

19186
Wednesday, October 06, 2021
12:36 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M
दिनांक: 06/10/2021

गावाचे नाव: कावेसर
दस्तऐवजाचा अनुक्रमांक: टनन2-19186-2021
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सुजाता सुनिल घाणेकर - -

पावती क्र.: 21408

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 38

रु. 30000.00
रु. 760.00

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:55 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.4030290 /-
मोबदला रु.4100000/-
भरलेले मुद्रांक शुल्क : रु. 246000/-

Bashmulla
Joint Sub Registrar Thane 2
~~सह नोंदणी अधिकारी - २~~
उपे क्र. २

1) देयकाचा प्रकार: By Cash रक्कम: रु 760/-
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006990070202122E दिनांक: 01/10/2021
वकचे नाव व पत्ता:

Sujata



06/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 19186/2021

नोंदणी :

Regn:63m

गावाचे नाव : कावेसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4030290
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक 404,4 था मजला, बिल्डींग नं.बी-4, रतु एनक्लेव्ह बी3-बी4 को.ऑप.हौ.सो.ली.,जी.बी.रोड,कावेसर,ठाणे.मौजे कावेसर स.नं. 172(पार्ट),173(पार्ट).झोन नं 11/42-2अ-1).((Survey Number : - ;))
(5) क्षेत्रफळ	1) 40.71 चौ.मीटर
(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.	1): नाव:-स्वरूप प्रदिप दांडेकर -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 404,रतु एनक्लेव्ह सोसायटी , ब्लॉक नं: -, रोड नं: जी.बी.रोड,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AHPPD8014K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुजाता सुनिल घाणेकर -- वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 703-704, स्नेह-दिप सोसायटी , ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AACPG5340H 2): नाव:-सुनिल पद्माकर घाणेकर -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 703-704, स्नेह-दिप सोसायटी, ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AACPG5341G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/10/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/10/2021
(11)अनुक्रमांक,खंड व पृष्ठ	19186/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	246000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Bahmurek
06/10/21
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN
MTR Form Number-6



GRN	MH006990070202122E	BARCODE					Date	01/10/2021-13:20:52	Form ID	25.1
Department	Inspector General Of Registration			Payee Details: १०९८९/२०२१						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)	AACPG5341G १/२८							
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	SUNIL PADMAKAR GHANEKAR							
Location	THANE	Flat/Block No.	B4/404 Rutu Enclave B3-B4 Cooperative Housing Society Ltd							
Year	2021-2022 One Time	Premises/Building								
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	246000.00	Road/Street	Ghodbunder Road Thane						
0030063301	Registration Fee	30000.00	Area/Locality	THANE						
			Town/City/District							
			PIN		4	0	0	6	1	5
			Remarks (If Any)	PAN2=AHPPD8014K-SecondPartyName=SWAROOP PRADIP DANDEKAR-CA=4100000-Marketval=4030500						
			Amount In	Two Lakh Seventy Six Thousand Rupees Only						
Total		2,76,000.00	Words							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque-DD Details		Bank CIN	Ref. No.	69103332021100114488	2705319018					
Cheque/DD No.		Bank Date	RBI Date	01/10/2021-13:24:45	Not Verified with RBI					
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Department ID :

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

Mobile No. : 9821138745

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



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वसु क्रमांक / २०२१

CHALLAN
MTR Form No. 1



Department (पंजीकृत करदात्याचे नाव)		Type of Payment (वसुचा प्रकार)	
Office Name (पत्राचे ठिकाण)		Year (वसुसंग्रहाचे वर्ष)	
Payee Name (वसुसंग्रहासाठीचे नाव)		Location (वसुसंग्रहासाठीचे ठिकाण)	
Payee Address (वसुसंग्रहासाठीचे पत्ता)		City (वसुसंग्रहासाठीचे शहर)	
Payee Contact No. (वसुसंग्रहासाठीचे संपर्क क्रमांक)		District (वसुसंग्रहासाठीचे जिल्हा)	
Payee Email (वसुसंग्रहासाठीचे ईमेल)		State (वसुसंग्रहासाठीचे राज्य)	
Payee PAN (वसुसंग्रहासाठीचे PAN क्रमांक)		Country (वसुसंग्रहासाठीचे देश)	
Payee GSTIN (वसुसंग्रहासाठीचे GSTIN क्रमांक)		Total (एकूण)	
Payee TIN (वसुसंग्रहासाठीचे TIN क्रमांक)		Payment Date (वसुसंग्रहाची तारीख)	
Payee UTR (वसुसंग्रहासाठीचे UTR क्रमांक)		Charged to Bank (बँककडून वसुसंग्रहाचे)	
Payee ITR (वसुसंग्रहासाठीचे ITR क्रमांक)		Bank Name (बँकचे नाव)	
Payee Form No. (वसुसंग्रहासाठीचे फॉर्म क्रमांक)		Branch Name (बँकशाखाचे नाव)	
Payee Form Date (वसुसंग्रहासाठीचे फॉर्म तारीख)		Branch Code (बँकशाखाचा कोड)	
Payee Form Time (वसुसंग्रहासाठीचे फॉर्म वेळ)		Branch Address (बँकशाखाचे पत्ता)	
Payee Form Place (वसुसंग्रहासाठीचे फॉर्म ठिकाण)		Branch Contact No. (बँकशाखाचा संपर्क क्रमांक)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch Email (बँकशाखाचे ईमेल)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch PAN (बँकशाखाचे PAN क्रमांक)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch GSTIN (बँकशाखाचे GSTIN क्रमांक)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch TIN (बँकशाखाचे TIN क्रमांक)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch UTR (बँकशाखाचे UTR क्रमांक)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch ITR (बँकशाखाचे ITR क्रमांक)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch Form No. (बँकशाखाचे फॉर्म क्रमांक)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch Form Date (बँकशाखाचे फॉर्म तारीख)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch Form Time (बँकशाखाचे फॉर्म वेळ)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch Form Place (बँकशाखाचे फॉर्म ठिकाण)	
Payee Form State (वसुसंग्रहासाठीचे फॉर्म राज्य)		Branch Form State (बँकशाखाचे फॉर्म राज्य)	
Payee Form Country (वसुसंग्रहासाठीचे फॉर्म देश)		Branch Form Country (बँकशाखाचे फॉर्म देश)	



NOTE: This challan is valid only if registered in the Registrar office only. For valid for unregistered document. This challan is valid only if registered in the Registrar office only. For valid for unregistered document. This challan is valid only if registered in the Registrar office only. For valid for unregistered document.

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दस्त क्रमांक १९९६ / २०२१
२ / ३८

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane on this ०६th day of October, 2021 by and between **SWAROOP PRADEEP DANDEKAR** (PAN No.AHPPD8014K) residing at flat no 404 in Building no B4, Rutu Enclave B3-B4 Co-operative Housing Society Ltd., Ghodbunder road, Thane (W) 400615 hereinafter referred to as the **'SELLER;** (which expression shall unless it be repugnant to the context and meaning thereof, be deemed to mean and include administrators and assigns) of the FIRST PART;

AND

(1) MRS SUJATA SUNIL GHANEKAR, (PAN NO. AACPG5340H) Age 55 Years, AND **(2) MR SUNIL PADMAKAR GHANEKAR,** (PAN NO. AACPG5341G) Age 57 Years, Indian Inhabitant, residing at 703-704 Sneha-deep CHS, Maharshi Karve Road, Naupada, Thane (West) 400 602, herein after referred to as the **"PURCHASERS"**, (which expression shall unless it be repugnant



[Handwritten signatures of the Seller and Purchasers]

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दस्त क्रमांक	१९८९ / २०२१
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to the context and meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART;

