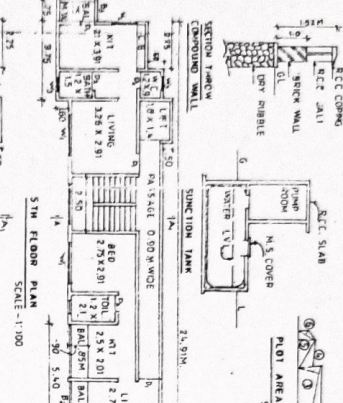


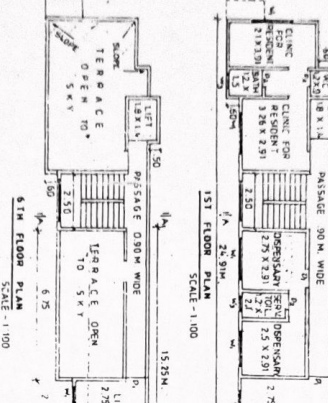
8TH FLOOR BALCONY AREA CALCULATION
 3.0891 X 3.06 = 9.45 SQ.MTS
 PERMISSIBLE BALCONY AREA = 200 SQ.MT
 PROPOSED BALCONY AREA = 211.592 SQ.MT



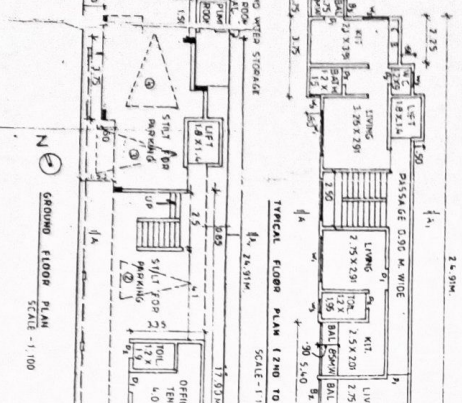
AREA DIAGRAM & CALCULATION OF 8TH FLOOR PLAN
 SCALE: 1:250
 A. 6.50 X 4.26 = 27.51
 B. 2.75 X 0.90 = 2.48
 C. 2.30 X 0.90 = 2.07
 TOTAL = 32.96 SQ.MT
 36.31 - 32.96 = 3.35 SQ.MT
 8TH FLOOR AREA 32.96 SQ.MT



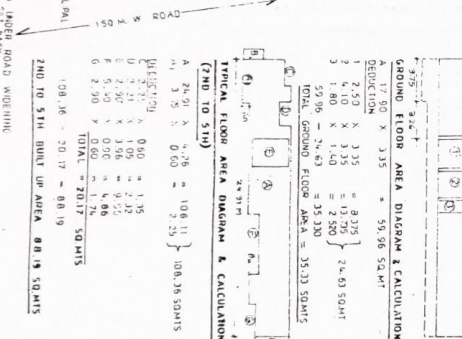
POI AREA CALCULATION
 1. 0.75 X 3.00 = 2.25
 2. 0.75 X 3.00 = 2.25
 3. 0.75 X 10.00 = 7.50
 4. 0.75 X 10.00 = 7.50
 5. 0.75 X 10.00 = 7.50
 6. 0.75 X 5.80 = 4.35
 TOTAL = 40.75 SQ.MTS



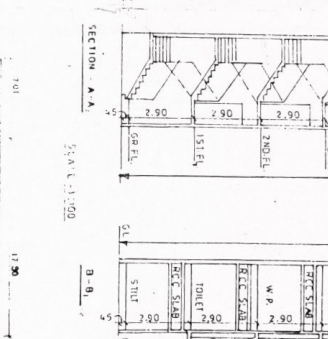
AREA UNDER ROAD WIDENING
 2.0 X 2.15 = 4.30 SQ.MTS



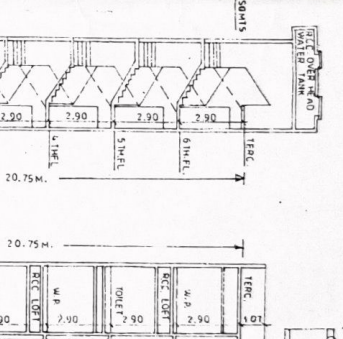
GROUND FLOOR AREA DIAGRAM & CALCULATION (2ND TO 5TH)
 A. 24.91 X 4.78 = 108.11
 B. 0.60 X 0.60 = 0.36
 TOTAL = 108.47 SQ.MTS



