

335/19246

पावती

Original/Duplicate

Thursday, October 24, 2024

नोंदणी क्र.: 39M

3:41 PM

Regn.: 39M

पावती क्र.: 22233 दिनांक: 24/10/2024

गावाचे नाव: कोलशेत

दस्तऐवजाचा अनुक्रमांक: टनन5-19246-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: निशा ज्ञानेश्वर भोये

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:00 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क.५

वाजार मूल्य: रु. 14996216.599 /-

मोबदला रु. 20600000/-

भरलेले मुद्रांक शुल्क : रु. 1442000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024232508746 दिनांक: 24/10/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010219040202425E दिनांक: 24/10/2024

वँकेचे नाव व पत्ता:

Bhoye.

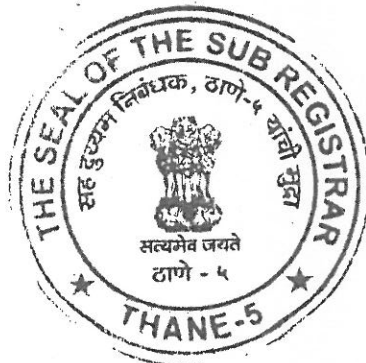
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		24 October 2024, 03:39:00 PM	
Valuation ID टनन5	202410247572		
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नांव	2024 ठाणे तालुका : ठाणे 10/41/अ - हिरानंदानी इस्टेट विकसीत संव्हे नंबर / सिटीएस नं Thane Municipal Corporation सव्हे नंबर /न. भू. क्रमांक : सव्हे नंबर#153		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 38300	निवासी सदनिका 149800	कार्यालय 172900	दुकाने 227900
औद्योगिक 172900		मोजमापनाचे एकक चौ. मीटर	
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	88.7031 चौ. मीटर	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्ष	बांधकामाचा दर- Rs.26620/-
उद्ववाहन सुविधा	आहे	मजला - 5th to 10th Floor	कार्पेट क्षेत्र- 80.6392 चौ. मीटर
Sale Type - Resale		First Sale Date - 27/06/2018	
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.157290/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) =(((157290-38300) * (100/100) )+ 38300 ) = Rs.157290/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 157290 * 88.7031 = Rs.13952110.599/-	
E) बंदिस्त वाहन तळाचे क्षेत्र		27.88 चौ. मीटर	
बंदिस्त वाहन तळाचे मूल्य		= 27.88 * (149800 * 25/100 ) = Rs.1044106/-	
Applicable Rules		= 3, 9, 18, 19, 15	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 13952110.599 + 0 + 0 + 0 + 1044106 + 0 + 0 + 0 + 0 + 0 = Rs.14996217/- = एक करोड एकोणपन्नास लाख शहाण्णव हजार दोन शे सतरा -/-	

Home

Print

ट न न - ५
दस्त क्र. 9 e28E/2028
9 / 20

सह दुय्यम निबंधक, ठाणे क्र. ५





CHALLAN  
MTR Form Number-6



GRN	MH010219040202425E	BARCODE			Date	22/10/2024-17:37:30	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)								
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	MR. DNYANESHWAR NIMBA BHOYE and Other							
Location	THANE	Flat/Block No.	Flat No.606, 06th Floor, PELICAN CHSL,							
Year	2024-2025 One Time	Premises/Building	SKYLARK ENCLAVE,							
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	1442000.00	Road/Street	HIRANANDANI ESTATE, Ghodbunder Road, Kolshet						
0030063301	Registration Fee	30000.00	Area/Locality	Thane West						
			Town/City/District							
			PIN		4	0	0	6	0	7
			Remarks (If Any)	SecondPartyName=MR.RAJESH CHAWLA-						
			Amount In	Fourteen Lakh Seventy Two Thousand Rupees Only						
Total		14,72,000.00	Words							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque-DD Details		Bank CIN	Ref. No.	69103332024102219436	2895490882					
Cheque/DD No.		Bank Date	RBI Date	22/10/2024-17:41:33	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. : 7045860717

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

*Rajesh Chawla*



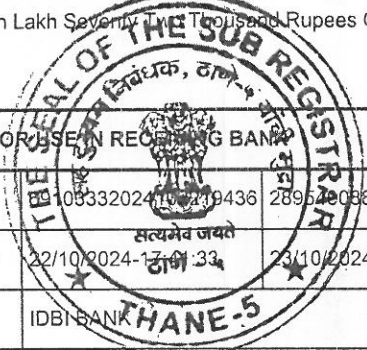
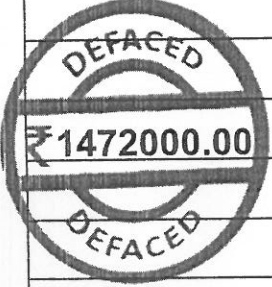
*Bhoys*



