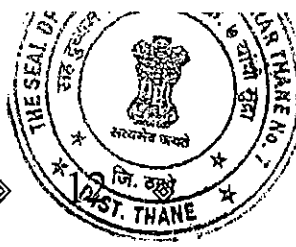
records of the society and the name of the transferee is enter in her place.

9. This Agreement has been concluded between the parties hereto on the basis of representation of the Transferor that their previous agreement with the parties for purchase of the said Flat Premises and their membership with the said Society is valid and subsisting and no Notice of requisition or acquisition of the said Premises or termination of Membership have been received by them.
10. The Transferors shall obtain No Objection Certificate from Society in favour of the Transferee at earliest.
11. The Transferee shall bear and pay the charges towards, the Stamp Duty and Registration fees as per Stamp Act, as may be in force and thereafter lodge, admit this Agreement for Registration with the concerned Sub-Registrar of Assurances and the Transferor have agreed to attend and admit execution thereof.
12. The Society transfer charges to be charged by society shall be paid by Transferor & Transferee in equal share.
13. It is expressly agreed and specifically undertaken and further acknowledged by the Transferor that in case any Previous outstanding such as Taxes or levies that becomes payable now or anytime in future in respect

\*प्रतिभा चंद्रकांत देवरे, Dwadega



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of the said Flat Premises arises the same will be paid by the Transferor only. It shall entirely borne and paid solely by the Transferor alone and the Transferee shall not be in any manner liable or responsible to pay

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The same in any circumstances.

14. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

15. All disputes, differences, and/or claims arising under or in respect of this Agreement shall be referred to a sole arbitrator nominated by the Transferor who shall be deemed to be jointly appointed by the parties hereto and the decision/award of such arbitrator shall be final and binding on the parties hereto. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactments thereto. The arbitration proceedings will be held only at Thane/Bhayandar.

16. The Transferor and Transferee do hereby further confirm, covenant and declare that they have entered into this Agreement after going through the terms,

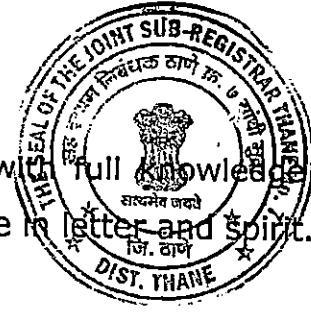
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✓ Swadega

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conditions and contents and with full knowledge and have fully understood the same in letter and spirit.



**THE SCHEDULE REFERRED TO ABOVE**

ALL THAT FLAT PREMISES BEARING NO. **201** on the **SECOND** Floor, '**A**' Wing, Admeasuring Built-up Area of 360 Sq.Ft. i.e. Built-up Area of 33.46 Sq.Mtrs., in the Building of the Society known as **SHRI RAM KRIPA CO-OP. HOUSING SOCIETY LIMITED**, having Regd. No. TNA/[TNA]/HSG/[TC]/9366/97-98, Dtd. 18/12/1997, at **Near Hanuman Nagar, Panchal Nagar, Goddeo Road, BHAYANDAR [East] Taluka & District Thane - 401 105** on the piece of land Old Survey No.118, New Survey No. 113, Hissa No. Part in the Revenue Village of Goddev, Bhayandar [East] Taluka & District Thane within the Registration District and Sub-District of Thane and within the Jurisdiction of Mira-Bhayandar Municipal Corporation.

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✓ *Quadiga*

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१५	IN WITNESS WHEREOF



the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED by the ]  
withinnamed "TRANSFEROR" ]

प्रतीभा चंद्रकांत देवरे

**MRS. PRATIBHA CHANDRAKANT DEVRE]**

in the presence of ..... ]

1. *[Signature]*

2. *[Signature]*



SIGNED, SEALED & DELIVERED by the ]  
withinnamed "TRANSFeree" ]

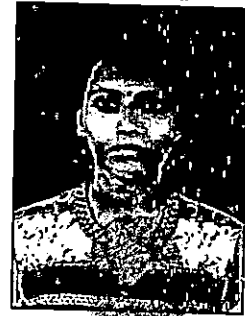
Devadiga

**Miss. CHANDRIKA SANJEEVA DEVADIGA]**

in the presence of ..... ]

1. *[Signature]*

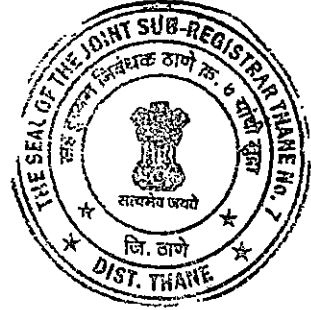
2. *[Signature]*



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RECEIPT - I	
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RECEIVED of and from the Transferee Miss CHANDRIKA SANJEEVA DEVADIGA for Sale/Transfer of Flat premises bearing No. 201, 'A' Wing, on the SECOND Floor, in SHRI RAM KRIPA CO-OP. HSG. SOC. LTD, at Near Hanuman Nagar, Panchal Nagar, Goddeo Road, BHAYANDAR [East] Taluka & District Thane - 401. 105 a sum of **Rs.8,25,000/- [Rupees Eight Lakhs Twenty Five Thousand Only]** being PART-PAYMENT Out of Total Sale consideration of Rs.30,75,000/- [Rupees THIRTY LAKHS SEVENTY FIVE THOUSAND ONLY]. The above payment details given below :-

UTR NO.	DATE	DRAWN ON	AMT. (Rs)
CASH	4/4/2024	CASH	Rs. 25,000/-
381610	10/4/2024	Bank of India	Rs. 1,00,000/-
NEFT	10/4/2024	Bank of India	Rs. 7,00,000/-

Subject to Realisation of Cheque Payment.