GROUND FLOOR AREA DIAGRAM & CALCULATION
 A. 24.91 X 4.78 = 108.11
 B. 0.60 X 0.60 = 0.36
 TOTAL = 108.47 SQ.MTS



2ND TO 5TH FLOOR BALCONY AREA
 A. 24.91 X 4.78 = 108.11
 B. 0.60 X 0.60 = 0.36
 TOTAL = 108.47 SQ.MTS



151 FLOOR AREA DIAGRAM & CALCULATION
 A. 24.91 X 4.28 = 106.11
 B. 0.60 X 0.60 = 0.36
 TOTAL = 106.47 SQ.MTS

SCHEDULE OF DOORS & WINDOWS	Q	DOORS	T.W. PANELLED DOORS	T.W. GLAZED WINDOWS	ROLLING SHUTTERS
0	90	2	0	0	0
1	2	1	1	1	1
2	2	1	1	1	1
3	2	1	1	1	1
4	2	1	1	1	1
5	2	1	1	1	1
6	2	1	1	1	1
7	2	1	1	1	1
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97	2	1	1	1	1
98	2	1	1	1	1
99	2	1	1	1	1
100	2	1	1	1	1

STAMP OF APPROVAL OF PLAN

STATIONER

DESCRIPTION OF PROBABAL PROPERTY

APPROVED BY: [Signature]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Designer Name]

REGISTERED ARCHITECT: [Registration No.]

REGISTERED CIVIL ENGINEER: [Registration No.]

REGISTERED ELECTRICAL ENGINEER: [Registration No.]

REGISTERED MECHANICAL ENGINEER: [Registration No.]

REGISTERED CHEMICAL ENGINEER: [Registration No.]

REGISTERED METALLURGICAL ENGINEER: [Registration No.]

REGISTERED AERONAUTICAL ENGINEER: [Registration No.]

REGISTERED MARINE ENGINEER: [Registration No.]

REGISTERED CIVIL ENGINEER (MUNICIPALITY): [Registration No.]

REGISTERED CIVIL ENGINEER (INDUSTRIAL): [Registration No.]

REGISTERED CIVIL ENGINEER (WATER SUPPLY): [Registration No.]

REGISTERED CIVIL ENGINEER (SEWERAGE): [Registration No.]

REGISTERED CIVIL ENGINEER (POWER): [Registration No.]

REGISTERED CIVIL ENGINEER (TELECOMMUNICATIONS): [Registration No.]

REGISTERED CIVIL ENGINEER (TRANSPORTATION): [Registration No.]

REGISTERED CIVIL ENGINEER (CONCRETE TECHNOLOGY): [Registration No.]

REGISTERED CIVIL ENGINEER (STRUCTURAL): [Registration No.]

REGISTERED CIVIL ENGINEER (ENVIRONMENTAL): [Registration No.]

REGISTERED CIVIL ENGINEER (CIVIL SERVICE): [Registration No.]

REGISTERED CIVIL ENGINEER (GENERAL): [Registration No.]

REGISTERED CIVIL ENGINEER (MUNICIPALITY): [Registration No.]

REGISTERED CIVIL ENGINEER (INDUSTRIAL): [Registration No.]

REGISTERED CIVIL ENGINEER (WATER SUPPLY): [Registration No.]

REGISTERED CIVIL ENGINEER (SEWERAGE): [Registration No.]

REGISTERED CIVIL ENGINEER (POWER): [Registration No.]

REGISTERED CIVIL ENGINEER (TELECOMMUNICATIONS): [Registration No.]

REGISTERED CIVIL ENGINEER (TRANSPORTATION): [Registration No.]

REGISTERED CIVIL ENGINEER (CONCRETE TECHNOLOGY): [Registration No.]

REGISTERED CIVIL ENGINEER (STRUCTURAL): [Registration No.]

REGISTERED CIVIL ENGINEER (ENVIRONMENTAL): [Registration No.]

REGISTERED CIVIL ENGINEER (CIVIL SERVICE): [Registration No.]

REGISTERED CIVIL ENGINEER (GENERAL): [Registration No.]

VINAY PATIL & ASSOCIATES

ARCHITECTS & INTERIOR DESIGNERS

WHITE HOUSE SHREE NI,

INDRABAI POORE ROAD,

MAHE (W),

PH. NO. - 914889

Affidavit / Declaration
Legal Heirship Certificate.

