



09/07/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 9159/2021

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6082116.2094
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: सदनिका क्र. 503-ए,पाचवा मजला,पांचपाखाडी जय भारती को-ऑ.हौ.सो.लि.,प्लॉट नं. पीपीके-22,आरएससी 1,वीर सावरकर नगर,ठाणे प.,,सदनिकेचे क्षेत्र 760 चौ. फुट बांधीव,झोन नं. ((Plot Number : - ; Survey Number : 158पा, 159पा, पीपीके-22 ;))
(5) क्षेत्रफळ	1) 760 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुर्यकांत नारायण सकट . वय:-62; पत्ता:-प्लॉट नं: 503-ए, माळा नं: पाचवा मजला, इमारतीचे नाव: पांचपाखाडी जय भारती को-ऑ.हौ.सो.लि., ब्लॉक नं: प्लॉट नं. पीपीके-22, आरएससी 1, रोड नं: वीर सावरकर नगर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-CFNPS5816J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योहान मनोहर भोसले . वय:-38; पत्ता:-प्लॉट नं: रुम नं. डी-3, माळा नं: पहिला मजला , इमारतीचे नाव: पांचपाखाडी नंदादिप को-ऑ.हौ.सो.लि., ब्लॉक नं: प्लॉट नं. 77, रोड नं: वीर सावरकर नगर, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AZLPB1082F
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2021
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2021
(11)अनुक्रमांक,खंड व पृष्ठ	9159/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मह दुय्यम निबंधक वर्ग-२,
ठाणे - १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

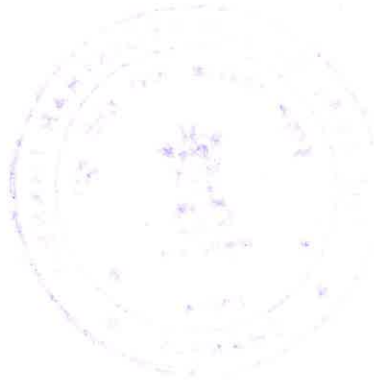
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-


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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOHAN MANOHAR BHOSALE	eSBTR/Simple Receipt	69103332021070851651	MH003408791202122S	450000.00	SD	0001613002202122	09/07/2021
2		By Cash			680	RF		
3	YOHAN MANOHAR BHOSALE	eSBTR/SimpleReceipt		MH003408791202122S	30000	RF	0001613002202122	09/07/2021

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



Valuation ID 202107087478		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		08 July 2021 06:40:46 PM	
मूल्यांकनाचे वर्ष	2021	<div style="border: 2px solid purple; padding: 5px; text-align: center;"> ट न न १ दस्त क्र. ११५९ २०२१ १ ३० सर्वे नंबर / न. भू. क्रमांक : </div>			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/16/G-5क) सर्वे नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	धुलगे जमीन	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
45160	117200	119200	141600	119200	चौ. मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	70.6057चौ. मीटर		21 to 30वर्ष		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	5th to 10th Floor	मूल्यदर/बांधकामाचा दर-	Rs.117200/-
उत्प्रेषण सुविधा	अभे	मजला -			
Sale Type -	First Sale Date - 20/10/2002				
Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ =(117200 * (70 / 100)) * 105 / 100 = Rs.86142/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 86142 * 70.6057 = Rs.6082116.2094/-				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6082116.2094 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6082116.2094/- = □ साठ लाख ब्याऐंशी हजार एक शे सोळा /-				

Home

Print

GOVERNMENT OF MAHARASHTRA

महाराष्ट्र शासन

E-GOVERNANCE

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावली

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA Stationery No: 19352360496783
 Pmt Txn id : 698570341 Print DtTime : 08-JUL-2021 18:18:44
 Pmt DtTime : 08-JUL-2021@17:55:15 GRAS GRN : MH003408791202122S
 ChallanIdNo: 69103332021070851651 Office Name : IGR113-THN1_HQR SUB REG
 District : 1201-THANE GRN Date : 08-Jul-2021@17:56:41

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 4,50,000/- (Rs Four, Five Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 75,00,000/-
 Prop Descr : FLAT NO A 503,5TH FLOOR,PANCHPAKHADI JAI,BHARATI CHS LTD,MHADA HIG
 COLONY,FEER SAVARKAR,NAGAR THANE WEST,Maharashtra,400606
 Duty Payer: PAN-AZLPB1082F,YOHAN MANOHAR BHOSALE

Other Party: PAN-CFNPS5816J,SURYAKANT NARAYAN SAKAT

Bank official1 Name & Signature



Signature



Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

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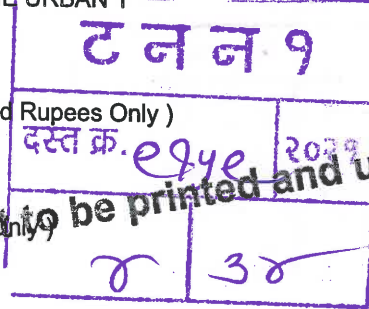


Data of ESBTR for GRN MH003408791202122S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910506/THANE - JAMBHALI NAKA
Pmt Txn id : 698570341
Pmt DtTime : 08/07/2021 17:55:15
ChallanIdNo : 69103332021070851651
District : 1201 / THANE
Office Name : IGR113 / THN1_HQR SUB REGISTRA THANE URBAN 1

Stationary No : 19352360496783
Print DtTime : 08/07/2021 18:18:44
GRAS GRN : MH003408791202122S
GRN Date : 08/07/2021 17:56:41

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 4,50,000.00/- (Rs Four Lakh Fifty Thousand Rupees Only)
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)



Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO A 503 , 5TH FLOOR
 : PANCHPAKHADI JAI
 : 400606

Consideration : 75,00,000.00/-

Duty Payer : PAN-AZLPB1082F YOHAN MANOHAR BHOSALE
Other Party : PAN-CFNPS5816J SURYAKANT NARAYAN SAKAT

Bank Scroll No : 100
Bank Scroll Date : 09/07/2021
RBI Credit Date : --
Mobile Number : 919004826077



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-73-9159	0001613002202122	09/07/2021-16:44:10	IGR113	30000.00
2	(IS)-73-9159	0001613002202122	09/07/2021-16:44:10	IGR113	450000.00
Total Defacement Amount					4,80,000.00

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AGREEMENT FOR SALE

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THIS AGREEMENT made and entered into at Thane on this 09th day of July 2021 BETWEEN **MR. SURYAKANT NARAYAN SAKAT**, Age 62 years, Occupation - Retired, **Pan No. CFNPS5816J, Aadhaar No.800177948460**, Residing at Flat No. 503-A, 5th floor, Panchpakhadi JAI BHARATI CHS Ltd., Plot No. PPK-22, at RSC-1, Veer Savarkar Nagar, Thane West-400606, hereinafter called the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors and administrators) of the ONE PART.