DATED THE 10<sup>th</sup> DAY OF APRIL, 2024.

WITNESSES:

I SAY RECEIVED

1

2

MRS. PRATIBHA CHANDRAKANT DEVRE  
[TRANSFEROR]

x

✓

शासननिर्णयक्रमांक प्रती 1614/345/18-अ	
दस्त क्र. ६२४६/२७११	प्रपत्र- व
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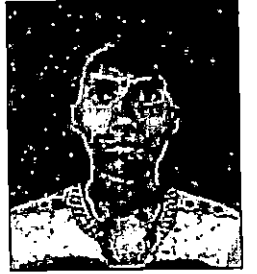
मी प्रतिभा चंद्रकांत देवरे, राहणार 201, दुसरा भजसा, व विंग, श्री राम कृपा को-ऑप.हौ.सो.लि., हनुमान नगर जवळ, पांचाल नगर, गोडदेव रोड, भाईंदर पूर्व, तालुका जिल्हा ठाणे याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोऱ्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.



प्रतीभा चंद्रकांत देवरे

अर्जदाराची सही

मी चंद्रिका संजीवा देवाडिगा, राहणार 103, महालक्ष्मी रेसिडेन्सी, नुतन शाळे जवळ, मोरेगाव, नालासोपारा पूर्व, जिल्हा पालघर - याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोऱ्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.



Chandrika

अर्जदाराची सही

प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. व त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. मी/आम्ही सदर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेले आहे. नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार / घेणार कृषिमुखत्यास हक्क हे असून आज रोजी आम्ही सर्व हयात आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार याची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारक्षक (Culmukhya Rakshak) लिहून देणार हे हयात आहेत व दस्तासोबत जोडलेले कुलमुखत्यास्वीकृत अद्यापही अस्तित्वात आहेत ते आजपावतो रद्द झालेले नाही, याची मी / आम्ही कबुली देत आहोत व सदर दस्तातील सहाया, अर्क, फोटो माझे / आमचे आहेत याची कबुल / देतो व खात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्याप्रकारे ओळखणारे दोन इसम / व्यक्ती कबुलीजबाब व स्वाक्षरीसाठी घेऊन आलो आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे. हे कबुल करतो. दस्तातील मिळकत ही माझी / आमची मालकीची असून शासन मालकीची नाही किंवा अतिक्रमण केलेली नाही, नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकिय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. सदर दस्तास आवश्यक असलेल्या सक्षम अधिकारी यांच्या पूर्वपरवानगी घेण्याची जबाबदारी घेणार देणार म्हणून आमची आहे. हे आम्हाला आहे. दस्तातील मिळकतीवर कोणतेही शासकिय, निमशासकिय, खाजगी कर्ज, बँक बोजे हक्क, हितसंबंध विकासन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू, याची जाणिव आहे. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी की कमी कमी पडली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे. व ती त्वरीत जमा करू. नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले सर्व पूरक कागदपत्रे हे वैध/खरे आहेत. मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपुर योनी गोपाल व्दारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणारा/विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपटी अॅक्ट, 1882 कलम 55 नुसार संबंधीत व्यवहार करणा-या उभय पक्षकारांची असते याची मला/आम्हास पूर्ण जाणिव आहे. कबुल करतो: भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील निष्पादक पक्षकार व ओळख देणारे जबाबदार राहू, असे आम्ही कबुल करतो.

स्थावर मिळकतीविषयी होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 तरतुदीचे अधिन राहून मी/आम्ही प्रतिज्ञापत्र / घोषणापत्र लिहून देत आहोत, नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आहे याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सदर दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार:

लिहून घेणार:

प्रतिज्ञा चंद्रकांत देवरे

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दिनांक ०२४/२०२४  
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दुय्यम निबंधक यांचे कार्यालय आजूने  
 दिना.



शेरे नमून  
 सजवात की २  
 कार्यालय की २  
 टपाल १

एकुण ११६६००

*[Signature]*  
 दुय्यम निबंधक ठाणे क. ४

१] श्री विकास विठ्ठल लक्ष्मण  
 व्हा. बाणुलाल डो आग्रवाल  
 प्लॉ. ५५ - ०५५५२,  
 भाद्रिहर लि. वेंगोरे

२] श्रीमती प्रमोदमा चैत्रकांत  
 प्लॉ. प्लॉ. ३५ - राखीणी  
 श्री भाद्रिहर साजी ठाणे  
 लि. वेंगोरे

*[Signature]*  
 दुय्यम निबंधक ठाणे क. ४

३] श्री राजेश विठ्ठल  
 प्लॉ. ६६ ०५५५२  
 श्री भाद्रिहर ठाणे  
 ४] श्री रामजी विक्रम  
 प्लॉ. ४९ ०५५५२  
 श्री भाद्रिहर  
 ठाणे

असे निवेदन करीत आहेत की,  
 दस्तऐवज करून देणाऱ्या उपर  
 निर्दिष्ट इसमास व्यतीशः ओळखतात  
 व त्याची ओळख पटवितात.

दस्तऐवज करून देणार  
 .....  
 सहाकथित *[Signature]*  
 दस्तऐवज करून दिल्याचे कबूल  
 करतात.

*[Signature]*  
 श्रीमती व्हा. बाणुलाल डो

*[Signature]*  
 दुय्यम निबंधक ठाणे क. ४

दिनांक ०२ मार्च १९९९

*[Signature]*  
 दुय्यम निबंधक ठाणे क. ४

*[Signature]*





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पुस्तक क्रमांक 9-4  
303E क्रमांक/संख्या पंजीत क्र.

