

Share Certificate No. 69 ~~44~~

Member's Regn. No. \_\_\_\_\_

No. of Shares 05

# Share Certificate

**SHREY-ANAND CO-OPERATIVE HOUSING SOCIETY LTD.**

JHANE

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

Registration No. TN/HSG/TC/11350/11/1/2000

Date 25/07/2004

This is to certify that Shri/ Smt./M/s. SHUBHACHANDRA HUBRAJ MAURYA & HARISECHANDRA HUBRAJ MAURYA is the Registered Holder of Five fully paid up shares of Rs. FIFTY each numbered from 341 to 345 both inclusive, in

SHREY-ANAND CO-OPERATIVE HSG. SOCIETY LTD., JHANE

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on SUNDAY

this 25<sup>th</sup> day of JULY 20 04



Authorised  
M.C. Member

*Bernandes*  
Secretary

*[Signature]*  
Chairman

P.T.O.

*Deshpande*

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002458950096

बीज पुरवठा देयक माह: JUN-2024

HSN code 27160000

ग्राहक क्रमांक: **000010819032**  
PALLAVI RAJESH DESHPANDE  
SHREYA ANAND@A'WING SHOP NO.1 DHOKALI THANE 400607  
मोबाइल/ ईमेल: 98\*\*\*\*\*49/dr.....@gmail.com

देयक दिनांक: **06-JUN-24**  
देयक रक्कम रु: **2,080.00**

देय दिनांक: **26-JUN-24**  
या तारखे नंतर भरल्यास: **2,100.00**

विलीन युनिट: 4541 :KOLSHETH URBAN S/DN.  
दर संकेत: 052 /LT II Comm 1Ph < 20KW  
पोल नं: **00000000**  
पो.सी./चक्र+मार्ग-क्रमाडि.टी.सी.: 2 / 20-1605-3110 /4541135  
मिटर क्रमांक: **08203038513**  
रिडिंग ग्रुप: A2

पुरवठा दिनांक: 02-Jan-1995  
मंणुर भार: .2 KW  
सुरक्षा ठेव जमा(रु): 2,658.07  
चालु रिडिंग दिनांक: 02-JUN-24  
मागील रिडिंग दिनांक: 01-MAY-24

Scan this QR  
Code with BHIM  
App for UPI  
Payment

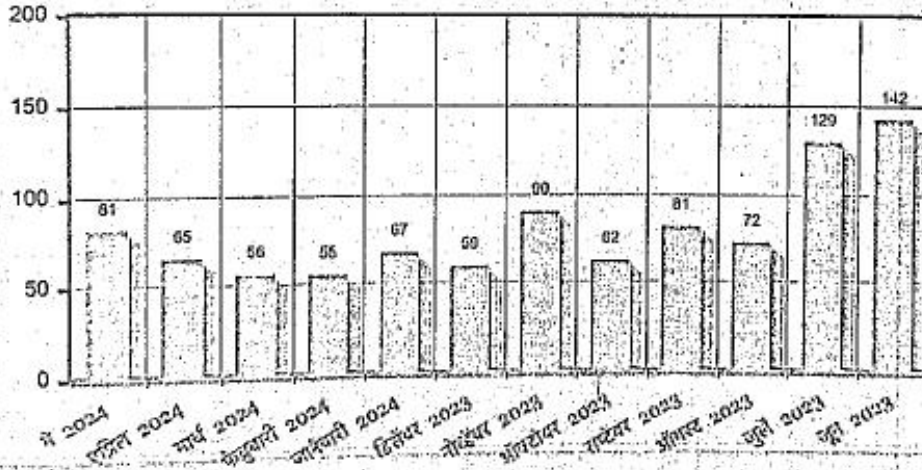


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
5450	5336	01	114	0	114

NORMAL  
Bill Period: 1.07 Month(s) /

मागील बीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7  
**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-  
[www.mahadiscom.in](http://www.mahadiscom.in) >  
ConsumerPortal > CGRF  
वापर उपलब्ध आहे.

महत्वाचे :

- छापील विला ऐयजी ई-विला साठी नोंदणी करा व प्रत्येक विलामागे १० रुपयांचा गो-ग्रीन डिस्कॉन्ट मिळवा नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Green/gogreen.jsp> (GGN नंबर तुमच्या छापील विलावर वरच्या याजुला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे बिज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सस व क्रांतीच यामुळे)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 02-07-2024 या तारखेला होईल.

