

335/10903

इतर पावती

Tuesday, 11 June 2024 6:49 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12697 दिनांक: 11/06/2024

गावाचे नाव: -माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन5-10903-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: प्रज्ञाबहेन पटेल

वर्णन

दस्त हाताळणी फी रु. 60.00

पृष्ठांची संख्या: 3

मकूण: रु. 60.00

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क. ५

1); देयकाचा प्रकार: DHC रकम: रु.60/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624112919481 दिनांक: 11/06/2024

विक्रेचे नाव व पत्ता:

335/10903

पावती

Tuesday, June 11, 2024

4:11 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12677 दिनांक: 11/06/2024

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन5-10903-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: प्रज्ञाबहेन पटेल

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 660.00

पृष्ठांची संख्या: 33

मकूण: रु. 30660.00

Joint Sub Registrar, Thane 5

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:31 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.13917832.4/-

मोवदला रु.16000000/-

भरलेले मुद्रांक शुल्क: रु. 1120000/-

सह दुय्यम निबंधक, ठाणे क ५

1) देयकाचा प्रकार: DHC रकम: रु.660/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624110707882 दिनांक: 11/06/2024

विक्रेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003270109202425M दिनांक: 11/06/2024

विक्रेचे नाव व पत्ता:

Prune
मुळ दस्त दिला

गावाचे नाव : माजिवडे

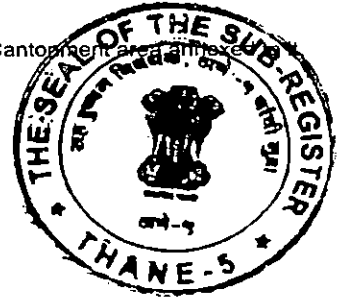
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16000000
(3) वाजाराभाव (भाडेपट्ट्याच्या बाबत नसताना) आकारणी देतो की पट्टेदार ते नसुद करावे	13917832.4
(4) भू-मापन, पॉट्टिस्मा व घटकक्रमांक (अमल्यान)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे माजिवडे, सदनिका नं. 2404, 24 वा मजला, विल्डींग नं. ई-1, खोड्डाप, निलकंठ ग्रीन्स खोड्डाप को ऑ हौ सो लि, निलकंठ ग्रीन्स कॉम्प्लेक्स, मुल्लाबाग, टिकुजीनी वाडी जवळ, माजिवडे, चितळसर मानपाडा, ठाणे प, सदनिकेचे क्षेत्र 727 चौ. फुट कार्पेट, एक कार पार्किंग स्पेस नं. पी-127. (प्लॉन नं. 6/26/अ) 1,50,200/- ((Survey Number : Survey No. 312[PART], 316[PART], 318[PART], 319[PART] ;))
(5) क्षेत्रफळ	1) 727 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नपत्रज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-किरण एन पुरंदरे वय:-55; पत्ता:-प्लॉट नं: सदनिका नं. 2404 , माळा नं: 24 वा मजला , इमारतीचे नाव: खोड्डाप, टाईप ई-1 , ब्लॉक नं: नीळकंठ ग्रीन्स , रोड नं: मुल्लाबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AVOPP4011B
(8) दम्नपत्रज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रज्ञावहेन पटेल वय:-43; पत्ता:-प्लॉट नं: सदनिका नं. 202 , माळा नं: 2 वा मजला , इमारतीचे नाव: अस्टर, टाईप बी-3 , ब्लॉक नं: नीळकंठ ग्रीन्स , रोड नं: मुल्लाबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BSWPP5974K 2): नाव:-जयेशकुमार पटेल वय:-48; पत्ता:-प्लॉट नं: सदनिका नं. 202 , माळा नं: 2 वा मजला , इमारतीचे नाव: अस्टर, टाईप बी-3 , ब्लॉक नं: नीळकंठ ग्रीन्स , रोड नं: मुल्लाबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AGRPP6503E
(9) दम्नपत्रज करून दिल्याचा दिनांक	11/06/2024
(10) दम्न नोंदणी केल्याचा दिनांक	11/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10903/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	1120000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface [
1	JAYESHKUMAR PATEL	eChallan	03006172024061000305	MH003270109202425M	1120000.00	SD	0001856169202425	11/06/2
2		DHC		0624110707882	660	RF	0624110707882D	11/06/2
3	JAYESHKUMAR PATEL	eChallan		MH003270109202425M	30000	RF	0001856169202425	11/06/2

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

मूल्यांकनाचे वर्ष 2024
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 6/26/A-निलकंठ पाम व इतर कॉम्प्लेक्स
क्षेत्राचे नांव Thane Municipal Corporation

सर्व्हे नंबर /न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दकाने औद्योगिक मोजमापनाचे एकक
65000 150200 172700 186100 172700 चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)- 81.07चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.26620/-
उद्ववाहन सुविधा आहे मजला - 21st and Above

Sale Type -
First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 110 / 100 Apply to Rate= Rs.165220/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((165220-65000) * (100 / 100)) + 65000)
= Rs.165220/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 165220 * 81.07
= Rs.13394385.4/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (150200 * 25/100)
= Rs.523447/-

Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य

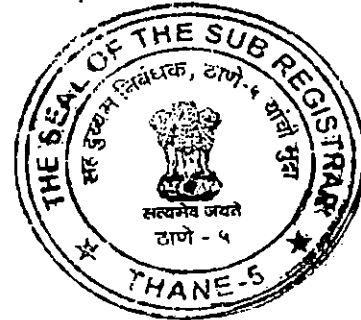
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली वाल्कनी) + वरील
गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
+ बंदिस्त वाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 13394385.4 + 0 + 0 + 0 + 523447 + 0 + 0 + 0 + 0 + 0
= Rs.13917832/-
= () एक करोड एकोणचाळीस लाख सतरा हजार आठ शे बत्तीस /-

सह दुय्यम निबंधक, ठाणे क्र. ५

Home

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इ.स.स. १०८०३/२०२४
१ / ३६



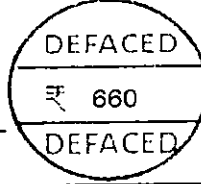


Receipt of Document Handling Charges

PRN 0624110707882

Receipt Date 11/06/2024

Received from JAYESHKUMAR PATEL, Mobile number 9322510340, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 10903 dated 11/06/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 11/06/2024

Bank CIN 10004152024061107477

REF No. 416374860762

Deface No 0624110707882D

Deface Date 11/06/2024

This is computer generated receipt, hence no signature is required.

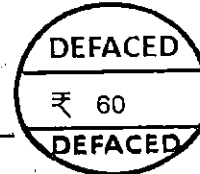


Receipt of Document Handling Charges

PRN 0624112919481

Receipt Date 11/06/2024

Received from JAYESHKUMAR PATEL, Mobile number 9322510340, an amount of Rs.60/-, towards Document Handling Charges for the Document to be registered on Document No. 10903 dated 11/06/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 11/06/2024

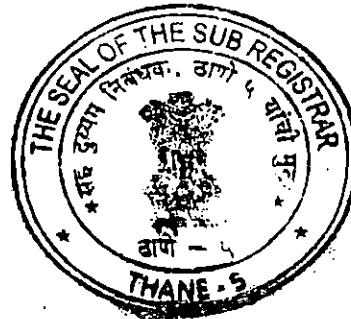
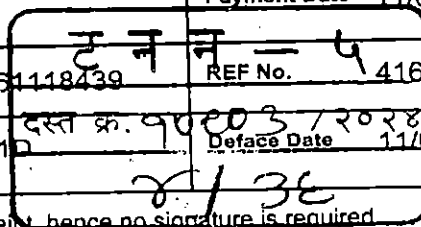
Bank CIN 10004152024061118439

REF No. 416391738871

Deface No 0624112919481D

Deface Date 11/06/2024

This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 11th day of June, 2024.