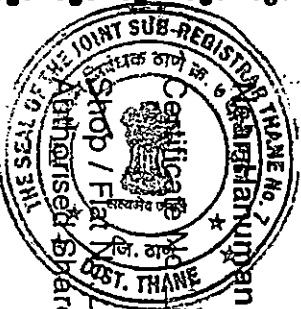
*Banner*

परीच 2 **क म म ७**  
दस्त क्र. ६२४६/२०२४  
20 34



# Shri Ram Kripa Co-op Housing Society Ltd.

Reg. No. TNA / (TNA) / HSG / (TC) / 9366 / 97 - 98. Dt. 18-12-97  
 6/1, Hanuman Nagar, Panchal Nagar, Goddeo Road, Bhayandar (East), Dist. Thane - 401 105.



Membership Reg. No. 13

## SHARE CERTIFICATE

This is to certify that Shri./Smt./M/s. Mrs. Pratikha C. Devare  
 Bhayandar is/are the registered holders of  
 Free Shares from 61 to 65 both inclusive of Rs. 250/-  
 (Rupees Two Hundred Fifty only) in Shri Ram Kripa Co-op. Housing Society  
 Ltd. Bhayandar subject to the Bye-laws of the said society and that upon each of  
 such the sum of Rupees Fifty has been paid.

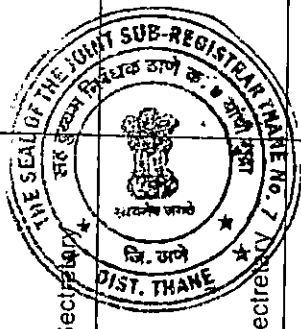
Given under Common Seal of Society  
 as on 16 day of 12 1997  
 Chairman [Signature]  
 Hon. Secretary [Signature]  
 Member of the Committee \_\_\_\_\_



Memorandum of the transfers of the within - mentioned Shares

Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	322 35 Hon. Secretary	4	5
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

वसु न ७  
दस्ता. क्र. ६२४६/२०२४  
322  
35





# मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराजांच्या भाईंदर (प.) नागा, जिल्हा ठाणे, महाराष्ट्र. (महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरणांतून नियमित ६६ निये.)

## मालमत्ता कराचे देयक

स्वच्छ सर्वेक्षण 2023

मालमत्ता कराचे विलंब वर्ष २०२३-२०२४

(दिनांक ०१/०४/२०२३ - ३१/०३/२०२४)

मालमत्ता क्र. : J010002095006  
विल क्र. : 9503922  
खोली/सदनिका क्र. : 201  
सर्वे क्र./ टिका क्र. :

दिनांक : 30/04/2023

प्रमुख क्षेत्र फक्त (चौ.फुट)	: 280.00
वास्तविक कर योग्य मूल्य रु.	: 2419.20
वापराचा प्रकार	: Residential
दस्त क्र. ६२४६/२०२४	
23 34	



Scan QR Code & Pay Bills

जमिन मालकाचे नाव : PRATIBHA C. DEVRE  
भोगवटाधारकाचे नाव :  
पत्ता : RAMKRUPA CHS., HANUMAN NAGAR, FATAK ROAD, BHAYANDER (E)

REGD SERIAL NO.625

कराचे तपशिल (1)	सांकेतांक (2)	मागील वाकी (3)	चालू रक्कम		एकूण रक्कम = (3)+(4)+(5)
			भाग-१	भाग-२	
House Tax / सामान्य कर	910	0.0	363.0	363.0	726.0
Tree Tax / वृक्ष कर	948	0.0	12.0	12.0	24.0
Tax For Education Cess Residential / शिक्षण कर	981	0.0	48.0	48.0	96.0
Shikshan Kar Mahanagar Palika / शिक्षण कर (मनपा)	947	0.0	24.0	24.0	48.0
Agnishaman Kar Mahanagar Palika / अग्निशमन कर (मनपा)	916	0.0	12.0	12.0	24.0
Sewage Facility Tax / गालप्रवाह सुविधा लागू	950	0.0	97.0	97.0	194.0
Street Tax / रस्त्या	10000	0.0	124.0	124.0	242.0
Solid Waste Fee / घनकचरा शुल्क	1519	0.0	365.0	365.0	730.0
एकूण		0.0	1042.0	1042.0	2084.0
Excess / Advance Amount					0.0
Adjustment Entry					0.0
Shasti Removed Amount					0.0
एकूण देयक रक्कम					2084.0
३१ मे २०२३ पर्यंत ५ टक्के सुट दिल्यानंतर भरावयाची रक्कम					2023.0
३० जून २०२३ पर्यंत ५ टक्के सुट दिल्यानंतर भरावयाची रक्कम					2023.0
३१ जुलै २०२३ पर्यंत ३ टक्के सुट दिल्यानंतर भरावयाची रक्कम					2050.0

- दिनांक ३०/०६/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ५% सुट
- दिनांक ३१/०७/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ३% सुट

आता आपण आपला मालमत्ता कर MY MBMC mobile app द्वारे किंवा खालील संकेत स्थळावर भरू शकता

संकेतस्थळ लिंक : [www.mbmc.gov.in/property](http://www.mbmc.gov.in/property)

चंद्रकांत मोरगे

जा.क्र. टोएनए/(टोएनए)/ए.ए.ए.जी/(टी.सी.) २३६६  
 उपनिबंधक सहकारी संस्था ठाणे, ~~ठाणे~~ ठाणे.  
 यांचे कार्यालय, बंधादत मॅन्शन  
 दुसरा माळा, शिवाजी पथ, हॉस-रोड, ठाणे (११)  
 दिनांक : १८ / १२ / १७