CHALLAN  
MTR Form Number-6



GRN	MH010219040202425E	BARCODE			Date	22/10/2024-17:37:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR		Full Name	MR. DNYANESHWAR NIMBA BHOYE and Other				
Location	THANE		Flat/Block No.	Flat No.606, 06th Floor, PELICAN CHSL,				
Year	2024-2025 One Time		Premises/Building	SKYLARK ENCLAVE,				
Account Head Details		Amount In Rs.						
0030046401 Stamp Duty		1442000.00	Road/Street	HIRANANDANI ESTATE, Ghodbunder Road, Kolshet				
0030063301 Registration Fee		30000.00	Area/Locality	Thane West				
			Town/City/District					
			PIN	4 0 0 6 0 7				
			Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>ट न न - ५</b></p> <p>दस्त क्र १२४६/२०२४</p> <p>3 / 2५</p> </div>				
			SecondPartyName	MR.RAJESH CHAWLA-				
			Amount In	Fourteen Lakh Seventy Two Thousand Rupees Only				
Total		14,72,000.00	Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	108332024100239436 2895200382			
Cheque/DD No.			Bank Date	RBI Date	22/10/2024-17:37:30 23/10/2024			
Name of Bank			Bank-Branch	IDBI BANK THANE-5				
Name of Branch			Scroll No. , Date	100 , 23/10/2024				



Department ID : Mobile No. : 7045860717  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलान केवल दुय्यम निबंधक कार्यालयाने नोंदणी करायलायच्या दस्तांसाठी लागू आहे. नोंदणी न करायलायच्या दस्तांसाठी सदर चलान लागू नाही.

Digitally signed by D:\VIRTUAL  
 TREASURY OFFICE 1  
 Date: 2024.10.24 16:49:06 IST  
 Reason: GRAS Secure  
 Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-335-19246	0005671042202425	24/10/2024-15:40:54	IGR117	30000.00

ट न न - ५

दस्त क्र ९२४६/२०२४

AGREEMENT FOR SALE

५ / २०

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 24<sup>TH</sup> day of October, 2024.

BETWEEN

MR. RAJESH CHAWLA, Age about 55 years, PAN No. ACPG8281E, Adult Indian Inhabitant, having address at Flat no. 606, Pelican CHSL, Skylark Enclave, Hiranandani Estate, Thane 400607., 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 respective heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

MRS. NISHA DNYANESHWAR BHOYE, age 35 years, having PAN No. BNAPG3603F & MR. DNYANESHWAR NIMBA BHOYE, age 37 years, having PAN No. APDPB3397K, Both Adult Indian Inhabitants, residing at Room No. B/1303, 13th Floor, Palacia Phase 2, Ghodbunder Road, Kavesar, Thane West - 400615., hereinafter referred to as "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.

WHEREAS by virtue of a registered article of AGREEMENT FOR SALE dated 19<sup>TH</sup> day of June 2018 [Registered with the Sub-Registrar of Thane at Doc. No. TNN2-9071-2018, on dated 26/06/2018 executed between M/S. ROMA BUILDERS PVT LTD, having their registered office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, therein referred to as "THE PROMOTERS", of the ONE PART and MR. RAJESH CHAWLA, therein referred to as "THE PURCHASERS/ORIGINAL OWNER" of the OTHER PART, now (the TRANSFEROR herein), has purchased and acquired all rights, title and interest in Flat No. 606, admeasuring 950 Sq. Ft. i.e. 88.20 Sq. Mtrs. (Carpet) area on 06<sup>th</sup> Floor, in the Building known as "PELICAN" (Building No. 60), in the township project known as SKYLARK ENCLAVE at "HIRANANDANI ESTATE", standing on the property bearing Survey/Hissa No. 153/1, 155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276 of Village - KOLSHET, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [W], within the limits of Thane Municipal Corporation and within the Registration District

N. Bhoys

Rajesh Chawla

ट न न - ५

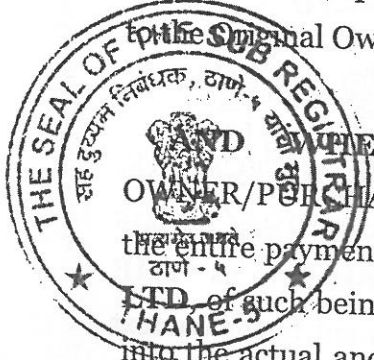
and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES/FLAT".

दस्त क्र. १०२४६/२०२४

६

AND WHEREAS

M/S. ROMA BUILDERS Pvt. Ltd., the PROMOTERS have allotted 02 puzzle with pit car parking no. 106 & 107 at basement floor level, to the Original Owner, (hereinafter called the "SAID CAR PARKING").



