

14/05/2024

दस्त क्रमांक : 13584/2024

नोंदणी :

Regn:63m

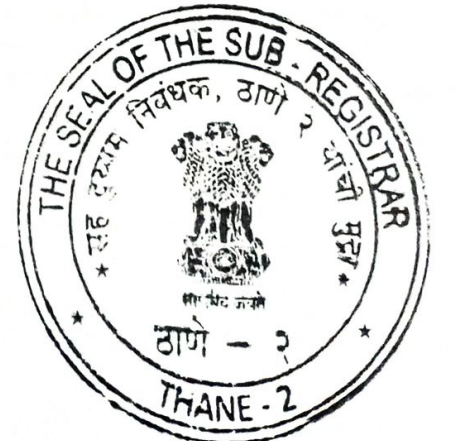
गावाचे नाव : कळवा

(1)निलेखाचा प्रकार	करारनामा
(2)मोबदला	4400000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद कराचे)	2936351.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1002, माळा नं: 10 वा मजला, इमारतीचे नाव: मंपल इन्क्लेव, रोड नं: खारेगाव,कळवा,ठाणे, इतर माहिती: क्षेत्र 31.65 चौ.मी. रेरा कार्पेट मोबत एन्क्लोज बाल्कनी आणि ओपन बाल्कनी 12.25 चौ. मी सहीत(झोन नं 14/52 10 अ)((C.T.S. Number : 3172/ए /1 (सर्वे नं 70, हिस्सा नं 1) ;))
(5) क्षेत्रफळ	1) 31.65 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दमनगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मंदार कन्स्ट्रक्शन एन्ड डेव्हलपर्स तर्फे भागीदार मंदार मुकुंद केणी तर्फे - कबुली जवाबामाठी मुधीर पी साळवे वय:-51; पत्ता:-प्लॉट नं: ऑफिस नं 2 , माळा नं: -, इमारतीचे नाव: जागृती अपार्टमेंट , जवळ ठाणे जनता सहकारी बँक लि, ब्लॉक नं: कळवा नाका, रोड नं: कळवा, ठाणे पॅन नं:ABIFM1234H, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-
(8)दमनगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र बाबासाहेब मुठे - - वय:-33; पत्ता:-प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो , ब्लॉक नं: मुंबई पुणे रोड, मनिषा नगर , रोड नं: कळवा, ठाणे पॅन नं:BBVPM2859J, महाराष्ट्र, मुम्बई. पिन कोड:-400605 पॅन नं:- 2): नाव:-निकिता रविंद्र मुठे - - वय:-24; पत्ता:-प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो , ब्लॉक नं: मुंबई पुणे रोड, रोड नं: कळवा, ठाणे पॅन नं:JBQPM5831P, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-
(9) दमनगेवज करून दिल्याचा दिनांक	14/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13584/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

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



पत्र क्रमांक 9342/2024
9 / 43



CHALLAN
MTR Form Number-6



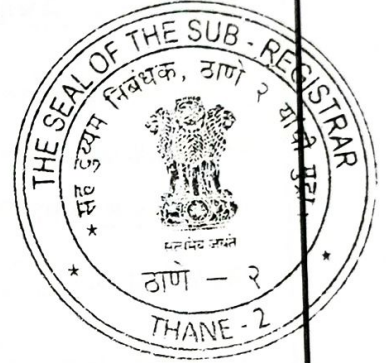
GRN	MH001931177202425E	BARCODE					Date	13/05/2024-12:25:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	THANE			Full Name	RAVINDRA BABASAHEB MUTHE					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1002 10TH FLOOR MAPLE ENCLAVE					
Account Head Details	Amount In Rs.	Premises/Building								
0030046401 Stamp Duty	308000.00	Road/Street			KHAREGAON KALWA					
0030063301 Registration Fee	30000.00	Area/Locality			THANE					
		Town/City/District								
		PIN			4	0	0	6	0	5
		Remarks (If Any)								
		SecondPartyName=MS MANDAR CONSTRUCTION AND DEVELOPERS~								
Total	3,38,000.00	Amount In	Three Lakh Thirty Eight Thousand Rupees Only							
		Words								
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024051311512	2868771794			
Cheque/DD No.		Bank Date	RBI Date	13/05/2024-12:26:24	Not Verified with RBI					
Name of Bank		Bank-Branch		IDBI BANK						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या उद्देशाने सदर चालन लागू नाही.
Mobile No. : 0000000000