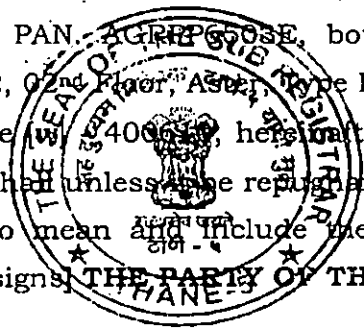
BETWEEN

MR. KIRAN N. PURANDARE, age 55 years, PAN. AVOPP4011B, Indian Inhabitants, having address at Flat No. 2404, 24th Floor, Snowdrop, Type E-1, Neelkanth Greens, Mullabaug, Manpada, Thane [w] - 400610, hereinafter referred to as "**THE TRANSFEROR**" [which expression shall unless it be repugnant to the context or meaning thereof and to the effect of deed to include his heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

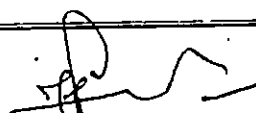
~~उक्त अर्थात्~~
2024.06.11/2024
Y / 3E

AND

1] **MRS. PRAGNABAHEN PATEL** age 43 years, PAN. BSWPP5974K, &
2] **MR. JAYESHKUMAR PATEL** age 48 years, PAN. ~~AGRIPOSE~~, both Indian Inhabitants, having address at Flat No. 202, 02nd Floor, Aster, Type B-3, Neelkanth Greens, Mullabaug, Manpada, Thane [w] - 400610, hereinafter called "**THE TRANSFEREES**" [which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**



WHEREAS by virtue of a Registered article of **AGREEMENT FOR SALE** dated 06th day of May 2009 [Registered with the Sub-Registrar of Thane at Doc. No. TNN5-3865-2009 dated 08-05-2009] executed between **M/s. NEELKANTH MANSIONS AND INFRASTRUCTURE LTD.**, a Company, having office address at Fine House, Anandji Lane, M. G. Road, Ghatkopar, [E], Mumbai - 400077, therein referred to as '**THE DEVELOPERS**', of the **ONE PART**, and **MR. KIRAN N. PURANDARE** therein referred to as '**THE PURCHASER**', of the **OTHER PART**, now [the **TRANSFEROR** herein], has purchased and acquired all rights, title and interest in Flat No. 2404, admeasuring 727 Sq. Feet. [Carpet] area, on the 24th Floor, of the Building No. E-1, known as '**SNOWDROP**', Along with One Car Parking Space No. P-127, in the Complex known as "**NEELKANTH GREENS**", standing on the plot of land bearing Survey No. 312[PART], 316[PART], 318[PART], 319[PART], Village - **MAJIWADE**, lying, being and situated at Neelkanth Greens, Mulla Baug, Near Tikuji-ni-wadi, Majiwade, Chitalsar Manpada, Thane [w] - 400610,


[TRANSFEROR]


[TRANSFEREE]
Page no. - 1 -


[TRANSFEREE]

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withing the limits of the Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES" **३६**

AND WHEREAS MR. KIRAN N. PURANDARE, the PURCHASER therein, now [the TRANSFEROR herein], has made the entire payment of consideration to the said M/s. NEELKANTH MANSIONS AND INFRASTRUCTURE LTD, of such being won and thereupon, MR. KIRAN N. PURANDARE, the PURCHASER therein, now [the TRANSFEROR herein], has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS MR. KIRAN N. PURANDARE, the PURCHASER therein, now [the TRANSFEROR herein], is the bonafide member of "NEELKANTH GREENS SNOWDROP Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA / [TNA] / HSG / [TC] / 25545 Dated 26-09-2013 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said society, the TRANSFEROR is holding ten fully paid up shares of Rs. 50/- each under Share Certificate No. 092, bearing Distinctive No. 0911 to 0920, [Both Inclusive], [hereinafter referred to as the SAID SHARES] and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own desire & interest has decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has / have


[TRANSFEROR]


[TRANSFEROR]
Page no. - 2 -

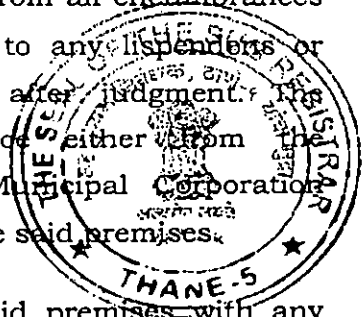

[TRANSFEREE]

right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.

B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said premises.

दस्तावेज
दस्तावेज 90003/2024
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C) There are no attachments or prohibitory order as against the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **TRANSFEROR** has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.



D) The **TRANSFEROR** has not mortgaged the said premises with any institutions and the said premise is free from all encumbrances, charges, lien, etc.

E) The **TRANSFEROR** has paid all the necessary charges of any nature whatsoever in respect of the said premises and the **TRANSFEROR** has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

F) The **TRANSFEROR** in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposes of the said premises in any manner whatsoever.

G) Neither the **TRANSFEROR** nor any of his predecessors in title has / had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The **TRANSFEROR** has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise


[TRANSFEROR]


[TRANSFEEE]
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[TRANSFEEE]

howsoever outstanding against the **TRANSFEROR** and/or against the said premises or any part thereof.

1) The **TRANSFEROR** is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement. 3E

2) The **TRANSFEROR** has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title and interest in and to this agreement with the **TRANSFEREES** on the various terms and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the **TRANSFEREES** offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for **LUMP-SUM PRICE / CONSIDERATION** of Rs. 1,60,00,000/- [Rupees One Crore Sixty Lakh Only].

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the **TRANSFEROR** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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

1. The **TRANSFEROR** hereby agrees to sell, assign and transfer and the **TRANSFEREES** hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 2404**, admeasuring **727 Sq. Fect. [Carpct]** area, on the **24th Floor**, of the **Building No. E-1**, known as '**SNOWDROP**', now known as '**NEELKANTH GREENS SNOWDROP Co-Operative Housing Society Ltd.**', Along with One Car Parking Space No. **P-127**, in the Complex


[TRANSFEROR]

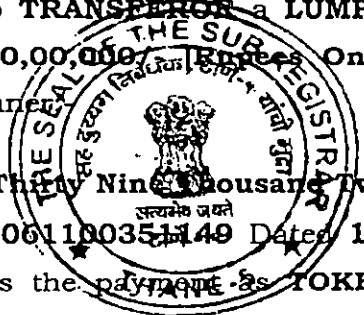

[TRANSFEE] Page no. - 4 -


[TRANSFEE]

known as "NEELKANTH GREENS", standing on the plot of land bearing Survey No. 312[PART], 316[PART], 318[PART], 319[PART], Village - MAJIWADE, lying, being and situated at Neelkanth Greens, Mulla Baug, Near Tikuji-ni-wadi, Majiwade, Chitalsar Manpada, Thane [w] - 400610, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a LUMP-SUM PRICE/CONSIDERATION of Rs. 1,60,00,000/- [Rupees One Crore Sixty Lakh Only] along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

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2. The TRANSFEREES have agreed to pay to TRANSFEROR a LUMP-SUM PRICE/CONSIDERATION of Rs. 1,60,00,000/- [Rupees One Crore Sixty Lakh Only] in the following manner



a) Rs. 13,39,200/- [Rupees Thirteen Lakh Thirty Nine Thousand Two Hundred Only] by UTR No. UTIBR52024061100351149 Dated 11-06-2024 Drawn on AXIS BANK, towards the payment of TOKEN MONEY before execution of this Agreement.

b) The TRANSFEROR herein is Non Resident of India [NRI] have acknowledged and agreed that the TRANSFEREE is required to deduct tax at source [TDS] u/s 195 of the Income Tax Act, 1961, out of the Consideration amount and accordingly Rs. 36,60,800/- i.e. Tax @ 22.88% of the value of this Agreement is deducted. The TRANSFEREE has agreed to provide supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities to the TRANSFERORS. Accordingly the consideration amount shall be reduced by the amount of TDS to be deposited by TRANSFEREE as mentioned above. The TRANSFEREE has expressly acknowledged and agreed to the TRANSFERORS that while discharging their obligation under this Agreement for payment of aforesaid Consideration amount of Rs. 1,60,00,000/- [Rupees One Crore Sixty Lakh Only] to the TRANSFERORS, the TRANSFEREE is also under statutory obligation to deduct 22.88% of aforesaid Consideration which is an aggregate sum of Rs. 36,60,800/- as Tax Deducted at Source(TDS).

[TRANSFEROR]

[TRANSFEREE]
Page no. - 5 -

[TRANSFEREE]

c) The **TRANSFEREES** have agreed to pay the **BALANCE AMOUNT OF CONSIDERATION** of Rs. 1,10,00,000/- [Rupees One Crore Ten Lakh Only] by availing loan from any bank /Financial Institution directly in the name of **TRANSFERORS** by Pay Order / D.D. / Cheque

as **FUEL AND FINAL PAYMENT** after registration of this Agreement

payable within 30 working days after handing over NOC from Society and List of documents or papers of the said premises required by the

90 **TRANSFEREES** Bank. The Original Chain Agreements and other related original documents or papers of the said premises shall be

given by the **TRANSFERORS** to **TRANSFEREES** at the time of disbursement of the Balance Amount of Consideration from the **TRANSFEREES** Bank.

However, if the **TRANSFEREES** are unable to pay remaining balance amount to the **TRANSFEROR**, on or before due date then the

TRANSFEREES will be liable to pay interest at @18% PER ANNUM

charge on the balance amount and if the **TRANSFEREES** fail to pay

the balance amount after 10 days from the respective due date as

stated in clauses above, then this Agreement shall stand null & void

and also terminated / cancelled whereby an amount of Rs. 2,00,000/-

will be forfeited and the remaining **EARNEST AMOUNT OF**

CONSIDERATION paid by the **TRANSFEREES** shall be refunded by

the **TRANSFEROR** to the **TRANSFEREES** and then after the

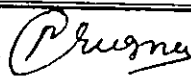
TRANSFEROR shall retain ownership of the said premises as before.