AND WHEREAS MR. RAJESH CHAWLA the ORIGINAL OWNER/PURCHASER therein (Now the TRANSFEROR herein), had made the entire payment of consideration to the said M/S. ROMA BUILDERS PVT LTD. of such being on and thereupon, MR. RAJESH CHAWLA had been put into the actual and legal physical possession of the said flat as the absolute and lawful owners thereof.

AND WHEREAS MR. RAJESH CHAWLA the PURCHASER therein now (the TRANSFEROR herein), is the bonafide members of "PELICAN Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/33488/2021 Dated 29/09/2021 and having right, title and interest and membership in respect of the said flat, 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 holding 10 fully paid up shares of Rs.50/- each under Share Certificate No. PL035 bearing Distinctive No. 341 to 350 [BOTH INCLUSIVE], [hereinafter referred to as the SAID SHARES] and thus the TRANSFEROR has clear and marketable title in respect of the said flat and thus the TRANSFEROR is well and sufficiently entitled to the said flat and has absolute right and power to hold, occupy and deal with and dispose off the said flat and every part thereof and to dispose off the same to any third party.

AND WHEREAS on the basis of the inspection of the Agreement for Sale entered between M/S. ROMA BUILDERS PVT LTD and the TRANSFEROR herein, Share Certificate as aforesaid the TRANSFEREES are satisfied that the TRANSFEROR is the absolute Owner of the "SAID FLAT and CAR PARKING" and has agreed to purchase the SAID FLAT, SAID CAR PARKING and said Shares of the said Society.

The TRANSFEROR hereby stated, represented, warranted, and assured to the TRANSFEREES that:

A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said flat.

Pls:-

Bhoye. [Signature]

ट न न - ५  
22/8/2028  
A/c 20

B) There are no attachments or prohibitory order as against or affecting the said flat.

C) The **TRANSFEROR** had availed a housing loan from ICICI Bank Ltd. (A/c no: LBTNE00004580311) for the purchase of the said flat. The outstanding balance as of the date of this agreement being about Rs.35,05,461/- (Thirty Five Lakhs Five Thousand Fore Hundred Sixty One Only) (approximately). The **TRANSFEROR** confirms that there are no other loans/liabilities from any financial or other institutions or any persons other than the ICICI Bank housing loan against the said flat.

D) That the said flat is free from all encumbrances or charges except for the ICICI Bank housing loan (A/c no : LBTNE00004580311) encumbrance and charges as stated above and / or is not the subject matter to any lispens or easements or attachments either before or after judgment. The **TRANSFEROR** has not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said flat.


E) The **TRANSFEROR** has paid all the necessary charges of any nature whatsoever in respect of the said flat 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 flat.

F) The **TRANSFEROR** has not entered into any agreement orally or in wiring either in the form of sale, lease, exchange, transfer, alienate, encumber, assignment or other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said flat and have not dealt with or dispose of the said flat in any manner whatsoever.

G) The **TRANSFEROR** has not done or committed or omitted any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title and interest to enter into this agreement with the **TRANSFEREES** on the various term and conditions as stated herein.

H) The **TRANSFEROR** declares that there are no loans and liabilities pending against the said flat/parking lot including any taken for interior furnishing except for the housing loan from ICICI Bank Ltd. (A/c no : LBTNE00004580311) and in case any past liabilities or contingent claims arise from any persons, bank/financial institution, state government/central government, local authorities, claimant, heirs, assigns, executants administrators or any other authority, in respect of the said flat sustained before handing over the possession to the **TRANSFEREES**, shall arise in future, the same shall be indemnified by the **TRANSFEROR**.

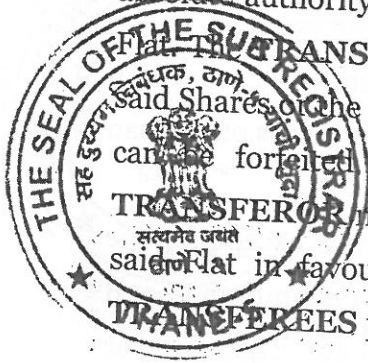
I) The **TRANSFEROR** has not gifted, mortgaged charged, or otherwise encumbered in any manner the said flat or any part of thereof or the shares

Bhoye. 

ट न म  
दस्त क्र. TRANSFEROR  
१२२४/२०२४

except for the housing loan from ICICI Bank Ltd. (A/c no : LBTNE00004580311) nor have done or committed to do anything whereby the right and interest of the said flat and the shares be prejudicially affected.