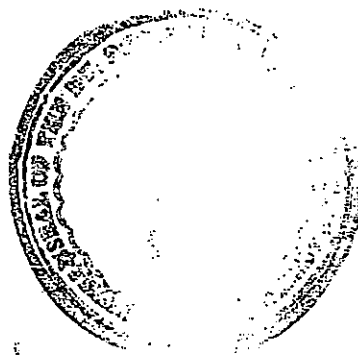
**ट न न ७**

उपनिबंधक, सहकारी संस्था, ठाणे **दस्तक ६२४६/२०२४** ठाणे ज्ञानी मंजूर कनिष्ठ



श्री. **राजूपा को. ऑप. हौसिंग सोसायटी**  
 लि. ज. त. नं. ११८, न. त. नं. १९, हिंद्या नं. पी. टी. **गोडवे रोड, धार्जुन**  
 ह्या संस्थेच्या मंजूर उपविधीची प्रत नोंदणी प्रमाणपत्र व इतर कागदपत्र संस्थेच्या संकेतस्थळावर प्रवर्तक यांनी देण्यात येत आहे.

२/- महाराष्ट्र सहकारी संस्थांचा नियम १९६९ चा नियम ५९ नुसार संस्था नोंदणी नंतरची पहिली सभा संस्थेची नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलावली व सदरहू पहिल्या सर्वसाधारण सभेस या कार्यालयाचे सहाय्यक सहकारी अधिकारी हे उपनिबंधक, सहकारी संस्था, ठाणे शहर, ठाणे यांच्या वतीने हजर राहतील.



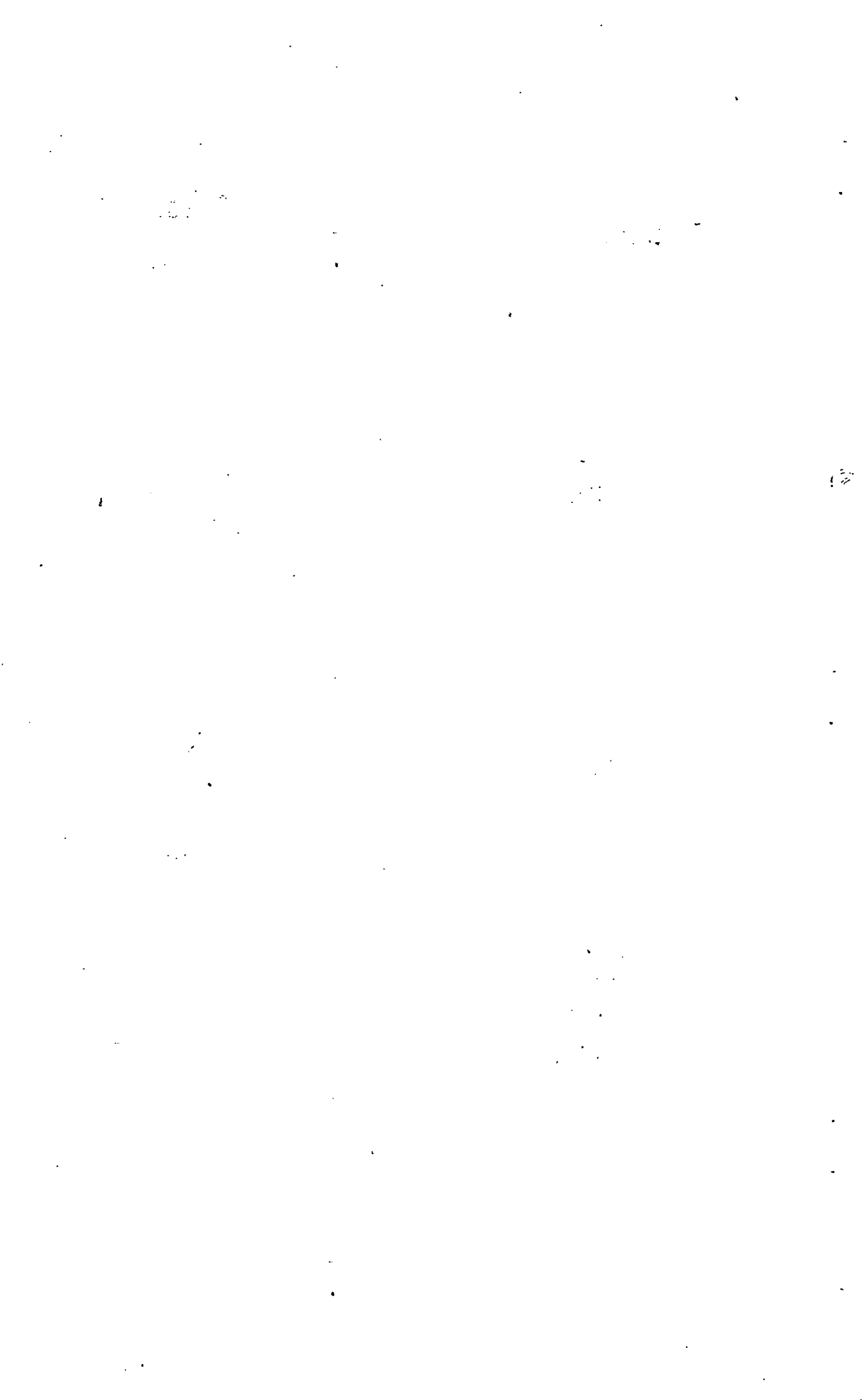
**[ वे. स. पांनपट्टे ]**  
 उपनिबंधक  
 सहकारी संस्था, ठाणे **ता. ठाणे**

प्रत सन्निह रवाना.  
 १. श्री. **राजूपा ए. अन. तिवारी** मुख्य प्रवर्तक श्री. **राजूपा को. ऑप.**