1) Sometime in the year 1998 or thereabout, the developers decided to develop the said land on Ghodbunder road standing thereon and construction of a new building in accordance with the Building Control Regulations under V.P.no. 84187/TMC/TDD/803 dt, 16/3/1991. In furtherance of the said intention, the Builder and Developer M/s Harasiddh Properties (Thane) Pvt Ltd., engaged the services of Architects MS Gupte Wadhavkar and associates through them submitted the building plans for construction of a building consisting of Ground and seven upper floors. The said building plans were sanctioned by Thane Municipal Corporation and after development the Thane Municipal Corporation accordingly issued an Occupation certificate under No, V.P. 84187/TMC/TDD 1877 dated 31 January 2002. **Annexure A**

2) Sometime in the year 2000, the erstwhile Owners Mr. Satyawan Harishchandra Waingankar and Mrs. Shubhangi Satyawan Waingankar who desirous to acquire a flat bought flat no 404 in building no B4 from the Developers M/s Harasiddh Properties (Thane) Pvt Ltd., and entered into an agreement which was duly registered with the Sub Registrar of Assurance Thane vide registration number THN1-2714/2000 dated July 2000. Mr. Satyawan Harishchandra Waingankar and Mrs. Shubhangi Satyawan Waingankar later



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became members of the Rutu Enclave B3-B4 Co-operative Housing society and were allocated Share certificate no 50 for 5 shares having distinctive numbers 246 to 250 (both Inclusive). Hereinafter state as "Said Flat"

250	2
9096	2029
8	32

3) Later in 2005 Mr. Satyawan Harishchandra Waingankar and Mrs. Shubhangi Satyawan Waingankar were wanting to sell their above said flat no 404 in building no B4. As Swaroop Pradeep Dandekar was desirous of buying this Flat Mr. Satyawan Harishchandra Waingankar and Mrs. Shubhangi Satyawan Waingankar entered into an agreement for sale with Swaroop Pradeep Dandekar on 11th March 2005 which was duly registered with the office of Sub Registrar of Assurance Thane vide registration number TNN5 2071/2005 on 11th March 2005. The above mentioned Share certificate no 50 for 5 shares having distinctive numbers 246 to 250 (both Inclusive) was also duly transferred by the society in name of Swaroop Pradeep Dandekar. **Annexure B**

AND WHEREAS

4) The SELLER was looking out for sale of his flat to help repay his outstanding loan obtained for business purpose, from Standard Chartered Bank (Loan account Number 51956195) & since the SELLER & PURCHASER has good acquaintance, the SELLER expressed his wish to sell the said flat to the PURCHASER & PURCHASER agreed to purchase the said flat accordingly on such terms & conditions &

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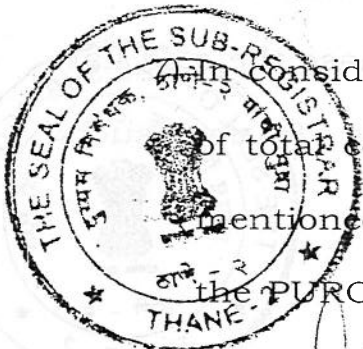


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दस्ता क्रमांक १२०१६/१०२१
५/१२

consideration as agreed by & between the parties named hereinabove & mentioned hereunder.

5) The party at first part hereby declares that apart from the home loan obtained by him, there was no any encumbrance on the said flat mentioned in the Schedule attached hereunder & if any such encumbrance in the form of mortgage, lien, loan or in any manner whatsoever is found or if any notice, summons, warrant, as the case may, if being served or received by the said purchaser in that case, party at first part (SELLER) will indemnify the purchaser i.e. party at second part & the SELLER undertakes to clear all such encumbrances including the litigations, if any & all the expenses related to the same shall be borne by the SELLER.

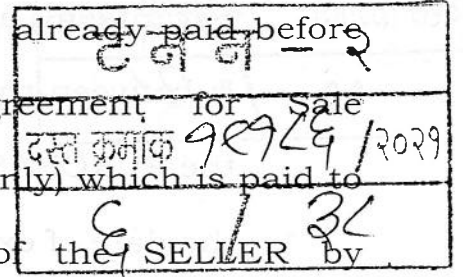
6) The SELLER has had outstanding loan from Standard Chartered Bank (Loan account Number 51956195). As the SELLER was not in a position to repay this loan, he has decided to do this sale transaction due to which the SELLER wanted the PURCHASER to repay on his behalf the outstanding loan mentioned above having loan account Number 51956195 from Standard Chartered Bank has described above and therefore agreed to treat this repayment of loan amount as part payment of the total consideration amount of this sale.



consideration of the loan details give in para '6' above, out of total consideration as agreed by & between the parties as mentioned aforesaid outstanding bank loan is already paid by the PURCHASER directly to the above said bank or Financial

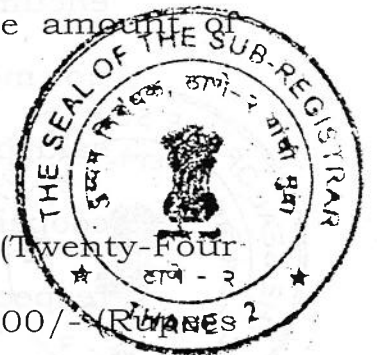
[Handwritten signatures and marks]

Institutions on behalf of the SELLER. As part of payment of the above said loan the PURCHASER has already paid before the date of execution of this Agreement for Sale Rs.17,00,000/- (Rupees Seventeen Lacs Only) which is paid to Standard Chartered Bank on behalf of the SELLER by Demand Draft No. 221857 for rupees 8,50,000/- (Rupees Eight Lack Fifty Thousand only) from account of Sujata Sunil Ghanekar **Annexure C** and Demand Draft No. 221858 for rupees 8,50,000/- (Rupees Eight Lack Fifty Thousand only) from account of Sunil Padmakar Ghanekar **Annexure D** dated 14/09/2021 drawn on IDFC FIRST Bank Thane Branch for the repayment of Standard Chartered Bank Loan account number 51956195 as per settlement letter issued by Standard Chartered Bank dt. 03 September 2021 which is attached herewith under **Annexure E** i.e. party at second part, before execution of this agreement.



8) The SELLER will ensure that he shall handover vacant & peaceful possession of the said flat to the PURCHASER along with a possession letter immediately on receiving full & final consideration. It is also agreed by Seller that he shall remove tenant kept by him in said flat on leave & license basis before making balance amount of consideration and SELLER shall handover all the sets of keys including duplicate keys of the said flat to the PURCHASER at the time of handing over possession of said flat with receipts of balance amount of consideration.

9) Further balance payment of Rs. 24,00,000/- (Twenty-Four Lakhs Only) left out after payment of Rs. 17,00,000/- (Rupees 2



Sujata Ganesh 5

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दस्ता क्रमांक १८९/६/२०२१

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(Seventeen Lakhs Only) of the total consideration as agreed by
& between the parties as mentioned aforesaid shall be paid by
the PURCHASER to the SELLER within (3) Three months from
the date of execution of this Agreement for Sale.

10) The SELLER shall also handover and agrees & undertakes to handover the original agreement, no dues certificate issued by the Housing Development Finance Corporation Limited (HDFC) as well as the original share certificate issued by the Rutu Enclave B3-B4 Co-Operative Housing Society on the day of execution of Agreement for Sale.

11) The SELLER shall clear all dues of Rutu Enclave B3-B4 Co-Operative Housing Society in which the said flat no, 404 is situated in the building no. B4 including the electricity charges, MGL Charges, telephone line (landline) charges, TMC Property tax and Water Bill if any & shall handover the payment receipts to the PURCHASER at the time of handing over possession of said flat.

12) The SELLER Swaroop Pradeep Dandekar is as such seized and possessed of or otherwise well and sufficiently entitled to the said premises. The SELLER declared that its title over the said premises is free, clear marketable and without any encumbrances whatsoever. The SELLER declares that he has not mortgaged or created any encumbrances in respect of the said premises on date of this agreement. The SELLER shall cooperate Purchaser to obtain a Title clearance certificate in respect of the said premises immediately which is to be handed over to the PURCHASER.