विशेष संदेश :

महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करतांना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01000010819032
- IFS Code: SBIN008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC

# AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 16<sup>th</sup> day of March, 2015

## BETWEEN

1) MR. SHUBHASHICHANDRA HUBRAJ MAURYA, age 46 years, PAN : AOHPM8336A, and 2) MR. HARISHCHANDRA HUBRAJ MAURYA, age 37 years, PAN : AWRPM6122E, both Indian Inhabitants, having address at Shop No. 1, Ground Floor, Shrey Anand Co-Op. Hsg. Soc. Ltd., Kolshet Road, Dhokali, Balkum, Thane (W) - 400607, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

## AND

1) DR. PALLAVI DESHPANDE, age 34 years, PAN : NIGFEB4867K, and 2) MR. RAJESH DESHPANDE, age 35 years, PAN : ARIPD9488Q, both Indian Inhabitants, having address at 602, 6<sup>th</sup> Floor, A Wing, Supernal Garden, Dhokali, Kolshet Road, Thane (W) - 400607, hereinafter called "THE TRANSFEREES" (which expression shall unless it 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.



277-2
28/3/2015
Y/201

WHEREAS by virtue of a Registered Agreement dated 27<sup>th</sup> day of December, 2001 (Registered with the Sub-Registrar of Thane at Doc. No. TNN1-11757-2001 dated 28/12/2001) executed between M/s. Patidar Developers, a partnership firm having its office at 3, Tulsi Bhuvan, Gopal Lane, M. G. Road, Ghatkopar, Bombay - 400086 and the TRANSFERORS herein, the TRANSFERORS purchased and acquired all rights, title and interest in Shop No. 1, admeasuring 150 Sq. Ft. (Built-up) area on Ground Floor, in the "Shrey Anand Co-Operative Housing

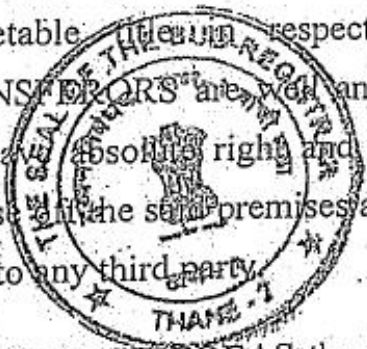
- 1 -  
*Shubhashchandra Hubraj Maurya*  
*Harishchandra Hubraj Maurya*

Society Ltd.", standing on the plot of land bearing Survey No. 128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8, & 130, Village - Balkum, lying, being and situated at Kolshet Road, Dhokali, Balkum, Thane (W) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which shop hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFERORS herein have made the entire payment of consideration to the said M/s. Patidar Developers of such being on and thereupon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the "Shrey Anand Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/11350/2000 Dated 11/01/2000 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 members of the said society, the TRANSFERORS are holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 69, bearing Distinctive No. 341 to 345, (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and having absolute right and power to hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.



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*Reshank*  
*Reshank*

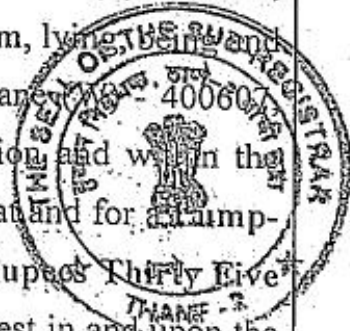
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society, at and for Lump-sum Price / Consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only). And Whereas Shrey Andand Chs Ltd., wide its letter Dated \_\_\_\_\_ gave NOC to the transferors to transferee, convey and sell the said premises in the names of transferee as contemplated have under.

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same have been ultimately accepted by the TRANSFERORS 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 TRANSFERORS hereby agree 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 being Shop No. 1, admeasuring 150 Sq. Ft. (Built-up) area on Ground Floor, in the "Shrey Anand Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8, & 130, Village - Balkum, lying and situated at Kolshet Road, Dhokali, Balkum, Thane and within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, at and for a lump-sum Price of Consideration Rs. 35,00,000/- (Rupees Thirty Five Lakhs 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.
2. The TRANSFEREES have paid an amount of Rs. 6,00,000/- (Rupees Six Lakhs Only) as and by way of Earnest Money



400607  
वस्तु क्रमांक १११/२०१५  
१/२०

*Reshpur*  
A. D.

14. The TRANSFERORS hereby agree 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.
15. The TRANSFERORS 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.
16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats/ Shops Act, 1963 and the Rules made thereunder.