**हौसिंग सोसायटी लि. ज. त. नं. ११८, न. त. नं. १९, गोडवे रोड, धार्जुन (११)**

२. जिल्हा विशेष लेखापरिक्षक, सहकारी संस्था, ठाणे ह्यांना माहितीसाठी
  ३. चेअरमन, ठाणे जिल्हा गृहनिर्माण सहकारी संस्थांचे फेडरेशन लि. विलासनी बिल्डिंग, शिवाजी पथ, ठाणे
  ४. श्री. **एत. बी. मचंडे** सहाय्यक सहकारी अधिकारी.
- २/- त्यांनी सदर संस्थेच्या पहिल्या सर्वसाधारण सभेस हजर राहून अथवा संस्थेकडून सभेचे इतिवृत्त आणून ह्या कार्यालयात सादर करण्याची त्यांची जबाबदारी आहे. त्याचप्रमाणे संस्थेची पहिली सर्वसाधारण सभा नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलावली जाईल ह्याकडे लक्ष द्यावे.
५. मा. जिल्हा उपनिबंधक, सहकारी संस्था, ठाणे ह्यांना माहितीसाठी सादर.

**[ वे. स. पांनपट्टे ]**  
 उपनिबंधक  
 सहकारी संस्था, ठाणे **ता. ठाणे**



CC

2028 No-4

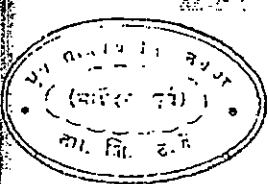
ग्रामपंचायत नवघर (भाइंदर-पूर्व)  
VILLAGE PANCHAYAT NAVGHAR (Dhayandar-East)  
पो. भाइंदर. ता. जि. ठाणे.

ट न न ७
दस्तावेज क्र. २४६/२०२४
२५/३५

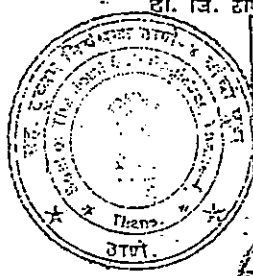


विकास निदेश  
वाचकाम करणे  
आचर्या दिग्दर्शक  
२५/३५

वाचकाम देण्यात येतो की...  
विलंबित हे सध्या जं ११५ वाई भाई...  
मध्ये वाचकाम करित आरेत. सदर वाचकाम...  
कडील न.म. पडलेल्या जागेत न...  
पंचायतीच्या वाचकामाचे नियमाप्रमाणे...  
सोडून वाचकाम करणेस हरकत नाही.  
असल्या हा दस्तऐवज दिव्य आहे.



संपंच ग्रामपंचायत, नवघर  
पो. भा. जि. ठाणे.

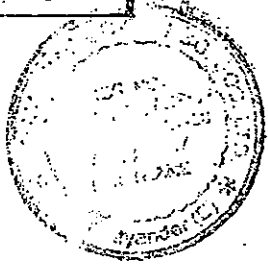


ट. न. न. - ४
दस्तावेज क्र. ३२४/२०२२
३२/११०

ट. न. न. - ४
दस्तावेज क्र. ३६६०/२०२६
२५/३२



ट न न - ४



O.C.

# मिरा भाईन्दर नगरपालिका परिषद

## MIRA BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईन्दर  
सदरती जिवजो महाराज मार्ग, भाईन्दर पिन कोड ४०१ १०१.

दूरध्वनी - ६९८२२९८

म. न. सं. १८१६६/८८

तारीख ११/२/८८

<b>दस्तावेज क्र. ९</b>
दस्तावेज क्र. २२८/२०२४
२६/३५



सदर इमारतीचे काम पूर्ण झाले आहे. तरी सदर इमारतीमधील फ्लूट फ्रॉंट धारकांना त्यांच्या देवादात जबाबदारीवर कर्ज देण्यास नगरपालिकेची हरकत नाही. सबब दाखला दिला असे. सदरचा दाखला जे. विकास विव्हर्स ह्यांच्या दि. २०.१.८८ च्या अर्जावस्तु देण्यात आला आहे.



११/२/८८  
प्रशासक

मिरा भाईन्दर नगरपालिका परिषद.

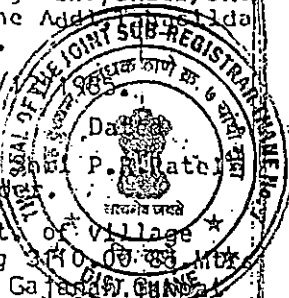


Query No - 10



No. NAA/Village-Bhayander/SN. Office of the Additional Tahasildar, Thane.

Dated: 16/11/1990



The maintenance Surveyor's Report No.

Show cause notice served to P. A. Patel of Bhayander & Shri B. J. Agrawal of Bhayander

land comprised in S.No. 118 Hissa 2, 7, 8, 9 Pt. of Village Bhayander, Taluka Thane, District Thane measuring 340 Sq. Mtrs. according to the record of Rights belongs to Shri Gajanan Chandra

The said land is being used for non-agricultural purpose exclusively for residential purpose since the year 1982. The structure(s) in the said land as shown in the accompanying site plan drawn by the Maintenance Surveyor is/are constructed by P. A. Patel of Bhayander of Vikas Builders (Partner). The site plan was approved by the Grampanchayat Navgar before the construction/constructions.

The Occupants and Holders has/have converted the land for non-agricultural purpose without obtaining previous permission from competent revenue Authority as required under section 44 of Maharashtra Land Revenue Code, 1966 and rules thereunder.

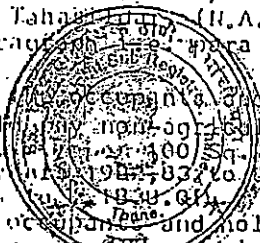
Show cause notice in this case was served upon P. A. Patel of Bhayander and he has not replied to it. However undersigned has recorded the statement of Shri P. A. Patel of Bhayander, Partner of Vikas Builders, of Bhayander, Thane, who is willing to pay NAA and Fine etc. for unauthorized construction.