However if the **TRANSFEROR** cancels the said deal regarding the said Premises then the **TRANSFEROR** will return without any deductions the **EARNEST AMOUNT OF CONSIDERATION** paid by the **TRANSFEREES** with an additional amount of Rs. 2,00,000/- to the **TRANSFEREES** and then after the **TRANSFERORS** shall retain ownership of the said premises as before.

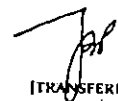
3. The **TRANSFEREES** have paid an amount of Rs. 13,39,200/- [Rupees Thirteen Lakh Thirty Nine Thousand Two Hundred Only] as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof, the **TRANSFEROR** hereby admit and



[TRANSFEROR]



[TRANSFEREE]
Page no. - 6 -



[TRANSFEREE]

acknowledge and hereby release, acquit and discharge the **TRANSFEREES** from the payment thereof absolutely and forever.

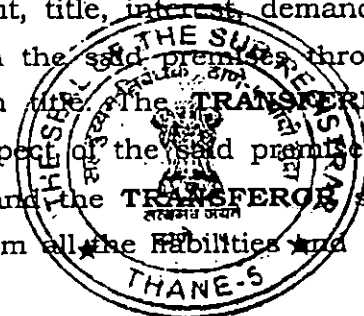
4. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the **TRANSFEROR** shall put the **TRANSFEREES** in actual, physical, legal **व्यक्त** and peaceful possession of the said premises, to the **TRANSFEREES**, free from all the encumbrances charges, equity, etc. **दस्तावेज क्र. 90203/2028**

5. The **TRANSFEROR**, after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The **TRANSFEREES** hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the **TRANSFEROR** shall keep the **TRANSFEREES** indemnified from all the liabilities and / or claim against the said premises.

6. The **TRANSFEROR** and **TRANSFEREES** shall make necessary application as contemplated in the society's bye - law no. 38 [a]. The **TRANSFEROR** will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said premises and also the share certificate, in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the society. Accordingly the **TRANSFEROR** has given a notice under bye - law no. 38 [a] to the society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the **TRANSFEREES**.

7. **THE TRANSFER FEES OF THE SOCIETY SHALL BE BORNE BY THE TRANSFEROR AND THE TRANSFEREES IN EQUAL PROPORTION.**

8. The **TRANSFEROR** shall make an application for transfer of shares under bye - law no. 38 [b] [i]. The **TRANSFEROR** and **TRANSFEREES** shall also make application for transfer of membership and for induction the **TRANSFEREES** as member under bye - law no. 38 [d] [ii]. The **TRANSFEROR** shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill



[Signature]
[TRANSFEROR]

[Signature]
[TRANSFEROR]

[Signature]
[TRANSFEEE]

and other records amounting to the title of the premises for the purpose of their record.

9. The **TRANSFEREES** hereby agrees that, on becoming the members of the said society, the **TRANSFEREES** shall abide by all single bye - laws, rules and regulations adopted by the society.

10. The **TRANSFEROR** hereby states, declares and confirms that the **TRANSFEREES** shall be entitled to get transferred the Electricity/MGL Meter installed in the said premises to their name and the **TRANSFEROR** shall, if required give his fullest co-operation in that

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11. The **TRANSFEREES**, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the **TRANSFEREES** can hold the same for unto and to the use and benefit for themselves, their heirs, executors and successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on his behalf or who may claim through him or in trust for him, subject only on the part of the **TRANSFEREES** to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

12. The **TRANSFEROR** hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The **TRANSFEREES** declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

13. The **TRANSFEROR** further declares that he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or


[TRANSFEROR]

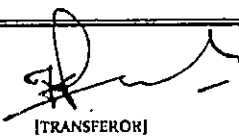

[TRANSFEE]
Page no. - 8 -


[TRANSFEE]

transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the **TRANSFEREES** in respect of the said premises may be disturbed. In the event contrary being found, the **TRANSFEROR** shall indemnify and ~~keep indemnified~~ the **TRANSFEREES** from any loss caused to the **TRANSFEREES** because of the defect in title.

93
NO/OBJECTION
90203/2028

14. The **TRANSFEROR** shall obtain the necessary **NO/OBJECTION CERTIFICATE [NOC]** from "**NEELKANTH GREENS SNOWDROP Co-Operative Housing Society Ltd**", to effectuate the legal perfect transfer of the said shares allotted by the society, and have also confirmed with the Society for the transfer of the said shares in respect of the said premises in favour of the **TRANSFEREES** held.
15. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the **TRANSFEROR** to the said society.
16. The **TRANSFEROR** hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.
17. The **TRANSFEREES** are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The **TRANSFEROR** hereby undertakes to render his fullest co-operation to the **TRANSFEREES** for legal, full, perfect and effectual transfer of the said premises in favour of the **TRANSFEREES** and further undertakes not to charges any extra consideration and / or charges etc. for the same.
18. The **TRANSFEROR** hereby agrees to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the **TRANSFEREES**.


[TRANSFEROR]


[TRANSFEE]
Page no. - 9 -


[TRANSFEE]

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

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

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

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 2404, admeasuring 727 Sq. Feet.

[Carpet] area, on the 24th Floor, of the Building No. E-1, known as

'SNOWDROP', now known as "NEELKANTH GREENS SNOWDROP Co-

Operative Housing Society Ltd.", Along with One Car Parking Space No.

P-127, in the Complex known as "NEELKANTH GREENS", standing on the

plot of land bearing Survey No. 312[PART], 316[PART], 318[PART],

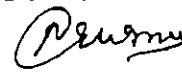
319[PART], Village - MAJIWADE, lying, being and situated at Neelkanth

Greens, Mulla Baug, Near Tikuji-ni-wadi, Majiwade, Chitalsar Manpada,

Thane [w] - 400610, within the limits of Thane Municipal Corporation and

within the Registration District and Sub-District of Thane.

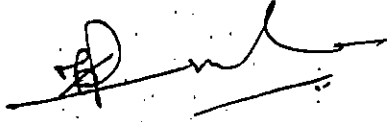

[TRANSFEROR]


[TRANSFEREE]
Page no. - 10 -


[TRANSFEREE]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED
By the Withinnamed "TRANSFEROR"



MR. KIRAN N. PURANDARE

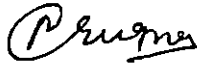
In presence of

1] Hem Narayan Singh Singh

2] SACHIN YADAV



SIGNED SEALED AND DELIVERED
By the Withinnamed "TRANSFEREES"



MRS. PRAGNABAHEN PATEL



MR. JAYESHKUMAR PATEL

In the presence of

1] Hem Narayan Singh Singh

2] SACHIN YADAV



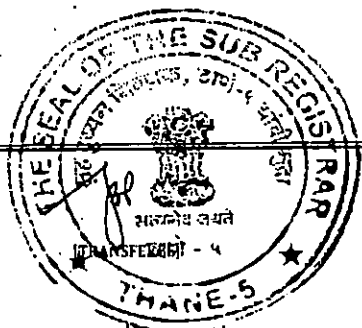
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दस्त क्र. 90203 / 2024
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[TRANSFEROR]



[TRANSFEREES]



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:: RECEIPT ::

RECEIVED of and from MRS. PRAGNABAHEN PATEL & MR. JAYESHKUMAR PATEL [TRANSFEREES] a sum of Rs. 13,39,200/- [Rupees Thirteen Lakh Thirty Nine Thousand Two Hundred Only] as and by way of EARNEST MONEY PAYMENT OF CONSIDERATION against the sale of said Flat No. 2304, admeasuring 727 Sq. Feet. [Carpct] area, on the 24th Floor, of the Building No. E-1, known as 'SNOWDROP', now known as "NEELKANTH GREENS SNOWDROP Co-Operative Housing Society Ltd.", Along with ~~one~~ Car Parking Space No. P-127, in the Complex known as "NEELKANTH GREENS", standing on the plot of land bearing Survey No. 312[PART], 316[PART], 318[PART], 319[PART], Village - MAJIWADE, lying, being and situated at Neelkanth Greens, Mulla Baug, Near Tikuji-ni-wadi, Majiwade, Chitalsar Manpada, Thane [w] - 400610, by following manner:-

SR. NO.	AMOUNT IN RUPEES	RTGS NO.	DATE	DRAWN ON
1	Rs. 13,39,200/-	UTIR 52024061100351149	11-06-2024	AXIS BANK

* Subject to the realization of Cheque/s.