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MR. YOHAN MANOHAR BHOSALE, Age 38 Years, Occupation- Service, **Pan No.AZLPB1082F, Aadhaar No.292463313186**, Residing at - Room No. D-3, 1st Floor, Panchpakhadi Nandadeep CHS Ltd., Mhada Colony, Plot No. 77, Veer Savarkar Nagar, Thane West-400606, hereinafter called as "**TRANSFEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the OTHER PART ;

WHEREAS:-

- (a) The TRANSFEROR is the absolute Owner and/or sufficiently entitled to a Flat No. 503-A, 5th floor, Panchpakhadi JAI BHARATI CHS Ltd., Plot No. PPK-22, at RSC-1, Veer Savarkar Nagar, Thane West-400606, admeasuring **760 sq.fts. (Built up)**. The Transferor is also a bonafied member of Panchpakhadi JAI BHARATI Co-operative Housing Society Ltd., and holding 5 (Five) fully paid up shares of face value of **Rs.50/-** each bearing distinctive **Nos. 11 to 15** (both inclusive) (hereinafter called "**the said shares**") represented by Share Certificates **No.3** issued by the Society by reason of which the Transferor is well and sufficiently entitled to use and occupy the said Premises Hereinafter collectively referred to for brevity sake as "**The Said Premises**".
- (b) Whereas Originally **Maharashtra Housing And Development Authority** by **INDENTURE OF LEASE DEED** dated 16th September, 1994 assigned and Lease rights for 90 (Ninety) years to the **Panchpakahadi JAI BHARATI CHS Ltd.**, which **LEASE DEED** duly

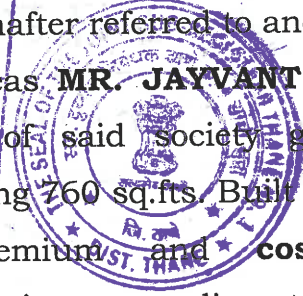
TRANSFEROR

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TRANSFEE

stamped at the office of Collector of Stamps, Thane which is registered at the office of assurance at Thane under Serial No. _____ on _____, a society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah' XXIV of 1961) and bearing Registration No. TNA/(TNA)/(MHADA)/HSG/(TC)/2836/1994-95 dated 13/04/1994, the Plot No. PPK-22, at RSC-1 at **Survey Nos.158 pt. and 159 pt.**, Village Panchpakhadi, Thane, the area admeasuring 1470.04-sq. mtrs. of the said society developed Plot. Hereinafter referred to and called as "**the Said Society**".

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- (c) And Whereas **MR. JAYVANT SOPAN WAGH** one of the **Promoter members** of said society got the allotment of **Flat No.A-503** admeasuring **760 sq.fts.** Built up on and after payment of its share of Lease Premium and **cost of Development charges** to MHADA/society according to the said Lease Deed dated 16th September, 1994 and also taken peaceful possession of the said Flat.
- (d) **Whereas** thereafter, vide an **Agreement for Sale dated 21-10-2002**, **MR. JAYVANT SOPAN WAGH** has sold and disposed off the said flat to **MR. SURYAKANT NARAYAN SAKAT** i.e. **Transferor** which document is registered at the office of assurances at Thane 1 under **Serial No.7430/2002 on 20-10-2002** and after paying total consideration price and amount to **MR. JAYVANT SOPAN WAGH**, the possession of the said Flat premises was acquired and the said Society issued the said membership and share certificate in the name and favour of **MR. SURYAKANT NARAYAN SAKAT** i.e. **TRANSFEROR** herein.

AND WHEREAS the TRANSFEROR herein is a bonafide member of PANCHPAKHADI JAI BHARATI CO-OP. HOUSING SOCIETY LTD., registered under the provision of Maharashtra Co-Operative Societies Act, 1960 vide Registration No. TNA/(TNA)/(MHADA)/HSG/(TC)/2836/1994-95 dated 13/04/1994, the Plot No. PPK-22, at RSC-1 at **Survey Nos.158 pt. and 159 pt.**, Village Panchpakhadi, Thane, (herein after referred to as "**the Said Society**") and as such member of the Transferor holds 5 (Five) shares of each Rs.50/- each bearing Nos.11 to 15 (both inclusive) comprised in Share Certificate No.3, (hereinafter referred to as "**the Said five shares**") and incidental to his membership and holding of the said five shares. The Transferor is holding **Flat No.A-503, on 5th floor, Plot No. PPK-22, RSC-1, admeasuring 760 sq.fts. (Built up)** in the said society. The said Building is constructed in R.C.C. upon the land bearing **Survey**

TRANSFEROR

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TRANSFEREE

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No.158 pt. and 159 pt., of Village Panchpakhadi, Taluka and District of Thane within the limits of Thane Municipal Corporation, Thane and within the Registration District and Sub-District of Thane and more particularly described in the Schedule hereunder written.

- a) The Transferor is entitled to the said flat as absolute owner and member of the society in respect of the five shares has been allotted in the name of the Transferor by the said Society. The Transferor has paid to the said Society a sum of Rs.250/- (Rupees Two hundred fifty only) as his subscription towards the Share Capital of the said society and Rs.50/- as entrance fee.
- b) The Transferor has agreed to sell and transfer the said flat to the TRANSFEREE and the TRANSFEREE has also agreed to acquire from the Transferor, the Transferor's right, title and interest in the said society including his membership and the said flat with the rights, title or interest of the said five shares for the total consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs only)** upon the terms and conditions hereinafter mentioned.

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

1. That in consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs only)** to be paid by the TRANSFEREE to the Transferor in the manners hereinafter appearing, the Transferor hereby agree to sell and transfer the said flat with the transfer of shares of the said society to the TRANSFEREE and the TRANSFEREE hereby agree to acquire the Transferor's right, title and interest in said Flat more particularly described in the Schedule hereunder written.
2. The TRANSFEREE has agreed to pay to the Transferor the said consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs only)** in the following manners:-

Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Transferee to the Transferor by Cash on 04-05-2021 as PART PAYMENT.

Rs.74,50,000/- (Rupees Seventy Four Lakhs Fifty Thousand only) will be paid to the Transferor by the TRANSFEREE after sanctioning of loan **within 45 days from the date of registration of this document** and after completion of total consideration, the possession of the said Flat should be handed over to the TRANSFEREE by the Transferor within 10 days.


TRANSFEROR


TRANSFEREE

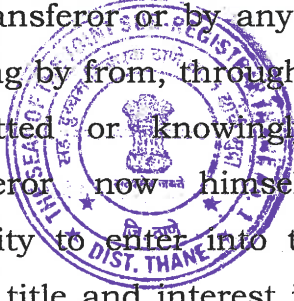
The Transferor do hereby covenant with the TRANSFEREE that notwithstanding any act, deed, matter or thing whatsoever by the Transferor or by any person or persons lawfully or equitably claiming by from, through, under or in trust for them made, done, committed or knowingly suffered to the contrary, he, the Transferor now himself good right, full power and absolute authority to enter into the foregoing agreement in transfer her rights, title and interest in the said society, the said shares and the said Flat unto and to the use of the TRANSFEREE in the manner aforesaid AND FURTHER that the Transferor and all persons having or lawfully or equitably claiming any interest into upon or in trust for the Transferor shall and will from time to time and at all times hereafter at the request and cost of the TRANSFEREE do all other acts, deeds, matters and whatsoever and execute such other documents and writings from the better and more perfectly transferring the said right, title and interest of the Transferor in the said society, the said five shares and the said Flat to the TRANSFEREE in manner aforesaid as the TRANSFEREE, their heirs, executors, administrators, assigns or counsel in law shall reasonably require. The Transferor shall hand over the vacant and peaceful possession of the said Flat to the TRANSFEREE on making the total payment of the sum **Rs.75,00,000/- (Rupees Seventy Five Lakhs only)** to the Transferor as mentioned in herein above.

3. The Transferor declares that all the maintenance charges, taxes, outgoing and other dues payable to the said society or any other authority concerned in respect of the said Flat, the said five shares and as the member of the said society has been paid up to date and the Transferor observed and performed all the rules and regulations of the said society and it has agreed by and between the parties hereto that the maintenance charges, taxes, outgoings and other dues payable in respect of the said Flat up to date paid up to handing over the possession of the said Flat. After possession of the said flat, the TRANSFEREE will be liable to pay all the maintenance, taxes, etc. all necessary charges alone.
4. The Transferor hereby declares that he has alone entitled to the said ownership right, title and interest in the said flat situated in the said society including the membership of the said society with the said five shares and the said Flat and except him, no anyone


TRANSFEROR


TRANSFEREE

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else has any right, title or interest of any kind whatsoever in the said flat.