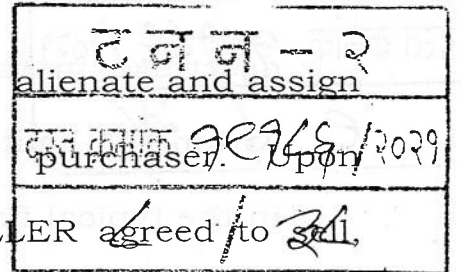


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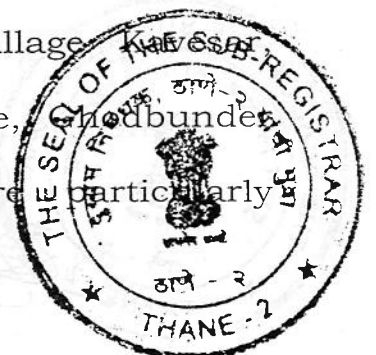
13) The SELLER was desirous to sell, transfer, alienate and assign the said premises to an appropriate purchaser. Upon culmination of the negotiations, the SELLER agreed to transfer, alienate and assign the said premises to the purchasers at and for a total consideration of Rs.41,00,000/- (Rupees Forty-one lakhs only) and on the other terms and conditions more particularly agreed upon. The parties hereto are therefore now desirous to record the various terms and conditions agreed upon by and between them; as under:



NOW THEREFORE THESE PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

The SELLER doth hereby agree to sell, transfer and alienate to the Purchasers and the Purchasers do hereby agree to purchase and acquire from the SELLER the ownership and all the rights, titles and interests held by the SELLER in the said premises flat no. 404 the part of the fourth floor admeasuring 365sq.ft, carpet area of the new building popularly known as Building no B4, Rutu Enclave B3-B4 Co-operative Housing Society Ltd., standing in or upon the said land i.e. all that piece and parcel of land admeasuring 4.45 Hectares - i.e. 44500 sq. meters, bearing Revenue Survey No. 172 (Part) and 173 (Part), City Survey No. 172 & 173, lying being and situate at Village registration Sub District and District of Thane, Road, Kavesar, Thane (West), 400 615more particularly

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described in the **First Schedule** hereunder written; and now

e within the limits of the Thane Municipal Corporation as shown

in the typical floor plan of the building B4 annexed herewith and marked as **Annexure F**, more particularly described in the **Second Schedule** hereunder written; at and for a total consideration of Rs.41,00,000/- (Rupees Forty-one lakhs only) and on the other terms and conditions more particularly mentioned hereunder.

A. On or before execution hereof, the Purchasers at the instance of the SELLER herein have made payment of Rs.17,00,000/- (Seventeen lakhs only) to the Standard Chartered Bank vide Demand Draft No. 221857 for rupees 8,50,000 from account of Sujata Sunil Ghanekar and 221858 from account of Sunil Padmakar Ghanekar dated 14/09/2021 drawn on IDFC FIRST Bank Thane Branch and now appropriated towards the Repayment of loan from Standard Chartered Bank Loan account number 51956195 to be adjusted in the purchase price of the said premises.

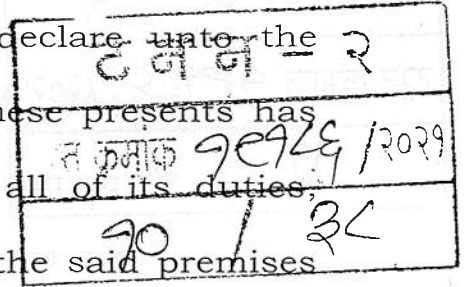
B. The SELLER doth hereby agree after Purchaser makes balance amount of the consideration in the manner stated in this and the preceding paragraph, the Purchasers shall be entitled to the ownership and all other rights, titles and interests in the said premises. At the time of accepting the part payment as above the SELLER shall handover all the original documents, document of redemption of mortgage and all other necessary and concerned documents to the Purchasers.



Signature

Signature

C. The SELLER doth hereby covenant and declare unto the Purchasers that the SELLER, till date of these presents has duly discharged, observed and performed all of its duties, liabilities and responsibilities in respect of the said premises and that all the amounts payable by the SELLER in respect of the said premises including the periodical and other outgoings, taxes, cesses and permitted increases in respect of the said premises have been paid till the time the date of execution hereof. The SELLER simultaneously with execution hereof has handed over to the Purchasers the latest tax receipt issued by the Thane Municipal Corporation in respect of the said maintenance charges and other outgoings in respect of the said premises. The SELLER hereby declares that in the event of it being noticed at any time in future that all or any of such outgoings had remained unpaid till the handing over possession of said flat to Purchaser, the SELLER undertakes to clear of the same at its costs and expenses.



D. At the time of negotiations and deliberations by and between the parties hereto, the SELLER represented and assured to the Purchasers that:-

(a) The SELLER was the exclusive owner in respect of the said premises, prior to the execution hereof.

(b) The SELLER was and is lawfully and legally entitled to enter into these presents and that there were and are no impediments of whatsoever nature for the SELLER entering into these presents with the Purchasers.



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The title of the SELLER in respect of the said premises is free, clear and marketable and that there were/ are no other encumbrances of whatsoever nature in or upon the said premises as at the date of execution hereof.

(d) The SELLER was/ is absolutely entitled to the said premises and that the SELLER had/ has not created any encumbrances of whatsoever nature either by way of sale, mortgage, lease, license, assignment and hypothecation or in any other manner in respect of the said premises or any part thereof, except these presents.

(e) No notice/s for acquisition or requisition or attachment by any Government, Semi Government, Local Authority or Authorities or Income Tax or Sales Tax or by any other Authorities has/have ever been received by the SELLER against the said premises or any part thereof and further that, no proceedings in regard to the above have ever been commenced.

(f) There are no liabilities of Provident Fund, E. S. I., Sales Tax, Income Tax, Excise Duty, Professional Tax or Gratuity outstanding against the SELLER and that there are no litigations pending either with any financial institution or other creditors or in any other Courts of Law affecting the rights, titles, interests and/or ownership of the SELLER hereby agreed to be transferred in favour of the Purchasers herein; nor are there any orders of



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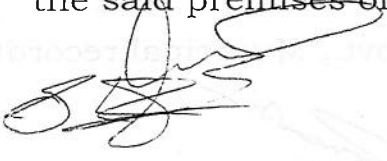


attachment or appointment of receiver made or pending against the said premises or any part thereof.

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(g) That the SELLER has fully paid all the dues and outgoing including maintenance charges, taxes, cesses, electricity bills and all other monthly outgoing, etc. in respect of the said premises and that there are no dues of whatsoever nature payable by the SELLER either to the promoters or to anybody else in respect of the said premises, as at the date of execution hereof.

E. It is also agreed in between the parties that in case Purchasers failed to make balance amount of consideration within period of 3 months from the date of this execution, then present covenant shall stand cancelled or deemed to be cancelled with consent of both the parties and SELLER shall return the part payment received from Purchaser without any interest within period of one month from the date of issuing cancellation notice to the Purchasers.

F. The SELLER declares that the title of the SELLER in respect of the said premises is clear, marketable and free from any other encumbrances. The SELLER agrees to indemnify and keep the purchasers harmless in the event of the purchases being to loans at any time in the future on account of it being found that the SELLER has created any encumbrance in respect of the said premises on and after execution hereof,



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The Purchasers shall maintain at their own costs the said flat agreed to be acquired by them in the same good condition, state and in the order in which delivered to them and shall abide by all the bye-laws, rules and regulations of the State and Central Government, Thane Municipal Corporation, Maharashtra State Electricity Board or any other authorities and local authorities and local bodies and shall attend, answer and be responsible for all actions, or any of the conditions or rules or bye-laws.