Rs. 13,39,200/-


I SAY RECEIVED

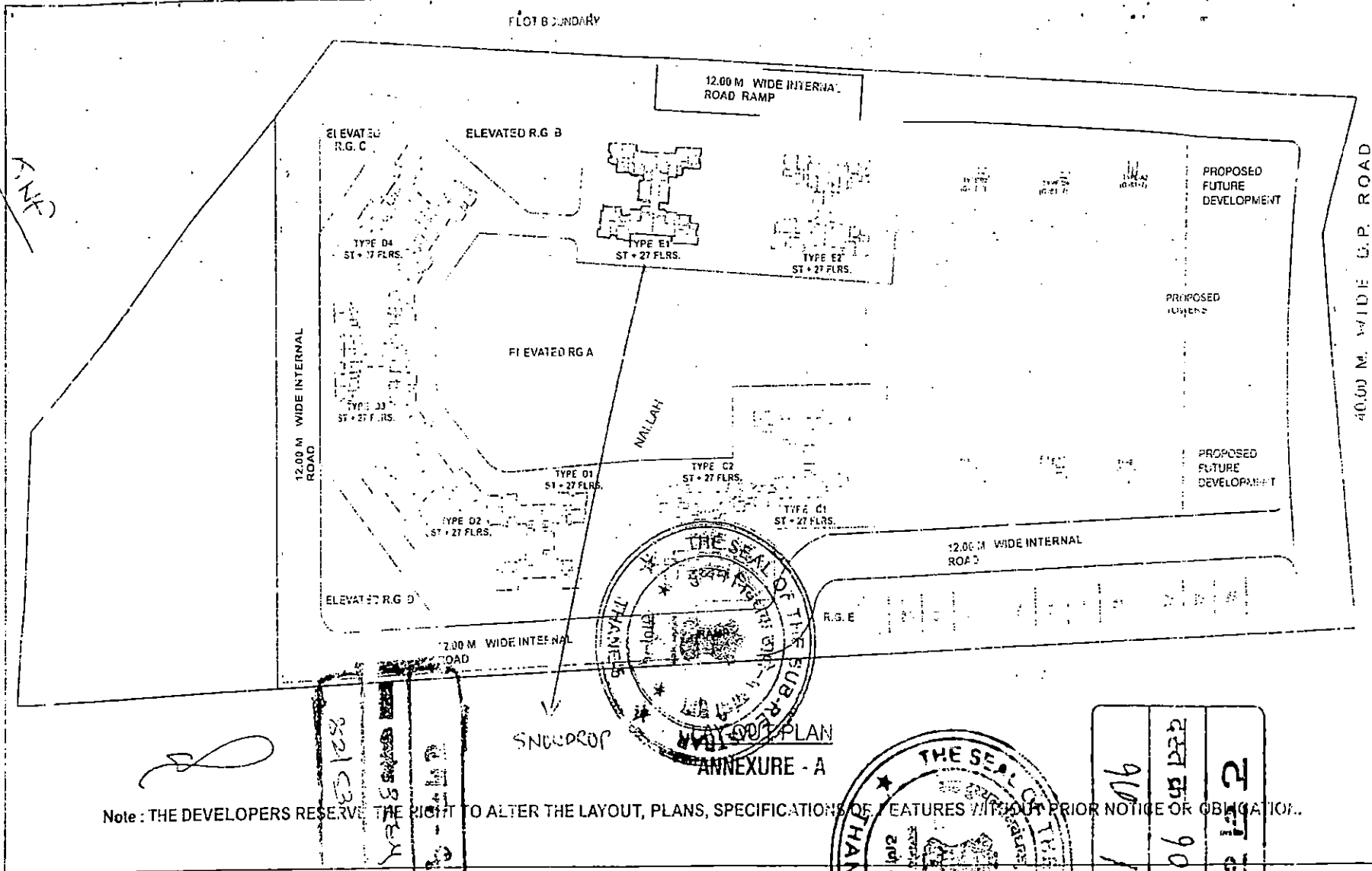


MR. KIRAN N. PURANDARE
"TRANSFEROR"

WITNESSES :-

1] Hem Narayan Singh 

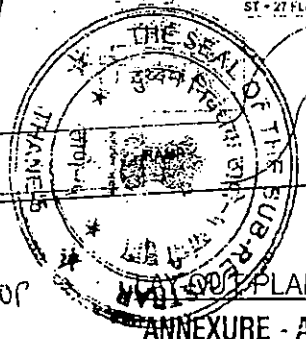
2] SACHIN YADAV 



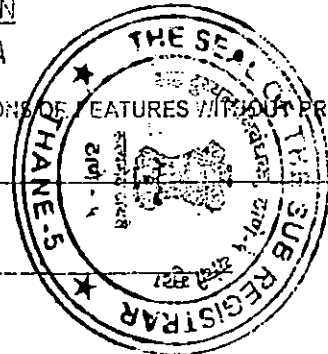
AND

Note: THE DEVELOPERS RESERVE THE RIGHT TO ALTER THE LAYOUT, PLANS, SPECIFICATIONS OF FEATURES WITHOUT PRIOR NOTICE OR OBLIGATION.

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ANNEXURE - A



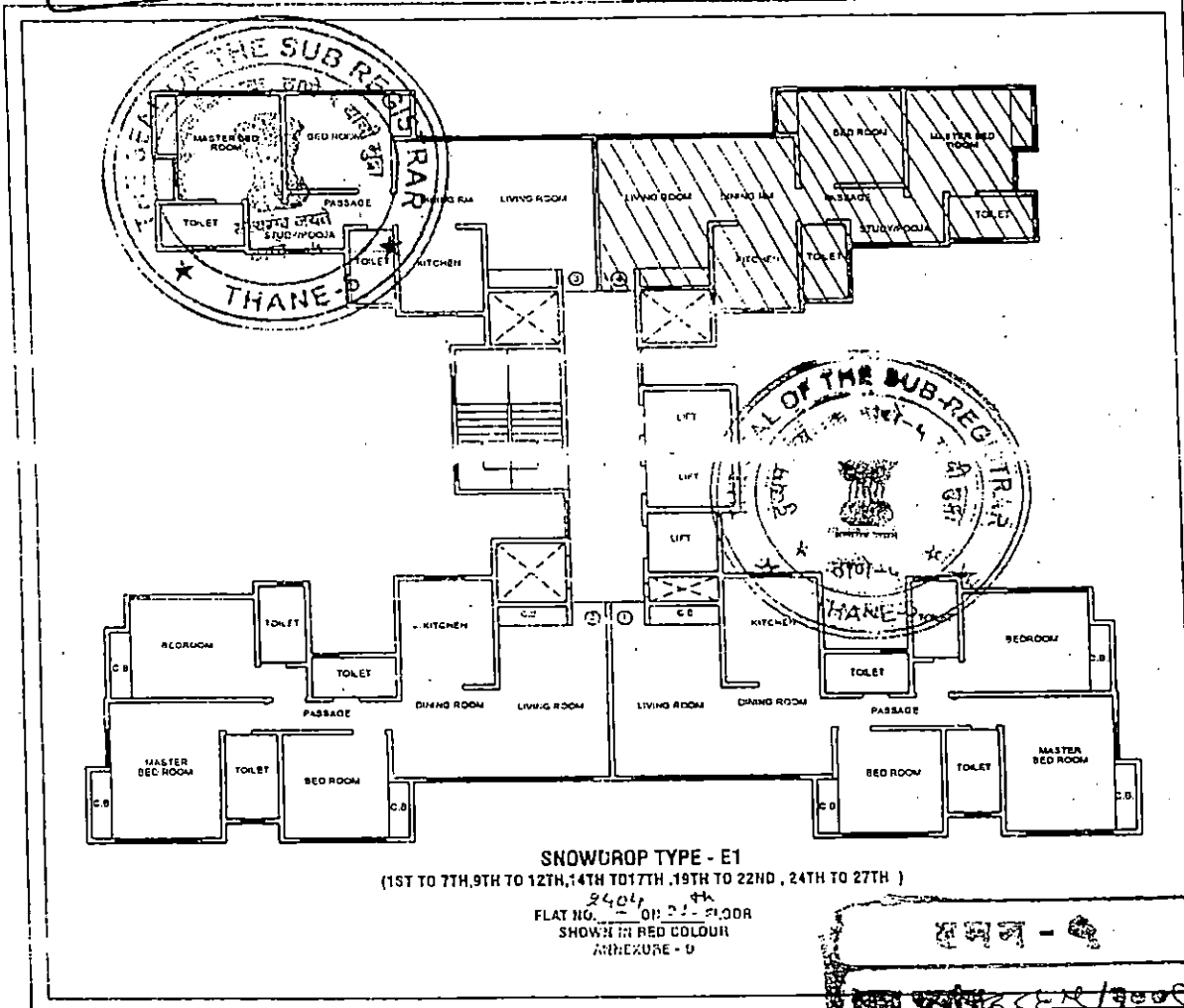
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40.00 M. WIDE G.P. ROAD

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 १६ / ३६

ANNEXURE "D"

[Signature]
 Kishan M. Purohitare



KMP

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Bldg. 'A' :- Gr(P1) + 7 (2 Nos.), Bldg. 'B' :- Gr(P1) + 7 (4 Nos.),

