

Dadara

**SCANNED**

06/02/2023

20/05/23

# AGREEMENT FOR SALE

Of

Flat No. 305, on the THIRD Floor,  
in "B" wing,

In

**NAV PARICHAY  
CO-OP. HSG. SOC. LTD.**

At

**Sai Baba Nagar, Navghar Road,  
Bhayandar (E), Tal & Dist - Thane-401105**

✓  
✗

20/05/23

20/05/23



Receipt (pavti)

7672078  
Monday, February 06, 2023  
9:50 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.:39M

पावती क्र.: 2385 दिनांक: 06/02/2023

गवाचे नाव: खाती  
दस्तऐवजाचा अनुक्रमांक: टनन4-2078-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सावर करणाऱ्याचे नाव: सिद्धेश रमेश सिरवाल .

नोंदणी फी  
दस्त ह्याताळणी फी  
पुष्टाची संख्या: 35

₹. 30000.00  
₹. 700.00

एकूण:

₹. 30700.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे  
10:08 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 4

सहायक उपनिबंधक  
सहायक उपनिबंधक  
सहायक उपनिबंधक

- 1) देयकाचा प्रकार: DHC रकम: ₹.700/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0602202300214 दिनांक: 06/02/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH014724979202223R दिनांक: 06/02/2023  
बँकेचे नाव व पत्ता: Panjab National Bank

मूळ दस्तऐवज गरत मिळाले

Amratal



GRN	MH014724979202223R	BARCODE					Date	02/02/2023-17:43:49	Form ID	B25
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Bank Portal - Simple Receipt		TAX ID / TAN (if Any)							
Office Name	THAN_ THANE NO 4 JOINT SUB REGISTRAR		PAN No. (if Applicable)	BBFPM5306Q						
Location	THANE		Full Name	RAMESH B MIRGAL						
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 305,B WING,NAV PARICHAY,CHS LTD						
Account Head Details			Premises/Building	NAVGHAR ROAD						
0030046401	Stamp Duty(Bank Portal)	220500.00	Road/Street	NAVGHAR ROAD						
0030063301	Registration Fee	300000.00	Area/Locality	BHAYANDAR EAST, THANE, Maharashtra						
			Town/City/District							
			PIN	4	0	1	1	0	5	
			Remarks (if Any)	Prop m/bly=Immovable-Prop Amt=3150000.00--Prop area=37.17--Prop area UOM=Sq.Meter--oh Prop ID=DLN--oh Prop Name=BILAS B PORA--						
			Amount In	Two Lakh Fifty Thousand Five Hundred Rupees Only						
Total			Words	2,50,500.00						
Payment Details			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	Ref. No.	03006172023020250157 020223M1436232					
Cheque/DD No.			Bank Date	RBI Date	02/02/2023-16:22:57 Not Verified with RBI					
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch			Scroll No. , Date	1, 03/02/2023						

Department ID :  
NOTE:- This challan is valid for document to be registered in Su

Registrar office only. Not valid for unregistered document.  
सदर चालन केवल सुप्रीम नेशनल बैंक के द्वारा ही दर्ज कराया जा सकता है।

Mobile No. : 9820578772

09/02/2023  
9 34



*Signature*

*Bills Para*

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११.०२.२०२३	
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**AGREEMENT FOR SALE**

**OF FLAT PREMISES ON OWNERSHIP BASIS**

THIS AGREEMENT FOR SALE is made and entered into at BHAYANDAR, Taluka and Dist. Thane, this 06<sup>th</sup> day of FEBRUARY in the Christian Year TWO THOUSAND TWENTY THREE.

✓ Bites Pata

*(Handwritten signatures)*  
 G. M. D. S. S. S.  
 P. S. S. S. S.

✓ Bilas Bora

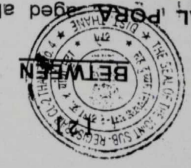
Signature  
Bilas Bora

1. MR. SIDHESH RAMESH MIRGAL, aged about 28 years, PAN : BXUPM3294G, 2. MR. RAMESH BABYA MIRGAL, aged about 56 years, PAN : BBFPM5306Q, Indian inhabitants, having address at Flat No. G-3, A wing, NITYANAND DHAM CO-OP. HSG. SOC. LTD., Sai Baba Nagar, Navghar Road, Bhayandar (E), Tal. & Dist-Thane-401105, hereinafter referred to as the "THE TRANSFEREES" (Which expression shall, unless it be as repugnant to context or contrary to the meaning thereof, be deemed to mean and include their legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivors and permitted assigns) of the SECOND PART.

AND

AMOPP8046M, Indian inhabitant, having address at Flat No. 305, on the THIRD Floor, in "B" wing, NAV PARICHAY CO-OP. HSG. SOC. LTD., situated and lying at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, hereinafter referred to as the "THE TRANSFEROR" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, successor-in-interest, till the last survivors and permitted assigns) of the ONE PART.