८ (i) / 20



The TRANSFEROR alone has good right, good faith, full power, and absolute authority to enter into these presents and to sell and transfer the said Flat. The TRANSFEROR has not done any act, deed or omission whereby the said Shares or the right to hold, use, enjoy, occupy and possess the said Flat, is or can be forfeited, extinguished or made void or voidable or whereby the TRANSFEROR might be prevented from selling, transferring and assigning the said Flat in favour of the TRANSFEREES and from handing over to the TRANSFEREES possession thereof as hereby envisaged;

- (ii) No minors or other person, are interested in **the said Flat** and **the said Flat** never formed part of Hindu Undivided Family property;
- (iii) The TRANSFEROR has not infringed, nor they have been served with any notice either by the said **Society** and/ or any other authority, statutory or otherwise for infringing, the provisions of any law including any rules, regulations, bye-laws for the time being in force which could result in the attachment and/ or sale of **the said Flat** or any part thereof and that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the municipal or any other statute
- (iv) No Notices or proceedings under the Income-tax Act, 1961 or the Wealth Tax Act are either initiated and/or pending against the TRANSFEROR and that the TRANSFEROR alone at all times shall be liable for the arrears, dues, if any, payable as also enquiries, if any, initiated by the taxation authorities against the TRANSFEROR on account of the said flat;
- (v) That no notice from any other public body or Authority or any notice under any law including the Town Planning Act, the Municipal Corporation Act, or any other statute have been received or served upon the TRANSFEROR herein in respect of **the said Flat** or any part thereof which would prevent the TRANSFEROR from selling, transferring and conveying **the said Flat** in the manner contemplated herein;
- (vi) That no suits, proceedings or arbitrations have been initiated under any law for the time being in force and/or are pending before any person, court, authority or tribunal in which an award, order or decree is passed or is likely to be passed which may result in the attachment and/or sale of the said Flats and/or any part thereof nor does the TRANSFEROR has any reasonable apprehension of any event or circumstances likely to give rise to or result in such suit, proceeding or arbitration. No party has made any claim or demand, of any nature whatsoever in, to, upon or in respect of **the said Flat** or any part thereof;

Bhoye. D. D. D.

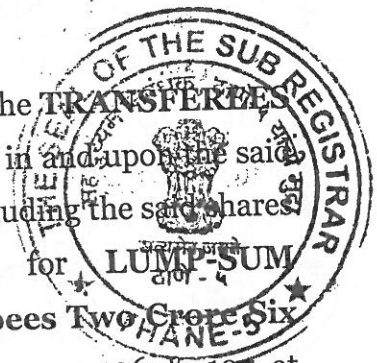


(vii) The **TRANSFEROR** is not restricted either by the income tax act, gift tax act, wealth tax act, estate duty act or under the Maharashtra revenue code or any other statute from disposing of or transfer or sell the said flat or any part thereof in the manner stated in the agreement.

(viii) The **TRANSFEROR** undertakes to render his fullest cooperation for legal full perfect and effectual transfer of the said flat (electricity meter or any other) in favour of the **TRANSFEREES** and observe all the necessary procedures for the same.

एनन - ५  
दिनांक १०/०८/२०२४  
२७

**AND WHEREAS** believing the aforesaid representations the **TRANSFEREES** offered to purchase the said flat and right, title and interest in and upon the said flat and also along with the benefits of the membership, including the said shares of the said flat of the said society, at and for **LUMP-SUM PRICE/CONSIDERATION of Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** alongwith 02 puzzle with pit car parking no. 106 & 107 at basement floor level.



**AND WHEREAS** after considering the said offer from all the aspect 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 **TRANSFEREES** hereby agrees to purchase and acquire the right, title and interest in and upon the said flat being **Flat No. 606, admeasuring 950 Sq. Fts. i.e. 88.20 Sq. Mtrs. (Carpet) area on 06<sup>th</sup> Floor, in the Building known as "PELICAN" (Building No.60), alongwith 02 puzzle with pit car parking no. 106 & 107 at basement floor level, in the "PELICAN Co-operative Housing Society Ltd.", in the township project known as SKYLARK ENCLAVE at "HIRANANDANI ESTATE", standing on the property bearing Survey/Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276 of Village - KOLSHET, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w] - 400607, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a **LUMP-SUM PRICE/CONSIDERATION****

all

NBhoys. D. D. D.

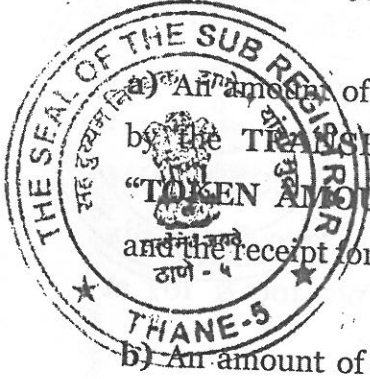
of Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only) along with the right, title and interest in and upon the said flat, said car parking and also together with the benefits of membership, shares and more particularly described

ट न न 4  
in the SCHEDULE PROPERTY.