In this case, the occupants having used his land admeasuring 340 Sq. Mtrs. comprised in S.No. 118 Hissa No. 2, 7, 8, 9 Pt. of Village Bhayander, Taluka Thane, District, Thane for non-agricultural purpose for residential purpose without obtaining permission of the collector under section 44 of the Maharashtra Land Revenue Code, 1966 (the occupant(s) and holders is/are thereofre, liable to penalties mentioned under section 45 of the Maharashtra Land Revenue Code, 1966 and rules thereunder.

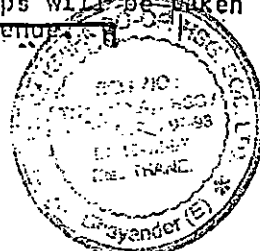
In exercise of the powers delegated to him under section 45 of the Maharashtra Land Revenue Code, 1966 under Collector's notification No. REV/DESK/II/XI-124 dated 26/09/1989, Additional Tahasildar (H.A.) Thane is pleased to order subject to the last paragraph of para No. 7 of this order.

- 1) that the occupants and holder, involved in this case, should pay non-agricultural assessment at the rate of Rs. 19.00 per 100 Sq. Mtrs. per year with effect from the year 1981-82 to 85 till the further order which comes from the Revenue Department, Thane.
- 2) that occupants and holders involved in this case should also pay a fine equal to ten times N.A. which comes to Rs. 6126.70.

It is further ordered that occupants and holders involved in this case should pay an amount of Rs. 7964.70 (Seven and Nine Hundred Sixtyfour and paise Seventyone only) as per (1) to (2) above within fifteen days from the date of receipt of this order, failing which steps will be taken to recover this amount as an arrears from land revenue.



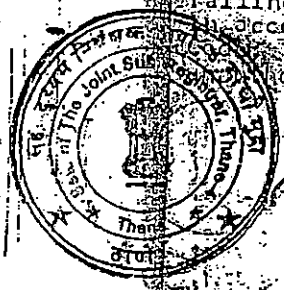
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7. It is clarified that the payment of amount (2) above does not mean regularisation of unauthorised use under section 47(b) of the Maharashtra Land Revenue Code, 1966. A copy of H.A. & Fine is issued with the provisions of the Maharashtra Land Revenue Code, 1966 and rules thereunder including demolition of structure, if the occupants and holders of the land are not regularised under the said code. The documents may be regularised under the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder including demolition of structure/structures.

- VIZ: i) NOC from the competent authority Thane/Ulhas
- ii) NOC from the A.D.I.P. Thane/Municipal Corporation
- iii) 5 copies of the plan showing the site plan alongwith Gut Book Map.

Within six months from the date of issue of this order, the applicant shall be liable to be regularised in accordance with the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder including demolition of structure/structures.



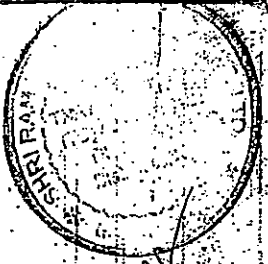
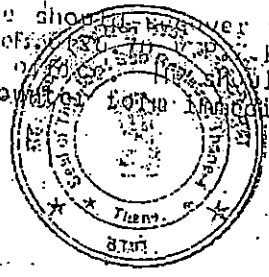
Shri P.R. Patel of Bhayander, Partner of Vikram & Shri B.J. A. According to this H.A. conditional order he should pay an amount of Rs. 10354.10 immediately.

Copy forwarded w/es. to the Tahasildar, Thane and note in R.F.IV and to issue a counter form for record and Fine.

Copy to Talathi, Saza Bhayander.

He should pay over the Rs. 1838.00 being the amount of P. Cess Rs. 2389.40 and report to this office immediately. He should also take a notice in this regard immediately.

ट.न.न. - ४
दस्त क्रमांक २३९/२०२२
३५/११०



ट.न.न. - ४
दस्त क्रमांक ३६०/२०२२

ADDL. TAHSIL

द

ट न न ७

दस्तावेज क्रमांक ६२४६/२०२४

प्लान ३५



EXT PLASTER IS FINISHED

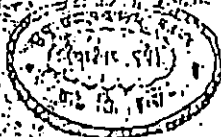
INT PLASTER IS WITH IN

AREA OF THE PLOT

PUNTA AREA

AREA OPEN TO DHU

LAY OUT PLAN



NUMAN

AT BHAYANDAR (E)