H. The Purchasers shall lodge this agreement for registration with registering authorities i.e., Sub-Registrar of Assurances, Thane within the time specified under the Indian Registration Act, at their own costs and expenses, and inform the SELLER within seven days after lodging, the particulars of the date, number and the sub-registry in which the agreement is lodged for registration; so as to enable the SELLER, to admit the execution thereof.

I. The SELLER agrees to sign all the necessary applications/ affidavits/ declarations and all other requisite documents for the transfer of the said flat, the electricity meter, gas connection and other essential supplies in the name of the Purchasers herein, after receipt of the entire consideration.

The SELLER undertakes to raise a full co-operation so as to transfer the said premises to and in the name of the Purchasers in all the Govt., Semi Govt., Municipal records etc.



[Handwritten signature]

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J. The SELLER agrees and undertakes to hand over all the original documents of title including the Old Chain of Agreements, to the Purchasers.

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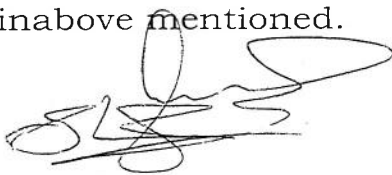
THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land admeasuring 4.45 Hectares – i.e., 44500 sq. meters, bearing Revenue Survey No. 172 (Part) and 173 (Part), City Survey No. 172 & 173, lying being and situate at Village Kavesar, registration Sub District and District of Thane, Ghodbunder Road, Kavesar, Thane (West), 400 615 and now within the limits of the Thane Municipal Corporation.

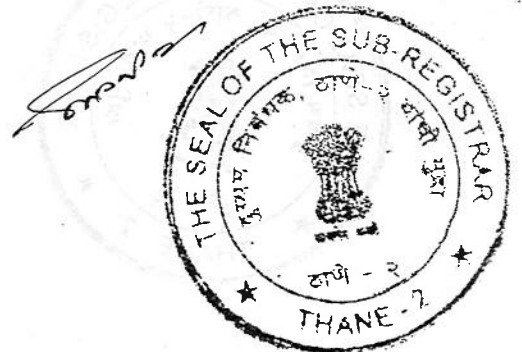
THE SECOND SCHEDULE ABOVE REFERRED TO

The said premises bearing the flat no. 404 in the Building No. B4, Rutu Enclave B3-B4 Co-operative Housing Society Limited, Ghodbunder Road Thane (W) 400615 admeasuring 365 sq. ft carpet area bearing the said land i.e. all that piece and parcel of land admeasuring 4.45 Hectares – i.e. 44500 sq. meters, bearing Revenue Survey No. 172 (Part) and 173 (Part), City Survey No. 172 & 173, lying being and situate at Village Kavesar, registration Sub District and District of Thane, Ghodbunder Road, Kavesar, Thane (West), 400615 and now within the limits of the Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seal the day and year first hereinabove mentioned.



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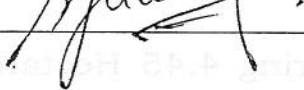
SIGNED SEALED & DELIVERED)


By the within named SELLER -)

SWAROOP PRADEEP DANDEKAR



in the presence of:)

1) )

2) )

SIGNED SEALED AND DELIVERED

By the within named **PURCHASERS**

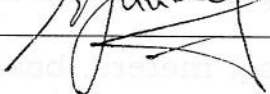
(1) MRSSUJATA SUNIL GHANEKAR


(2) MR SUNIL PADMAKAR GHANEKAR



1) 
2) 

in presence of :-

1) )

2) )



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Received the amount of Rupees 17,00,000(One seventeen lakhs only) from Sunil Padmakar Ghanekar and Sujata Sunil Ghanekar given as part payment as per clause no. 7 of agreement dt. ____ October 2021 by making repayment of Standard Chartered Bank Loan account number 51956195 as per settlement letter issued by Standard Chartered Bank dt. 03 September 2021 The cheques were drawn on **IDFC FIRST Bank. As follows**

Particulars	Cheque Number/Demand Draft	Payment amount	Dated
Paid by Sujata Ghanekar	221857	8,50,000	14/09/2021
Paid by Sunil Ghanekar	221858	8,50,000	14/09/2021


I SAY RECEIVED

SWAROOP PRADEEP DANDEKAR



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१० / ३८

Received the amount of Rupees 17,00,000/- from M/s. ...
 (M/s. Sunil Padmakar Chandelkar and others) ...
 Chandelkar given as per payment as per clause no. 7 of ...
 agreement of ... October 2021 by making repayment of ...
 Standard Chartered Bank loan account number ...
 per authentic letter issued by Standard Chartered Bank ...
 on 03 September 2021. The cheques were drawn on the first ...
 Bank as follows:

Particulars	Cheque Number/Demand Draft	Payment Amount	Dated
Paid by Sunil Chandelkar	221257	8,50,000	14/08/2021
Paid by Sunil Chandelkar	221258	8,50,000	14/08/2021

RECEIVED
 1 DAY RECEIVED

SWAROOP PRADIP LALDIPRAN



ANNEXURE - A
THANE MUNICIPAL CORPORATION, THANE,

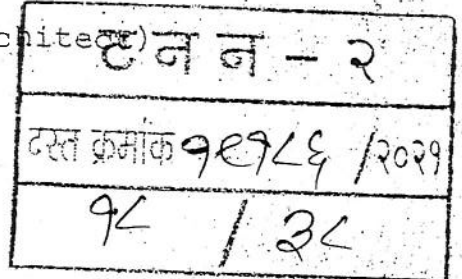
(Regulation No 37)
Occupancy Certificate
for

389

Building No. A/2, A/3, B/3 & B/4 ONLY.
(Ground (2nd) + seven upper floors)

V. P. No. 84/187/ TMC/TDD 1977 Date 31/10/02

To,
M/s. Gupte. Wadhavkar & Associates. (Architects)
Girinar Apt., First Floor,
Charai, Thane (W)-2.



For M/s. Maniji Ardesar & others ... (Owner)

Sub: Occupation Certificate for the proposed building on land bearing S.No. 172, 173 at village Kavesar, Thane.

Ref.: V. P. No. 84/187.

Your Letter No. 4833 dated 9/1/2002.

Sr. Amended C.C. No. V.P. 24/187/TMC/TDD/1880 dated 20/12/2001.

The part / full development work/erection /re-erection or alteration in/of building/ part building No. mentioned as above situated at Kavesar Road/Street

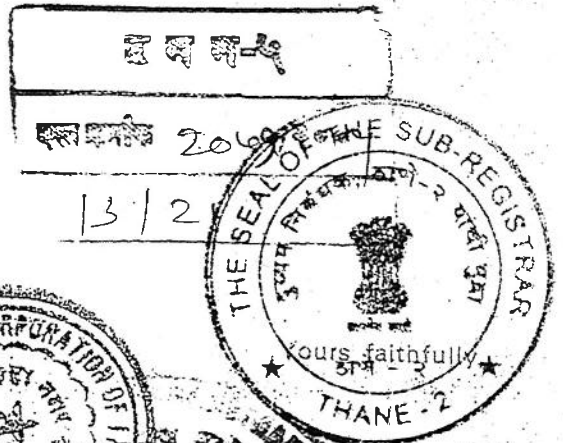
Ward No. - Sector No. - S. No. XXXIX/SONAR/POSONEX 172, 173

Village/TDS No. Kavesar under the supervision of M/s. Gupte Wadhavkar & Asso. Licen

Surveyor/Engineer/Structural Engineer/Supervisor/ Architect/Licence No. CA/80/5667.

may be occupied on the following Conditions.

- 1) Thane Mun. Corporation will supply the water for the drinking purpose as per the availability.
- 2) Society Office shown at Ground Floor in Building A-3 & B-3 should be used for this purpose only.