दस्त क्र. 9228/2028

90

2. The TRANSFEREES have agreed to pay to TRANSFEROR LUMP-SUM PRICE / CONSIDERATION of Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only) in the following manner :-



a) An amount of Rs.5,00,000/- (Rupees Five Lakhs Only) has been paid by the TRANSFEREES to the TRANSFEROR towards the payment as "TOKEN AMOUNT". (which the TRANSFEROR admits and acknowledges and the receipt for the same is attached).

b) An amount of Rs.39,00,000/- (Rupees Thirty Nine Lakhs Only) has been paid by the TRANSFEREES to the TRANSFEROR towards the payment as "PART PAYMENT" (which the TRANSFEROR admits and acknowledges and the receipt for the same is attached).

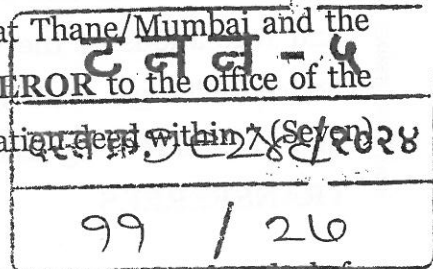
c) An amount of Rs.29,94,000/- (Rupees Twenty Nine Lakhs Ninety Four Thousand Only) has been paid by the TRANSFEREES to the TRANSFEROR towards the payment as "FURTHER PART PAYMENT" (which the TRANSFEROR admits and acknowledges and the receipt for the same is attached).

d) An amount of Rs.2,06,000/- (Rupees Two Lakhs Six Thousand Only) towards "TDS Payment" as deduction of 1% TDS shall be paid in equal proportion by the TRANSFEREES to the Income Tax Department as Tax Deducted at Source (TDS) Under section 194 IA and remit the same to the Income Tax Department within 07 days, and TDS tax paid Challan and TDS certificate in Form 16B in original, duly signed by the TRANSFEREES shall be submitted by the TRANSFEREES to the TRANSFEROR within 20 days of the amount being paid as indicative above.

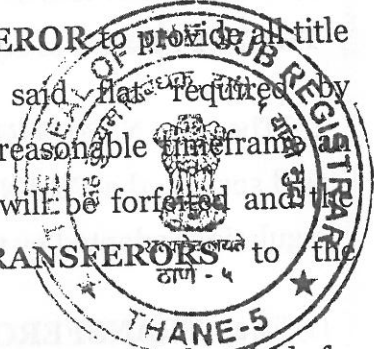
e) The balance amount of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) towards the payment as "FULL & FINAL PAYMENT" shall be paid through Bank/financial/institution/TRANSFEREES on or before 45 days from the date of registration (subject to TRANSFEROR handing over the original title documents and mortgage NOC for disbursement of Loan amount). Further, in the event the TRANSFEREES herein fail to pay the Purchase Consideration on or before 45 days from the date of registration and the TRANSFEROR being ready to complete the transaction, the

Rk.  
Bhoye. D.M.P.

**TRANSFEROR** shall call upon the **TRANSFEREES** to remedy such breach by giving notice in writing of 15 days to the **TRANSFEREES** during which the **TRANSFEREES** shall be liable to pay interest @ 12% per annum on the outstanding amount to the **TRANSFEROR** and if the **TRANSFEREES** fail to make outstanding payment and interest payment within such notice period, then and in that event, the **TRANSFEROR** shall have the right to terminate the agreement and the **TRANSFEROR** shall be entitled to forfeit a sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** out of the amount paid by the **TRANSFEEER** as Earnest money. Other sums paid by the **TRANSFEREES** shall be returned by the **TRANSFEROR** to the **TRANSFEREES** within 7 (Seven) working days of such notice calculated from the last day, that is the Fifteenth day of the above 15-day notice by RTGS/NEFT/Demand Draft/ Pay Order payable at Thane/Mumbai and the **TRANSFEREES** shall accompany the **TRANSFEROR** to the office of the Sub Registrar of Assurances to register the cancellation deed within 7 (Seven) working days of such termination.



b. After 7<sup>th</sup> December 2024 if the **TRANSFEREES** cancels the deal for whatsoever reason except due to inability of **TRANSFEROR** to provide all title original agreement/Documents pertaining to the said flat required by **TRANSFEREES**'s bank/financial institution within reasonable time frame amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** will be forfeited and the balance amount will be refunded by the **TRANSFEROR** to the **TRANSFEREES** within 7 working days.



c. After 7<sup>th</sup> December 2024 if the **TRANSFEROR** cancels the deal for whatsoever reason the entire amount paid by the **TRANSFEREES** shall be refunded by the **TRANSFEROR** to the **TRANSFEREES** along with a penalty amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** within 7 working days.