Bldg. 'C1' :- Lower Stilt + Upper Stilt + 27 (1 No.),

Bldg. 'C2' :- Lower Stilt + Upper Stilt + 27 (1 No.),

Bldg. 'D1', 'D2', 'D3' :- Lower Stilt + Upper Stilt + 27 (3 Nos.),

Bldg. 'D4' :- Lower Stilt + Upper Stilt + 27 (1 No.),

Bldg. 'E' :- Lower Stilt + Stilt 1 + Stilt 2 + 27 (2 Nos.),

Bldg. 'F' :- Stilt + 2 (2 Nos.), Bldg. 'R1' to 'R12' :- Gr + 1 (12 Nos.),

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दस्तावेज 90003 / 2028
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V. P. No. 2004/12

TMC/TDD, 540

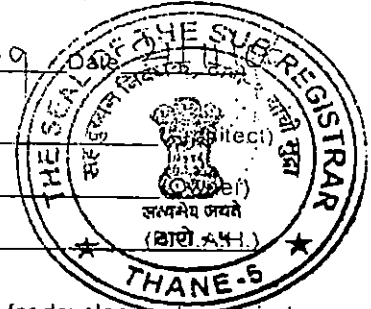
To,

Shri/Smt. SANDEEP PRABHU (For M/s. Saakaar)

Shri/Smt. FARDUN NADIRSHAH MULLA & FOUR OTHERS

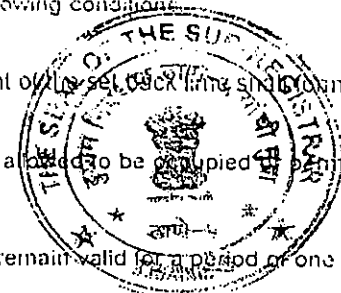
For M/s. NEELKANTH MANSION PVT. LTD.

Sir,



With reference to your application No. 30060 dated 26/10/2006 for development permission sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and or to erect building No. As above in village Majiwade Section No. IV Ward No. --- at Road/street 40.00 MT. wide D.P. Road, S. No. 312 (P1), 315 (P1), 318 (P1), 319 (P1) the development permission is granted subject to the following conditions:

- 1) The land vacated in consequence of the enforcement of the set back line shall be an Part of the public street.
- 2) No new building or part thereof shall be occupied or a building to be occupied shall be permitted to be used until occupancy permission has been granted.
- 3) The development 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) All conditions mentioned in the earlier approval C.C. No. V.P.No. 2004/12 TMC/TDD/2401 dated 1/11/2004 shall be binding on applicant
- 6) Proportionate built up area with respect to area of Amenity Open Space will be withheld till this plan is in Thane Municipal Corporation's name in land records. The plan for the amenity as right of way /public street is to be submitted prior to Commencement Certificate of the work.
- 7) Premium for podium as per rules shall be deposited.
- 8) C.F.O. N.O.C. for podium, ramps, multilevel parking, height of building should be obtained before C
- 9) Conditions mentioned in Environmental N.O.C. from M.O.E.F. department and undertaking submitted by developer regarding environmental safeguards shall be binding on developers.
- 10) T.I.L.R. map for boundaries fixation shall be submitted prior to Commencement Notice of the work plans.
- 11) Road work shall be completed prior to C.C. of withheld area under amenity space.



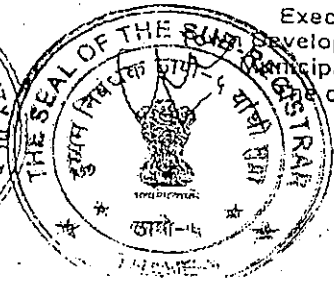
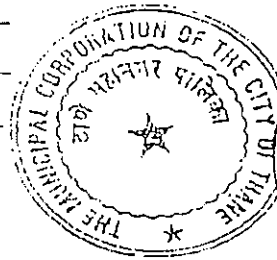
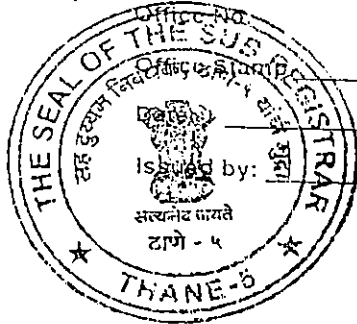
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दस्तावेज 90003 / 2028
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- 12) Revised approval for drainage & training of natural stream; culvert as per new alignment*sh obtained before further commencement notice.
- 13) Solar water heating system shall be installed before applying for final O.C.
- 14) Rain Water Harvesting system shall be provided before applying for final O.C.

WARRANTY FOR THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

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दस्त क्र. १०२०३ / २०२४
२० / ३६

Yours faithfully,



Executive Engineer
Development Department
Municipal Corporation,
City of Thane.

Handwritten signature/initials

आपल्या विविध विकास कामां न करणे तसे-
विशेषतः नगरपालिका मधील बांधकाम व बांधकाम
कामांसाठी नगरपालिका मधील बांधकाम करणे नगरपालिका
मधील बांधकाम करणे नगरपालिका मधील बांधकाम करणे
बाबत ३ वर्षे तसेच रु. ५०००/-

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२० / ३६

THANE MUNICIPAL CORPORATION, THANE

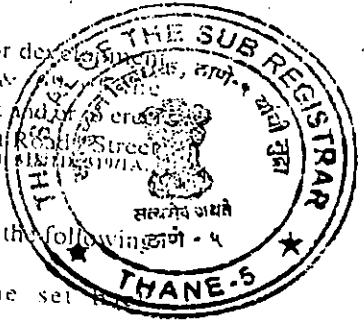
(Regulation No. 3 & 24)
**SANCTION OF DEVELOPMENT
 PERMISSION / COMMENCEMENT CERTIFICATE
 (FOR SUBDIVISION)**

V.P. No. 2004/12----TMC / TDD _____ Date: 21/9/19

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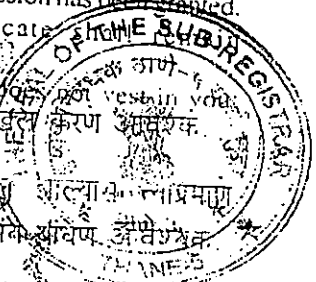
To, Shri/Smt. SANDEEP PRABHU (Architect)
 (For M/s. SAKAAR)
 Shri. Fardun Nadirshah Mulla & 4 Others
 (M/s. Neelkanth Enterprises & Infrastructure Ltd.
 & M/s. Raveet - Property Developers

With reference to your application No. 24178 dated 29/08/07 for development permission / grant of Commencement certificate under section 45 & Maharashtra Regional and Town Planning Act, 1966 to carry out development work and building Nos above in village Majiwade Sector No. IV Situated at _____
 W.P. No. / C.T.S. No. / F.P. No. _____



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

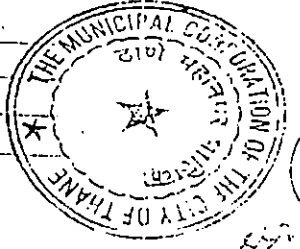
- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall be 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 is not vested in you.
- 5) मंजूर उपाविभागणी नुसार हद्द कायम योजना नकाशा तसेच 9/2 उतार दाखिले करणे आवश्यक.
- 6) हद्द कायम योजना नकाशानुसार भूखंडाच्या हद्दीमध्ये नियोजित क्षेत्रात बांधणी करणे आवश्यक. सुधारित नकाशा मंजूर करून घेणे आवश्यक व त्यानुसार जागवरील कृपण भिन्न अधिष्ठापन आवश्यक.
- 7) Commencement Certificate for the additional area of 73.76 Sqmt. in V.P. No. 2003/40 shall be released only after submission of registered rectification deed incorporating this area.
- 8) Revised N.A. order as per the subdivided S.nos. and areas shall be submitted prior to C.C. of additional area of 3871.24 Sq.M. in V.P. No. 2004/12.



ट न न - ५
 दस्तक्र. 90203 / 2028
 29 / 38

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

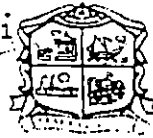
Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



Yours faithfully

 Assistant Director of Town Planning
 Municipal Corporation of the City of Thane.

Permission For Bldg. G1: Lower St.+Upper St.+ 27, G2: Lower St.+Upper St.+27,
 D2: Lower St.+Upper St.+24,
 D4: Lower Stilt+St.1+st.2+1
 E1&E2 Lower Stilt+St.1+St.2+27
 F1&F2: St.+1&Club.House.