दस्तावेज क्रमांक 925 CV/2024

2 / 813



AGREEMENT FOR SALE

THIS AGREEMENT made at THANE, on this 14th day
of May in the year Two Thousand Twenty Four (2024)

BETWEEN

M/S. MANDAR CONSTRUCTION AND DEVELOPERS, a Partnership Firm,
PAN: ABIFM1234H, having its address at Office No. 2, Jagruti Apartment, Near
Thane Janata Sahakari Bank Ltd, Kalwa Naka, Kalwa(W,) Thane - 400605,
Represented Through its Partners **Mr. Mandar Mukund Keni, and Mr. Mayuresh
Mukund Keni,** hereinafter referred to as the "Promoters" (which expression
shall unless it be repugnant to the context or meaning thereof mean and be deemed
to include Partners or Partner for the time being constituting the said Firm their
survivors or survivor and the heirs, executors, administrators and assigns of the
last surviving partner) of the **One Part**

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Signature

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दस्त क्रमांक 23/2/2028

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AND

1) Mr. Ravindra Babasaheb Muthe
age 33 yrs. Pan No. BBVPM 2859 J Occupation Service
Residing at 204/41, Vikrant chs; Mumbai Pune Rd;
Manisha Nagar, Kalwa (W.), Thane-400 605.

2) Mrs. Nikita Ravindra Muthe
age 24 yrs. Pan No. JBQPM 5831 P Occupation Housewife
Residing at 204/41, Vikrant chs; Mumbai Pune Rd;
Manisha Nagar, Kalwa (W.), Thane-400 605.

3) _____
age _____ yrs. Pan No. _____ Occupation _____
Residing at _____

hereinafter referred to as "Allottee/Purchaser/s" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators, nominees and/or assigns) of the **Other Part**.

WHEREAS the Promoters herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece and parcel of Plot of land bearing City Survey No. 3172/A/1 (Survey 70, Hissa No. 1), admeasuring about 2210 sq. mtrs., lying, being and situate at Revenue Village Kalwa, Taluka & District Thane, within the Registration District & Sub-District of Thane, within the limits of Thane Municipal Corporation and the same is more particularly described in the **FIRST SCHEDULE** hereunder written. (hereinafter referred to as the said **Property**)

AND WHEREAS at all the relevant time, the above said Property was owned by Mr. Sikandar Vasant Keni, Mr. Jayendra Vasant Keni & Mr. Dnyaneshwar Vasant Keni (hereinafter referred to as the said **Owners**).

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Signature

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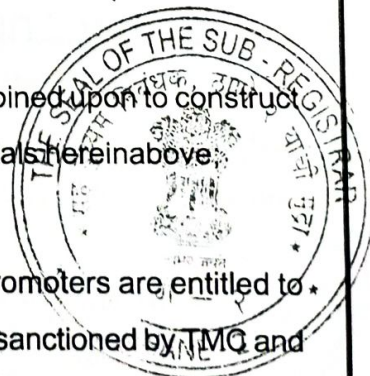
AND WHEREAS the said Owners, due to lack of experience in the field of construction were unable to carry out the development of the said property. Therefore the said Owners have, by a Development Agreement dated 02-11-2022, granted the development rights in respect of the said Property to and/or in favour of the Promoters herein, for the price or consideration and on the terms and conditions more particularly mentioned therein. The said Development Agreement dated 02-11-2022, is duly registered in the office of Sub-Registrar Thane- 2 vide Document No. TNN2 - 24065 - 2022 on 02-11-2022 (hereinafter referred to as the **said Development Agreement**). The said Owners have also granted a Power of Attorney dated 02-11-2022, in pursuance of the aforesaid Development Agreement, in favour of the Promoters herein. The said Power of Attorney is duly registered in the office of Sub-Registrar Thane - 2 vide Document No. TNN2 - 24066 - 2022 on 02-11-2022;

AND WHEREAS by virtue of the said Development Agreement, the Promoters herein are entitled to develop the aforesaid property as per the terms and conditions stipulated in the said Development Agreements and the same is legal, valid, lawful, in force and binding on all concerned parties.