4) After realization of the full and final payment of consideration including receipt of TDS certificates evidencing payment of TDS, the **TRANSFEROR** shall put the **TRANSFEREES** in actual, physical, legal, vacant and peaceful possession of the said flat along with the Said Car Parking, free from all the encumbrances, charges, equity., etc.

5) It is expressly agreed herein by and between parties hereto that the title and the interest of the SAID FLAT and the SAID parking lot shall pass on to the **TRANSFEREES** only after the receipt of the entire consideration of **Rs.2,06,00,000/- (Rupees Two Crore Six Lakhs Only)** including TDS certificate by THE **TRANSFEROR**.

6) The **TRANSFEROR**, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said flat, said car parking and the share certificates through themselves or through their predecessors in title. The

*Ally*  
Bhoye

ट न न - ५

दस्त क्र १२२४/२०२४

92/20

TRANSEEREES hereafter shall do all the needful in respect of the said flat to secure their title to the said flat and said car parking.

7) The **TRANSFEROR** shall indemnify and keep the **TRANSEEREES** indemnified from all actions, liabilities and/or claim against the said flat, sustained or falling due or unaccounted prior to handover of vacant and peaceful possession of the said flat, to the **TRANSEEREES**.

8) The **TRANSFEROR** and **TRANSEEREES** shall make necessary application as contemplated in the society's bye - law no. 38(a). The **TRANSFEROR** will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said flat, said car parking and said shares in the name of **TRANSEEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the society. Accordingly, the **TRANSFEROR** has given a notice under bye - law no. 38(a) to the society of their intention to transfer the said flat and seeking no objection for such transfer along with the consent of the **TRANSEEREES**.

9) The transfer fees of the society shall be borne by the **TRANSFEROR** and the **TRANSEEREES** in equal proportions.

10) The **TRANSEEREES** hereby agrees that, on becoming the members of the said society, the **TRANSEEREES** shall abide by all single bye - laws, rules and regulations adopted by the society.

11) The **TRANSFEROR** hereby state, declare and confirm that the **TRANSEEREES** shall be entitled to get transferred the Electricity Meter/MGL/PROPERTY TAX pertaining the said flat to their name and the **TRANSFEROR** shall, if required give his fullest co-operation/NOC in that regard.

12) The **TRANSEEREES**, after taking possession of the said flat, shall be entitled to have hold on the occupation and use of the said flat as the same is fit for occupation and the **TRANSEEREES** can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the **TRANSFEROR** or any person on his behalf or who may claim through him or in trust for him.

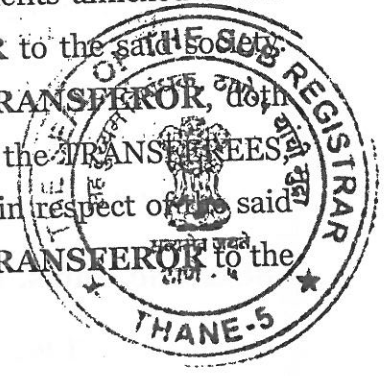
13) The **TRANSFEROR** hereby declare that the said flat shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The **TRANSEEREES** declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Mahanagar Gas bills, Society's maintenance and other charges, etc. due against the said flat, after taking the possession of the said flat.

Nhoye. BNM

14) The **TRANSFEROR** shall obtain the necessary no objection certificate from "PELICAN Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said society have confirmed the above transfer of the flat and the said shares in respect of the said flat in favour of the **TRANSFEREES** herein.

ट न न - ५  
दस्त क्र १२४६/२०२४

15) It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said flat and various deposits paid by the **TRANSFEROR** to the said society. After receiving the purchase consideration amount, the **TRANSFEROR**, do hereby acquits release and discharge every part thereof to the **TRANSFEREES** and the **TRANSFEREES** have the right title and interest in respect of the said flat including all the deposits of the said flats paid by the **TRANSFEROR** to the said society.



16) The **TRANSFEROR** hereby agrees to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said flat in favour of the **TRANSFEREES**.

17) The **TRANSFEROR** hereby agrees, declares, and confirms that this Agreement is irrevocable and binding on their legal heirs, executors, and administrators. The **TRANSFEROR** agrees and undertakes that he will attend and remain present before the Sub-Registrar of Assurances and lodge and admit execution of this Agreement for sale and Transfer or any other deed or document as may be necessary.

18) The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by **TRANSFEREES ALONE**.