305	3 MR. BILAS BIMAL
2022	2022
2022	2022



Signature  
Bilas Bora

✓ Bilas Bora

The Transferor is legal bonafide member of the NAV PARICHAY CO-OP. HSG. SOC. LTD., a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act, 1960 under No. TNA/(TNA)/HSG/(TC)/5586/1992-1993 Dated 25.01.1993, its registered office at the same building and whereas such member is registered share holder of five fully paid up shares bearing Share Certificate No. 36 distinctive nos. from 176 to 180 (both inclusive) of the said society standing in his name and whereas such members and share holders the Transferor has full right, interest and ownership and possession of the said Flat in the said society's building situated at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105.

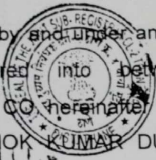
PREMISES".  
for the sake of brevity is referred to the said "FLAT schedule hereunder written). The said premises herein after Dist-Thane-401105 (more particularly described in the at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & area 500 sq.ft. [Built up area 37.17 sq.mtrs.]. Situated and lying PARICHAY CO-OP. HSG. SOC. LTD.,", having Super Built up the THIRD Floor, in "B" wing, the Society known as "NAV sufficiently entitled to the Flat premises bearing No. 305, on

WHEREAS, the Transferor is the owner and the exclusive possession along with share capital and otherwise



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AND WHEREAS by and under an agreement for sale dated 10-04-1992 entered into between M/S. JAI BABA CONSTRUCTION CO. hereinafter referred to as the One Part and 1. MR. ASHOK KUMAR DUTTA 2. MRS. ANITA A. DUTTA party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-Registrar office, Thane-4, vide document No. 01031/2007, dated 02.02.2007.

AND WHEREAS, by and under an agreement for sale dated 25.05.2011 entered into between 1. MR. ASHOK KUMAR DUTTA 2. MRS. ANITA A. DUTTA hereinafter referred to as the One Part and MR. BILAS BIMAL PORA party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-Registrar office, Thane-4, vide document No. 4458/2011, dated 26.05.2011.

AND WHEREAS, The Transferor herein confirm that the above said agreement executed between the above said Builder and the Present Transferor herein is legally valid, existing, subsisting and has not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said flat premises since the date he purchased. The Transferor further declares that except him there is no one else who had or has any right, title, interest or claim in the said Flat Premises or the shares.

J Bilas Pora

Signature  
 Bilas Pora

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AND WHEREAS, the Transferor herein confirm that the title of the said premises is clear, marketable and free from all types of encumbrances and has assured, declared and confirmed that he has absolute right, title and interest of selling the above said Flat premises to whomsoever he wants without any types of hindrance, encumbrances from anybody.

AND WHEREAS, the Transferor herein has agreed to assign his right, title, interest and shares along with ownership rights, under the said Agreement for Sale with the above said Parties in respect of the said Flat premises and the Transferees herein agreed to acquire the said flat premises on terms, conditions and obligation hereinafter mentioned.

**NOW THESE PRESENTS WITNESSETH**  
**AS FOLLOWS:-**

1. The Transferor is the owner and in exclusively possession along with share capital of otherwise well and sufficiently entitled to the Flat premises bearing No. 305, on the THIRD Floor, in "B" wing, in the society known as "NAV PARICHAY CO-OP. HSG. SOC. LTD.", at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105.

Bilas Pora

Signature  
 Bilas Pora

<b>उत्तर</b>	
2. The Transferees herein agreed to acquire from the	2023
Transferor and the Transferor has agreed to sell the	
above said flat/Premises on as it is where it is basis at	



Lump-sum sale consideration of ₹. 31,50,000/- (RUPEES **THIRTY ONE LAKHS FIFTY THOUSAND ONLY**) being the Full & Final Payment for his claim for the said Flat premises and the Transferees shall take over the said premises on OWNERSHIP BASIS subject to terms, conditions and obligations contained in the said agreement with the above said Parties.

3. (a) Transferees herein have paid to the Transferor a sum of ₹. 15,00,000/- (RUPEES FIFTEEN LAKHS ONLY) as a PART PAYMENT of the total agreed sale consideration to be acquired on OWNERSHIP BASIS by them after paying the balance amount of ₹. 16,50,000/-, within 45 working days from the date of Registration.

(b) The Transferor hereby agrees and undertakes that immediately on receipt of Full & Final amount of agreed consideration as mentioned in clause (2) herein the Transferor will handover peaceful vacant possession of the said flat to the Transferees and shall clear all the dues prior to the possession of the said Premises by the Transferor along with all relevant documents including Maintenance bills, Property tax receipts etc. standing in his name and also agrees to handover all the original agreements, share certificate of the flat.