Mulund (west)

Share Certificate No. _____ 2 Member's Register No. 002 No. of Shares 5



_____ (Name) _____ Co-operative Housing Society Ltd.

_____ (Address) _____

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

Registration No. TNA/TNA/HSC/TC/16612 Date 19/09/05

This is to certify that Shri/Smt./M/s. M. K. Verma

_____ is the Registered Holder of Five fully paid up share

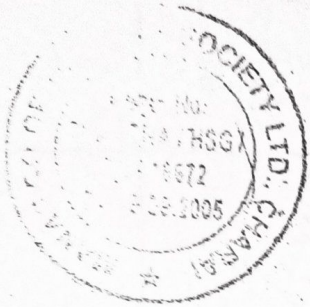
of Rs. **FIFTY** each numbered from 06 to 10 both inclusive, in

_____ Manas Co-operative Housing Society Ltd, Chandray, Thane

subject to the By-laws of the said Society.

Given under the Common Seal of the said Society on Thane

this 26 day of March 2006



S. A. H. H. H.
Authorized
M.C. Member

M. V. Talawdekar
Secretary
Chairman

(P.T.O.)

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
01/08/2009	2	Mrs. Chaya Madhukar Khaze	<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
08/11/2014	3	Smt. Sumati Sudhir Jainkav	<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
10/12/2020	4	<p>श्री. शिवाजी राजाराम शिवाजी</p>	<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
28/03/2022	5	<p>Mr. Pradeep Nawroo Konde</p>	<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>
			<p>Authorised M. C. Member</p> <p>Chairman</p>	<p>Secretary</p>

335/659

Monday, January 17, 2022

5:24 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 787 दिनांक: 17/01/2022

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन5-659-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रदिप नामदेव करडे . .

नोंदणी फी

रु. 21800.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 22560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मुल्य: रु.2170728 /-

मोबदला रु.1200000/-

मरलेले मुद्रांक शुल्क : रु. 130300/-

सह दुय्यम निबंधक, ठाणे क.५

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1701202204986 दिनांक: 17/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.21800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011682081202122E दिनांक: 17/01/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मूळ दस्त दिला



CHALLAN
MTR Form Number-6



GRN	MH011682081202122E	BARCODE			Date	14/01/2022-18:40:45	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AKPPK5728A		
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1				Full Name		PRADEEP NAMDEO KARADE		
Location THANE				Flat/Block No.		Flat No. 202, 2nd Floor, Manas CHS Ltd		
Year 2021-2022 One Time				Premises/Building		Bhide Sadan, Charai		
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			130300.00		Area/Locality			Thane (West)
0030063301 Registration Fee			21800.00		Town/City/District			
				PIN		4 0 0 6 0 1		
				Remarks (If Any)				
				PAN2=BJBPK3326A SecondPartyName=MANJIRI NIKHIL KANE-				
				<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p align="center">दस्तावेज - 4</p> <p align="center">दस्ता क्र. EYE / 2022</p> <p align="center">2 / 3L</p> </div>				
				Amount In		One Lakh Fifty Two Thousand One Hundred Rupees Onl		
Total				1,52,100.00		Words y		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref No. 69103332022011418086 2724194926		
Cheque/DD No.				Bank Date		RBI Date 14/01/2022-18:41:45 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK THANE-5		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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दस्ता क्र. EYE / 2022

४ / 3L

"Purchaser" of the Other Part purchased and acquired all rights, title and interest in Flat No. 202 admeasuring 330 Sq. Feet. i. e. 30.66 Sq. Mtrs. (Built-up) area on 2nd Floor, in the "Manas Co-Operative Housing Society Ltd.", Previously Old Building known as "Bhide Sadan", standing on the plot of land bearing City Survey No. 56/B, Tikka No. 12 Village - Panchpakhadi, lying, being and situated at Charai, Thane (West) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS by virtue of a Registered Agreement dated 24th day of March, 2006, (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-01968-2006 dated 24/03/2006) executed between Mr. Manshukhlal Kanji Vora therein referred to as the "Transferor" of the One Part and Smt. Chhaya Madhukar Khare therein referred to as the "Transferee" of the Other Part purchased and acquired all rights, title and interest in Flat No. 202 admeasuring 330 Sq. Feet. i. e. 30.66 Sq. Mtrs. (Built-up) area on 2nd Floor, in the "Manas Co-Operative Housing Society Ltd.", Previously Old Building known as "Bhide Sadan", standing on the plot of land bearing City Survey No. 56/B, Tikka No. 12 Village - Panchpakhadi, lying, being and situated at Charai, Thane (West) - 400601.