19) That all notices to the **TRANSFEROR** and **TRANSFEREES** as contemplated by this agreement shall be deemed to have been duly served if sent to the **TRANSFEROR** or **TRANSFEREES** by registered post or notified email ID at their respective addresses specified below:

**TRANSFEREES** address: Room No. B/1303, 13th Floor, Palacia Phase 2,  
Ghodbunder Road, Kavesar, Thane West - 400615  
Notified email ID:

**TRANSFEROR** address: Flat no.606, Pelican CHSL, Skylark Enclave,  
Hiranandani Estate, Thane 400607  
Notified email ID: rajesh@lingel.in

RL

Bhoje

Rajesh

It shall be the duty of the **TRANSFEROR** and **TRANSFEREES** to inform each other of any change in address and/or email ID by Registered Post failing which all communication at the above address shall be deemed to have been received by the **TRANSFEROR** and **TRANSFEREES** as the case may be.

20) This Agreement has been executed in **THANE**, the property is situated in **THANE** and the payments are to be made in Mumbai/Thane and are subject to **THANE** Jurisdiction.

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

ALL THAT PREMISES bearing Flat No. 606, admeasuring **950 Sq. Ft. i.e. 88.20 Sq. Mtrs. (Carpet)** area on 06<sup>TH</sup> Floor, in the Building being no. 60 known as "**PELICAN**" (Building No. 60), along with right to use 02 puzzle with pit car parking no. 106 & 107 at basement floor level, in the "**PELICAN Co-operative Housing Society Ltd.**", in the township project known as **SKYLARK ENCLAVE** at "Hiranandani Estate", standing on the property bearing Survey/Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276 of Village - Kolshet, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w]-400607, within the limit of the Thane Municipal Corporation and within the Registration

District and Sub-district of Thane.

ट न न - ५
दस्त क्र. १९२४६/२०२४
१४ / २०



PL:

Nhoye

Danao

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"

*Rajesh Chawla*

**MR. RAJESH CHAWLA**

In presence of

1) *Vaishali Potdar* *V Potdar*

2) *SANSH S. NAVANE* *[Signature]*



**SIGNED SEALED AND DELIVERED**

By the Withinnamed "TRANSFEREES"

*NBhoys*

**1. MRS. NISHA DNYANESHWAR BHOYE**



**2. MR. DNYANESHWAR NIMBA BHOYE**

In presence of

1) *V Potdar*

2) *[Signature]*



ठ न न - ५
दस्त क्र. १०२४६/२०२४
१५ / २०



:: RECEIPT ::

RECEIVED of and from MRS. NISHA DNYANESHWAR BHOYE & MR. DNYANESHWAR NIMBA BHOYE (TRANSFEREES), a sum of Rs. 73,94,000/- (Rupees Seventy Three Lakhs Ninety Four Thousand Only) as and by way of "Token Amount" of Consideration against the sale of Flat No.606, admeasuring 950 Sq. Ft. i.e. 88.20 Sq. Mtrs. (Carpet) area on 06<sup>TH</sup> Floor, in the Building known as "PELICAN" (Building No.60), along with right to use 02 puzzle with pit car parking no.106 & 107 at basement floor level, in the "PELICAN Co-operative Housing Society Ltd.", in the township project known as SKYLARK ENCLAVE at "Hiranandani Estate", standing on the property bearing Survey/Hissa No.153/1,155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276 of Village - Kolshet, lying, being and situated at Hiranandani Estate, Ghodbunder Road, Kolshet, Thane [w]-400607, by following manner;

Sr. No.	Amount of Rupees	RTGS/Cheque No.	Dated	Drawn on
1.	Rs.5,00,000/-	757425	03.10.2024	IDBI BANK
2.	Rs.39,00,000/-	ICICR52024101500308316	15.10.2024	ICICI BANK
3.	Rs.2,00,000/-	500408	17.10.2024	IDBI BANK
4.	Rs.2,00,000/-	757426	17.10.2024	IDBI BANK
5.	Rs.3,50,000/-	248241	17.10.2024	India Post
6.	Rs.22,44,000/-	000153259682	22.10.2024	ICICI BANK

ट न न - ५  
स्त क्र. १९२४९/२०२४  
१९ / २०

Rs.73,94,000/-  
I SAY RECEIVED



*Rajesh Chawla*

MR. RAJESH CHAWLA  
"TRANSFEROR"

WITNESSES :-

- 1) *[Signature]*
- 2) *[Signature]*





ट न न - ५

दस्त क्र १९२४६/२०२४

१७ / २०



27/06/2018

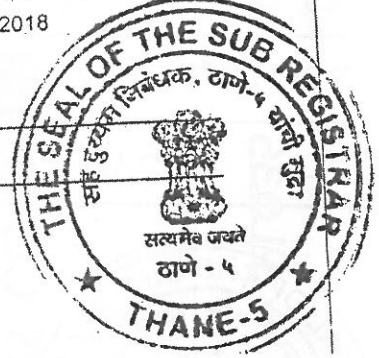
सूची क्र.२

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्त क्रमांक : 9071/2018

नोंदणी :