NO. 118 Part

ARCHITECTS

ARCHITECTS

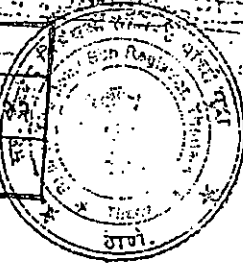
TWO SQUARE

BHAYANDAR

ट.न.न.-४

दस्तावेज क्रमांक २९३८/२०२४

३३/१२०



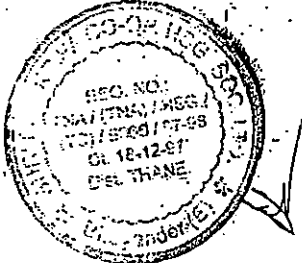
ट.न.न.-४

दस्तावेज क्रमांक ३६६०/२०२६

२६/३२

ट न न - ४

दस्तावेज क्रमांक ४२०९/२०२६



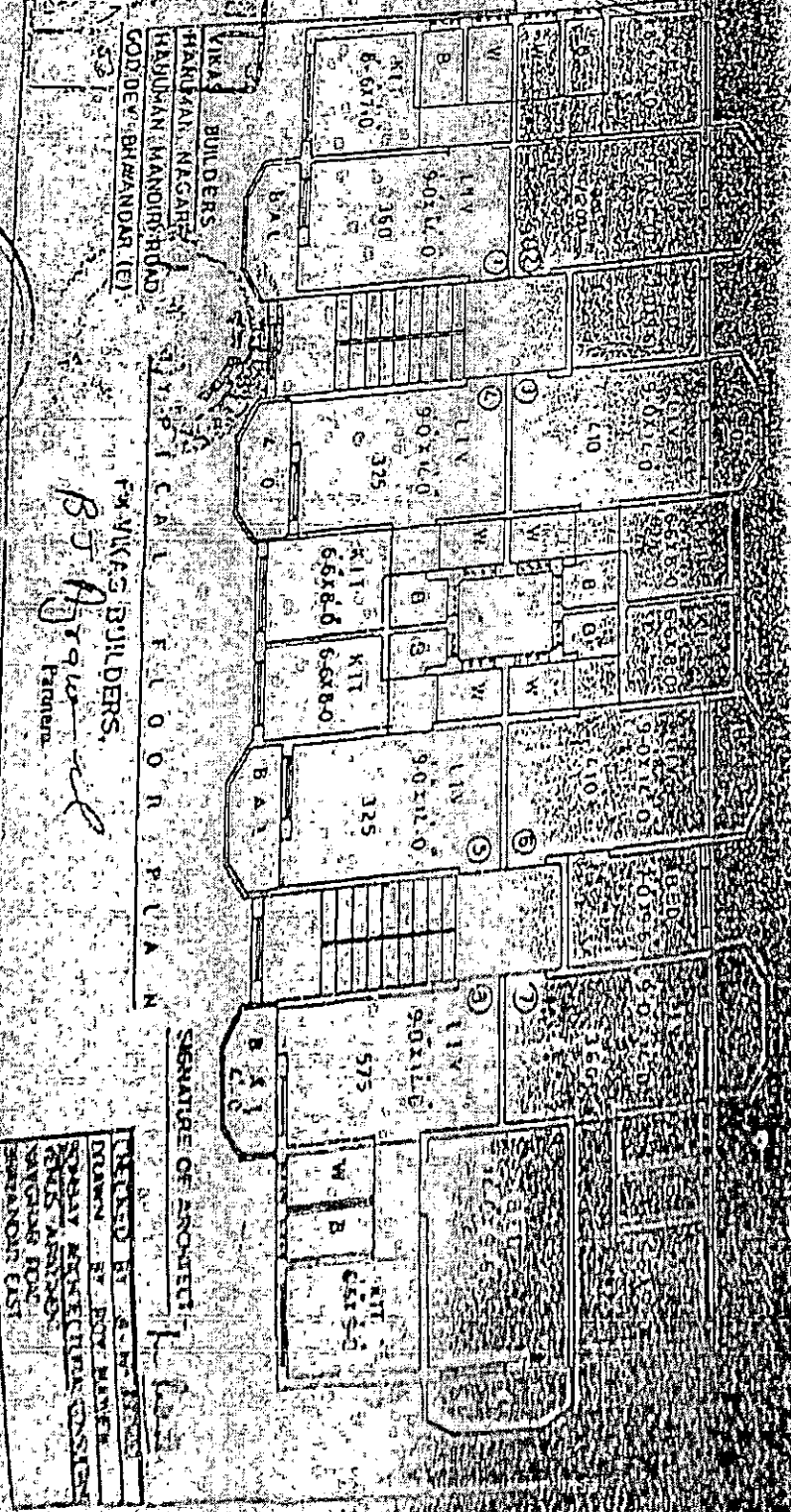
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दस्तावेज क्र. 828/6/2024

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VIRAJ BUILDERS  
HARIJAN NAGAR  
HARIDJAN MANDIR BLDG  
COD DE V. BH. MANDAR (E)

VIRAJ BUILDERS.  
R. J. Arora  
Patiln.

FLOOR PLAN

SIGNATURE OF PROJECT

PREPARED BY: A. P. JAYAKAR  
DRAWN BY: E. V. RAJESH  
SCALE: AS SHOWN  
CHECKED BY: A. P. JAYAKAR  
DATE: 05/11/2024

ट न न ७	
दस्त क्र. ६२४६/२०२४	
39	34



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRATIBHA CHANDRAKANT DEVRE

RANCHANDRA PASTA

12/09/1962

Permanent Account Number

AFHPD1583K

प्रतीभा देवरे

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIKAS C DEVRE

CHANDRAKANT BHIKU DEVRE

04/11/1987

Permanent Account Number

AMJPD7092C

विकास देवरे

Signature



19062017

प्रतीभा - चंद्रकांत देवरे

विकास देवरे

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDRIKA SANJEEVA DEVADIGA

SANJEEVA NAGAPPA DEVADIGA

08/07/1977

Permanent Account Number

AMRPD1247R

Chandrika S. Devadiga

Signature



03012008

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

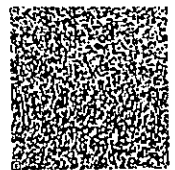


नाम / Name  
NITIN GANGADHAR SHETTY

पिता का नाम / Father's Name  
GANGADHAR SADASHIV SHETTY

जन्म की तारीख /  
Date of Birth  
24/01/1988

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
EYBPS1990C



01122021

नितिन शेट्टी  
हस्ताक्षर / Signature

Devadiga

Shetty

ट न न ७  
दस्ता क्र. ६२४६/२०२४



Data of Bank Receipt for GRN MH000395585202425R  
32 34  
Bank - PUNJAB NATIONAL BANK