5. The said society has also got **OCCUPATION CERTIFICATE** for the said society **Stilt + Podium + five (Part) Upper floors** from THANE MUNICIPAL CORPORATION vide ~~Printed No.72~~ and outward **No.V.P.No.94/191/TMC/TDD/306** dated **12-05-1999**.
6. The Transferor has obtained all the necessary letters and no objection certificate from the said Society for transfer of his rights, title and interest in the said society, the said shares and the said Flat in favour of the TRANSFEREE at the necessary offices and the Transferor will also co-operate till the transfer of the said flat in favour of the TRANSFEREE.
7. The TRANSFEROR does hereby declare with the TRANSFEREE that there is no charge of any Bank or any Home Finance Institutions for Loan on the said Flat and if any outstanding will be found in future, the TRANSFEROR and their heirs, executors, administrators will be wholly responsible for the same.
8. The TRANSFEROR hereby also agreed with the TRANSFEREE that the TRANSFEREE will pay the above said consideration in the above said manners and the possession of the said Flat will be given peacefully entirely to the TRANSFEREE.
9. The TRANSFEROR will be handed over the vacant and peaceful possession of the said residential Flat to the TRANSFEREE after receiving the full and final payment by the TRANSFEROR as per decided by both the parties.
10. The TRANSFEROR hereto covenant with the TRANSFEREE and states and declares that the title of said residential Flat is clear, marketable and free from encumbrance of any nature whatsoever and also declare hereto that the TRANSFEROR and TRANSFEREE will pay to the Society as Donation in equal ratio for obtaining NO OBJECTION CERTIFICATE for the transfer of the above said Flat at the office of REGISTERED SOCIETY, Thane and all other necessary authorities and offices and if any necessary signatures, statements will be required by the TRANSFEREE, the TRANSFEROR will co-operate without any cost which is agreed by the TRANSFEROR.
11. The TRANSFEROR hereto further covenant with the TRANSFEREE that prior to the execution of this agreement, he has not created any third party/person rights, title, interest of claim over the said


TRANSFEROR


TRANSFEREE

Flat or any part of it by way of sale, mortgage, gift, lien, charges etc.

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or in any other manner and not entered or executed any written agreement or other instrument in favour of any third person/persons in respect of the said residential premises or any part of it. The TRANSFEROR state and undertake that if any third person shall claim any nature of rights, interest or claim over the said residential Flat or any part of it then the same shall be

removed and cleared by the TRANSFEROR at their own costs and expenses and keep indemnified the TRANSFEREE from any such losses or damages if any nature whatsoever caused to TRANSFEREE due to the said third person/persons parties claim or demands.

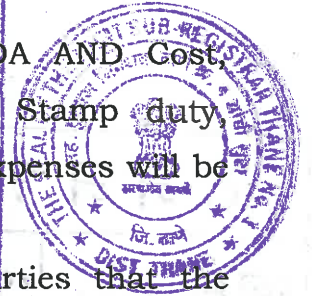
12. The TRANSFEREE states and undertake that after receiving the possession the TRANSFEREE shall use the said Flat in good clean and tenantable repair condition and further states that he will not use the said Flat for any illegal purpose and due to them or their family member no any nuisance or annoyance will be caused to the other adjacent occupier.
13. The said Flat will be transferred at the cost of TRANSFEREE, for which necessary signature, statements will be given by the TRANSFEROR and the said Flat will be transferred at the record of the Society and required all other Offices in the name of the TRANSFEREE, for which, no any objection will be taken by TRANSFEROR, their heirs and/or any other Banks or Financial Institutions as on the said Flat. The TRANSFEROR hereby declares that they have not taken any loan, etc. and if found the TRANSFEROR will be liable for legal action from the TRANSFEREE.
14. **The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions.** The TRANSFERORS also undertake to hand over their previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of his record.
15. The TRANSFEREE hereby agrees to observe and perform all the terms and conditions of registered Co-operative Housing society's Rules and Regulations.
16. The TRANSFEROR is responsible to obtain NOC for sale of Flat to the TRANSFEREE from the Society Management. Cost, Expenses for NOC, Transfer Fee, the TRANSFEREE is responsible to obtain


TRANSFEROR


TRANSFEREE

MHADA transfer for the sale of Flat from MHADA AND Cost, Expenses, for the MHADA Transfer, Agreement Stamp duty, Registration Charges, Advocate fees, out of pocket expenses will be paid and borne by the TRANSFEREE alone.

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17. It is hereby also agreed by and between the parties that the TRANSFEROR shall clear all Municipal Taxes, Electric Charges, Water Charges, Society Monthly Service Charges, outstanding dues if payable to any other related charges up to date handing over the possession of the said Flat. After handing over the possession to the TRANSFEREE, the TRANSFEREE is liable to incur all the above-mentioned expenses.
18. The TRANSFEROR will attend to Registration Office to complete Registration Process as and when called/decided by the TRANSFEREE, the TRANSFEROR will come to attend the Sub-Registrar Office and all other offices if required for transfer of title from Transferor's name to the name of the TRANSFEREE.
19. The TRANSFEROR shall hand over all the Original Documents pertaining to the said Flat i.e. MHADA Original Agreement, MHADA NOC, Original Agreement in respect of the said Flat, Original Share Certificate, Past Original paid up Electric Bill, receipts, etc. to the TRANSFEREE at the time of the execution of these presents.
20. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the Tax, Mhada, Light, Change of Membership of the said society, etc. for the said premises to their names and the TRANSFERORS shall, if required give their fullest co-operation in that regard.
21. The TRANSFEREE shall after taking possession be entitled to hold, enjoy and possess the said Flat thereof without any hindrance and/or interruption by the TRANSFEROR or by any person claiming through or under them.
22. The TRANSFEROR shall sign, execute all deeds, declarations, documents, writings, Transfer Forms, Society Share Transfer Forms and any other required documents, etc. at the time of the request of the TRANSFEREE as may be reasonably required for purpose of transferring the said Flat from the name of the TRANSFEROR to the name of the TRANSFEREE.


TRANSFEROR


TRANSFEREE

23. This Agreement is executed subject to the provisions of the Maharashtra Co-operative Societies Act, Co-operative Housing Society, Byelaws, Municipal Act and other necessary Act as applicable from time to time.

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24. The TRANSFEREE shall observe and perform all stipulations and rules laid down by the Flat in the society known as PANCHPAKHADI JAI BHARATI CO-OP. HOUSING SOCIETY LTD.

25. THIS AGREEMENT SHALL ALWAYS REMAIN SUBJECT TO THE PROVISIONS OF MAHARASHTRA OWNERSHIP FLATS ACT, 1963 AND MAHARASHTRA CO-OPERATIVE HOUSING SOCIETIES ACT, 1960 AND RULES MADE THERE UNDER WRITTEN FROM TIME TO TIME.

26. The Transferor has informed the Transferee that the tax, water Bill, electricity meter, Mahanagar Gas in respect of the said Premises, the Transferor shall sign all appropriate writings and signatures as may be necessary for the said amenities transferred to the names of the Transferee.

27. The Transferee agree and undertake to observe, perform and carry out and abide by the bye-laws, rules and regulations of the said society in force from time to time.