A set of certified completion plan is returned herewith

Office No. 2011/1701

Office Stamp

Date 31/10/02

Copy to

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



[Signature]
By City Engineer,
Planning & Development
Municipal Corporation of
Thane

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 १९ / ३८

१९ - ३८
 १९९६ / २०२१
 १९ / ३८





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ठाणे महानगरपालिका

महापालिका भवन, डॉ. अल्मेडा रोड, चंदनवाडी, पाचपाखाडी, ठाणे - ४००६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ. क्र./म.म.पा./
Ref. / T. M. C. /

T.D.D/3274

दिनांक Date	२०/१२/१९९४ 1895-
दस्ता क्रमांक (Arch.)	१९९६/२०२ 20/32

To,

Shri. Gupte Vadhavkar & Associates
'Girinar' 1st Floor,
Edalji Road, Charai,
Thane.

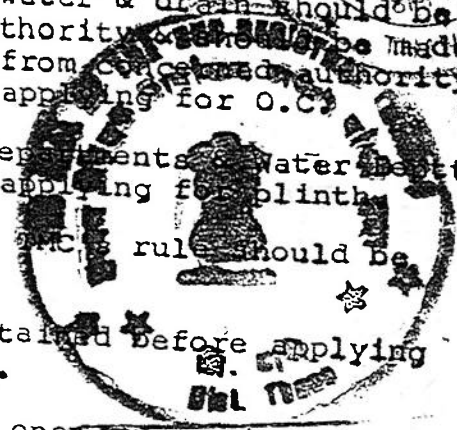
Sub:- Proposed buildings on plot bearing
S.No. 172 & 173 at Village Kavesar,
Ghodbunder Road, Thane.
... For Shri. Majije Ardegar & Others.
.....

Ref:- Your letter dt. 23rd December, 1994.
V.P. 84187

Sir,

I have to inform you that the plans submitted by you for the above mentioned work are hereby approved subject to the compliance of the conditions mentioned in this office of the building permit No. V.P. 84187/TMC/TDD/803 dt. 16/3/91 and commencement certificate under No. V.P. 84187/TMC/TDD/803 dt. 16/3/91 and additional following conditions.

- Conditions :-
- 1) Conditions mentioned in the permit & commencement certificate No. V.P. 84187/TMC/TDD/803 dt. 16/3/91 are binding upon you.
 - 2) NOC from Fire Brigade Office should be obtained before applying for plinth certificate.
 - 3) Detailed layout for storm water & drain should be approved from concerned authority & NOC from concerned authority should be obtained before applying for O.C.
 - 4) NOC from Tree & Drainage Department & Water Deptt. should be obtained before applying for plinth certificate.
 - 5) Development charges as per TMC's rule should be paid.
 - 6) NOC from MTNL should be obtained before applying for occupation certificate.
 - 7) Building plans for amenity open space should be approved as per TMC's D.C. Rule.
 - 8) Bore well/well should be constructed as per requirement.



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9) Expenses for internal road, gutter, light pole should be borne by you only.

Three sets of amended plans duly signed and stamped are hereby returned in token of the municipal approval.



Yours faithfully,

Raj

we are
Dy. City Engineer,
(Planning & Development),
Thane Municipal Corporation, Thane.



Copy forwarded for information to the,

- 1) Owner...
- 2) DMC, Zone please.

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vva/-



ANNEXURE - B

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Share Certificate No. 51 Member's Regn. No. RE-4.050 No. of Shares 5

RUTU ENCLAVE B3 AND B4 Co-operative Housing Society Ltd.
GHODBUDER ROAD, THANE (WEST)

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

Regn. No. TNATMAHSE-TC-13686 OF 2002 DT. 6-7-2002 Date _____

This is to certify that Shri/Smt./M/s. M.R. WAINGANKAR, SATYAMAN
HARISHCHANDRA AND MRS. WAINGANKAR SHUBHANGI SATYAMAN _____
 is the Registered Holder of 5 fully paid up shares

of Rs. FIFTY each numbered from 246 to 250 both inclusive, or

RUTU ENCLAVE B3 AND B4 Co-operative Housing Society Ltd. THANE (W)

subject to the By-laws of the Said Society

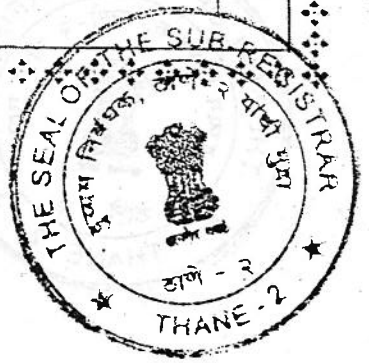
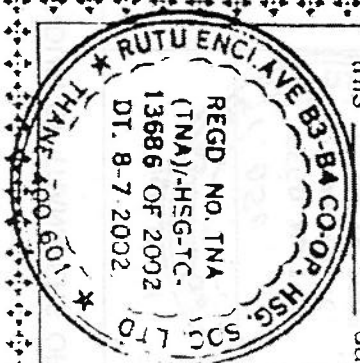
Given under the Common Seal of the Said Society on 07.03.2003

this 1st day of MARCH 2003

M. Sangam
 Authorised
 M.C. Member

P. B. ...
 Secretary

P. B. ...
 Chairman



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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
19/6/05	50	050 REGD NO. TMA (TMA)-HSG-TC 13684 OF 2002 DT. 8.7.2002	MR. SHARAD P. RADIP DANDEKAR Authorized M. C. Member	71 Secretary
			Authorized M. C. Member	Chairman
			Authorized M. C. Member	Secretary
			Authorized M. C. Member	Chairman
			Authorized M. C. Member	Secretary



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Valid for three months / मान्यता तिथि 3 माह के लिए है

or Order / या आदेश/ऑर्डर

DEMAND DRAFT

THANE BRANCH

SCB 51956195

अवा करे ₹ 850000.00

अवा करे

NOT OVER RS. 850000.00

For IDFC FIRST Bank Limited



Issuing Branch / निकासी शाखा: 40112

On Demand Pay / मांग पर

Purchaser / खरीदार: MRS. SUJATA SUNIL GHANGKAR

00221857

Drawee Branch / अदाकारी शाखा: THANE BRANCH

Code No. / कोड नं.: 40112

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Authorised Signatory

Authorised Signatory



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140920214

Valid for three months / वैधता ३ महिने के लिए है

or Order / या उनके आदेश पर

DEMAND DRAFT



Issuing Branch / जारी करने वाली शाखा: **THANE BRANCH**
Code No. / कोड नं: **40112**

On Demand Pay / मांगे जते पर **₹ 51956195**

Rupees / रुपये **EIGHT LAKH FIFTY THOUSAND RUPEE ONLY**

₹ 850000.00

अदा करे

Purchaser / खरीदार **MR. SUNIL PADMAKAR GHANEXAR**

NOT OVER RS. 850000.00

For IDFC FIRST Bank Limited

00221858



Drawee Branch / अदाकर्ता शाखा: **THANE BRANCH**

Code No. / कोड नं: **40112**

Authorised Signatory

Authorised Signatory

⑈ 221858⑈ 0007510001: 999999⑈ 16

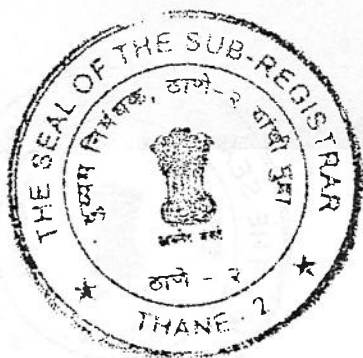


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२८ / ३८

ANNEXURE - E



Letter No: 0000000000026810

Date: 03-Sep-2021

To:
 FAME GLOBAL LOGISTICS PRIVATE LIMITED
 OFFICE NO 810 A WING 8TH FLR HERMES
 ATRIUM PLOT NO-57 SECTOR-11 CBD BELAPUR
 NAVI MUMBAI - 400614

Dear Sir Madam,

SETTLEMENT OF ACCOUNT(S):

Customer No: 11 - 99385225508945
 SCB Loan No(s) : 51956195

Kindly refer to the discussions that we have had with you regarding the outstanding amount due in respect of your SCB Loan(s) bearing the respective numbers. As mutually agreed, we hereby confirm to settle the SCB Loan (s) as mentioned above for INR 1,700,000.00 (Rupees Seventeen Lakh Only) against an outstanding of INR 2,956,938.10.