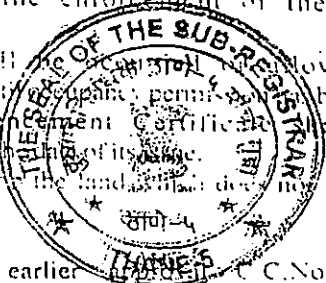


Certificate No. 223
 DRC No.042 (RES) 045 (Res)
 055 (Res), 080 (Road)

THANE MUNICIPAL CORPORATION, THANE

CC: for Bldg. G1: Lower St.+Upper Stilt +27, G2: Lower St.+Upper St.+ 27, D2&D3 Lower St.+Upper St.1, D4 Lower PERMISSION COMMENCEMENT CERTIFICATE
 St.+St.1+St.2+1, E1&E2 Lower Stilt+Stilt 1+Stilt2+ 27 F1&F2: St.+1.
 V. P. NO. 2004/12 TMC / TDD Date 2/22/08

10. Shri/Smt. Sandeep Prabhakar (Architect)
 For M/s. SAAKAR
 Shri. Neelkanth Mansions & Infrastructure Ltd. (Owner)
 वसु क्र. 90203/2008
 22/38



With reference to your application No.48104 dated 29.1.08 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. as above in village Maliwade Sector No. IV Situated at Road, Street No. / C.T.S. No. / F.P. No. 312/1A, 316 (pt), 318/1D, 399/1A, 319/1B/1

the development permission / the commencement certificate is granted subject to the following conditions:
 1) The area 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 allowed to be occupied or permitted to be used by any person until the development permission / Commencement Certificate 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) All Conditions mentioned in the earlier C.C.No.V.P.2004/12 TMC/T.D.D./3401 dated 1/11/2004 shall be binding on applicant.
- 6) Conditions mentioned in Registered Undertaking for 1200 M access to amenity as right of way / public street shall be binding on developer
- 7) The Proposed building should be structurally designed by considering seismic forces as per B.S.Code No. 1893 and 4326 and certificate of structural stability should be submitted at the stage of plinth and Occupation Certificate.
- 8) The permission for temporary structure construction shall be valid for a period of 6 months at a time and to be renewed after every Six months.
- 9) Conditions mentioned in Environmental N.O.C. from M.O.E.F department and undertaking submitted by Developer regarding environmental safeguards shall be binding on developers

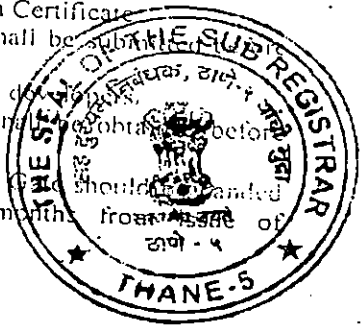
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

(Signature)
 Municipal Corporation
 Thane

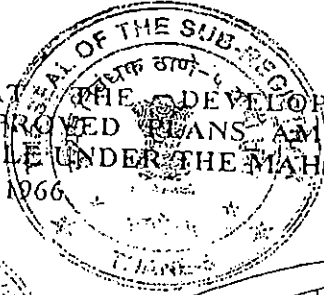
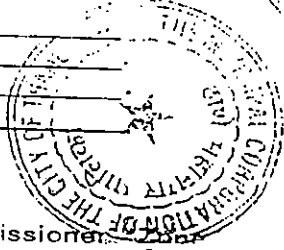
- 10) Conditions mentioned in N.O.C. regarding construction of drain / culvert will be binding on developers.
- 11) Solar Water heating system shall be installed before applying for Final O.C.
- 12) Rain Water Harvesting System shall be provided before applying for Final O.C.
- 13) Revised N.A. Order as per the subdivisions S.Nos. and areas shall be submitted prior to C.C. of additional area (Building D1)
- 14) R.G area shall be developed before Occupation Certificate of Building
- 15) Internal Road shall be constructed before Occupation Certificate
- 16) Parking spaces shall be concrete paved before Occupation Certificate
- 17) N.O.C from Garden, Water & Drinking Department shall be submitted before Occupation Certificate
- 18) Conditions mentioned in C.F.O.N.O.C will be binding on developer
- 19) C.F.O N.O.C for building type D1 and Club House shall be obtained before Commencement Certificate.
- 20) Amenity plot with proper leveling, Compound wall and Gate should be handed over to Thane Municipal Corporation within Six months from the date of Commencement Certificate.

एम् ए - ५
 दिनांक: 02/03/2024
 23 / 3E



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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



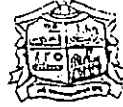
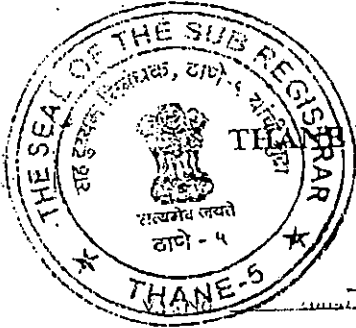
सहाय्यक संचालक नगर रचना
 ठाणे महानगरपालिका, ठाणे

- Copy to :-
- 1) Dy. Mun. Commissioner
 - 2) E.E. (Encroachment)
 - 3) Competent Authority (U.L.C.) For Sec.20,21 & 22 if required
 - 4) T.I.L.R. for necessary correction in record of Rights if Land is affected by Road Widening / reservation.

मुद्रांक - 3684
 23/3E

नगरपालिका
 नगर रचना विभाग
 ठाणे महानगरपालिका, ठाणे

कनन - ५
दिनांक ०४/०३/२०२४
२४ / ३६



Certificate No.: 518

MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Bldg. D1 :- Lower St + Upper St + 27 Floors only
Bldg. E1 :- Lower St + St 1 + St 2 + 27 Floors only

THC/TDD/320 Date: 30/3/2023

To, Arch. Sandeep Pralhu (for M/s. SAAKAAR)
Ran Maruti Road,
Naupada, Thane-400 602.
Shri Fardun Nadi Shah Mulla & Four Others (Owner)
M/s. Neelkanth Mansions & Infrastructure Pvt. Ltd. (P.O.A.H.)

Sub - Occupation Certificate for above mentioned building

Ref. V. P. No. 2004/12

Your Letter No.: 75.17 dated 14/12/2012

Sir,

S.No. 312/1A, 316(P), 318/1D, 319/1A, 319/AB/1
The part/full development work/extension/alteration in / of building / part building no.
As above situated at Road / Street 14000 Mt. Majiwade Sector
No. IV S. No. / G. S. No. / F. S. No. As above village Majiwade, under the
supervision of Shri Sandeep Pralhu Licensed Surveyor / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. CA-92/14860 may be occupied on the following conditions.

- 1) पाणी पुरवठा विभागात मॅग्निशियम दिग्दर्शक डील वाहकता दाखवल्यातील अटी आपणावर चालणकारक राहतील.
- 2) मुख्य अग्निशमन विभागाकडील वाहकता दाखवल्यातील अटी आपणावर चालणकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Municipal Corporation of
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.M.C.

P.T.O.

- ३) मा. उच्च न्यायालयात दाखल याचिका क्र. ३२०१/२०११ बाबतचा मा. उच्च न्यायालयाचा अंतिम आदेश विकासक यांच्यावर बंधनकारक राहिल.
- ४) सौर उर्जेवर पाणी पुरवठा करण्याची यंत्रणा तसेच रेन वॉटर हार्वेस्टिंगची यंत्रणा कार्यामर्यादित कार्यान्वित करणेची जबाबदारी विकासक व तदनंतर सोसायटी यांची राहिल.
- ५) मूल प्रक्रिया केंद्र (S.T.O.) पूर्णत्वाचा नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहिल.
- ६) पर्यावरण विभाग च्या नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहिल.
- ७) पोलीसमखातील वाहनतळाचे विकासकाने त्यांच्या मालकीच्या जागेत स्वतःच्या बांधण्यात आलेल्या सार.सी.सी. नात्याचे बांधण्यात कायम स्वरूपाचे बांधणी करणाऱ्याची जबाबदारी संबंधित विकासक व सोसायटीची राहिल.
- ८) विकास नियंत्रण नियमावलीतील परिशिष्ट एल नुसार सादर केलेले दि. ०६/०३/२०१३ रोजीचे हमीपत्र विकासकावर बंधनकारक राहिल.

ट न न - ५

दस्त क्र. १०८०३/२०२४

२५ / ३६

सावधान

शुद्ध नकाशाबुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या बांधकामा न घेता बांधकाम थांबवणे, नकारात्मक कार्रवाई व नकार रचना आदि विविध प्रकारचे कृत्ये करणेबाबत अखत्यारीत मुद्रा आहे. त्याबाबत जास्ततः प्रत्येक बांधकामात नकाशा व नकाशा नकारात्मक ठेवणे टाळावे.

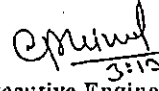
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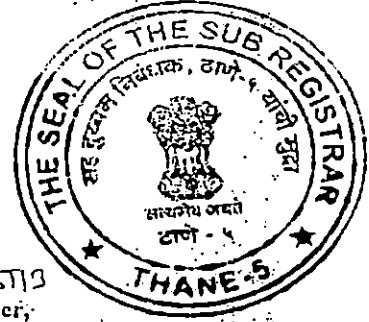
Yours faithfully,

Office Stamp:



Date :


 Executive Engineer,
 Town Development Department,
 Municipal Corporation of
 the city of Thane

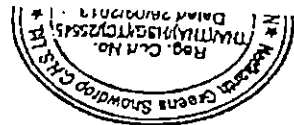


Copy to :

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

TRUE COPY


MAKARAND PARANGE
 CA/92/14995



सहकारी संस्था, ठाणे शहर, ठाणे
अभिबन्धक,
(प्रतिप पक्षीत)

[Handwritten signature]
14

स्थळ :- ठाणे
दिनांक :- २६/०९/२०१३

"महाराष्ट्र सहकारी प्रतिष्ठानांचा महाराष्ट्र अधिनियम १९६० अन्वये

मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वारिसांना "गृहनिर्माण संस्था" असेच उचवणीकरण
उपनिर्दिष्ट आदेशानुसारचा कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१
नियमांत घालणी आदी.