**:: SCHEDULE ABOVE REFERRED TO ::**

ALL THAT PREMISES bearing Shop No. 1, admeasuring 150 Sq. Ft. (Built-up) area on Ground Floor, in the "Shrey Anand Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8, & 130, Village - Balkum, lying, being and situated at Kolshet Road, Dhokali, Balkum, Thane within the limits of Thane Municipal Corporation Registration District and Sub-District of Thane.



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वस्त क्रमांक ६६७ २०१५
१३/२५

३३ २५/१

:: RECEIPT ::

RECEIVED of and from DR. PALLAVI DESHPANDE, and MR. RAJESH DESHPANDE, (TRANSFEREES), a sum of Rs. 6,00,000/- (Rupees Six Lakhs Only) being Earnest Money Payment of Consideration against the sale of Shop No. 1, admeasuring 150 Sq. Ft. (Built-up) area on Ground Floor, in the "Shrey Anand Co-Operative Housing Society Ltd.", situated at Kolshet Road, Dhokali, Balkum, Thane (W) - 400607 in the following manner :

Sr. No.	Rupees	Cash / D. D. / *Cheque No.	Dated	Drawn on
1)	Rs. 50,000/-	112465	23/01/2015	IDBI
2)	Rs. 2,50,000/-	RTGS No. IBKLR92015031200048155		
3)	Rs. 3,00,000/-	163030	20/03/2015	IDBI

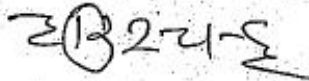
\*Subject to realization of Cheque.

Rs. 6,00,000/-

WE SAY RECEIVED



MR. SHUBHASHCHANDRA HUBRAJ MAURYA

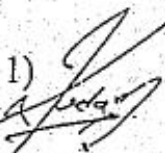
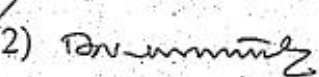


MR. HARISHCHANDRA HUBRAJ MAURYA

"TRANSFERORS"



WITNESSES :-

- 1) 
- 2) 

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दस्ता क्रम १६६९ / २०१५
१५ / २५

Annexure - C

FORM NO. 2

THANE MUNICIPAL CORPORATION  
THANE.

PLANNING AUTHORITY

Commencement Certificate No. V.P. 88010 Date :- 5/1/88

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXVII of 1966) :-

To, Shri/RMR. Vishnu Mahadeo Joshi (Arch.)

For Shri/Smt. S/O. S. S. Shah & Co. (Owner)  
P.O. Shri. P.D. Kothari.

to construct buildings on plot bearing S.No. 120/1(P), 129/1-2, 129/1, 129/5/1, 129/7-8, and 130 of Village Dalka, at Kolihet Road, Thane. as per your plans and application dated 5/1/88.

SUBJECT TO THE FOLLOWING CONDITIONS, viz :-

अटी-

1] बांधकामासाठी ठाणे महानगरपालिकेच्या सध्याच्या प्राणीपुरवठा योजनात पाण्याचा पुरवठा होतो याचा अर्थ असा होईल की बांधकामाच्या पाण्यासाठी उच्च विहीर अथवा कोणत्याही यंत्रणेने बांधकामाच्या पाण्याची व्यवस्था करावयाची आहे.

2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

PLACE :

DATE :