*Bikas Parva*

*Shri...*  
*...*

<b>उत्तर</b>	
(c) It has been EXPRESSLY AGREED by the parties herein, that TIME PERIOD IS ESSENCE OF CONTRACT, as far as the above given balance	33
payment is concerned. The Transferees are availing loan from banks/institution and for that purpose the Transferor shall co-operate with Transferees to obtain from the said society all such papers, documents and NOC (No Objection Certificate) which may be required by banks/institution for disbursement/ sanctioning the loan amount in favour of Transferees.	



(d) If the Transferees fails to pay the balance agreed sale consideration within the due date given in para 3 (a) above within given time, after due date then the Transferees shall be entitle to grace period of further 20 days, however if the Transferees fails to make the payment of balance consideration amount within the given grace period then this agreement shall be cancelled and the amount received by the Transferor shall be refunded back to the Transferees (without interest) and no claim thereafter will be entertained in this regard and the Transferor shall be free to sell, transfer the above said flat to whomsoever he wants without the concern of the Transferees.

(e) It is EXPRESSLY AGREED by both the parties herein, due to WILLFUL DEFAULT of any of the parties both have rights, to take lawful action as per SPECIFIC RELIEF ACT.

*Bikas Parva*

*Shri...*  
*...*

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 The Transferor  
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(a) That the Transferor herein confirms that the above said agreement, executed between the above said Parties and present Transferor herein is legally, valid, exercising, subsisting and has not cancelled, terminated, revoked, and the Transferor herein has quiet, vacant, and peaceful possession of the said flat premises since the date he purchased.

(b) That, the said Flat premises is free from all types of encumbrances, lien, liabilities, claims and demands of any nature whatsoever, including notice of lispendens.

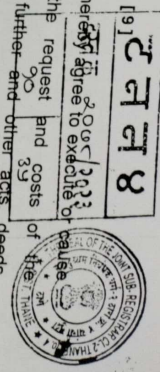
(c) That, no suit is pending in respect of the said Flat premises nor therein an attachment, proceedings going on, nor the said flat is subject to any legal charges, attachment, lien, claim in favour of anybody or public authority, local body and no taxes, dues, rate and levies are pending and there is no litigation of any other nature whatsoever of any person/s against him in respect of the above said flat premises.

(d) That, after the possession of this Flat the Transferees are entitled to hold, possess, occupy and enjoy the said Flat premises without any interruption, hindrance, denial, demands and eviction from the Transferor herein or from any other person/s.

*1 Bidas Para*

*Prakash*  
*Prakash*

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(e) The Transferor do hereby agree to execute the request and costs of the Transferees all such further and other acts, deeds, matters and things in law whatsoever as may be required by the Transferees or their Counsel at Law for better and more perfectly transferring, conveying and assigning the said Flat Premises in favour of the Transferees.

(f) The Transferor is not restrained either under the Income Tax Act or any other Statute of Law for the time being in force from dealing with or disposing of the said Flat Premises or any part thereof to the Transferees in any manner whatsoever.

(g) The Transferor has not been adjudicated insolvent nor he has committed any Act of insolvency nor is there any order of any Court or Authority restraining the Transferor or creating any inability in the Transferor from entering into this Agreement.

5. If the transaction is not completed on account of the willful default on the part of the Transferor, the Transferees shall claim damages without prejudice to their other rights and remedies in law.

6. If the transaction is not completed on account of the willful default of the Transferees, the Transferor shall be entitled either to require specific performance of this agreement by the Transferees without prejudice to his other rights and remedies in law.

*1 Bidas Para*

*Prakash*  
*Prakash*





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11. The Transferor and the Transferees hereby confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and obligations and with the full knowledge and have fully understood the same in letter and spirit.

12. The Society transfer charges shall be paid by both the Transferor and the Transferees in equal proportion.

13. The Transferees shall bear and pay the charges towards the Stamp duty as per the Bombay Stamp Act and Registration charges, and thereafter lodge this Agreement before the concerned Joint Sub-Registrar of Thane, within the stipulated time limit and the Transferor has agreed to attend and to admit the execution thereof.

**THE SCHEDULE REFERRED TO ABOVE**

ALL THAT FLAT PREMISES bearing No. 305, on the THIRD Floor, in "B" wing, having Built up area 500 sq.ft. [Built up area 37.17 sq.mtrs.] thereabouts in the society known as "NAV PARICHAY CO-OP. HSG. SOC. LTD.", having Regn No. TNA/(TNA)/HSG/(TC)/55586/1992-1993, situated at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, on the piece of land bearing Old Survey No. 177, New Survey No. 65, Hissa No. 9, Situated, lying and being in the Revenue Village KHARI, Tal & Dist-Thane, in the Registration District and Sub-District of Thane, within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL CORPORATION.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand and seal to these

presents the day and year first hereinabove written.