क्रमांक टिपणपत्र/टिपणपत्र/पंचपरमर्जी/टिपणपत्र/टिपणपत्र/२५५४५/सन २०१३, दि.२६/०९/२०१३ ने
हे संस्था-महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ९(१) अन्वये नोंदणी

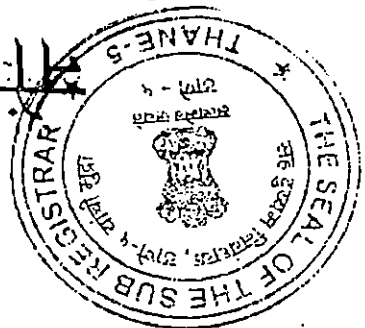
ठाणे (प) ना. जि. ठाणे.
(पार्ट), टिकुजीवाडी जवळ, घोडवदर रोड, विलेज मार्जिवडे,
सर्व नं. ३१२ (पार्ट) ३१६ (पार्ट) ३१८ (पार्ट) आणि ३१९

निलंबित स्थिति असून ती सुधारित करून घ्यावी असे ठाणे नगरपालिका

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
क्रमांक टिपणपत्र/टिपणपत्र/पंचपरमर्जी/टिपणपत्र/टिपणपत्र/२५५४५/सन २०१३

महाराष्ट्र प्रमाणपत्र

महाराष्ट्र शासन



२६ / ३८
दस्तावेज नं. १०८०३ / २०१३
५ - ५

Share Certificate No. : 092

Member's Regn. No. : 92

No. of Shares : 10



**Neelkanth
Greens Snowdrop
Co-operative Housing Society Ltd.**

Reg. No. : T.N.A./T.N.A./HSG/(T.C.)/25545/2013
Neelkanth Greens, Off Ghodbunder Road, Manpada, Thane (West) - 400607.

SHARE CERTIFICATE

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

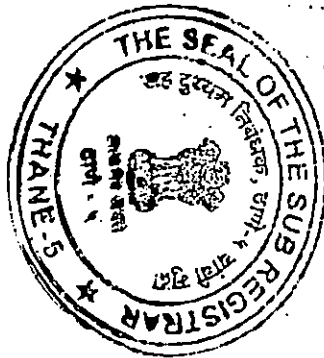
Member's Register No. 092

Date : 22/5/2015

This is to Certify that Mr./Ms./M/s. KIRAN N. PURANDARE

is the Registered Holder of 10 fully paid up shares of Rs. 50/- [Rupees Fifty Only] each
vide Sr. No. 092 from 0911 to 0920 [both inclusive] in Neelkanth
Greens Snowdrop Co-operative Housing Society Ltd. subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Thane on
this 22nd day of MAY 2015



पुस्तक - ५
दिनांक. 90203/2028
20/1/33



K. J. Jadhav
Authorised
M.S. Member

[Signature]
Secretary

[Signature]
Chairman

08/05/2009

दुय्यम निबंधक:

THANE MUNICIPALITY

THANE NO 3865/2009





3:48:40 pm

सह दु.नि.ठाणे 5

3865

दस्ता क्रमांक : 3865/2009

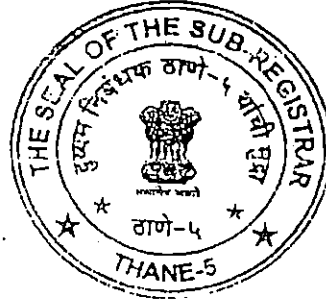
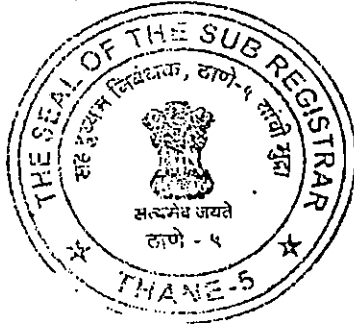
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: किरण एन पुरंदरे - पत्ता: घर/फ्लॅट नं: 1, इंदुमती रावण, फ्लॅट नं 12, श्रीनगर कॉम्प्लेक्स, लोखंडे मार्ग, येवूर, मुंबई 89 गल्ली/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:-	लिहून घेणार वय राही		
2	नाम: मे निळकंठ भन्शन गेंड्रे इन्फार्मरिडिअर लि राणे डायरेक्टर निरज पटेल यांचे कु भू शामजी गावजी पटेल पत्ता: घर/फ्लॅट नं: फाईन हाऊस, एम जी रोड, घाटकोपर, मुंबई गल्ली/रस्ता: - ईमारतीचे नं:	लिहून देणार वय राही		

ट न न - ५

दस्ता क्र. 90803/2028

26/3E



दस्त क्र. [एन5-3865 2009] वा गोपना
बाजार मुंख्य : 4476000 गोवदला 41/47/98 भरलेले मुंख्य शुल्क : 206610

दस्त हजर केल्याचा दिनांक : 08/05/2009 03:42 PM
निष्पादनाचा दिनांक : 06/05/2009
दस्त हजर करणाऱ्याची राहणी :

[Handwritten signature]

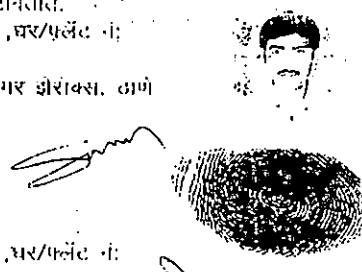
- दस्ताचा प्रकार : 25) करारनामा
- शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/05/2009 03:42 PM
- शिकका क्र. 2 ची वेळ : (फी) 08/05/2009 03:47 PM
- शिकका क्र. 3 ची वेळ : (कबुली) 08/05/2009 03:48 PM
- शिकका क्र. 4 ची वेळ : (ओळख) 08/05/2009 03:48 PM

दस्त नोंद केल्याचा दिनांक : 08/05/2009 03:48 PM

ओळख :
खालील इराम जरा निवेदीत करणाऱ्याची व वरते 13) मुंख्य शुल्क गोपनीयता कायदा, व त्यांची ओळख पटवितात.

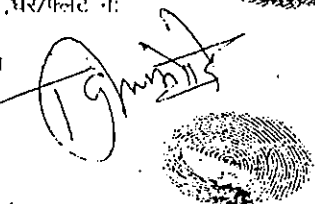
1) सुरेश थोरवे - , घर/प्लॉट नं:
गल्ली/रस्ता:

ईमारतीचे नाव: सागर झीरॉक्स, ठाणे
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -



2) दिलीप गोरे - , घर/प्लॉट नं:
गल्ली/रस्ता: -

ईमारतीचे नाव: धप्र
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -



द. निबंधकाची राहणी
सह दु.नि.ठाणे 5

पावती क्र.: 3948 दिनांक: 08/05/2009
पावतीचे वर्णन
नांव: किरण एन पुरंदरे - -

30000 : नोदणी फी
1660 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
सज्जता (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

31660: एकूण

दु. निबंधकाची राहणी

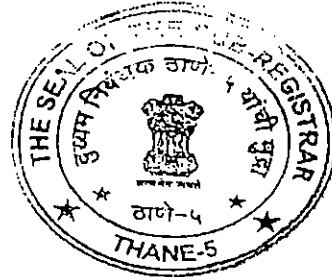
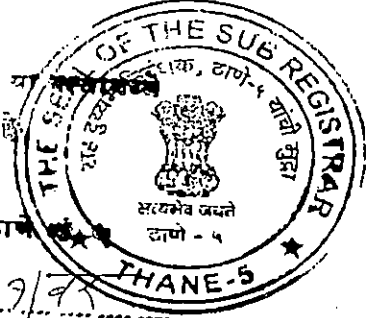
दस्ता - 5
दस्त क्र. 90803/2028
20 / 38

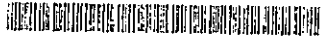
बनायित करणेत घेते फी या ...
मुंख्य शुल्क ...

दुसरे मुंख्य निबंधक ठाणे ...
दुस्तक पत्राफ ...
3CEY ...

(एम. एम. जावळे)

दुसरे मुंख्य निबंधक ठाणे क्र. 5
दु.नि.ठाणे 5





दस्तावेजांचे क्र. व वर्ष: 3865/2009

Ends: Mar 08, 2009

3:49:00 PM

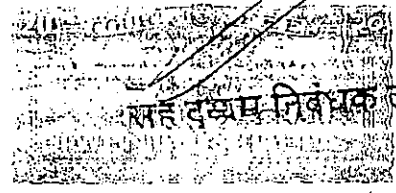
सूची क्र. २०१ INDEX NO. 11

नोंदणी ५३ म.