Please arrange to make the said payments as per the repayment schedule mentioned below. The cheques/ DD/ Pay Orders should be drawn in favour of SCB '51956195'.

Instalment Number	Cash		Cheque/DD/Pay Order Details			Amount (in Rupees)
	Receipt Number	Date	Name of the Bank	Cheq/DD/PO Number	Date	
1					SEP 2021	1,700,000.00

In case of default in compliance with the aforesaid repayment schedule, the settlement plan would stand cancelled and the Bank reserves the right to debit your acc with all waivers and initiate legal action without notice for recovery of the outstanding amount with interest and all other charges due.

Please note that since your account is in overdue/ written off status in our records, the credit bureau status may have already been negatively impacted. The settlement status will reduce the adverse impact to some extent, however the status can be fully resolved only if the complete outstanding amount (inclusive of the waiver amount) is cleared.

Further, in consideration of the settlement plan with respect to the above mentioned loan account(s), you confirm that all claims you have or may have against the Bank pertaining to the said loan account(s), will be withdrawn/ stand relinquished. This settlement is without prejudice to other rights and contentions of the Bank.

Please send us a signed copy of this Settlement letter as acceptance of the repayment schedule, within 15 days from the date of this letter, along with cheques/ DD/ pay order as per the repayment schedule or towards the Lump sum payment (as the case may be).

By accepting this Settlement letter you agree to keep the terms of this settlement, confidential at all times. This Settlement Letter would stand withdrawn and cancelled post expiry of 15 days from the date of this letter, unless accepted before.

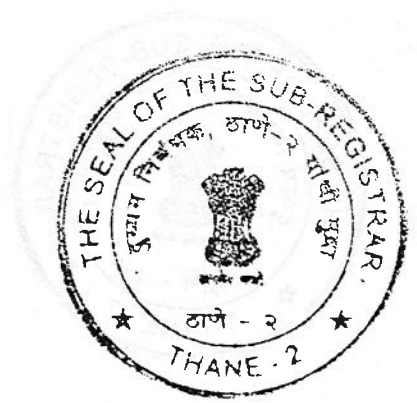
On successful adherence to the repayment schedule as stated above, the outstanding balance on the captioned account(s) will be updated appropriately in our records and status of the account(s) will be updated as 'Settled' in the credit bureau records within 60 days from the date of receipt of last schedule payment. Other terms and conditions remain the same as applicable to the Loan Account. We thank you for giving us the opportunity to be of service to you.

Regards,

Customer Signature

For STANDARD CHARTERED BANK
 Manager

E



ट न न - २
दस्त क्रमांक १९९६ / २०२१
२९ / ३८

Standard Chartered

Page No. 00000000000000000000

Date of Issue: 2021

TO
 LAWYER CALLED ACCOUNT PRIVATE LIMITED
 OFFICE NO. 101, MIDC INDUSTRIAL AREA,
 KALINA (EAST) ROAD, BOMBAY - 400 022

RE: STATEMENT OF ACCOUNTS

Reference No. 11 - 00000000000000000000

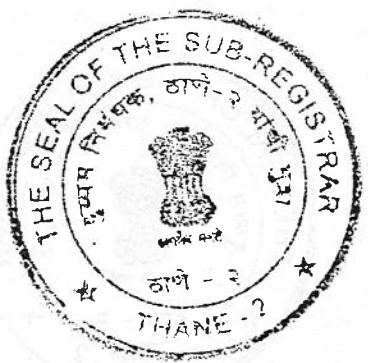
Kindly refer to the statement of accounts attached herewith for the period from 01/01/2021 to 31/03/2021. The statement is prepared in accordance with the provisions of the Companies Act, 2013 and the Companies (Accounts) Rules, 2014. The statement is subject to audit by the auditors appointed by the shareholders.

For Standard Chartered Bank (India) Private Limited, Mumbai

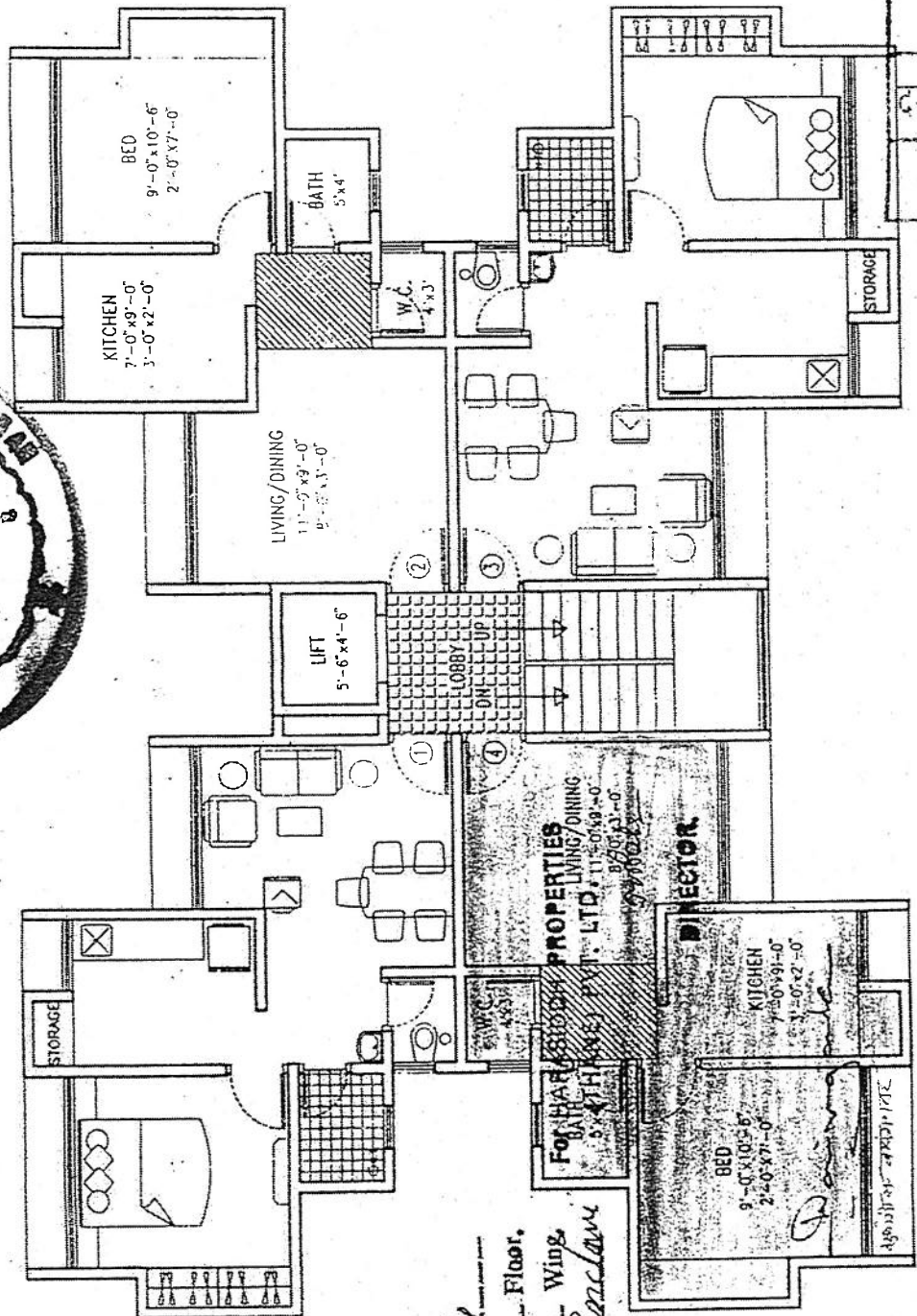
Sl. No.	Particulars	Balance as on 01/01/2021		Balance as on 31/03/2021	
		Dr.	Cr.	Dr.	Cr.