SCHEDULE OF THE PROPERTY

ALL that RESIDENTIAL FLAT situated in the society known as PANCHPAKHADI JAI BHARATI CO-OP. HOUSING SOCIETY LTD., Plot No. PPK-22, RSC-1, MHADA HIG Colony, Veer Savarkar Nagar, Mhada Colony, Panchpakhadi, Thane West-400606 bearing Flat No.A-503, 5th floor, admeasuring 760 sq.fts. (Built up) which society is registered under holding **Share Nos. 11 to 15 (both inclusive) comprised in Share Certificate No.3.** The said building is constructed **Stilt + Podium + five (Part) Upper floors** with Occupation Certificate approved by Thane Muicipal Corporation, Thane upon land bearing **Survey Nos.158 pt. and 159 pt.**, situate, lying and being at **Village Panchpakhadi, Taluka and District of** situated within the limits of Thane Municipal Corporation, Thane and within the Registration and Sub-Registration of Thane District and Sub-District of Thane.


TRANSFEROR


TRANSFEREE

Date: 21/07/2021

I have Received 15,00,000 rp. from Mr. yohan Manohar bhosale as down (own contribution) payment. The details are as follows.

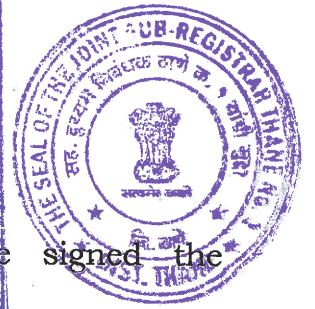
No.	Date	Amount.
1.	7/07/2021	2,00,000 (IMPS) from (Saraswat bank)
2.	8/07/2021	2,00,000 (NEFT) from (Saraswat bank)
3.	8/07/2021	1,00,000 (NEFT. Saraswat)
4.	8/07/2021	5,00,000 (Acc. to Acc. Transfer SBI)
5.	19/07/2021	1,00,000 (IMPS) fr. Saraswat
6.	19/07/2021	1,00,000 (IMPS) from Saraswat
7.	19/07/2021	1,00,000 (NEFT) from Saraswat.
8.	20/07/2021	1,00,000 (NEFT) from Saraswat
9.	20/07/2021	1,00,000 IMPS (IMPS) from Saraswat

RECEIVED



(Mr. SURYAKANT NARAYAN SAKAT.)

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IN WITNESS WHEREOF both the parties have signed the agreement on the day and year first herein above written.

SIGNED SEALED & DELIVERED by)
 the within named TRANSFEROR)
MR. SURYAKANT NARAYAN SAKAT)
 In the presence of)



1. Suryakant Narayan Sakat

2. Abhishek

SIGNED SEALED AND DELIVERED)
 By the within named TRANSFEREE)
MR. YOHAN MANOHAR BHOSALE)
 In the presence of)



1. Suryakant Narayan Sakat

2. Abhishek

TRANSFEROR

TRANSFEREE

RECEIPT

RECEIVED WITH THANKS from **MR. YOHAN MANOHAR BHOSALE**, i.e. TRANSFEREE, a sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** as Part Payment, out of total consideration of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** towards sale of the above said Flat.

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Rs. 50,000/- (Rupees Fifty Thousand Only) paid by the Transferee to the Transferor by Cash on **04-05-2021** as PART PAYMENT.

WITNESSES :-

I SAY RECEIVED Rs.50,000/-

1. *[Signature]*

2. *[Signature]*

[Signature]

(MR. SURYAKANT NARAYAN SAKAT)
(TRANSFEROR)

743073

सूची क्र.2

दुय्यम निबंधक : ठाणे 1

09/07/2021

दस्त क्रमांक : 7430/2002

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

नोंदणी :

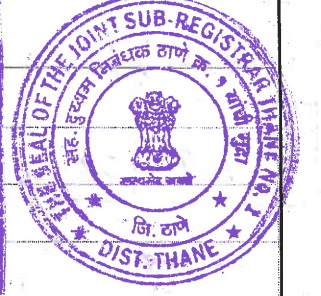
Regn:63m

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गावाचे नाव : पांचपाखाडी

दस्त क्रमांक २०२१

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(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 867690
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - पांचपाखाडी (ठाणे महानगरपालिका), उपविभागाचे नाव - 5/16 - 5क) सर्वे नंबर. सदर मिळकत सव्हेर. नंबर - 158 मध्ये आहे. तळमजला + 5, सदनिका क्र अ-503, 5 वा मजला, जय भारती को ओं हों सो
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 70.63 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री जयवंत सोपान वाघ वय:-42पत्ता:-अ-५०१पिन कोड:-४२१३०१पिन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-श्री सुर्यकांत नारायण सकट वय:-40पत्ता:-२४२/९४७४पिन कोड:-४०००८३पिन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2002
(10)दस्त नोंदणी केल्याचा दिनांक	28/10/2002
(11)अनुक्रमांक,खंड व पृष्ठ	7430/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	30830
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	8680
(14)शेरा	-

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THE Panchsakhari, Talimatti
HOUSING SOCIETY LIMITED
(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Registration on १५/११/२०२१ Date
[मौजो क्र. १२५५५/१६५५५५ (५५५५५५)]
[१५/११/२०२१] रकार

Serial No. 3
Authorized Share Capital Rs. _____
Members Registration No. _____
Divided into _____ Shares each of Rs. 50/- only

THIS IS TO CERTIFY that Shri Smt. Jayshanti Sopan Wagh.

Share is the Registered Holder of Five Shares No. from 11 to 15
of Rs. 250/- (Rupees Two hundred fifty only)
Share CO-OPERATIVE HOUSING SOCIETY LIMITED

and that upon each of such Shares the sum of Rupees Fifty has been paid.
subject to the Bye-laws of the said Society

GIVEN under the Common Seal of the said Society at Thane
this 15th Day of November 1925

Abhishek Chairman
Rishikesh Hon. Secretary
Rishikesh Member of the Committee

P.T.O.

15/11/2024

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Memorandum of the transfer of the within-mentioned Shares

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 transfer of shares held by the transferee is recorded	Committee Member
2	2 19/11/2024 Chairman	3 SHRI - SURYAKANT NARAYAN SAKAT for Panchpakhal Jaybharti Co-op. Hsg. Soc. Ltd Chairman Hon. Secretary	4	5	Committee Member
2	Chairman	Hon. Secretary			Committee Member
2	Chairman	Hon. Secretary			Committee Member
2	Chairman	Hon. Secretary			Committee Member

महावितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी संचालित
CIN: U40109MH2005SGC153645

BILL NO. (GGN): 000001220596539

ग्राहक क्रमांक 000011026125 मोबाईल/ईमेल

SHRI SURYAKANT N SAKAT

503/PANCHPAKHADIJAYBHARATIHSO P.NO.22 THANE THANE 400606

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बीज पुरवठा वेव्हार
हस्त क्र 0972 2021
20 35



देयक दिनांक 17-06-2021
देयक रक्कम रु 3000.00

दया दिनांक 07-07-2021
या तारखे नंतर 3020.00
भरल्यास

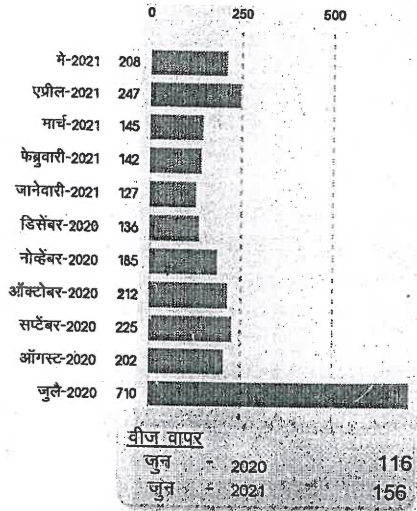
श्री सूर्यकांत एन सकट
५०३/पंचपाखाडिजयभारती हौसिंग सोसायटी पी.नं.२२ ठाणे ठाणे ४००६०६

बिलिंग युनिट : 4591/LOKMANYA NAGAR/WAGLE ESTATE
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक
पी.सी./चक्र+मार्ग-क्रमांक/डि.टी.सी. : 4/26/8401/1715/4591264
मिटर क्रमांक : 06504899502
रिडिंग ग्रुप : L4

पुरवठा दिनांक : 16-07-1997
मंजूर भार : 0.40 KW
सुरक्षा ठेव जमा (रु) : 1335.79
चालु रिडिंग दिनांक : 12-06-2021
मागील रिडिंग दिनांक : 12-05-2021

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
12373	12217	1.00	156	0	156

meter status: Norm I
Period: 1.03/



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ग्राहकांनी तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.m.h.discom.in > ConsumerPort I > CGRF यावर उपलब्ध आहे.