AND WHEREAS as per the terms and conditions stipulated in the said Development Agreement and the Power of Attorney, the Promoters shall construct or develop the said Property at their own costs and responsibility as per the plan/s sanctioned and permission/s granted by the Thane Municipal Corporation. (hereinafter for brevity's sake referred to as the "TMC"). In view of the aforesaid position, the Promoters are entitled to enter into an agreement for sale of flats, units, premises, etc. in the building/s to be constructed on the said plot of land.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the said Property in accordance with the recitals hereinabove.

AND WHEREAS under the circumstances, the Promoters are entitled to construct building/s thereon as per the Plans/Permissions sanctioned by TMC and



3	 Signature	3
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4/ 83

to sell flats and premises in such building/s on ownership basis to prospective purchasers by executing Agreement/s of the flats and premises and to receive the sale price or consideration in respect thereof.

AND WHEREAS the Promoters have entered into a standard Agreement with **M/s. Joshi Deshaware & Associates**, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoters have appointed as structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters have registered the Project under the provisions of the Act with the **Real Estate Regulatory Authority** bearing No. **P51700054381**; A copy of the same is attached in **Annexure 'A'**;

AND WHEREAS the Promoters are in possession of the said Property **AND WHEREAS** the Promoters have proposed to construct on the said project Property being buildings consisting of Ground plus 1st to 23rd Floors.

AND WHEREAS the Allottee/ Purchaser is offered an Apartment/Flat/Shop bearing number 1002 on the Tenth Floor, (herein after referred to as the said "**Flat/Apartment/Shop**") in the Complex known as "**MAPLE ENCLAVE**" (herein after referred to as the said "**Building**") being constructed in the said Property, by the Promoters.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney, the ~~said~~ Promoters have sole and exclusive right to sell the Flats/ Apartments in the said building/s to be constructed by the Promoters on the said Property and to enter into Agreement/s with the Allottee/ Purchase/s of the Flats/ Apartments /Premises to receive the sale consideration in respect thereof;

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दस्त क्रमांक १३५८४/२०२४

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First Schedule Above Referred to:

ALL THOSE PIECE AND PARCEL OF Plot of Land bearing City Survey No. 3172/A/1 (Survey 70, Hissa No. 1), admeasuring about 2210 sq. mtrs., lying, being and situate at Revenue Village Kalwa, Taluka & District Thane, within the Registration District & Sub-District of Thane, within the limits of Thane Municipal Corporation, within the Registration District & Sub-District of Thane and bounded as under :

- On or towards EAST : 30 Meter D. P. Road
On or towards WEST : Property bearing CTS No. 3185
On or towards South : Amogh Society
On or towards North : Mayuresh Society

Second Schedule Above Referred to:

A Flat/Apartment/Shop No. 1002, admeasuring 31.65 square meters of RERA CARPET plus enclosed balcony & open balcony admeasuring 12.25 square meters, on the Tenth Floor, in the proposed Building & known as "MAPLE ENCLAVE", being constructed on the above said Property.