AND WHEREAS by virtue of a Registered Agreement dated 28th day of July, 2014 (Registered with the Sub-Registrar of Thane at Doc. No. TNN1-6501-2014 dated 28/07/2014) executed between Smt. Chhaya Madhukar Khare therein referred to as the "Transferor" of the One Part and Smt. Sumati Sudhir Mainkar therein referred to as the "TRANSFEREE" of the Other Part purchased and acquired all rights, title and interest in Flat No. 202 admeasuring 330 Sq. Feet. i. e. 30.66 Sq. Mtrs. (Built-up) area on 2nd Floor, in the "Manas Co-Operative

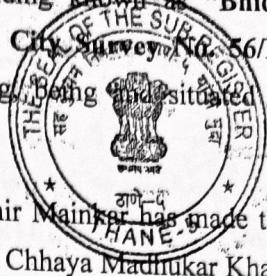
Ranjana N.K.
Ranjana

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दस्त क्र. ६५६ / २०२२

५ / ३८

Housing Society Ltd., Previously Old Building known as "**Bhide Sadan**", standing on the plot of land bearing **City Survey No. 56/B, Tikka No. 12 Village - Panchpakhadi**, lying **being and situated** at Charai, Thane (West) - 400601.



AND WHEREAS the Smt. Sumati Sudhir Mainkar has made the entire payment of consideration to the said Smt. Chhaya Madhukar Khare of such being on and thereupon, the Smt. Sumati Sudhir Mainkar has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS SMT. SUMATI SUDHIR MAINKAR expired on dated 02/08/2020 leaving behind her **MRS. MANJIRI NIKHIL KANE** (TRANSFEROR herein) his Daughter and as the legal heir hence society has transfer share certificate in the name of **MRS. MANJIRI NIKHIL KANE** (TRANSFEROR herein) on dated 10/12/2020 and she has use and occupied said flat as owner till date.

Being the sole successor of the deceased **SMT. SUMATI MAINKAR**, the vendor **MRS. MANJIREE NIKHIL KANE** have approached the Civil Court Thane (S.D) for obtaining heirship certificate in her name and filed Civil M.A No. 673 of 2021. The said Civil M.A have disposed on 03/05/2021 by the Hon'ble Civil Judge (S.D) at Thane, granting hership certificate in the name of vendor abovenamed and by virtue of said order by Civil Court the vendor is acquired all right, title and interest in the said property described in schedule here under, and therefore, entitled to dispose the said property under the present deed.

AND WHEREAS the TRANSFEROR is the bonafide member of the "**Manas Co-operative Housing Society Ltd.**", a society registered under **Registration No. TNA/(TNA)/HSG/(TC) / 16672-2005 Dated 19/09/2005** and the TRANSFEROR 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**"

Manjiree NK

Trivedi

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स्त क्र. EYE / 2022

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and being the member of the said society, the TRANSFEROR is holding five fully paid up shares of Rs. 50/- each under **Share Certificate No. 2**, bearing **Distinctive No. 06 to 10 (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 her own interest has decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

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

- A) She 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 right, title or interest in the said premises and she 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.
- C) There are no attachments or prohibitory order as against or affecting 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.

J. K. Singh NK.

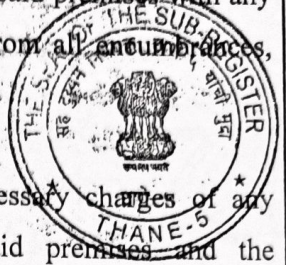
Handwritten signature

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दस्ता क्र. EYE / 2022

७ / ३८

- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premises 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 dispose of the said premises in any manner whatsoever.
- G) Neither the TRANSFEROR nor any of her 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 howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.
- I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under



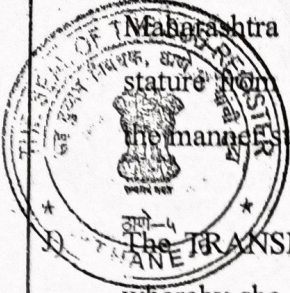
Manjiv H.R.