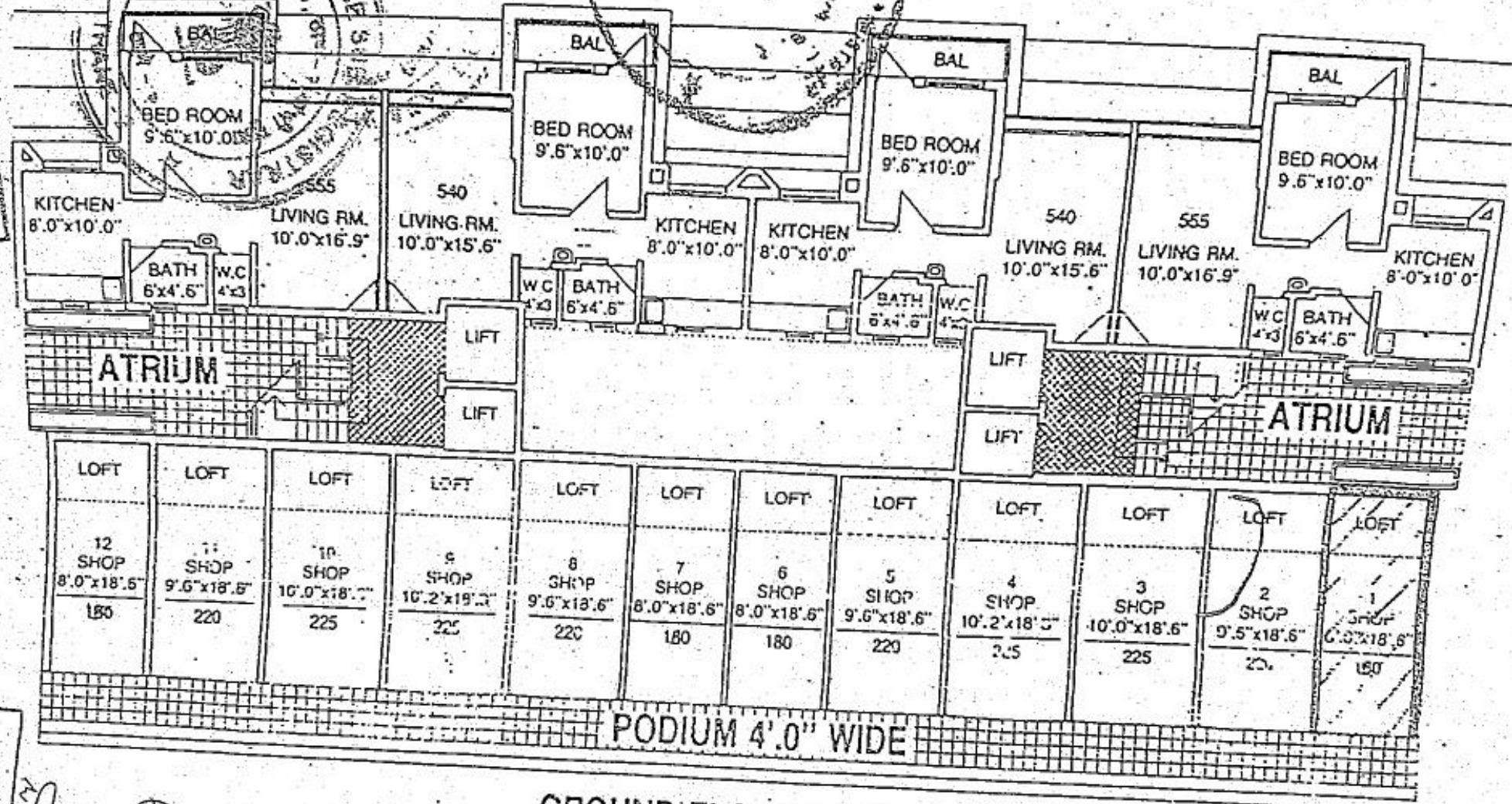
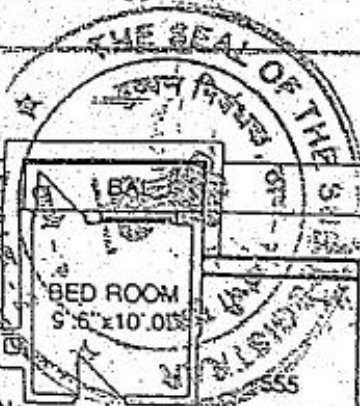
For Commissioner,  
Thane Municipal Corporation,  
Thane.

F. T. O.



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### GROUND FLOOR PLAN

SHOP NO. ONE ON GROUND FLOOR  
 SHOWN IN RED COLOURED BOUNDARY LINE

6-442  
*[Handwritten signatures and initials]*

B. P. Municipal Corporation Act 1940 Sect. 253, 254 and  
 Rule No. 6 of the chapter XII of the Said Act

Permit No. V.P. 11011

Title No. ...

Dated 5/11/61

Doc. S. No. 120/1 (P), 129/2-3, 120/4, 120/5/1  
 12977-8 & 130

of Village Balkuri at Colaba Road, Thane.

