

SCHEDULE ABOVE REFERRED TO

ALL THAT PREMISES bearing Flat No. 92-A, admeasuring 489.63 Sq. Feet, i.e. 45.50 Sq. Mtrs. (Carpet) area on the 9th Floor, in the Building No. 1, in the "VIJAY ENCLAVE Co-Operative Housing Society Ltd.", in the said Complex known as "VIJAY ENCLAVE", standing on the plot of land bearing Survey Nos. A/issa Nos. 141/2 & 3, Village - KAVESAR, lying, being and situated at Vijay Enclave, Waghbil Naka, Ghodbunder Road, Kavesar, Thane (W), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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

SIGNED SEALED AND DELIVERED

By the Withinnamed "TRANSFEROR"

MR. LAVIN MANSUKHANI,

Through his Power of Attorney Holder

MR. ANKIT B. MANSUKHANI

In presence of ...

- 1) Dilip Sankh
- 2) T. Chand Nani

SIGNED SEALED AND DELIVERED

By the Withinnamed "TRANSEFEREE" THANE'S

MR. NATWARLAL KESHAVLAL PANCHAL

MRS. HANSABEN NATWARLAL PANCHAL

In the presence of ...

- 1) Dilip Sankh
- 2) T. Chand Nani



*[Handwritten signature]*



*[Handwritten signature]*



Hansa N. Panchal



पं. नं. - ५
११/२०/२०१०
१३/१४



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 18<sup>th</sup> day of November, 2010.

BETWEEN

MR. LAVIN MANSUKHANI, age 27 years, through his Power of Attorney Holder MR. ANKIT B. MANSUKHANI, age 25 years, having PAN No. AKYPM0859M, Both Indian Inhabitant, having address at Flat No. 92 A/B, Bldg No. 1, Vijay Enclave Co - Operative Housing Society Ltd., Vijay Enclave, Waghbill Naka, Ghodbunder Road, Kavesar, Thane [w], hereinafter referred to as "THE TRANSFEROR" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] THE PARTY OF THE FIRST PART



1) MR. NATWARLAL KESHAVLAL PANCHAL, age 55 years, having PAN No. AGTPP0709N, and 2) MRS. HANSABEN NATWARLAL PANCHAL, age 50 years, having PAN No. AIJPP3350P, both Indian Inhabitants, having address at 703/704, Sunrise Enclave - 2, Next to Suraj Water Park, Ghodbunder 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

99/20/2090  
3/30



SECOND PART.

*[Signature]*  
MR. LAVIN MANSUKHANI  
Through his Power of Attorney Holder  
MR. ANKIT B. MANSUKHANI (TRANSFEROR)

*[Signature]*  
MR. NATWARLAL KESHAVLAL PANCHAL  
(TRANSFEREE)

Hansa B Panchal  
MRS. HANSABEN NATWARLAL PANCHAL  
(TRANSFEREE)


WHEREAS by virtue of a Registered Agreement Dated one day of March, 2006, [Registered with the Sub-Registrar of Thane at Des. No. TSN/201060/2006, by Receipt No. 4337, on dated 09-03-2006] executed between M/s. VIJAY DEVELOPERS, a Partnership Firm, having office at 1, Tuffila, Ground Floor, 230, Shri Balchandra Road, Maranga, Mumbai - 400019, therein referred to as "THE SELLERS", of the one part and Mr. Lavin Mansukhani, therein referred to as "THE PURCHASER" of the other part, now [the TRANSFEROR herein], have purchased and acquired all rights, title and interest in Flat No. 92-A, admeasuring 489.63 Sq. Feet. i.e. 45.50 Sq. Mtrs, [Carpet] area on the 9th Floor, in the Building No. 1, in the said Complex known as "VIJAY ENCLAVE", standing on the plot of land bearing Survey Nos. Hissa Nos. 141/2 & 3, Village - KAVESAR, lying, being and situated at Vijay Enclave, Waghbil Naka, Ghodbunder Road, Kavesar, Thane [w], 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 Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] has made the entire payment in full in consideration to the said M/s. VIJAY DEVELOPERS, a Partnership Firm, to acquire the SAID PREMISES, of such being on and thereupon, Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS Mr. Lavin Mansukhani the PURCHASER therein, now [the TRANSFEROR herein] is the bonafide member of "VIJAY ENCLAVE Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA / (TNA) / HSG / (TC) / 17861 - 2006 Dated 17-10-2006, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said society, the TRANSFEROR is