Arjun

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दस्ता क्र. ६५८ / २०२२

६ / ३८



the Maharashtra land Revenue Code, ULC Act or under any other statute from the manner stated in this Agreement.

The TRANSFEROR has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFEROR has all the right, title and interest to enter into this Agreement with the TRANSFEREE on the various term and conditions as stated herein.

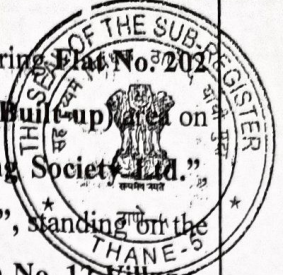
AND WHEREAS believing the aforesaid representations the TRANSFEREE offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for Lump - sum Price / Consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs 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 TRANSFEREE hereby agrees to purchase and acquire the right,

W. S. S. S.
R. S. S. S.



title and interest in and upon the said premises bearing **Flat No. 202** admeasuring **330 Sq. Feet. i. e. 30.66 Sq. Mtrs. (Built up)** area on **2nd Floor**, in the **"Manas Co-Operative Housing Society Ltd."** Previously Old Building known as **"Bhide Sadan"**, standing on the plot of land bearing **City Survey No. 56/B, Tikka No. 12 Village - Panchpakhadi**, lying, being and situated at Charai, Thane (West) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of Rs. 12,00,000/- (Rupees Twelve 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.

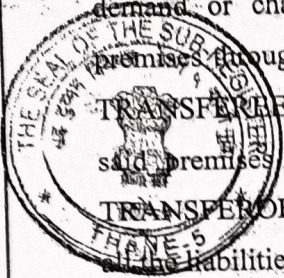
2. The TRANSFEREE have paid an amount of **Rs. 12,00,000/- (Rupees Twelve Lakhs only)** as and by way of **Full and Final Payment of Consideration** as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREE from the payment thereof absolutely and forever.
3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR has put the TRANSFEREE in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREE free from all the encumbrances charges, equity, etc.
4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest,

Manoj NK *Trivedi*

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दस्ता क्र. Eye / 2022

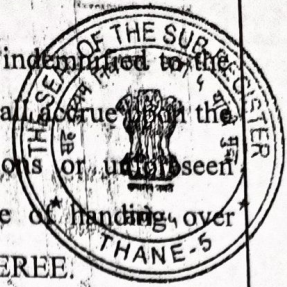
90 / 3L



demand or charge of whatsoever nature in or upon the said premises through himself or through her predecessors in title. The TRANSFEREE hereafter shall do all the needful in respect of the said premises to secure his title to the said premises and the TRANSFEROR shall keep the TRANSFEREE indemnified from all liabilities and / or claim against the said premises.

5. The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREE in equal proportions. The TRANSFEROR shall also hand over her previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of his record.
6. The TRANSFEREE hereby agrees that, on becoming the members of the said society, the TRANSFEREE shall abide by all single bye - laws, rules and regulations adopted by the society.
7. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the Electricity Meter No. 06504969868 having Consumer No. 000015132167 installed in the said premises to his name and the TRANSFEROR shall, if required give her fullest co-operation in that regard.
8. The TRANSFEREE after taking possession of the said premises, shall be entitled to has hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREE can hold the same for unto and to the use and benefit for himself, his heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him

Manjira N.K.



16. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREE for any further debits, which shall accrue on the said premises on account of pending litigations or unascertained liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.
17. The charges of stamp duty, registration fees, and the charges of this Agreement, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
18. 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. 202 admeasuring 330 Sq. Feet. i. e. 30.66 Sq. Mtrs. (Built-up) area on 2nd Floor, in the "Manas Co-Operative Housing Society Ltd.", Previously Old Building known as "Bhide Sadan", standing on the plot of land bearing City Survey No. 56/B, Tikka No. 12 Village - Panchpakhadi, lying, being and situated at Charai, Thane (West) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

Manjiv N.K.

Teelap

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
AMENDED PERMISSION/COMMENCEMENT CERTIFICATE ONLY.

80

for (Ground + four floors only.)

No. 95/174/

TMC/ROD/200

ट न न - 49122	Date 21/02/22
दस्त क्र EYE /2022	(Architect)
95/196	(Owner)

Shri/Smt. M/s. Vinay Patil & Associates

Shri/Smt. M/s. Manas Developers.