Burns Page

Mirza

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20/07/2023  
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7. The Transferees do hereby covenant with the Transferees that the Transferor shall pay to the Society all taxes and outgoing in respect of the said Flat Premises till the possession of the Flat Premises is delivered to the Transferees by the Transferor and if any amount is found due & payable by the Transferor prior to the date of delivery of possession of the said Flat Premises, the same shall be reimbursed by the Transferor such as property tax, maintenance and outgoing for the period prior to the date of delivery of possession of the said Premises.

8. The Transferees herein assure, state, and declares that they will observe, perform all the terms, conditions and obligations contained in the said Agreement for Sale with the above said Parties and that of the society bye-laws as amended from time to time.

9. This Agreement shall always be subject to the provision contained in the Maharashtra ownership Flat Acts, 1963 and Maharashtra Ownership Flat Rules, 1964 or any other provision of law application hereto.

10. The Transferor hereby further covenants that he will submit all the necessary papers with the society to get the said Flat Premises and Share Certificate No. 36 for Five fully paid up shares bearing distinctive No. 176 to 180 (both number inclusive) transferred in favour of Transferees.

Mirza

Burns Page

Burns Page



RECEIPT (PART PAYMENT)  
₹ 15,00,000/-  
2023/09/28

RECEIVED from the Transferees 1. MR. SIDHESH RAMESH MIRGAL 2. MR. RAMESH BABYA MIRGAL for sale and transfer of the said Flat premises No. 305, on the

THIRD Floor, in "B" wing, NAV PARICHAY CO-OP. HSG. SOC. LTD., situated and lying at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, a sum of ₹. 15,00,000/- (RUPEES FIFTEEN LAKHS ONLY) as a PART Payment on the given terms and conditions as mutually agreed by way of CASH/CHEQUE/ IMPS/ NEFT/ RTGS/ as given below.

DATE CASH/CHEQUE/ IMPS/ NEFT/ RTGS NO BANK AMOUNT(RS)

28.01.2023	no. 095966	Bharat Bank	10,00,000/-
28.01.2023	no. 095967	Bharat Bank	4,00,000/-
09.11.2022	no. 064642	Bharat Bank	1,00,000/-

Total ₹. 15,00,000/-

I SAY RECEIVED

MR. BILAS BIMAL PORA

✓ Bilas Pora

WITNESS:  
1. Ramesh Shirsalkar  
2. Rajesh Shirsalkar

Subject to realization of cheques/s



Bilas Pora



Sidhesh



Ramesh

₹ 15,00,000/-  
2023/09/28  
SIGNED SEALED AND DELIVERED BY  
THE WITHINNAMED TRANSFEROR



MR. BILAS BIMAL PORA

In the presence of...  
1. Ramesh Shirsalkar  
2. Rajesh Shirsalkar

SIGNED SEALED AND DELIVERED BY THE WITHINNAMED "TRANSFEREES"

1. MR. SIDHESH RAMESH MIRGAL

2. MR. RAMESH BABYA MIRGAL

In the presence of...

1. Name : Rajal Shirsalkar  
Address : Kalyan Bhayandur

Signature : Ramesh Shirsalkar

2. Name : Supnya Manoj Bhayandur  
Address : Kalyan Bhayandur

Signature : Rajal Shirsalkar

प्रपत्र- ब

स्वयं-साक्षात्कनासाठी स्वयंघोषणापत्र

**MR. BILAS BIMAL PORA**, aged about 39 years, PAN : AMOPP8046M राहणार -

Flat No. **305**, on the **THIRD** Floor, in "**B**" wing, **NAV PARICHAY CO-OP. HSG. SOC. LTD.**, situated and lying at Sai Baba Nagar, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105 याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षात्कित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास,

भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-

दिनांक :-

जनसंख्या	
वस्तु क्र. 2006/2023	
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अर्जदाराची सही

मी **MR. SIDDHESH RAMESH MIRGAL**, aged about 28 years, PAN :

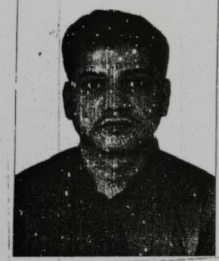
BXUPM3294G राहणार Flat No. G-3, A wing, NITYANAND DHAM CO-OP. HSG.