The statement is prepared in accordance with the provisions of the Companies Act, 2013 and the Companies (Accounts) Rules, 2014. The statement is subject to audit by the auditors appointed by the shareholders.

For Standard Chartered Bank (India) Private Limited, Mumbai



ANNEXURE - F



ट न न	DEVELOPERS
दस्त क्रमांक १९	HARASIDDH PROPERTIES THANE PRIVATE LIMITED
३० /	३२ / २०२१

TYPICAL FLOOR PLAN
TYPE - B

RUTU ENCLAVE

Flat No. 404
On 4th Floor,
In B4 Wings
Building Rutu Enclave

ARCHITECTS : GROUP SEVEN ARCHITECTS & PLANNER PVT.LTD.
PROJECT ARCHITECTS : GUPTA VADHAYKAR & ASSOCIATES

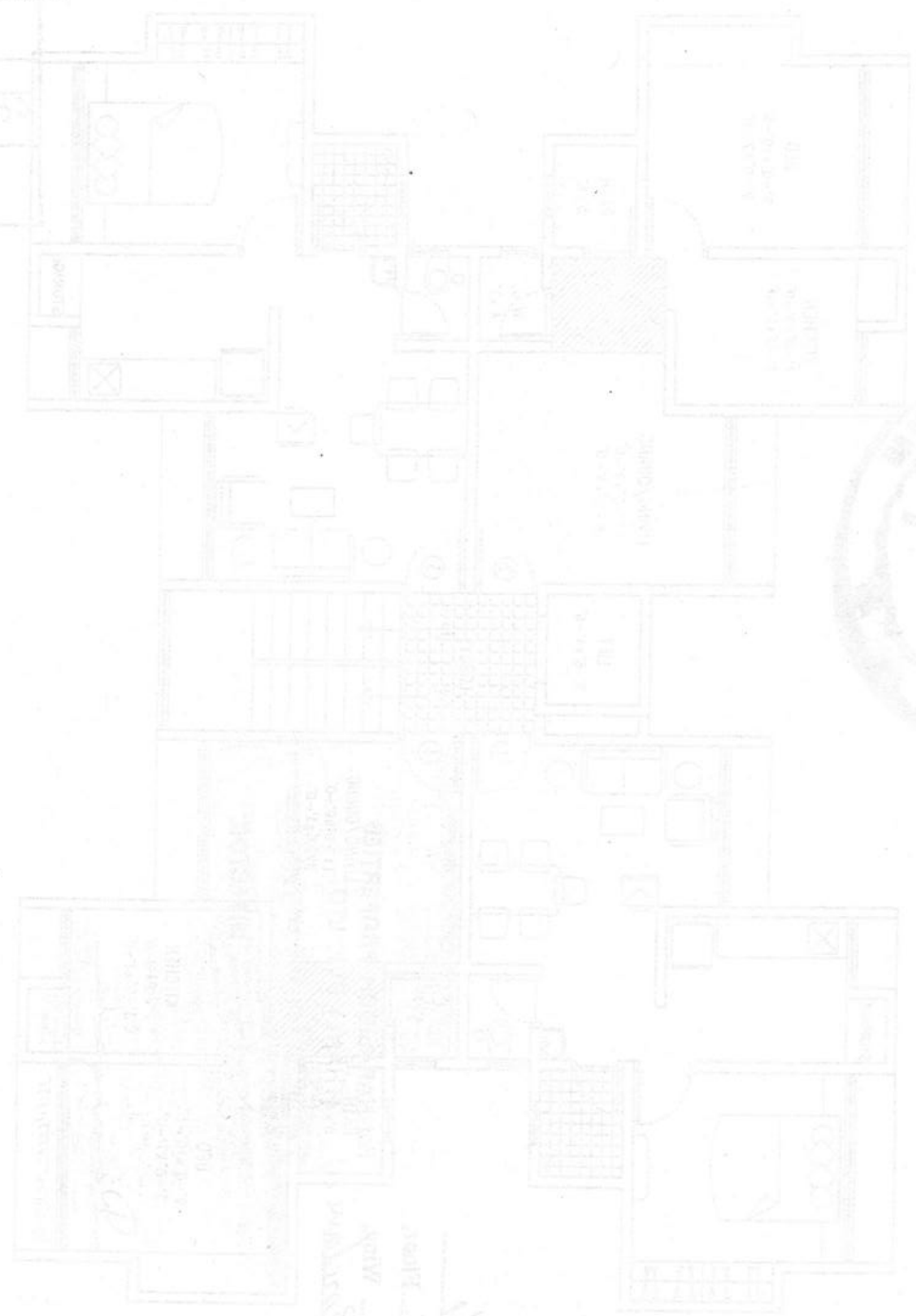
- for occupation certificate.
- Building plans for amenity open space should be approved as per TMC's D.C. Rule.
 - Bore well/well should be constructed as per requirement.



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दस्ता क्रमांक १२९६६ / २०२१

३१ / ३८



BRUNNEN

HAAR



for occupation certificate.
 (1) Building plans for empty open space
 approved as per TMC's O.C. Rules.
 (2) Base well/Well should be constructed as
 per department.

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दस्त क्रमांक १२९८६/२०२१

३२ / ३८

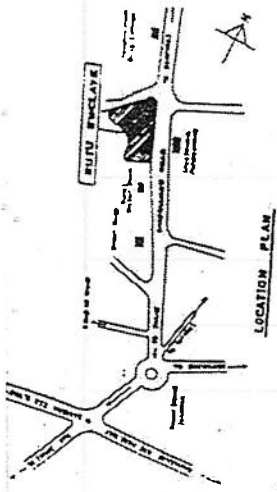
HARISHYAM PRIVATE LIMITED

DEVELOPERS

RUTU ENCLAVE

ARCHITECTS : GROUP STUDIOS ARCHITECTS & PLANNERS PVT.LTD.

PROJECT ARCHITECTS : GURTI YADAVKAR & ASSOCIATES



30m WIDE D P ROAD

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

90m WIDE INTERNAL ROAD

OPEN SPACE

50m WIDE INT. ROAD

OPEN SPACE

OPEN SPACE

OPEN SPACE

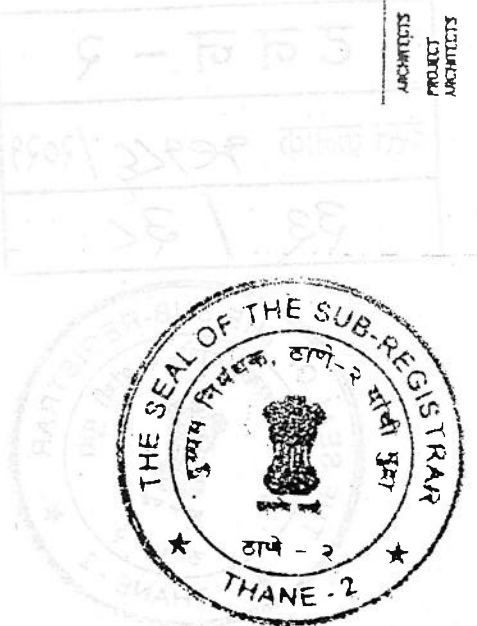
SLEEPING PLAZA

TO BORIVALI

GHODBUNDER ROAD

TO THANE

THE PROMOTER RESERVE THEIR RIGHTS TO ALTER OR AMEND THE LAY-OUT PLANS AND SPECIFICATIONS.