Third Schedule Above Referred to

(Description nature & extent of the Common Areas & Facilities)

1. Common terraces on the top of the building.
2. Common staircase, landings, Entrance Lobby, Common passages.
3. The electrical installations, common lightings.
4. Pump Room, Suction Pumps, Solar System, Water Lines, Overhead and Underground Water Tanks, Rain Water Harvesting.
5. Drainage lines, Sewage Lines, Plumbing
6. Compound Wall, Common Gates.
7. Lifts.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at THANE in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED }

By the Within named Promoters }

M/s. Mandar Construction & Developers, }

Represented through }

Mr. Mandar Mukund Keni }

in the presence of ... B.C. Muthe }

1) B.C. Muthe

2) S.K. Phalke

Mandar
[Signature and Fingerprint]



SIGNED AND DELIVERED }

By the Within named Allottee/Purchaser }

(1) Mr. Ravindra Babasaheb Muthe }

(2) Mrs. Nikita Ravindra Muthe }

(3) _____ }

in the presence of ... B.C. Muthe }

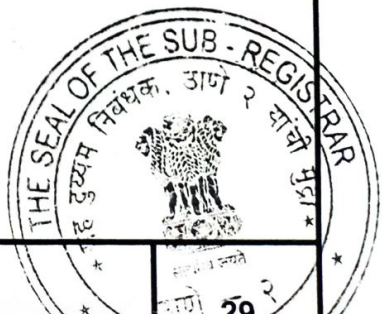
1) B.C. Muthe

2) S.K. Phalke

Ravindra
[Signature and Fingerprint]



Nikita
[Signature and Fingerprint]



Annexure H



17-2
दस्तावेज क्रमांक 934/2024
33 / 83

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700054381

Project: **MAPLE ENCLAVE** , Plot Bearing / CTS / Survey / Final Plot No.: **3172 A 1 CTS 70 HISSA 1st Thane (M Corp.), Thane, Thane, 400605;**

- Mandar Construction And Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400605.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **18/01/2024** and ending with **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 19-01-2024 03:02:46









Signature and Seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 18/01/2024
Place: Mumbai

दस्त क्रमांक : टनन2/13584/2024

दस्ताचा प्रकार :- करारनामा





अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. मंदार कन्सल्टेशन एन्ड डेव्हलपर्स तर्फे भागीदार मंदार मुकुंद केणी तर्फे - कबुली जबाबासाठी सुधीर पी साळवे पत्ता: प्लॉट नं: ऑफिस नं 2, माळा नं: -, इमारतीचे नाव: जागृती अपार्टमेंट, जबळ ठाणे जनता सहकारी बँक लि, ब्लॉक नं: कळवा नाका, रोड नं: कळवा, ठाणे पॅन नं. ABIFM1234H, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:-		
2	नाव: रविंद्र बाबासाहेब मुठे - - पत्ता: प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो, ब्लॉक नं: मुंबई पुणे रोड, मनिपा नगर, रोड नं: कळवा, ठाणे पॅन नं. BBVPM2859J, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव: निकिता रविंद्र मुठे - - पत्ता: प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो, ब्लॉक नं: मुंबई पुणे रोड, रोड नं: कळवा, ठाणे पॅन नं. JBQPM5831P, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून घेणार वय :-24 स्वाक्षरी:-		

दलील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 14 / 05 / 2024 10 : 13 : 20 AM

ओळख:-

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

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: सुधीर फाळके - - वय: 55 पत्ता: Thane पिन कोड: 400601	 स्वाक्षरी	
2	नाव: महेंद्र खंडागळे - वय: 50 पत्ता: ठाणे पिन कोड: 400601	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 14 / 05 / 2024 10 : 15 : 16 AM

Joint Sub Registrar Thane 2

Payment Details.								
Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVINDRA BABASAHEB MUTHE	eChallan	69103332024051311512	MH001931177202425E	308000.00	SD	0001097387202425	14/05/2024
2		DHC		0524096819176	1260	RF	0524096819176D	14/05/2024
3	RAVINDRA BABASAHEB MUTHE	eChallan		MH001931177202425E	30000	RF	0001097387202425	14/05/2024

[Stamp: THE SUB REGISTRAR, THANE] [Stamp: H.C. Document Handling Charges]



Certificate No. 0000

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation 2.6 & 2.7
(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

Building - Gr. (pt.) / Stilt (pt.) + 1st to 23rd Floor
Car Parking Tower (2 Level Pit + Gr. to 22 Level)