SOC. LTD., Sai Baba Nagar, Navghar Road, Bhayandar (E), Tal. & Dist-Thane-401105 याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षात्कित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-

दिनांक :-

*Siddhesh Mirgal*



अर्जदाराची सही

मी **MR. RAMESH BABYA MIRGAL**, aged about 56 years, PAN : BBFPM5306Q

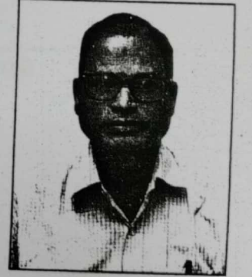
राहणार Flat No. G-3, A wing, NITYANAND DHAM CO-OP. HSG. SOC. LTD., Sai Baba Nagar, Navghar Road, Bhayandar (E), Tal. & Dist-Thane-401105 याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षात्कित केलेल्या प्रती या मूळ कागदपत्रांच्याच सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता आणि / किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

ठिकाण :-

दिनांक :-

*Ramesh Babya Mirgal*

अर्जदाराची सही





सत्यमेव जयते

महाराष्ट्र शासन

## नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टी.सी.) / ५५८६ / ९२-९३

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

“नव परिचाय” को-ऑपरेटिव्ह होसिंग सोसायटी ही  
नवखार रोड, आर्द्रदर (पूर्व), ता.जिं.दणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील  
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)  
अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /  
(टीसी) / ५५८६ / ९२-९३ / दिनांक २५ / १ / १९९३  
ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ अन्वये  
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील

अन्वये संस्थेचे नोंदणी क्रमांक २०  
उप संस्था संस्थेचे नोंदणी क्रमांक ३५



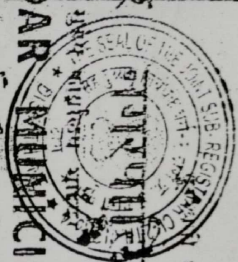
हस्ता

सहा. शि. गांगुळे  
उप निदेशक

दिनांक : २५ / १ / १९९३

सदकादी बांध, ठाणे ता. कावळे

ट न न ४  
दर मिश्र - भारद्वाज  
MIRSI-BHAYANDAR



पार्षदांच्या परिषद  
MUNICIPAL COUNCIL

आ. नं. ३०८३०।८. ९७

पुणे शहर

दिनांक 20/9/2020

उपरोक्त विषयाचा धारदार मार्ग, भारद्वाज (प.), पोल कोड-४०१ १०१.

पुणे शहर नगरपालिका येथे आलेली, मिरसि भारद्वाज नगरपालिका  
 मार्ग, भारद्वाज पूर्व, नवघर, सं.न. १७७१/ती/९ येथे ये. जयबाबा इस्ट-  
 यस्तन कंपनी यांची "परिषदा" नावाची इमारत असून सदरचे हस्तावरी  
 साठी अर्जादारांनी ये. मध्य प्रशासकीय नागरी संकलन ठाणे, यांची कृपया  
 रस आत ०१/५१ दि. १४.१.८८ ये नकरती मुंबई येथील आले आहे. याने  
 ये. अडिशनल सहाय्यीलदार सं. उन के ३/१८६७७७ यांनी रस आत १८  
 दि. १०.१३.२० ये आवाश्याक परवानगी दिलेली आहे. सध्या ये. सध्या  
 यापुढील नवघर यांची संपूर्ण परवानगी येथे देण्यात आली आहे.  
 याबाबत व्हाट इमारतीचे बांधकाम केले आहे. सध्या नवघर इमारती मधील  
 रजिस्ट्रार-या रजिस्ट्रार्यांनी येथील येथील सहाय्यीलदार कर्तव्य दिला आहे  
 नगरपालिकेचे धरून नाही. सध्या याबाबत देणगी आहे.  
 सदरचा धारदार ये. नवघर वत संकलन येथे आत ०१.१.२०.  
 यात अर्जावरून देण्यात येत आहे.



प्रशासक,  
 मिरसि भारद्वाज नगरपालिका परिषद

No.MAA/Village Khari- SR.10  
Office of the Adl. Tahasildar.  
(N.A.) Thane. Date/10/12/1990.

- i) Show cause notice dated 2.12.90 served to Shri Madhusudan Shrinivas Sharma P.A.H. & Owner of Jai Baba Construction Co.
- ii) The Maintenance Surveyor's Report No.754/90 dated 4.12.90.
- iii) Panchnama of 7 /12/90.

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O R D E R.

1) The land comprised in Survey No. Old 177/9, 177/1-C, New 65/9, 65/1-C, of Village Khari, Taluka Thane, District Thane measuring 770 Sq.Metres belongs to Shri Pandurang Keshav Patil & Gaiti Godabai Balya Patil & Others. The land is being used for non-agricultural purpose unauthorisedly for Residential purpose since 1988-89. The structures in the said land as shown by Betters A.B.C.D. in accompanying site plan drawn by the Maintenance Surveyor, is constructed by Shri Madhusudan Shrinivas Sharma P.A.H. & Owner of Jai Baba Construction Co. The building plan was not approved by Mira-Bhaingar Municipal Council before starting the construction.

The occupant has converted the land for non-agricultural purpose without obtaining permission from the competent Revenue Authority as required under section 44 of the Maharashtra Land Revenue Code, 1966. The occupant, has, therefore, become liable to the penalties mentioned in Section 45 of the Maharashtra Land Revenue Code, 1966 and the rules thereunder.