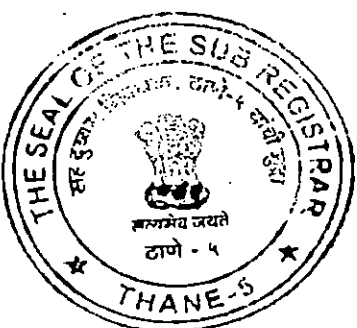
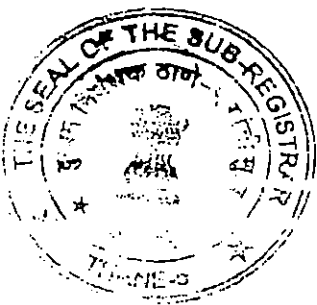
Regn. Co. ५३

साज्याचे नाव: म.जीवडे

- (1) विलेखाया प्रकार, गोवर्धनाचा पत्रकार व नाजारगाव (याडेपट्ट्याचा) वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगद कराणे) मॉडेल क्र. ५११०/१९९०.०६
- (2) मूळपत्र, पट्टेदार व मर्यादा (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तावेजा करून देण्याच्या पक्षाकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) या दस्तावेजाचा प्रकार, क्षेत्रफळ, पक्षाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोंदणी क्र.
- (9) अनुसूचक संज्ञा व पत्र
- (10) बाजार मर्यादा मध्ये सुद्धा शुद्ध
- (11) बाजार मर्यादा मध्ये नांवा
- (12) भेरा



ट न न - ५
 दस्त क्र. १०२०३ / २०२४
 ३० / ३६



सह दुय्यम निबंधक ठाणे क्र. ५

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No : 2006/70132/17722

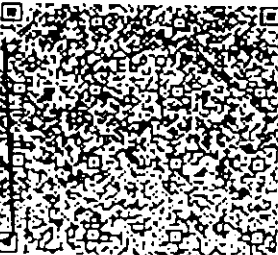
To
 पटेल प्रज्ञाबहन
 Patel Pragrabahen
 W/O: Patel Jayeshkumar
 house no.51
 hoshangabad road
 land mark citi,danish nagar,bhel sangam
 near rajat vihar
 Huzur
 Bhopal Madhya Pradesh - 462026
 9617777401

Signature Not Verified

ट न न - ५

दस्त क्र. १०२०३/२०२४

32 / 3E



आपला आधार क्रमांक / Your Aadhaar No



6340

9102545924221522

ओळख



Patel Pragrabahen
 W/O: Patel Jayeshkumar
 Huzur

3689 4821 6340

VID : 9102 5459 2422 1522

आपला आधार क्रमांक / आपला ओळख

Prasad

Self Attested

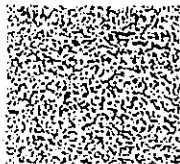


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 0000/00309/53343

To
 पटेल जयेशकुमार
 Patel Jayeshkumar
 B-3/202 Newkangthegreens, Ghodabander road,
 Near Happy valley, Maragada
 VTC Thane
 PO Chitalkar Mumbai
 District Thane
 State Maharashtra
 PIN Code 401017
 Mobile 9817777485



आपका आधार क्रमांक / Your Aadhaar No. :

7724 1093 8609

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Patel Jayeshkumar
 B-3/202 Newkangthegreens, Ghodabander road,
 Near Happy valley, Maragada
 VTC Thane

7724 1093 8609

मेरा आधार, मेरी पहचान

Prasad

Self Attested

दस्त क्रमांक: टनन5 /10903/2024

बाजार मूल्य: रु. 1,39,17,832/-

मोबदला: रु. 1,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,20,000/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:12677

पावती दिनांक: 11/06/2024

अ. क्र. 10903 वर दि.11-06-2024

सादरकरणाराचे नाव: प्रजाबहेन पटेल

रोजी 4:10 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

Prudh

दस्त हजर करणाऱ्याची सही:

कमी पडलली पाने नी...
पावती क्रमांक 12677 अन्वये
वसूल करणेत आली.

एकूण: 30660.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र.5

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 11 / 06 / 2024 04 : 10 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 11 / 06 / 2024 04 : 11 : 21 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र-

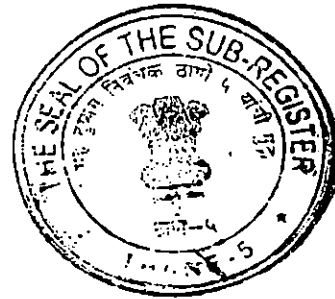
असत दस्तावेजाबद्दल घडणारे कायदा १९०८ विधान १९६१ अंतर्गत सध्याच्या काळात कोणत्याही प्रकारचा खर्च किंवा दस्तानवील संपुर्ण नसत असल्याची घोषणा करत, साक्षीदार व सोबत जोडलेले कायदापत्रे दस्ताची सत्यता कायदेशीर बाबी साठी जालीय विषयात कोणत्याही संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासक / कोषशासक बांध्या कोणत्याही कायदा / विधान / परिपत्रका बांधे उत्तरदायी राहिले जाई.

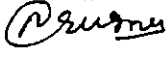





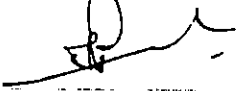


Prudh

सह दुय्यम निबंधक ठाणे

Prudh







सह दुय्यम निबंधक ठाणे





अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाव: प्रजावहन पटेल पत्ता: प्लॉट नं: मदनिका नं. 202, माळा नं: 2 ग मजला, इमारतीचे नाव: अम्बर, टाईप वी-3, ब्लॉक नं: नीळकंठ ग्रीन्स, रोड नं: मुल्ताबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर: BSWPP5974K	लिहून घेणार वय :- 43 स्वाक्षरी:- 		
2	नाव: जयेशकुमार पटेल पत्ता: प्लॉट नं: मदनिका नं. 202, माळा नं: 2 ग मजला, इमारतीचे नाव: अम्बर, टाईप वी-3, ब्लॉक नं: नीळकंठ ग्रीन्स, रोड नं: मुल्ताबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर: AGRPP6503E	लिहून घेणार वय :- 48 स्वाक्षरी:- 		
3	नाव: किष्ण मन पुरंदरे पत्ता: प्लॉट नं: मदनिका नं. 2404, माळा नं: 24 वा मजला, इमारतीचे नाव: ओड्राप, टाईप ई-1, ब्लॉक नं: नीळकंठ ग्रीन्स, रोड नं: मुल्ताबाग, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन नंबर: AVOPP4011B	लिहून घेणार वय :- 55 स्वाक्षरी:- 		

दस्तावेज दस्तऐवज करून देणार तयारकधीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 06 / 2024 04 : 19 : 18 PM

ओळख:-
खालील इमम अमें निवेदीन करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठप्पा प्रमाणित
1	नाव: मचिन चादव -- वय: 35 पत्ता: नीळकंठ ग्रीन्स मुल्ताबाग, मानपाडा, ठाणे प पिन कोड: 400610	 स्वाक्षरी		
2	नाव: इम मित्र -- वय: 36 पत्ता: नीळकंठ ग्रीन्स मुल्ताबाग, मानपाडा, ठाणे प पिन कोड: 400610	 स्वाक्षरी		

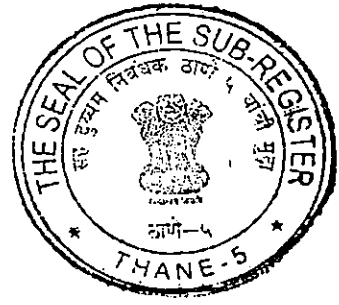
दस्तावेज निष्पादनाचा कबुलीजबाब देणाऱ्या अनु क्र. 1, 2, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार प्रजावहन पटेल	11/06/2024 04:16:56 PM	पटेल प्रजावहन F 1186268383748317184 
2	लिहून घेणार जयेशकुमार पटेल	11/06/2024 04:18:17 PM	पटेल जयेशकुमार M 1186268116822810624 

शिक्का क्र.4 ची वेळ: 11 / 06 / 2024 04 : 43 : 55 PM

शिक्का क्र.5 ची वेळ: 11 / 08 / 2024 04 : 44 : 19 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAYESHKUMAR PATEL	eChallan	03006172024061000305	MH003270109202425M	1120000.00	SD	0001856169202425	11/06/20
2		DHC		0624110707882	660	RF	0624110707882D	11/06/20
3	JAYESHKUMAR PATEL	eChallan		MH003270109202425M	30000	RF	0001856169202425	11/06/20

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

10903 / 2

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,
सदर दस्तास ३६ पाते असून
सदर दस्त पुस्तक क्र. १
दस्त क्रमांक १०८०३ दर नोंदवस्तू.

साह दुबळग लिमिटेड को-२ ठाणे क्र. १
क्रमांक :- १११०६१०२४

ट न न - ५
दस्त क्र. १०८०३ / २०२४
३६ / ३६