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.m.h.discom.in > ConsumerPort I > CGRF यावर उपलब्ध आहे.

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी - <https://consumerinfo.mh.discom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला खव्या कोप्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे बिज बिल भरा व ०.२५% (रु. ५००/- पर्यंत) सवलत मिळवा. (टॅक्स व रजिस्ट्रेशन वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी www.mh.discom.in/ConsumerPort/QuickAccess येथे नेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः १२-०७-२०२१ ह्या तारखेला होईल

विशेष संदेश

प्रिय ग्राहक, आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ००००१९०२६९२५.
महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

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अंतिम तारीख	07-07-2021		Rs. 3000.00	या तारखे नंतर भरल्यास	07-07-2021	Rs. 3020.00

बँकेची स्थळप्रत:
बिलिंग युनिट : 4591 ग्राहक क्रमांक : 000011026125 पी.सी. L4 दर: 90
45914000011026125070720210000030000020002806210010

अंतिम तारीख	07-07-2021	Rs. 3000.00
या तारखे पर्यंत भरल्यास	28-06-2021	Rs. 2990.00
या तारखे नंतर भरल्यास	07-07-2021	Rs. 3020.00



Steel City Compto Aids Pvt. Ltd.

For Ad Contact: 9921699999@gmail.com

2065077

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ठाणे महानगरपालिका, ठाणे

सन २०१९-२०२० मालमत्ता कराचे देयक

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूची प्रकरण ८, कारावाचन नियम ३९, ४० अन्वये)

कारलता/प्रत

मालमत्ता क्र. (PTN No.)

8111889

सब कोड (SUB Code)

प्राधान्य समिती (Ward) LOKMANYA

ब्लॉक क्र.: 70

घर क्र.: 13

देयक क्र.: TMC192007004329

सिटी सर्व्हे/ टिका क्र.:

देयक दिनांक: १०/०४/२०१९

करदात्याचे नाव: M/S. JAYBHARATI OPP SHANTIMAN HOUS SOC SAVARKAR NAGAR R S C 1 WAGLE ESTATE

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मालमत्तेचा पत्ता:

OPP SHANTIMAN HOUS SOC SAVARKAR NAGAR R S C 1 WAGLE ESTATE

देयक प्रकार: मालमत्ता कराचे बिल

वि.प्र.क्र.:

करनिर्धारण कोणत्या वर्षी केले आहे.:

कोणत्या वर्षाचासून आकारणी केली आहे.:

कर आकारणी प्रकार: वाजवी भाडे

वापर :-

निवासी

बिगर निवासी

एकूण

वार्षिक करयोग्य मूल्य (रु.): 228,301

0

228,301

अ. क्र.	कराचा तपशील	कराचे दर (%)		पहिली सहामाही (रु.) (1 एप्रिल ते 3० सप्टेंबर) (A) (रु.)	दुसरी सहामाही (रु.) (1 ऑक्टो. ते ३१ मार्च) (B) (रु.)	एकूण (रु.) (A+B)
		निवासी	बिगर निवासी			
१	साधारण कर (अग्निशमन करासहित)/ General Tax (Including the Fire Tax)	32.00	44.50	36,628	36,428	73,056
२	शिक्षण कर/ Education Tax	4.00	5.00	4,579	4,553	9,132
३	उत्त लाभ कर / Water Benefit Tax	17.00	22.00	19,459	19,352	38,811
४	सव्हेजिज कर / Sewerage Tax	10.00	13.00	11,446	11,384	22,830
५	रोजगार हमी कर (गोम)/ Employment Guarantee Cess (GoM)	0.00	3.00	0	0	0
६	मोठ्या निवासी जागेवरील कर / Large Resi. Premises Tax	10.00	0.00	0	0	0
७	विशेष सारू मजदूरी कर / Special Con. Tax	2.00	10.00	2,289	2,277	4,566
८	वृक्ष टाकर / Tree Cess	1.00	1.00	1,145	1,138	2,283
९	शिक्षण कर (गोम)/ Education Cess (GoM)	6.00	12.00	6,868	6,830	13,698
१०	मसत कर / Road Tax	6.00	9.00	6,868	6,830	13,698
११	सव्हेजिज लाभ कर / Sewerage Benefit Tax	14.00	17.50	16,025	15,937	31,962
				एकूण	105,307	104,729

म. मूल्या : १) महाराष्ट्र महानगरपालिका अधिनियम प्रकरण ८ नियम ३० अन्वये मालमत्ता कर हा प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर याप्रमाणे दर सहामाही हप्त्यांनी आगाऊ देव होते.

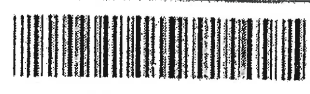
२) मर्यादित बिलाचे रकम धनदेश (cheque)/डिमांड ड्राफ्ट (DD) द्वारे ज्या करपार असल्यास, धनदेश/डिमांड ड्राफ्ट हे, 'ठाणे महानगरपालिका, ठाणे' किंवा 'Thane Municipal Corporation, Thane' या नावे कार्यालय केंद्रावर मादर करावेत.

३) धनदेशाच्या पाठ्याने मालमत्ता कराच्या देयकावरील मालमत्ता क्रमांक (PTN), सबकोड (SUB CODE), सर्व्हे क्रमांक, पणवर्णनी (Mobile No.), दुरध्वनी क्र. व ईमेल आयडी नमूद करावेत.

नेटबँकिंग व क्रेडिट कार्ड, डेबिट /एटीएम कार्ड (NET BANKING, CREDIT CARD, DEBIT/ATM CARD) द्वारे मर्यादित प्रदानासाठी बँकिंग/एटीएम कार्ड/एटीएम कार्डद्वारे आकारणी करावी

ऑनलाईन पमेंट सुविधा
<https://propertytax.thanecity.gov.in>
या मनाच्या वेबसाईटवर उपलब्ध आहे.
Online Payment Help Center
9152818798

BHARATOR is available on Website



१) वार्षिक मागणी (चालू) (A+B)	210,036
२) कर धकबाकी (यागील)	0
३) कर धकबाकीवरील व्याज/ विलंब आकार (दि. ३१/०३/२०१९ पर्यंत) मर्यादित आकार एकूण देय रकम ज्या कोरपरेत वाढत राहणार	0
४) विलंब आकारासह धकबाकी (२+३) (दि. ३१/०३/२०१९ पर्यंत)	0
५) धकबाकीसह एकूण देय रकम (१+३) (विलंब आकारासह धकबाकी + चालू मागणी)	210,036

दिनांक	रक्कम
05/07/2018	105,307
13/11/2018	104,729
Total	210,036

(ओम्प्रकाश दिवट)
उप आयुक्त (कर)
ठाणे महानगरपालिका, ठाणे

कर भरणा सुविधा :

- a) www.thanecity.gov.in → Property Tax / मालमत्ता कर
- b) digithane app (see backside of bill)
- c) myptax.thanecity.gov.in
- d) मनपा हद्दीतील HDFC बँकेच्या सर्व शाखा
- e) मनपा करसंकलन केंद्रे

ठ न न १	
दस्त क्र. १५२	२०२१
१२	३०



THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 37)
Occupancy Certificate

72

(For Stilt + Podium + Five (Part) Floors only.)