जान - २
स क्रमांक १३५४/२०२४
३६/६३

V. P. No. S08/0120/22 TMC / TDD /4399/23 Date: 16/05/2023
To, Shri / Smt. Joshi Deshaware & Asso. (Architect)
A-2/3, A Wing, 8th Floor, Ashar IT Park, Wagle, Thane (w)
Shri Mr. Sikandar Vasant Keni, (Owners)
Mr. Jayendra Vasant Keni & Dnyaneshwar Vasant Keni (Owners)

With reference to your application No. 9218 dated 15/02/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalwa Sector No. VIII Situated at Road/Street 30.0 M. D.P. Road -S.No./C.S.T.No./F.P.No. 3172/A/1

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land /amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.

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



Yours faithfully,

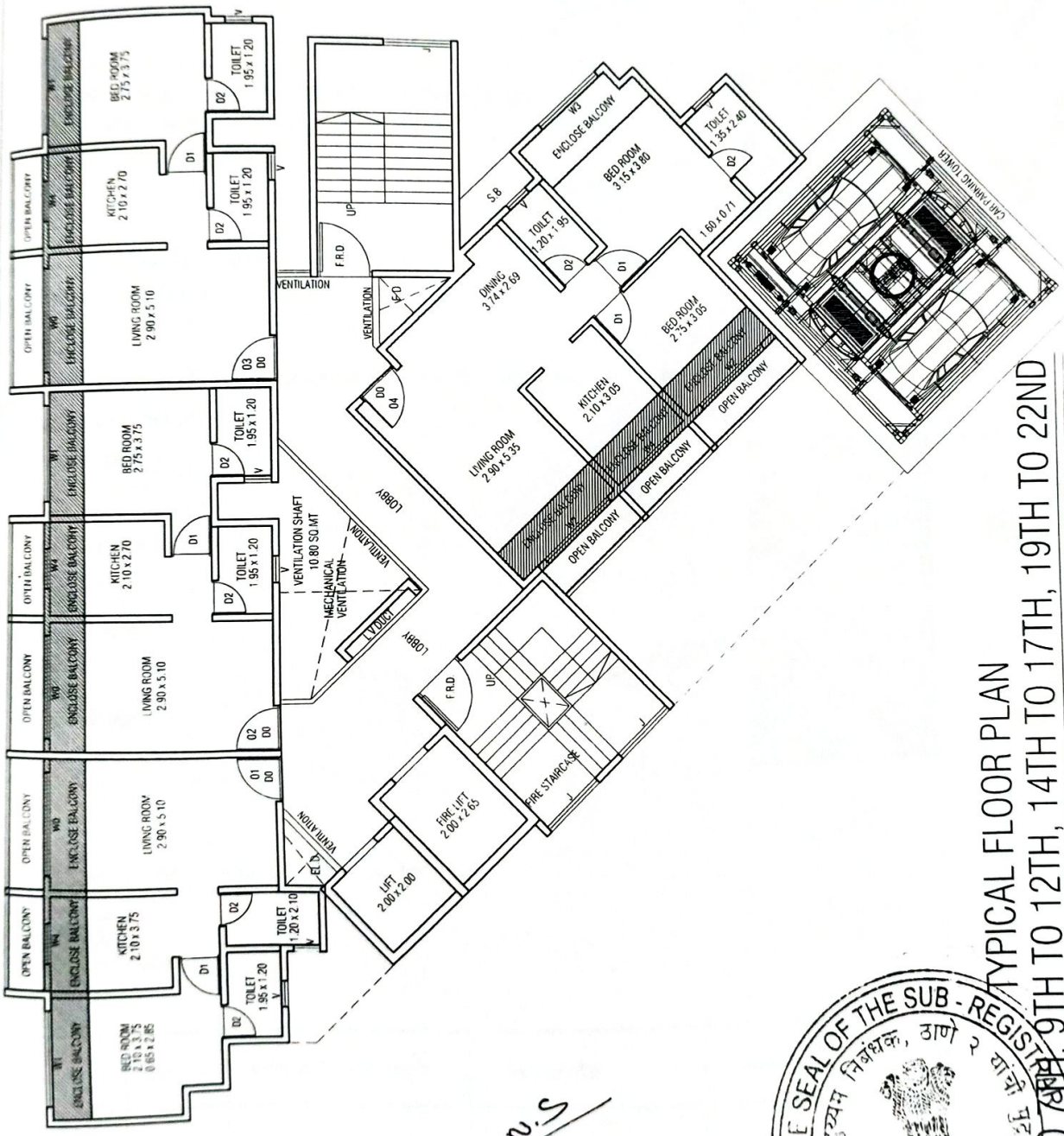
क्रमांक 78/2028
89 / 83



JOSHI DESHAWARE
ASSOCIATES
ARCHITECTS PLANNERS

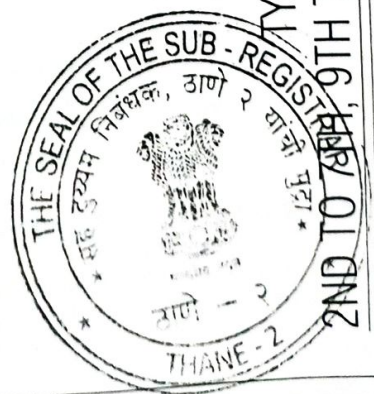
Plot No. 12, Ring Road, Near Agriculture Office,
Thane, Maharashtra. Phone: 022-2542-1000, 2542-1001
E-mail: joshi_deshaware@yahoo.com, joshi_deshaware@gmail.com
www.joshi_deshaware.com

- RERA Area line
- Enclosed Balcony
- Open/Service Balcony



Handwritten signature







Handwritten signature: Anand S



TYPICAL FLOOR PLAN
2ND TO 17TH, 19TH TO 22ND
Annexure "E"

दस्त क्रमांक : टनन2/13584/2024


दस्तावा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. मंदार कन्स्ट्रक्शन एन्ड डेव्हलपर्स तर्फे भागीदार मंदार मुकुंद केणी तर्फे - कबुली जबाबासाठी सुधीर पी साळवे पत्ता: प्लॉट नं: ऑफिस नं 2, माळा नं: -, इमारतीचे नाव: जागृती अपार्टमेंट, जबळ ठाणे जनता सहकारी बँक लि, ब्लॉक नं: कळवा नाका, रोड नं: कळवा, ठाणे पॅन नं. ABIFM1234H, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:-		