To: Shri / Kark Vis. Mr. Mahadeo Joshi (Arch.)  
 For 11/3, V.T. Shah & Co. (Owner)  
11/3, V.T. Shah & Co., P. No. Kothari

With reference to your application dated 5/1/60, I have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you

1. No projection is allowed on the Municipal Land.
2. No work is allowed within R. L. of street.
3. Aquad or septic Tank privies should be constructed as per Govt. 's approved plan.
4. It should be '50-00" away from any well.
5. There should be two units of septic tanks
6. The latrine should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed through a storage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain.
17. Pukka drain for waste disposal should be constructed upto municipal drain.
18. N. A. permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the construction work.
19. The owner and the Architect or Engineer is responsible for constructions.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly over the reaches the plain level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be removed should be furnished to the municipal authorities before using out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer line to the satisfaction of Municipal Authority.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction drawn on the site.
26. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office 5/15 days before starting the construction work.
27. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
28. The building material or earth removed from the tenants should be dumped or stored on municipal road.



0610 :  
 Municipal Corporation, Thane

*(Handwritten signature)*  
 Date of Application  
 5/11/61



16/03/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 2661/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) बाळकूम

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) वाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

करारनामा  
3500000  
1666000



1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: शॉप नं. 1, तळ मजला, श्रेय आनंद को. ऑ. ही. सी. लि. कोलशेत रोड, ढोकाळी, बाळकूम, ठाणे प. क्षेत्रफळ-150 चौ. फुट बांधीच. डो. नं. 9/36, 37/1 (Survey Number : 128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8 & 130/1/3)

1) 150 चौ.फुट

1) नाव: सुभाषचंद्र इंदरराज मोया - वय - 46, पत्ता: प्लॉट नं: शॉप नं.1, माळा नं: तळ मजला, इमारतीचे नाव: श्रेय आनंद को. ऑ. ही. सी. लि. ब्लॉक नं: -, रोड नं: कोलशेत रोड, ढोकाळी, बाळकूम, ठाणे प. महाराष्ट्र, ठाणे. पिन कोड: 400607 पॅन नं:-AOHPM8336A  
2) नाव: हरिचंद्र इंदरराज मोया - वय - 37, पत्ता: प्लॉट नं: शॉप नं.1, माळा नं: तळ मजला, इमारतीचे नाव: श्रेय आनंद को. ऑ. ही. सी. लि. ब्लॉक नं: -, रोड नं: कोलशेत रोड, ढोकाळी, बाळकूम, ठाणे प. महाराष्ट्र, ठाणे. पिन कोड: 400607 पॅन नं:-AWRPM6122E

1) नाव: डॉ. पल्लवी देशपांडे - वय - 34, पत्ता: प्लॉट नं: 602, माळा नं: सहावा मजला, इमारतीचे नाव: ए-विंग, सुपर्नल गार्डन, ब्लॉक नं: -, रोड नं: ढोकाळी, कोलशेत रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड: 400607 पॅन नं:-AKFPB4867K  
2) नाव: राजेश देशपांडे - वय: 35; पत्ता: प्लॉट नं: 602, माळा नं: सहावा मजला, इमारतीचे नाव: ए-विंग, सुपर्नल गार्डन, ब्लॉक नं: -, रोड नं: ढोकाळी, कोलशेत रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड: 400607 पॅन नं:-ARIPD9488Q



मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

प्रसिद्ध दुय्यम निबंधक, ठाणे क्र. 2

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

Annexure - C

FORM NO. 2

THANE MUNICIPAL CORPORATION  
THANE.  
PLANNING AUTHORITY

Commencement Certificate No. V.P. 88010 Date :- 5/1/88

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXXVII of 1966) :-

To, Shri/का. Vishnu Mahadeo Joshi (Arch.)

For Shri/का. W/S. S. Shah & Co. (Owner)  
P.N. Shri. P.N. Kothari.

to construct buildings on plot bearing S.No. 128/1(P), 129/1-2, 129/4, 129/5/1, 129/7-8, and 130 of Village Bakers, at Kolshet Road, Thane, as per your plans and application dated 5/1/88.

SUBJECT TO THE FOLLOWING CONDITIONS, Viz :-

अटी-

१] बांधकामासाठी ठाणे महानगरपालिकेच्या सध्याच्या पाणीपुरवठा योजनातून पाण्याचा पुरवठा देता जाणार नाही. इच्छित यानी बांधकामाच्या पाण्यासाठी उपडी विहीर अथवा बोअरवेल यामधून बांधकामाच्या पाण्याची व्यवस्था करावयाची आहे.

2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

PLACE :

DATE :

P.T.O

For Commissioner,  
Thane Municipal Corporation,  
Thane.