3) The show cause notice was served upon Shri Madhusudan Shrinivas Sharma P.A.H. & Owner of Jai Baba Construction Co. and he has replied to it as per notice dated 2/12/90.

The say of the parties is as under :

Party concerned is willing to pay the assessment of N.A.A. & Fine.

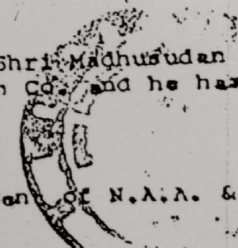
4) In this case, the occupant having used his land measuring 770 Sq.Metres comprised in Survey No. Old 177/9, 177/1-C, New 65/9, & 65/1-C, of Village Khari, Taluka Thane, District Thane for non-agricultural use for Residential without obtaining permission of the Collector under section 44 of the Maharashtra Land Revenue Code, 1966, the holder is liable to the penalties mentioned under section 45 of the Maharashtra Land Revenue Code, 1966.

5) In exercise of the powers delegated to him under Section 45 and 114 of the Maharashtra Land Revenue Code, 1966 under Collector Thane's notification No. REV/DESK/II/XI 124 dated 27.6.1978 Additional Tahasildar (MA) is pleased to order, subject to the last paragraph i.e. para No.7 of this order.

(1) that the occupant/holder Shri Madhusudan Shrinivas Sharma P.A.H. & Owner of Jai Baba Const. Co. should pay non-agricultural assessment at the rate of Rs.19.70 per 100 Sq.Metres per year with effect from 88.89 to 90.91 upto date i.e. Rs.455.05 continue to make payment at this rate till further orders or till the unauthorised construction is removed, whichever is earlier.

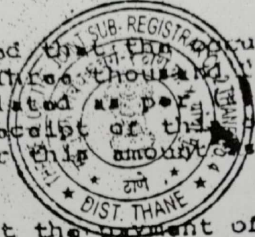
(11) that the occupant/holder should also pay a fine equal to forty times the non-agricultural assessment i.e. Rs.3144.10.

मि.रा. (C.E.O.)  
वि.रा. (C.E.O.)  
मि.रा. (C.E.O.)  
मि.रा. (C.E.O.)



98 99

Further ordered that the occupant should pay an amount of Rs. 3599/- (in word) Three thousand five hundred nintynine & fifteen only) calculated as per para 6 (ii) above within 15 days from the date of receipt of this order, failing of which steps will be taken to recover this amount as an arrears of Land Revenue.



7) It is clarified that the payment of amount mentioned in para 6 (i) and 6 (ii) above does not mean regularisation of unauthorized non-agricultural use under section 47(b) of the Maharashtra Land Revenue Code, 1966. If the occupant/holder desires that the unauthorized non-agricultural use may be regularised under section 47(b) of the said Code. He may apply to the undersigned/Collector with necessary documents, within six months from the date of issue of this order failing which he shall be proceeded against in accordance with the provisions of the Maharashtra Land Revenue Code, 1966, and the Rules thereunder, and unauthorized N.A. use removed/structures demolished and the land restored to original use at his cost.



*[Signature]*  
ADDL. TAHASILDAR (N.A) THANE.

To  
Shri Pandurang Keshav Patil & Godabai Balya Patil. & Others.

Copy to Shri Madhusudan Shrinivas Sharma P.A.H. Owner of Jai Baba Construction Co.

According to this N.A. conditional order dt. 10/12/90, he should pay an amount of Rs. 3599/- immediately to this Office.

Copy forwarded w/cs. to the Tahasildar Thane for taking a note in T.F.IV and to issue a counter form for recovery of N.A. & Fine.

Copy to Talathi Saza. *[Signature]*

2/ He should recover the Total Rs. 3599/- being the amount of N.A. & fine Rs. \_\_\_\_\_ + V.P.Z.P. Case Rs. \_\_\_\_\_ and report compliance to this office. He should also take a note in V.P.No. IV & V.P.No. II (Supplimentary) issue counter form immediately



*[Signature]*  
ADDL. TAHASILDAR (N.A) THANE.