V.P. No. 94/191/ TMC/TDD 306 Date 12/5/99

To,
The Secretary/Chairman,
Panchpakhadi "Jaybharati" Co-op. Hsg. Society Ltd.,
Plot No. PPK-22, Road No. RSC-1, Lokmanya Nagar, Thane.
For Panchpakhadi "Jaybharati" Co-op. Hsg. Society Ltd. (Owner)

Sub: Occupancy Certificate for the proposed building on plot No. PPK-22, Road No. RSC-1, of Mhada layout, at Panchpakhadi, Thane.

Ref.: V. P. No. 94/191,
Your Letter No. 0186 dated 26/10/98.

Sir,
The part / full development work/erection /re-erection or alteration in/of building part building No. _____ situated at Lokmanya Nagar Road/Street RSC-1,
Ward No. _____ Sector No. _____ P. No. PPK-22
Village/TPS No. Panchpakhadi under the supervision of A. L. Lakshkar Licensed Architect/Licence No. CA/EO/5729.
may be occupied on the following conditions.

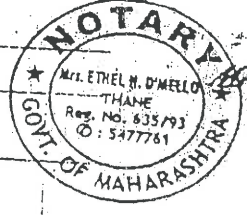
- 1] ठाणे महानगरपालिकाच्या विण्यासाठी पाणी उपलब्धतेनुसार देण्यात येईल.
- 2] म्हाडाने भविष्यामध्ये जीव करार रद्द करण्यात त्यात ठाणे महानगरपालिका कोणत्याही प्रकारे ज्याच्यावर शाब्दिक नाही. तसेच म्हाडावडील जीव करार घ्यावयातील तसे अटी आपणांचे संयोजन करणे राहतील.
- 3] विष्णू इरियाच्या वापरपत बदल करता येणार नाही.

ठ न न - १
दस्त क्र. १५२/२००२
१०-१९

If certified completion plan is returned herewith

TRUE COPY ATTESTED BY ME

Office No. _____
Office Stamp _____
Copy to:



Collector of Thane.
Dy. Mun. Commissioner, Zone _____ TMC
E. E. (Water works), TMC
Assessor, Tax Dept, TMC
Vigilance Dept. I. D. D. TMC

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दस्तावेज क्र. १३३४	२०२१
१३	३४

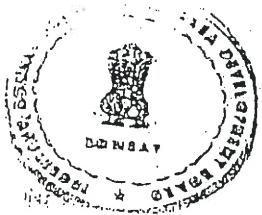


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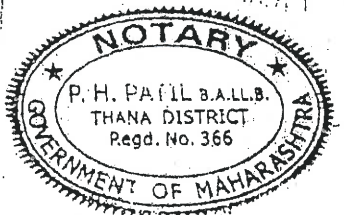
ट न न १
 दस्त क्र १५३ २०२१
 २१-३०



दिनांक २१/०३/२०२१
 नोंदणीचे प्रमाणपत्र
 मी पुढीलप्रमाणे माहिती पुरवणाने देण आहोता.
 मी माहिती देणाऱ्या व्यक्तीची नावे व हींशिंग सोसायटी
 मालकी, खाते नं. आर.३३३३३-१, पोलीस-२२,
 मंगळगुहाडी, ठाणे.
 मी माहिती देणाऱ्या व्यक्तीची नावे व हींशिंग सोसायटी
 मालकी, खाते नं. आर.३३३३३-१, पोलीस-२२,
 मंगळगुहाडी, ठाणे.
 मी माहिती देणाऱ्या व्यक्तीची नावे व हींशिंग सोसायटी
 मालकी, खाते नं. आर.३३३३३-१, पोलीस-२२,
 मंगळगुहाडी, ठाणे.
 मी माहिती देणाऱ्या व्यक्तीची नावे व हींशिंग सोसायटी
 मालकी, खाते नं. आर.३३३३३-१, पोलीस-२२,
 मंगळगुहाडी, ठाणे.



ट न न - १
 दस्त क्र १५३ २०२१
 ११-१९



TRUE COPY
 Attested by me
 P. H. PATIL B.A.L.L.B.
 Advocate & Notary
 Thane

टनन १

दस्तावेज क्र. २०२१

२६ ३०

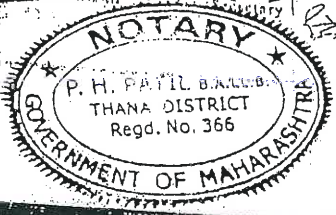


List of eligible members of Jod. Shakti Co-op. Hsg. Socy. bearing Code No. 31-78-2-1 for allotment of H.L.O. Plot No. 1002-1 Part-22

Sl. No.	Name of Eligible member	Category
1)	Shri. Pradeep Rajaram Salvi	G.P.
2)	Shri. Narayan Prasad Shinde	G.P.
3)	Shri. Yashwantrao Gajendra Shinde	G.P.
4)	Shri. Gajanan Bhuraji Indalkar	G.P.
5)	Shri. Suresh Lakshman Mulay	G.P.
6)	Shri. Shamrao Hari Kavar	G.P.
7)	Shri. Vasudeo Babaji Shinde	G.P.
8)	Shri. Bhikaji Govind Mahale	G.P.
9)	Shri. Pramanand Harishchandra Bhatkar	G.P.
10)	Shri. Dattatray Mallaya Somal	G.P.
11)	Shri. Chintaram Rajaram Vishwasrao	G.P.
12)	Shri. Shivrao Sadashiv Parab	G.P.
13)	Shri. Ashok Baljoo Taxate	G.P.
14)	Shri. Vasant Kundlik Bodke	G.P.
15)	Shri. Gangadhand Bahbirchand Rajpat	G.P.
16)	Shri. Bhagat Shivram Salavkar	G.P.
17)	Shri. Nivritti Yashwant Sopawane	G.P.
18)	Shri. Pratap Balwant Gurva	G.P.
19)	Shri. Ramnath Shankar Todankar	G.P.
20)	Shri. Balkrishna Laxminarayan Rao	G.P.
21)	Shri. Sakharam Vasant Kamble	S.C.
22)	Shri. Madhukar Sakharam Jadhav	S.C.
23)	Shri. Jivan Dinkar Mane	S.C.
24)	Shri. Shrirang Yadu Kamble	S.C.
25)	Shri. Suryakant Dattaram Anta	S.C.
26)	Shri. Jayant Vasentao Kulkarni	G.P.
27)	Shri. Dattaram Ramchandra Bhargava	G.P.
28)	Shri. Dnyaneshwar Totyaba Babhokar	G.P.
29)	Shri. Sampat Yatala Shirat	S.C.
30)	Shri. Janardhan Dhandiram Kadare	S.C.
31)	Shri. Ravendra Dinkar Gaxud	S.C.
32)	Shri. Mahadeo Ganpat Nanavara	S.C.
33)	Shri. Rajendra Jadhav Kohir	S.C.
34)	Shri. Vijayanand Gopal	G.P.
35)	Shri. Anil Shankar V.	G.P.
36)	Shri. Ganesh Shivaji	G.P.
37)	Shri. Shankar Parshuram Patil	S.C.
38)	Shri. Anant Ramchandra	G.P.
39)	Shri. Bhikaji Hari	G.P.
40)	Shri. Madhukar Anta	G.P.