17861  
VIJAY ENCLAVE SOCIETY LTD

8/37

  
MR. LAVIN MANSUKHANI,  
Through his Son of Attorney Holder  
MR. ANIL B. MANSUKHANI (TRANSFEROR)

  
MR. NATWARLAL KESAVLAL PARICHAL  
(TRANSFEREE)

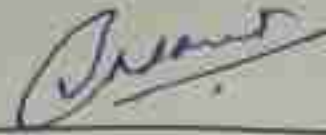
Hevja N. Parichal  
MRS. HANSMEN NARWARLAL  
(TRANSFEREE)



SIGNED SEALED AND DELIVERED  
by the withinnamed "RELEASEE"

Hansa N. Panchal,  
SMT. HANSABEN NATWARLAL PANCHAL

In the presence of:

1. 
2. H.H. Panchal.



ठाने - २
दस्तावेज क्रमांक E027 / 2023
१० / ३२



37-2
2029/2003
37

6 The Releasors hereby declare and confirm that, they shall have no right, title, claim, share or interest in the said flats or any part thereof after execution of these presents

7 That, the Releasee can get the said flats transferred, mutated and substituted in her own name the records of society and/or any other concerned authorities, as absolute owner hereof on the basis of this Release Deed or its certified true copy

8 The Releasee shall become absolute Owner of the said flats upon execution of this deed

9 That, the Release Deed shall be binding upon all the legal heirs and successor of the Releasors.

10 That, the Releasors have executed this Release Deed voluntarily and in their full sense, without any outside pressure, coercion and/or undue influence.



DESCRIPTIONS OF SAID FLATS

SCHEDULE "I"

Flat Premises bearing Flat No. 92-A, admeasuring 489.63 sq. ft. i.e. 45.50 sq. mtrs. (Carpet) area (hereinafter referred to as "Said Flat No. 1") and Flat No. 92-B, admeasuring 482.13 sq. ft. i.e. 44.80 sq. mtrs. (Carpet) area (hereinafter referred to as "Said Flat No. 2") on the 9<sup>th</sup> floor, in the Building No. 1 of Complex known as Vijay Enclave lying being and situates on plot of land bearing Survey No. 141/2 & 3 of village Kavesar, Waghbil Naka, Ghodbunder Road, Thane (W) within the limits of Thane

Municipal Corporation and Registration District and Sub-District Thane.

*Hansa N. Panchal*

*Hansa N. Panchal*

टनन - २

१०१३/२०२३

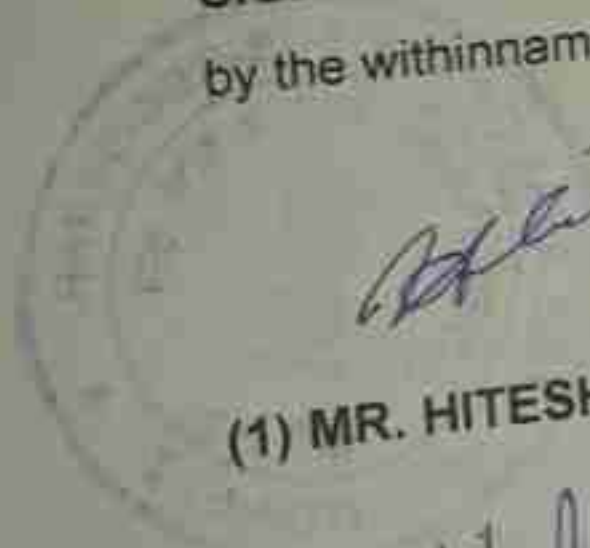
१/३२

SCHEDULE "II"

2/3<sup>rd</sup> share in 50% share of Mr. Natwarlal Keshavil Panchal in a Flat Premises bearing Flat No. 92-A, admeasuring 469.63 sq. ft. i.e. 43.50 sq. mtrs. (Carpet) area (hereinafter referred to as "Said Flat No. 1") and Flat No. 92-B, admeasuring 482.13 sq. ft. i.e. 44.80 sq. mtrs. (Carpet) area (hereinafter referred to as "Said Flat No. 2") on the 9<sup>th</sup> floor, in the Building No. 1 of Complex known as Vijay Enclave lying being and situates on plot of land bearing Survey No. 141/2 & 3 of village Kavasar Waghbil Naka, Ghodbunder Road, Thane (W) within the limits of Thane Municipal Corporation and Registration District and Sub-District Thane.