शिवराज (S.E.O.)  
विदे  
सत्य  
मिरा-  
स्वाधी

दनम-९	
१४	१२०
१४	१२१

Data of Bank Receipt for GRN MH014724979202223R  
Bank - PUNJAB NATIONAL BANK

Bank/Branch : 020223M1436232  
Pmt Txn id : 02/02/2023 16:22:57  
Pmt DtTime : 03006172023020250157  
ChallanIdNo : 1201 / THANE  
District : IGR116 / THN4\_THANE NO 4 JOINT SUB REGISTRAR  
Office Name : MH014724979202223R  
GRAS GRN : 02/02/2023 17:43:49  
GRN Date

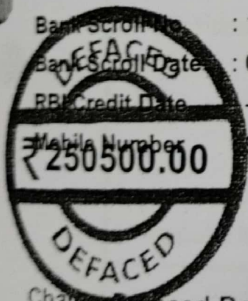
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 2,20,500.00/- (Rs Two Lakh Twenty Thousand Five Hundred Rupees Only)

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

**Only for verification not to be printed and used**

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 305,B WING,NAV PARICHAY,CHS LTD , NAVGHAR ROAD  
Consideration : 31,50,000.00/-  
: BHAYANDAR EAST,THANE,Maharashtra  
: 401105  
Duty Payer : PAN-BBFPM5306Q RAMESH B MIRGAL  
Other Party : DLN-- BILAS B PORA

Bank Scrial No : 1  
Bank Scrial Date : 03/02/2023  
RBI Credit Date : --  
Mobile Number : 9820578772



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-76-2078	0007355949202223	06/02/2023-09:50:21	IGR116	30000.00
2	(IS)-76-2078	0007355949202223	06/02/2023-09:50:21	IGR116	220500.00
Total Defacement Amount					2,50,500.00

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संक्र. २०७८ / २०२३  
२९ ३५





मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230206173	06 February 2023,09:28:18 AM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	2/15-के) भु- विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती संव्दे क्रमांक				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :	सर्व्हे नंबर#65		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
26500	81400	93700	101800	93700	मोजमापनाचे एकक चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	37.17चौ. 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	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type -	Resale				
First Sale Date -	25/05/2011				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.81400/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (81400-26500) * (100 / 100) ) + 26500 ) = Rs.81400/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 81400 * 37.17 = Rs.3025638/-				
Applicable Rules	= 3, 9, 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 = 3025638 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3025638/- = □ तीस लाख पंचवीस हजार सहा शे अडतीस /-				

Home

Print

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दस्त क्र. २००८/२०२३

३९

३५



/6/2078

सोमवार, 06 फेब्रुवारी 2023 9:50 म.पू.

दस्त गोषवारा भाग-1

टनन 4 33 34

दस्त क्रमांक: 2078/2023

दस्त क्रमांक: टनन 4 /2078/2023

बाजार मुल्य: रु. 30,25,638/-

मोबदला: रु. 31,50,000/-

भरलेले मुद्रांक शुल्क: रु. 2,20,500/-

दु. नि. सह. दु. नि. टनन 4 यांचे कार्यालयात

अ. क्र. 2078 वर दि. 06-02-2023

रोजी 9:47 म.पू. वा. हजर केला.

पावती: 2385

पावती दिनांक: 06/02/2023

सादरकरणाराचे नाव: सिद्धेश रमेश मिरगल .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 06 / 02 / 2023 09 : 47 : 00 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 06 / 02 / 2023 09 : 48 : 08 AM ची वेळ: (फी)

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दस्त क्र. 2078 / 2023

33

34



06/02/2023 10 17:35 AM  
दस्ता क्रमांक : टनन4/2078/2023  
दस्ताचा प्रकार : करारनामा

दस्ता क्रमांक: 2078/2023

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: विलास विमल पोरा . .  
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. 305, तिमरा मजला, बी विंग, नव परिचय को-ऑप. हौसिंग सोमायटी लिमिटेड, साई बाबा नगर, नवघर रोड, भाईदर (पूर्व), तालुका व जिल्हा-ठाणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, THANE.  
पॅन नंबर: AMOPP8046M
- 2 नाव: मिद्धेश रमेश मिरगल .  
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. जी-3, ए विंग, नित्यानंद धाम को ऑप हौ सोसा लि., साई बाबा नगर, नवघर रोड, भाईदर पूर्व, ठाणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे.  
पॅन नंबर: BXUPM3294G
- 3 नाव: रमेश बब्या मिरगल . .  
पत्ता: प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: सदनिका क्र. जी-3, ए विंग, नित्यानंद धाम को ऑप हौ सोसा लि., साई बाबा नगर, नवघर रोड, भाईदर पूर्व, ठाणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे.  
पॅन नंबर: BBFPM5306Q

पक्षकाराचा प्रकार  
लिहून देणार  
वय :- 39  
स्वाक्षरी:-

*Beas Poera*

लिहून घेणार  
वय :- 28  
स्वाक्षरी:-

*Smrgey*

लिहून घेणार  
वय :- 56  
स्वाक्षरी:-

*Pringy*



आयाचित्र

अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 06 / 02 / 2023 10 : 13 : 48 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व 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 मिद्धेश रमेश मिरगल .	06/02/2023 10:13:04 AM	मिद्धेश रमेश मिरगल M XXXX XXXX 6155
2	लिहून घेणार रमेश बब्या मिरगल . .	06/02/2023 10:14:28 AM	रमेश बब्या मिरगल M XXXX XXXX 5224
3	लिहून देणार विलास विमल पोरा . .	06/02/2023 10:08:55 AM	विलास विमल पोरा M XXXX XXXX 4168