With reference to your application No. 7897 dated 23/02/2022 for sanction of development permit / commencement certificate under sections 45 & 69 of the Maharashtra Planning Act, 1966 to carry out development work and/or to carry out building work in the land situated at Plot No. 568, Section No. 12, City S. No. 7, Thane.



A development permit / commencement certificate is granted subject to the following conditions:

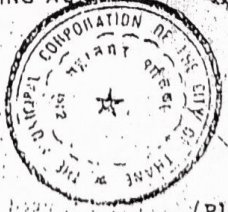
1. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.

2. The development permission/commencement Certificate shall remain valid for a period of 12 months commencing from the date of its issue.

3. This permission does not entitle you to develop the land which does not vest in you.

- 0] वापरपरवान्यापूर्वी सर्व तदधिकार्यांच्या टपालपेठ्या तळमजल्यावर बसविणे आवश्यक आहे.
- 1] वापरपरवान्यापूर्वी पाणी, वृक्ष व नल विभागाचे नादरकत दाखला दाखल करणे आवश्यक आहे.
- 2] वापरपरवान्यापूर्वी रस्त्याच्या बागेचे रेकॉर्ड ऑफ रॉड्स ठामे मजदारीकचे अंतिम वृत्त करणे आवश्यक आहे.
- 3] मंजूर नकाशातील लिटल्टचा वापर फक्त ओपन पार्किंग स्पेसकडूनच करता येईल.
- 4] वापरपरवान्यापूर्वी अस्तित्वातील मोडेकॅनस जागा दिव्याम नसल्याने नवीन जागा घेणे आवश्यक आहे.
- 5] वापरपरवान्यापूर्वी सर्व तदधिकार्यांच्या टपालपेठ्या तळमजल्यावर बसविणे आवश्यक आहे.
- 6] ठामे महानगरपालिका सदर बांधकामास बांधकामाकरिता पाणीपुरवठा करणाऱ्या यंत्रणेकडून पुरवठासाठी उपलब्धतेनुसार पाणीपुरवठा करणाऱ्या यंत्रणेकडून पुरवठा करणे आवश्यक आहे.
- 7] कुठल्याही प्रकारची तक्रार आल्यास त्यास महत्त्वाचे ठरणारे अधिकारी याची प्रत पाहणे आवश्यक आहे.

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



Yours faithfully,

Dy. City Engineer
(Planning & Development)
Municipal Corporation of Thane
Date: 20/02/2022

द न न - 4
दस्त क्र 95/174/200
90190

Office No. 95/174/200
Date:

Mook



23/03/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 6501/2014

नोंदणी :

Regn:63m

ट न न - 4

गावाचे नाव : पांचपाखाडी

- (1) विलेखाचा प्रकार Eye / 2022
 (2) मोबदली 2500000
 (3) बाजारभावाप्रमाणे मुद्रांक शुल्क 2515000

बाबतितपट्टाकार आकारणी वेतों की पट्टेदार ते जम्बू करावे

- (4) भू-मापन, पोटाहिस्सा व परतमापन (असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र.202, माळा नं: दुसरा मजला, इमारतीचे नाव: मानस को.हीसींग सोसायटी लि, रोड नं: पांचपाखाडी ठाणे, इतर माहिती: सिटी सर्वे न.56/बी टीका न.12 एरीया 30.66 चौ.मी.बिल्टअप((C.T.S. Number : 56/बी ;))

- (5) क्षेत्रफळ

1) 30.66 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असिल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव: छाया मधुकर खरे वय:-72; पत्ता:- सदनिका क्र.202, दुसरा मजला, मानस को.हीसींग सोसायटी लि, चरई ठाणे, Kasarvadavali, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-ANFPK8814Q

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: सुमती सुधीर माईणकर वय:-56; पत्ता:- रूम न.3, तळ मजला, प्रभु निवास, तीन पेडोल, पंपसमीर, योगी नगर ठाणे, Gokhale-Road (Thane), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-AWOPM9402E

- (9) दस्तऐवज करून दिल्याचा दिनांक 28/07/2014

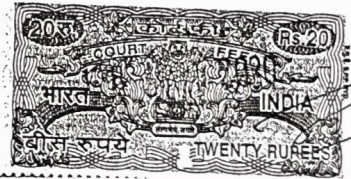
- (10) दस्त नोंदणी केल्याचा दिनांक 28/07/2014