IN WITNESS whereof the parties hereto have set their respective hands the day and year hereinabove written.

SIGNED SEALED AND DELIVERED by the withinnamed "RELEASORS"



*Hitesh Natwarlal Panchal*

(1) MR. HITESH NATWARLAL PANCHAL



*Mitesh Natwarlal Panchal*

MR. MITESH NATWARLAL PANCHAL



In the presence of:

*Vasant Panchal*

*H.H. Panchal*

*Hetal Panchal*

2.

RELEASERS AND...  
NATWARLAL PANCHAL



Certificate No. - 1134

# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

## Occupancy Certificate

Building: Bldg No. 1, 2 & 3 (Phase I) - Stilt + 14 floors

TMCTDD/C Date: 25/4/2017

शालास

Arch. Sandeep Prabhu (for M/s. SAAKAAR)

Bhkrupa, 5<sup>th</sup> Floor,

Ram Maruti Road,

Nasruda, Thane - 400 602.

Shri. Balaram Narayan Dada

M/s. Vijay Company Pvt. Ltd.

Sub:

Ret. V. No. 200/703

Your Letter No. 14570

e. 1412, 1413, 2087

18/03/2017

(owner)  
(P.O.A.R)



The partial development work/extension/re-creation alteration in roof building / part building no.

Above situated at

Village Kaverai

under the

of Shri. Sandeep Prabhu Licensed Surveyor and Engineer / Structural Engineer / Supervisor /

License No. CA-9774860

may be occupied on the following conditions.

1. इच्छित परवानगी वी.सी. प्रमाणपत्र वी.ए.नं. २०६/२६१/१७ ठमपा/शिवचि/२०१८/१७

२. इच्छ. प्रणी. डेज विभागाकडील ना. ह.कत दाखल्यातील अटी बधनकारक राहतील.

३. अग्निशमन विभागाकडील ना. ह.कत दाखल्यातील अटी बधनकारक राहतील.

certificated completion plan is returned herewith

No.:

Stamp:

Director of Thane

Mun. Commissioner

(Water Works) TMC

essor Tax Depl. TMC

Finance Depl. T.D.D., TMC

Yours faithfully



Municipal Corporation of  
the city of Thane.





RELEASE DEED

THIS RELEASE DEED made and entered into at Thane, on this 13<sup>th</sup>

day of March, 2023

BETWEEN

(1) MR. HITESH NATWARLAL PANCHAL (Aadhar No. 3840 7115 3057)  
(PAN AJJPP8816F) Age: 43 years, Occ: Business, Indian Inhabitant and  
(2) MR. MITESH NATWARLAL PANCHAL (Aadhar No. 6911 0746 6575)  
(PAN APSPP0719E) Age: 40 years, Occ: Self Employed, Indian  
Inhabitant Both (1) & (2) Residing at: Flat No. 92, Building No. 1, Vijay  
Enclave, Ghodbunder Road, Opp Suraj Water Par, Waghbil Naka, Thane  
(W) 400 615 hereinafter referred to as "RELEASORS" (which expression  
shall unless it be repugnant to the context or meaning thereof shall deem  
to mean and include their respective legal heirs, executors and  
administrators) of the ONE PART.

AND

SMT. HANSABEN NATWARLAL PANCHAL (Aadhar No. 5312 4271  
7628) (PAN AIJPP3350P) Age: 62 years, Occ: House Hold, India  
Inhabitant, residing at: Flat No. 92, Building No. 1, Vijay Enclave,  
Ghodbunder Road, Opp Suraj Water Par, Waghbil Naka, Thane (W) 400  
615 hereinafter referred to as "RELEASEE" (which expression shall  
unless it be repugnant to the context or meaning thereof shall deem to  
mean and include her legal heirs, executors, administrators and assigns  
of the OTHER PART.

WHEREAS,

A. By virtue of Two (2) Registered Agreement dtd 08/03/2006

[registered at the office of Sub-Registrar of Assurances at Thane at

Sr. No. TNN-2-01860/2006 and at Sr. No. TNN-2-01861/2006

*Hansa N. Panchal*

Hansa N. Panchal,