Bank/Branch :  
Pmt Txn id : 080424M1145029 Simple Receipt  
Pmt DtTime : 08/04/2024 15:16:32 Print DtTime :  
ChallanIdNo : 03006172024040750011 GRAS GRN : MH000395585202425R  
District : 1201 / THANE GRN Date : 08/04/2024 18:02:08  
Office Name : IGR116 / THN4\_THANE NO 4 JOINT SUB REGISTRA

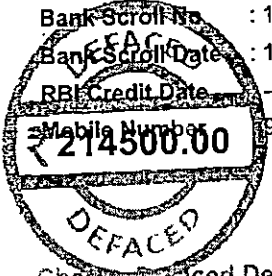
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 1,84,500.00/- (Rs One Lakh Eighty Four Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25  
Prop Mvblty : Immovable Consideration : 30,75,000.00/-  
Prop Descr : Flat No. A/201, SHRI RAM KRIPA, CO-OP. HSG. SOC., LTD., Near , Hanuman Nagar  
: BHAYANDAR East, District Thane, Maharashtra  
: 401105  
Duty Payer : PAN-AMRPD1247R CHANDRIKA SANJEEVA DEVADIGA  
Other Party : PAN-AFHPD1583K PRATIBHA CHANDRAKANT DEVRE

Bank Scroll No : 1  
Bank Scroll Date : 10/04/2024  
RBI Credit Date : -  
Mobile Number : 9821122123



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-6246	0000273922202425	10/04/2024-18:39:02	IGR119	30000.00
2	(IS)-337-6246	0000273922202425	10/04/2024-18:39:02	IGR119	184500.00
Total Defacement Amount					2,14,500.00



337/6246

बुधवार, 10 एप्रिल 2024 6:39 म.नं.

दस्त गोषवारा भाग-1

टनन7

दस्त क्रमांक: 6246/2024

दस्त क्रमांक: टनन7 /6246/2024

बाजार मूल्य: रु. 29,81,286/-

मोबदला: रु. 30,75,000/-

भरलेले मुद्रांक शुल्क: रु.1,84,500/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

पावती:6751

पावती दिनांक: 10/04/2024

अ. क्र. 6246 वर दि.10-04-2024

सादरकरणाराचे नाव: चंद्रिका संजीवा देवाडिगा --

रोजी 6:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 30700.00

D. Adiga

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

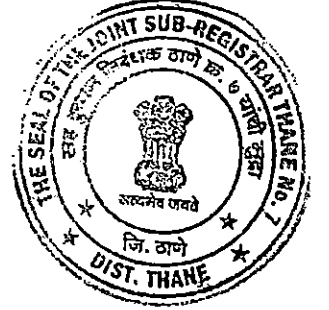
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 10 / 04 / 2024 06 : 37 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 04 / 2024 06 : 38 : 30 PM ची वेळ: (फी)

ट न न ७	
दस्त क्र. ६२४६/२०२४	
३४	३५



दस्त गोपवारा भाग-2

टनन7

दस्त क्रमांक:6246/2024

10/04/2024 6 49:07 PM

दस्त क्रमांक :टनन7/6246/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:पतिभा चंद्रकांत देवरे - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, दुसरा मजला, ए विंग, श्री राम कृपा को-ऑप.हो.सो.लि., हनुमान नगर जवळ, पांचाल नगर, गोडदेव रोड, भाईदर पूर्व, तालुका जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AFHPD1583K	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:चंद्रिका संजीवा देवाडिगा - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 103, महालक्ष्मी रेसिडेन्सी, नूतन शाळे जवळ, मोरेगाव, नालासोपारा पूर्व, जिल्हा पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AMRPD1247R	लिहून घेणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:10 / 04 / 2024 06 : 46 : 38 PM

अं:क्र:ख:-

खातीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:विकास देवरे - वय: 34 पत्ता:भाईदर पूर्व पिन कोड:401105			
2	नाव:निर्मल शेटी - - वय:30 पत्ता:श्री राम कृपा को-ऑप.हो.सो.लि., हनुमान नगर जवळ, पांचाल नगर, गोडदेव रोड, भाईदर पूर्व, तालुका जिल्हा ठाणे पिन कोड:401105			

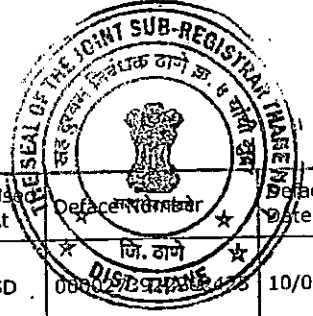
शिक्का क्र.4 ची वेळ:10 / 04 / 2024 06 : 48 : 08 PM

शिक्का क्र.5 ची वेळ:10 / 04 / 2024 06 : 48 : 42 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar Thane 7

ट न न ७

दस्त क्र.६२४६/२०२४



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Deface	Stamp	Face Date
1	CHANDRIKA SANJEEVA DEVADIGA	eSBTR/Simple Receipt	03006172024040750011	MH000395585202425R	194500.00	SD	0000273922202425	10/04/2024	
2		DHC		0424092800104	700	RF	0424092800104D	10/04/2024	
3	CHANDRIKA SANJEEVA DEVADIGA	eSBTR/SimpleReceipt		MH000395585202425R	30000	RF	0000273922202425	10/04/2024	

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

6246 / 2024

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की, या दस्तामध्ये  
एकूण ..... 34 ..... पाने आहेत.  
सदर दस्त पुस्तक क्र. ९  
अ. क्र. .... ६२४६ ..... वर नोंदला

आर. एच. धारख

सह. दुय्यम निबंधक, वर्ग-२, ठाणे क्र. ७,  
दि: १० / ०४ / २०२४