टनन-१
२३-१८

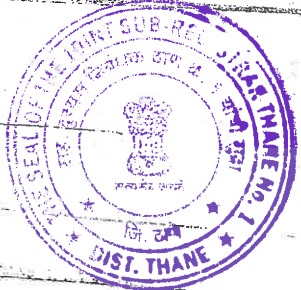


TRUE COPY
Attested by me
P. H. PATIL, B.A., LL.B.
Advocate & Notary
Thane

ढनन १

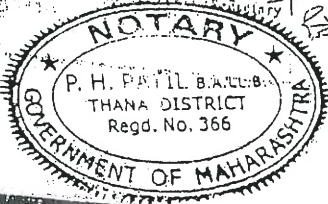
दस्तावेज. २०२१

२७ ३४



List of eligible members of the Shanti Co-op. Socy. bearing Code No. 3174-2-1 for allotment of H.T.G. Plot No. 182-1 PUC-22

Sl. No.	Name of Eligible Member	Category
1)	...	G.P.
2)	...	G.P.
3)	...	G.P.
4)	...	G.P.
5)	...	G.P.
6)	...	G.P.
7)	...	G.P.
8)	...	G.P.
9)	...	G.P.
10)	...	G.P.
11)	...	G.P.
12)	...	G.P.
13)	...	G.P.
14)	...	G.P.
15)	...	G.P.
16)	...	G.P.
17)	...	G.P.
18)	...	G.P.
19)	...	G.P.
20)	...	G.P.
21)	...	G.P.
22)	...	G.P.
23)	...	S.C.
24)	...	S.C.
25)	...	S.C.
26)	...	S.C.
27)	...	G.P.
28)	...	G.P.
29)	...	G.P.
30)	...	G.P.
31)	...	S.C.
32)	...	S.C.
33)	...	S.C.
34)	...	S.C.
35)	...	G.P.
36)	...	G.P.
37)	...	G.P.
38)	...	S.C.
39)	...	G.P.
40)	...	G.P.



Deputy Director-II, H.T.G. / Authority.

TRUE COPY Attested by me

P. H. PATIL B.A.L.L.B. Advocate & Notary Thana

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दस्त क	२०२१
२८	३०



1936 / V. P. 94191 / 588 / 97

20th Mar 97

The Dy. City Engineer
Municipal Corporation
Thane

Re : V. P. 94191.
ISSUE OF BUILDING COMPLETION CERTIFICATE.

Sub : Proposed building on Plot No. 22, RSC - I, of MHADA
Pachpakhadi, Thane.
For. PACHPAKHADI JAIBHARTI CO. OP. HSG. SOC. LTD.

Sir,

I hereby CERTIFY that the erection of development work of proposed building on Plot No. 22, Road RSC - I, of MHADA Pachpakhadi, Thane has been supervised by me & has been completed on 20.03.97 in accordance to the plans (V. P. 94191 AMENDED PLANS). The work has been completed to my best satisfaction. The workmanship & all the materials (type & grade) have been used strictly in accordance with general & detailed specifications, no provisions of the Act of bldg. regulations, no requisitions, made conditions prescribed in orders issued thereunder have been transgressed in course of the work. No Objection Certificate from various departments of the Corporation such as Water Supply, Drainage Deptt., Tree Authority, etc. In this respect are applied separately.

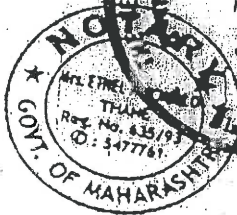
I have now to request you to arrange for inspection & give permission for the OCCUPATION of the building.

Thanking you,
Yours faithfully,

FOR THAKKAR & ASSOCIATES.

ट न न - १
दस्त क्रमांक २३० / २००२
१६ - १३

ठाणे महानगरपालिका
विकास प्रभाग प्रसार विभाग
क्रमांक : २३० / २००२
१६ - १३



THIS COPY
IS ATTESTED BY ME
B. H. D'Mello
Mrs. B. H. D'Mello
NOTARY THANE
5477761

टन न १
 २२ ३०



1950 1/588/97

26th, Mar. 97.

The Dy. City Engineer,
 Municipal Corporation
 Thane.

Re : V. P. 94191.
ISSUE OF BUILDING COMPLETION CERTIFICATE.

Sub : Proposed building on Plot No. 22, RSC - I, of MHADA
 Pachpakhadi, Thane.
 For. PACHPAKHADI JAIBHARTI CO. OP. HSG. SOC. LTD.
 Sir,

I hereby CERTIFY that the erection of development work of proposed building on Plot No. 22, Road RSC-1, of MHADA Pachpakhadi, Thane has been supervised by me & has been completed on 20.03.97 in accordance to the plans (V. P. 94191 AMENDED PLANS). The work has been completed to my best satisfaction. The workmanship & all the materials (type & grade) have been used strictly in accordance with general & detailed specifications, no provisions of the Act of bldg. regulations, no requisitions, made conditions prescribed or orders issued thereunder have been transgressed in course of the work. No Objection Certificate from various departments of the Corporation such as Water Supply, Drainage Dept., Tree Authority, etc. In this respect are applied seperately.

I have now to request you to arrange for inspection & give permission for the OCCUPATION of the building.

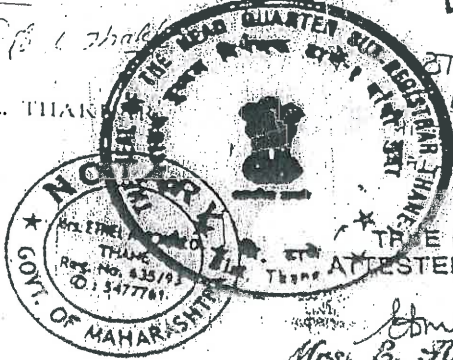
Thanking you,

Yours faithfully,

FOR THAKKAR & ASSOCIATES.

टन न-१
 दस्त नं. ४३०/२००२
 १६-१९

A. L. THAKKAR
 ठाणे महानगरपालिका
 विक्रय नं. ४३०/२००२
 दिनांक: २०-३-१९९७



B. M. D'Mello
 Mrs. B. M. D'Mello
 NOTARY THANE
 5477761

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दस्त क *egye* २०२१

EXHIBIT AUTHORITY

३० ३०



MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
AREA CERTIFICATE

PLOT NO. 22 ROAD NO. 11

SECTOR NO. PART

SCHEME, PANCHPAKHADI, THANE

S. NO. 15 B pt. 8, 15 G pt.

GROSS AREA OF PLOT 1170.00

DEDUCTION IF ANY

NET AREA OF PLOT 1470.00

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF CONSTRUCTION OF BUILDING AND NOT FOR THE PURPOSE OF TRANSFER OF PROPERTY. PERMISSION FROM THE AUTHORITY IS NOT A NECESSARY CONDITION FOR THE PURPOSE OF TRANSFER OF PROPERTY. PROPERTY REGISTERED FROM ANY SURVEY, RECORDS MADE IN THE NAME OF THE PROPERTY OWNER.

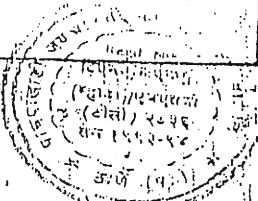
ADJ. CLUSTER NO. 27

ADJ. PLOT NO. 13-00

PLOT NO - 22

PLOT AREA = 1470 SQ.M.

5.0m WIDE ROAD RSC-1



For Panchpakhandi Jaybhara Co-op. Hsg. Soc. Ltd.