शिक्का क्र.4 ची वेळ: 06 / 02 / 2023 10 : 14 : 32 AM

शिक्का क्र.5 ची वेळ: 06 / 02 / 2023 10 : 15 : 23 AM नोंदणी पुस्तक 1 मध्ये

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## गावाचे नाव : खारी

(1) विविधाचा प्रकार	करानामा
(2) मोबदला	3150000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकारा आकारणी देता की पट्टेदार ने नमुद कराचे)	3025638
(4) रू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव,सिंगा-भाईदर मनपा इतर बर्षाने ., इतर माहिती: , इतर माहिती: वार्ड क्र. कें,विभाग क्र. 2/15,मदनिका क्र. 305,तिसरा मजला, बी विंग, नव परिचय को-ऑप, हौसिंग सोसायटी लिमिटेड, साई बाबा नगर,नवघर रोड,भाईदर(पूर्व),तालुका व जिल्हा-ठाणे-401105,शेवफळ(विल्डअप 37.17 चौ. मीटर)( Survey Number : जुना मन्हे क्र. 177, नविन मन्हे क्र. 65, हिस्सा क्र. 9 ; ) 1) 37.17 चौ.मीटर
(5) शेवफळ	1) 37.17 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विलास विमल पोरा. . बघ:-39; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: मदनिका क्र. 305, तिसरा मजला, बी विंग, नव परिचय को-ऑप, हौसिंग सोसायटी लिमिटेड, साई बाबा नगर, नवघर रोड, भाईदर (पूर्व), तालुका व जिल्हा-ठाणे, क्रॉक नं. ., रोड नं. ., महाराष्ट्र, THANE. पिन कोड:-401105 फॅन नं:-AMOPP8046M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धेश रमेश मिराल . बघ:-28; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: मदनिका क्र. की-3, ग विंग, नियातंद धाम को ऑप ही सोसा लि, साई बाबा नगर, नवघर रोड, भाईदर पूर्व, ठाणे, क्रॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे, पिन कोड:-401105 फॅन नं:-BBFPM5306Q 2): नाव:-रमेश बप्पा मिराल . बघ:-56; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: मदनिका क्र. की-3, ग विंग, नियातंद धाम को ऑप ही सोसा लि, साई बाबा नगर, नवघर रोड, भाईदर पूर्व, ठाणे, क्रॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे, पिन कोड:-401105 फॅन नं:-BBFPM5306Q
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2023
(10) रमन नोदणी केल्याचा दिनांक	06/02/2023
(11) अनुक्रमांक,वर्ड व पृष्ठ	2078/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	220500
(13)वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांक्रनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाताना निवडलेला अनुच्छेद :- :

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



सह नुययज सिनिंरकर वर्धा-2  
ठाणे क्र. ४

मिरा-भाईंदर नगरपालिका परिषद  
**MIRA-BHAYANDAR MUNICIPAL COUNCIL**

मुख्य कार्यालय भाईंदर  
 जयवती विभागीय महाराज मार्ग, भाईंदर (प.), पिन कोड - ४०११०१.

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दिनांक २०/१/०९

दाखला देण्यात येत आहे की, मिरा भाईंदर नगरपालिका  
 रस्त्यात भाईंदर पूर्व, नवपूर, सं.नं. १००४१ मी/२ घेणे ये. जाण्याचा कॅम्प-  
 साठी अर्जादारांनी ये. सध्या प्राधिकारही नसत असून सदरचे इमारती  
 रस्त्यात ५१ दि. १४.१.८८ ने बनवली गेली होती आहे. तसेच  
 दि. १०.१२.९० ने आवश्यक परवानगी दिलेली आहे. तसेच ये. सर्व  
 शासकीय नवपूर पांती बांधणी परवानगी घेऊन त्याला उचित रिती  
 बांधणीचा इनामही देण्यात येत आहे. तसेच सदरचे इमारती मधील  
 राहण्या-या रहिवाश्यांना स्वयंसेवक जबाबदारीवर रकम दिल्यात  
 नसल्याने हरत नाही. तसेच दाखला दिला आहे.  
 सदरचा दाखला ये. जयवती कॅम्प घाट्या दि. १०.१.९१  
 च्या अर्जावरून देण्यात येत आहे.



*(Signature)*  
 प्रशासक,

मिरा-भाईंदर नगरपालिका परिषद

FOR MIRA-BHAYANDAR MUNICIPAL COUNCIL LTD.

*(Signature)*  
 CHAIRMAN

*(Signature)*  
 HON. SECRETARY

*(Signature)*  
 TREASURER