2071335

05-10-2021

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : ठाणे 5

दस्त क्रमांक : 2071/2005

नोंदणी :

Regn:63m

गावाचे नाव : कावेसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 602712
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - गावाचे नाव : कावेसर (ठाणे महानगरपालिका), उपविभागाचे नाव - 11/42 - 2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लगतचे सर्व क्रमांक मौजे कावेसर सदनिका क्र 404 मजला क्र 4, ऋतु इन्क्लेव्ह को ऑप हौ सो लि
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 40.71 चौ.मी. आहे.
(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.	1): नाव:-सत्यवान हरिश्चंद्र वायंगणकर वय:-63पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:-शुभांगी सत्यवान वायंगणकर वय:-59पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-स्वरूप प्रदीप दांडेकर वय:-28पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2005
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2005
(11)अनुक्रमांक,खंड व पृष्ठ	2071/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	8750
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5000
(14)शेरा	-

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दस्त क्रमांक १९९६/२०२१

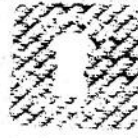
३३ / ३८



आयकर विभाग
INCOME TAX DEPARTMENT
SWAPNIL SUBHASH JUNNARE
SUBHASH SONU JUNNARE
23/07/1988
Permanent Account Number
ALTPJ1818P
Signature



भारत सरकार
GOVT. OF INDIA

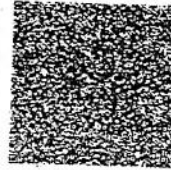


Signature

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APYPR1097M
नम / Name
VISHAL DEEPAK RASAL
पिता का नाम / Father's Name
DEEPAK BABURAO RASAL
जन्म की तिथि / Date of Birth
06/06/1981
Signature



भारत सरकार
GOVT. OF INDIA



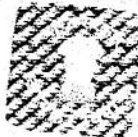
04122020

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SUJATA SUNIL GHANEKAR
MADHAV VASANT SAMEL
04/06/1965
Permanent Account Number
AACPG5340H
Signature



भारत सरकार
GOVT. OF INDIA



ट न न - २
दस्तावेज क्रमांक १०९८६ / २०२१
३० / ३८

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACPG5341G
नाम / NAME
SUNIL PADMAKAR GHANEKAR
पिता का नाम / FATHER'S NAME
PADMAKAR VISHNU GHANEKAR
जन्म तिथि / DATE OF BIRTH
22-10-1963
हस्ताक्षर / SIGNATURE
आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

Signature



आयकर विभाग
INCOME TAX DEPARTMENT
SWAROOP DANDEKAR
PRADEEP DATTARAM DANDEKAR
02/04/1976
Permanent Account Number
AHPPD8014K
Signature



भारत सरकार
GOVT. OF INDIA



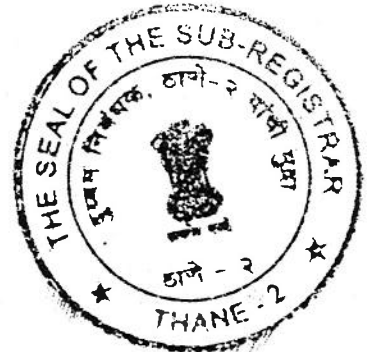
Signature

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20211006991	06 October 2021, 12:24:14 PM			
टनन2					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	11/42-2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लागतचे सर्वे क्रमांक मौजे काविसर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
23100	99000	114700	137600	114700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	40.71 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.99000/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
= (99000 * (100 / 100)) * 100 / 100					
= Rs.99000/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 99000 * 40.71					
= Rs.4030290/-					
Applicable Rules = 3, 18, 19					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या 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					
= 4030290 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.4030290/-					
= ₹ चाळीस लाख तीस हजार दोन शो नव्वद /-					

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दस्त क्रमांक १९९६ / २०२१

३५ / ३८



74/19186

बुधवार, 06 अक्टोबर 2021 12:36 म.नं.

दस्त गोषवारा भाग-1

टनन2 36/13

दस्त क्रमांक: 19186/2021

दस्त क्रमांक: टनन2 /19186/2021

बाजार मुल्य: रु. 40,30,290/-

मोबदला: रु. 41,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,46,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:21408

पावती दिनांक: 06/10/2021

अ. क्रं. 19186 वर दि.06-10-2021

सादरकरणाराचे नाव: सुजाता सुनिल घाणेकर - -

रोजी 12:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृथांची संख्या: 38

एकुण: 30760.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

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 06 / 10 / 2021 12 : 35 : 07 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 10 / 2021 12 : 35 : 54 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

बदल वरतरेवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तालुकीनुसार नोंदणीस बाबत केला आहे. दस्तानवील सांगुण भण्णुर निष्पादक व्यक्ती, राशीसा व सोबत जोडलेले कायदपत्रे वरतरेची सत्यता करणेची कार्ये गादी करतील निष्पादक व्यक्ती सांगुणवधे जबाबदार राहिल. एवढेच हजर हस्तांतरण दस्तांपुढे शुल्कसाधन/वेळसाधन यांच्या कोणत्याही कायदा/नियम/परिपत्रक पंचे उरलेल्या होत नाही.

सिद्धन घेणारा राहिल

Sujata

सिद्धन घेणारी राहिल



06/10/2021 12:39:28 PM

दस्त क्रमांक :टनन2/19186/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुजाता सुनिल घाणेकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 703-704, स्नेह-दिप सोसायटी, ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AACPG5340H	लिहून घेणार वय :-55 स्वाक्षरी:		
2	नाव:सुनिल पद्माकर घाणेकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 703-704, स्नेह-दिप सोसायटी, ब्लॉक नं: -, रोड नं: नौपाडा,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AACPG5341G	लिहून घेणार वय :-57 स्वाक्षरी:		
3	नाव:स्वरूप प्रदिप दांडेकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 404,रतु एनक्लेव्ह सोसायटी, ब्लॉक नं: -, रोड नं: जी.बी.रोड,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AHPPD8014K	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 10 / 2021 12 : 37 : 41 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:स्वप्नील जुन्नरे -- वय:33 पत्ता:301 सुत्र विहार नौपाडा ठाणे पिन कोड:400602		
2	नाव:विशाल रसाळ -- वय:39 पत्ता:राधीका अपार्टमेंट, खोपट ठाणे पिन कोड:400601		

शिक्का क्र.4 ची वेळ:06 / 10 / 2021 12 : 39 : 03 PM

शिक्का क्र.5 ची वेळ:06 / 10 / 2021 12 : 39 : 24 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

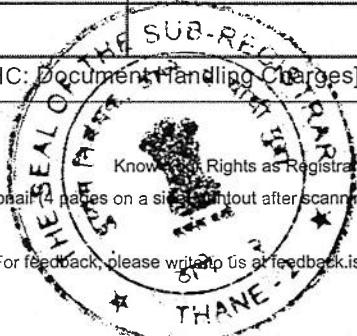
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNIL PADMAKAR GHANEKAR	eChallan	69103332021100114488	MH006990070202122E	246000.00	SD	0003387105202122	06/10/2021
2	SUNIL PADMAKAR GHANEKAR	eChallan		MH006990070202122E	30000	RF	0003387105202122	06/10/2021
3		By Cash			760	RF		

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

19186 /2021

1. Verify Scanned Document for correctness through thumbnail (4 pages on a single printout after scanning).
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



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दस्त कर्मांक १९१८६ / २०२१

३८ / ३८

प्रमाणित करण्यात येते कि सदर
दस्त कं. १९१८६ नं. ३८
पात्रे आहेत.

पहीले बांधकाम क्र. १९१८६
दर नोंदवा.

Bhimmur

(व्ही) बी. रेशमकुण्ड

सह. दुय्यम निबंधक ठाणे क २
दि. ०६ / १० / २०२१



Sl. No.	Registration No.	Area	Year	Date
1	910332021100119482	34200 SQ. FT.	2021	06/10/2021
2	910332021100119482	30000	2021	06/10/2021
3				