Secretary *A. A. A. A.*

Treasurer *R. S. S. S.*

Deputy Commissioner (D)

Working Unit Project

LONG A PART OF LAYOUT PLAN OF PANCHPAKHADI, THANE APPROVED BY THE AUTHORITY

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

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OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

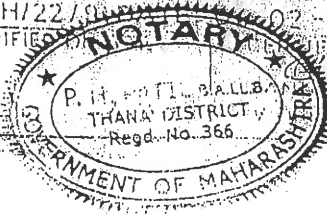
OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE

OFFICE OF THE DISTRICT REGISTRAR, THANE



TRUE COPY
Attested by me
P. H. Patil
P. H. PATIL B.A.L.L.B.
Advocate & Notary
Thane

ट न न - ९
दस्त कमा ४३०/२००२
१०-१९

ट न न १

दस्त क्र. १०५२

३१ ३०



MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
AREA CERTIFICATE

PLOT NO. 22 ROAD NO. 1
SECTOR NO. PART

SCHEME: PANCHPAKHADI, THANE
S.NO. 1587 & 1591

GROSS AREA OF PLOT: 1170 SQ. FT.
DEDUCTION IF ANY: 0

NET AREA OF PLOT: 1170 SQ. FT.

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF CONSTRUCTION OF BUILDING PERMITTED BY THE AUTHORITY AND IS NOT A SUBSTITUTE FOR THE PROPERTY REGISTERED CARD FROM CITY SURVEY. BEFORE YOUR ISSUANCE YOU MUST OBTAIN THE PROPERTY REGISTERED CARD FROM CITY SURVEY.

ADJ. CLUSTER NO. 110/77
13-00

PLOT NO-22

PLOT AREA = 1170 SQ. FT.

ADJ. PLOT

For Panchpakhandi Jaybharam Co-op. Hsg. Soc. Ltd.

Secretary

Secretary

Treasurer

Member

Deputy Director (H)

Project

M. U. A. O. Authority

THIS IS A PART OF LAYOUT PLAN OF PANCHPAKHADI, THANE, APPROVED BY THE AUTHORITY ON 15/05/1965 (DATE) 10/2/65. OFFICE OF THE DEPUTY DIRECTOR, HOUSING AND AREA DEVELOPMENT AUTHORITY, THANE.

CERTIFICATE HAS BEEN ISSUED AS PER THE SECTIONS 1587 & 1591 OF THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT ACT, 1962 (SEPT. 1965).

NO. 22 (TWENTY TWO) FIGURES: 1170.00

IN WORDS: ONE THOUSAND SEVENTY

PERMISSIBLE: 1.50 (ONE FIFTY PERCENT)

CL/111G/PANCH/22/8/1965

VERIFIED

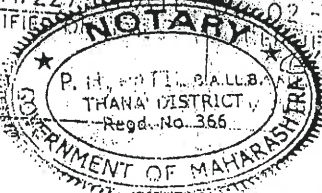


TRUE COPY
Attested by me

P. H. PATIL B.A., LL.B.
Advocate & Notary
Thane

NORTH

SCALE: 1:500



ट न न - १
दस्त क्रमांक १०५२/३०
१०-१९

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SURYAKANT NARAYAN SAKAT
NARAYAN BABURAO SAKAT

18/04/1959

Permanent Account Number
CFNP35816J

Mishra
Signature



Mishra

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

YOHAN MANOHAR BHOSALE
MANOHAR SHANKAR BHOSALE

19/10/1983

Permanent Account Number
AZLPB1082F

Bhosale
Signature



Bhosale

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


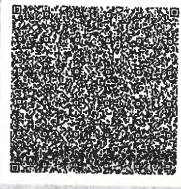
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BWKP K0001L

नाम / Name
NAGESH VASANT KAMANE

पिता का नाम / Father's Name
VASANT KAMANE

जन्म की तारीख /
Date of Birth
28/04/1992

Kamane
हस्ताक्षर / Signature

21072019

Kamane

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SAGAR SURYAKANT SAKAT
SURYAKANT NARAYAN SAKAT

20/01/1990

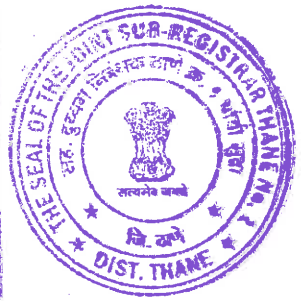
Permanent Account Number
DOOPS8771H

Sakat
Signature



Sakat

ट न न १	
दस्त क्र. <i>e jye</i>	२०२१
३२	<i>30</i>



73/9159

शुक्रवार, 09 जुलै 2021 4:44 म.नं.

दस्त गोषवारा भाग-1

टनन1

33/30

दस्त क्रमांक: 9159/2021

दस्त क्रमांक: टनन1 /9159/2021

बाजार मूल्य: रु. 60,82,116/-

मोबदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,50,000/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

पावती:11293

पावती दिनांक: 09/07/2021

अ. क्रं. 9159 वर दि.09-07-2021

सादरकरणाराचे नाव: योहान मनोहर भोसले .

रोजी 4:42 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची सही:

Mahar

एकुण: 30680.00

Sub Registrar Thane 1

Sub Registrar Thane 1

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 क्रं. 1 09 / 07 / 2021 04 : 42 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 09 / 07 / 2021 04 : 43 : 18 PM ची वेळ: (फी)

गमाणत करण्यात येत की, सदर दस्तऐवजास जोडलेली पुरक कागदपत्रे ही अस्सल व खरी आहेत. अशाचि ज्योटी/ बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस जबाबदार राहू.



नि देणार

Mahar

नि देणार

Amshonde

दस्त गोषवाग भाग-2

टनन1

दस्त क्रमांक:9159/2021

09/07/2021 4 59:17 PM

दस्त क्रमांक :टनन1/9159/2021

दस्ताचा प्रकार :-कगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुर्यकांत नागायण सकट . पत्ता:प्लॉट नं: 503-ए, माळा नं: पाचवा मजला, इमारतीचे नाव: पांचपाखाडी जय भारती को-ऑ.हौ.मो.लि., ब्लॉक नं: प्लॉट नं. पीपीके-22, आगममी 1, रोड नं: वीर सावरकर नगर, ठाणे प., महाराष्ट्र, ठाणे. पिन नंबर:CFNPS5816J	लिहून देणार वय :-62 स्वाक्षरी:-		
2	नाव:योहान मनोहर भोसले . पत्ता:प्लॉट नं: रुम नं. डी-3, माळा नं: पहिला मजला, इमारतीचे नाव: पांचपाखाडी नंदादिप को-ऑ.हौ.मो.लि, ब्लॉक नं: म्हाडा कॉलनी, प्लॉट नं. 77, रोड नं: वीर सावरकर नगर, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर:AZLPB1082F	लिहून घेणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कगनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:09 / 07 / 2021 04 : 56 : 20 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मागर सकट - . वय:30 पत्ता:सावरकर नगर, वागळे इस्टेट ठाणे पिन कोड:400606	स्वाक्षरी		
2	नाव:नागेश कमाने - - वय:28 पत्ता:मानखुर्द मुंबई पिन कोड:400043	स्वाक्षरी		

शिकका क्र.4 ची वेळ:09 / 07 / 2021 04 : 57 : 31 PM

शिकका क्र.5 ची वेळ:09 / 07 / 2021 04 : 58 : 18 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOHAN MANOHAR BHOSALE	eSBTR/Simple Receipt	69103332021070851651	MH003408791202122S	450000.00	SD	0001613002202122	09/07/2021
2		By Cash			680	RF		
3	YOHAN MANOHAR BHOSALE	eSBTR/SimpleReceipt		MH003408791202122S	30000	RF	0001613002202122	09/07/2021

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

9159 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



शिकका क्र. 9
दस्त क्रमांक: 9159/2021
दस्त ऐवज करून देण्याचे कबुल
आसले आहे. 38 वेळा
दस्त ऐवज करून देण्याचे कबुल
आसले आहे.
ठाणे - 1
दि. 09/07/2021