- (11) अनुक्रमांक, खंड व पृष्ठ 6501/2014

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 150900

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 25150

- (14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मी नवकल केली
 मी नवकल वाचली
 मी रुजवाल घेतली
 "सत्यप्रत"



सदरहु अर्जदार श्री. रशीना दि. 23/3/2021
 अर्ज क्र. 9222 दि. 23/3/2021
 नवकल करून दिली दि. 23/3/2021
 संगणक पावली क्र. 23/3/2021

सह दुय्यम निबंधक वर्ग-2, ठाणे - 9

सह दुय्यम निबंधक वर्ग-2
 ठाणे क्र. 9

ठाणे नगर भू.शासन कार्यालय
 माहसदतेच्या रजिस्टर कार्याचा उतारा
 राज्याच्या ठाणे, जिल्हा ठाणे



दिनांक नंबर १२	दिनांक सा.न ५९६	क्षेत्र घ.वा. [३११]	सहता प्रकार माफि	सरकारी रेलो भूदावावाचे साप्त्याचा अध्याय खंडाचे मुदतीचा व तो केवळ बवलायचा याचा तपशील
		क्षेत्र घ.मी. २९० - ०		

वाहिवाटीचा हक्क

सल १८२८ मध्ये धारण

करणाचे कार्य ठाव हक्क प्राप्त झाला
 (जो सर्वत तपास लागला तो पर्यंत

ट न न - ५
 दस्त क्र. E५९ / २०२२
 २९/१२/२८

पट्टा नंबर :

इतर बाबी

इतर शेटे :



व्यवहार	व्याख्या	जमिनी	जमिनी
१५/१२/२८	क.ग.क.र.पा.चा ५२ ३७७७	जमिनी	जमिनी
१२/१२/२८	को. १२३०	जमिनी	जमिनी
१०/१२/२८	को. १२३०	जमिनी	जमिनी
१०/१२/२८	को. १२३०	जमिनी	जमिनी
१०/१२/२८	को. १२३०	जमिनी	जमिनी

१०/१२/२८ जमिनीचा जमिनी
 करपाईच्या बाबत प्रत्येक १०००
 जागासह ल. वि. मधील बाबत
 नाधारणीक करपाई आणीतसे

ट न न - ५
 दस्त क्र. १९९ / २००८
 २९/१२/२८

ट न न - १
 दस्त क्र. १५० / २००८
 २९/१२/२८

ट न न - ५
 दस्त क्र. ६५६ / २०२०
 ३९ / ३८

चडन
 आ. स. न्या. ५९६६ चा वजत मापाने
 जासायंगता १०५ टकेतल वसावकी
 चा राज्या गलि गोलथी



न जो किडे बांन्ने ना. ३११६९
 जो बाज किराज ३२२०१ बांन्ने ६११६९
 जो बादिशाज्जये भागत २३१६६
 जो किडे बांन्ने गोल कळी

हल्य मत
 ३२१६६ नोदी...
 ६११६९...
 ३११६९...
 ३३२०१...

(Signature)
 मयादक अधिकारी, म...
 कार्यालय



ट न न - ५
 दस्त क्र. ६०६ / २००६
 २३ / २०

ट न न - ९
 दस्त क्र. ६१०९ / २०
 २६ / ८०



ट न न - १
 २००६ / १२ - २०
 २००९

२००९

335/659

सोमवार, 17 जानेवारी 2022 5:25 म.नं.

दस्त गोषवारा भाग-1

टनन 5

20137

दस्त क्रमांक: 659/2022

दस्त क्रमांक: टनन 5 /659/2022

बाजार मुल्य: रु. 21,70,728/- मोनदता: रु. 12,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,30,300/-

नोंदणी फी माफी असल्यास नपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. टनन 5 यांचे कार्यालयात

पावती: 787

पावती दिनांक: 17/01/2022

अ. क्रं. 659 वर दि. 17-01-2022

सादरकरणाराचे नाव: प्रदिप नामदेव करडे . .