2	नाव: रविंद्र बाबासाहेब मुठे - - पत्ता: प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो, ब्लॉक नं: मुंबई पुणे रोड, मनिपा नगर, रोड नं: कळवा, ठाणे पॅन नं. BBVPM2859J, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव: निकिता रविंद्र मुठे - - पत्ता: प्लॉट नं: 204/41, माळा नं: -, इमारतीचे नाव: विक्रांत को ऑप हौ सो, ब्लॉक नं: मुंबई पुणे रोड, रोड नं: कळवा, ठाणे पॅन नं. JBQPM5831P, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून घेणार वय :-24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 14 / 05 / 2024 10 : 13 : 20 AM

ओळख:-

डानील डमम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानांची व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: सुधीर फाळके - - वय: 55 पत्ता: Thane पिन कोड: 400601			
2	नाव: महेंद्र खंडागळे - वय: 50 पत्ता: ठाणे पिन कोड: 400601			

शिक्का क्र.4 ची वेळ: 14 / 05 / 2024 10 : 15 : 16 AM


Joint Sub Registrar Thane 2

Payment Details.

Slr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVINDRA BABASAHEB MUTHE	eChallan	69103332024051311512	MH001931177202425E	308000.00	SD	0001097387202425	14/05/2024
2		DHC		0524096819176	1260	RF	0524096819176D	14/05/2024
3	RAVINDRA BABASAHEB MUTHE	eChallan		MH001931177202425E	30000	RF	0001097387202425	14/05/2024

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

Know Your Rights as Registrants

13584 /2024