रोजी 5:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 21800.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकुण: 22560.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 17 / 01 / 2022 05 : 23 : 13 PM ची वेळ: (सादरीकरण)

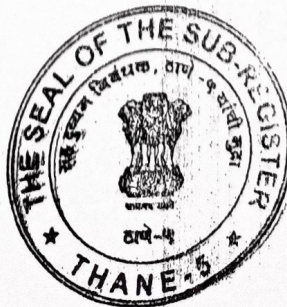
शिक्का क्रं. 2 17 / 01 / 2022 05 : 24 : 25 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र-

सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तानधील संपूर्ण नजकुर विषयादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर याची साठी खालील विषयादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

विद्युत वेपार सही

विद्युत वेपार सही



17/01/2022 5 33:49 PM

दस्त गोपवारा भाग-2

धननं 3432
दस्त क्रमांक: 659/2022

दस्त क्रमांक : दननं 5/659/2022
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मंजीरी निखील फाने . . पत्ता: प्लॉट नं: 12, माळा नं: दुसरा मजला, इमारतीचे नाव: वेहेकर मदन नं. 2, ब्लॉक नं: वेळकर रोड, रोड नं: आचरीवी आचरी बँकेच्या वर, दादर प., महाराष्ट्र, मुम्बई. पेन नंबर: BJBPK3326A	विहून वेणार वय :- 35 स्वाक्षरी:-		
2	नाव: प्रदिप नामदेव करडे . . पत्ता: प्लॉट नं: डी-317, माळा नं: ., इमारतीचे नाव: बंदरवयन को-ऑप. हो. सो. लि., ब्लॉक नं: यणेश बाधी, कौशळ्य हॉम्लिडिंगच्या पगोर, रोड नं: पाचपाखारी, ठाणे प., महाराष्ट्र, ठाणे. पेन नंबर: AKPPK5728A	विहून वेणार वय :- 49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणारा तथाकथित करारनामा चा दस्त ठेवज करून घिन्याने कवून करवात.
शिका क्र.3 ची वेळ: 17/01/2022 05:32:42 PM

ओळख:-
बाबील इत्तम असे निवेदीन करणात की त दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अशोक नायर . . वय: 56 पत्ता: मानपाडा ठाणे प. पिन कोड: 400607		
2	नाव: प्रदिप पाटील . . वय: 48 पत्ता: बागळे इस्टेट, ठाणे प. पिन कोड: 400601		

शिका क्र.4 ची वेळ: 17/01/2022 05:33:30 PM

शिका क्र.5 ची वेळ: 17/01/2022 05:33:48 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

प्रमाणित करण्यात येते की,
सदर दस्तास..... 3432... पाने असून
सदर दस्त पुस्तक क्र..... 9..... चे
दस्त क्रमांक..... Eye..... वर नोंदवला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	सदर दस्तऐवज निबंधक वगैरे ठाणे केंद्र Stamp At पेनांक :- 06/09/2022	निबंधक वगैरे ठाणे केंद्र Receipt Number	Deface Date
1	PRADEEP NAMDEO KARADE	eChallan	69103332022011418086	MH011682081202122E	130300.00	SD	0005650260202122	17/01/2022
2	PRADEEP NAMDEO KARADE	eChallan		MH011682081202122E	21800	RF	0005650260202122	17/01/2022
3		DHC		1701202204986	760	RF	1701202204986D	17/01/2022

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

659 /2022

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17/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 659/2022

नोंदणी :

Ragn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	2170728
(4) भू-मापन, पोटहिसमा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं: 202, दुसरा मजला, मानस को-ऑप.हौ.सो.लि., मिडे सदन, चरई, ठाणे प., सदनिकेचे क्षेत्रफळ 330 चौ.फुट म्हणजेच 30.68 चौ.मी. बांधीव, झोन नं. 5/19/5-फ. ((C.T.S. Number : सिटी सर्व्हे नं. 56/बी, टिका नं. 12 ;))
(5) क्षेत्रफळ	1) 330 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मंजीरी निखील वाने . वय:-35; पत्ता:- प्लॉट नं: 12, माळा नं: दुसरा मजला, इमारतीचे नाव: बेडेकर सदन नं. 2, ब्लॉक नं: केळकर रोड, रोड नं: आयडीबीआय बँकेच्या वर, दादर प., महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-BJBPK3326A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रदिप नामदेव करडे . वय:-49; पत्ता:- प्लॉट नं: डी-317, माळा नं: ., इमारतीचे नाव चंद्रवदन को-ऑप.हौ.सो.लि., ब्लॉक नं: गणेश वाडी, कौशल्य हॉस्पीटलच्या समोर, रोड नं: पांचपाखाडी, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AKPPK5728A
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	659/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21800
(14) शेर	

सह दुय्यम निबंधक, ठाणे क.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