Regn:63m



गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17819500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13332000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 606, माळा नं: 6 वा मजला, इमारतीचे नाव: पेचीकन विल्डिंग नं 60, ब्लॉक नं: स्कायलार्क एन्क्लेव्ह हिरानंदानी इस्टेट, रोड : घोडबंदर रोड ठाणे प, इतर माहिती: क्षेत्रफळ :- 88.20 चौ.मीटर कारपेट 2 मेकनाइज कार पार्किंग स्पेस,झोन:-10/41अ (( Survey Number : 163/2 ; ))
(5) क्षेत्रफळ	1) 88.20 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:-मे.रोमा विल्डर्स प्रा.लि तर्फे प्राधिकृत व्यक्ती मनीष गुप्ता यांच्या तर्फे कबुली जबाबासाठी - कु:सु.म्हणून नरेंद्र सावंत वय:-38; पत्ता:-प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलापल टॉवर्स, ब्लॉक नं: नरीमन पॉइंट, रोड नं: सुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACR7605K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश चावला - - वय:-49; पत्ता:-प्लॉट नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: वेलनटीना विल्डिंग सी एच एस लि, ब्लॉक नं: हिरानंदानी इस्टेट, रोड नं: घोडबंदर रोड ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACTPC8281E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	9071/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1069300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

सह दुय्यम निबंधक, ठाणे क्र. २



सुलयाकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



**PELICAN CO-OPERATIVE HOUSING SOCIETY LTD.**  
 REGISTRATION NO. TNA/(TNA)/HSG/TC/33488/2021 DATED 29/09/2021  
 PELICAN CHSL, SKYLARK ENCLAVE, HIRANANDANI ESTATE, GHODBUNDER ROAD,  
 THANE WEST - 400 607

**SHARE CERTIFICATE**

AUTHORISED SHARE CAPITAL  
 RS. 81,000/- DIVIDED INTO 1,620 SHARES  
 EACH OF RS. 50/- ONLY

Share Certificate No.: PLO35

Member's Regn. No.: 035

N . of Shares : 10

THIS IS TO CERTIFY that

Shri/Smt. \_\_\_\_\_

of Flat No: 606 is/are the Registered Holder/s of  
 10 fully paid up shares of Rs. 50/- (Rupees Fifty only) each,  
 bearing distinctive numbers from 341 to 350  
 both inclusive in the PELICAN CO-OPERATIVE HOUSING  
 SOCIETY LTD., Skylark Enclave, Hiranandani Estate,  
 Ghodbunder Road, Thane West - 400 607,  
 subject to the bye-laws of the said Society.

GIVEN under the Common Seal of the said Society  
 at THANE this 23 day of Sept. 22

Chairman

Secretary

Authorised  
 M. C. Member

Day of 20

Receiver's Signature



**PELICAN CO-OPERATIVE HOUSING SOCIETY LTD.**

(REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960)

REGISTRATION NO. TNA/(TNA)/HSG/TC/33488/2021 DATED 29/09/2021  
 PELICAN CHSL, SKYLARK ENCLAVE, HIRANANDANI ESTATE, GHODBUNDER ROAD, THANE WEST - 400 607

**SHARE CERTIFICATE**

AUTHORISED SHARE CAPITAL RS. 81,000/-  
 DIVIDED INTO 1,620 SHARES EACH OF RS. 50/- ONLY

THIS IS TO CERTIFY that Shri/Smt. \_\_\_\_\_

Flat No: 606 is/are the Registered Holder/s of 10 fully paid up shares of  
 Rs. 50/- (Rupees Fifty only) each, bearing distinctive numbers from 341 to 350  
 both inclusive in the PELICAN CO-OPERATIVE HOUSING SOCIETY LTD., Skylark Enclave,  
 Hiranandani Estate, Ghodbunder Road, Thane West - 400 607, subject to the bye-laws of the said Society.

GIVEN under the Common Seal of the said Society  
 at THANE this 23 day of Sept. 22

Chairman

Secretary

Authorised M.C. Member

94 / 210  
 १९४८/२०२१  
 ०३५

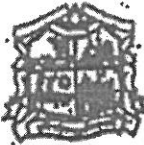
Member's Regn. No.: 035

N . of Shares : 10



ANNEXURE 'A'

Certificate No. 2759



THANE MUNICIPAL CORPORATION, THANE

सुवर्तीत PERMISSION / COMMENCEMENT CERTIFICATE

टन न - २
२०७७ / २०१८
६८ / १००२

मागील पत्रावर नमुद नुसार...

V. P. No. १११४०/२०१८ TMC/TDD २४/१ Date: 31/3/2018  
To, Sivi / Sml. श्री. शरिफातुल्लाह बेसमुद (Architect)

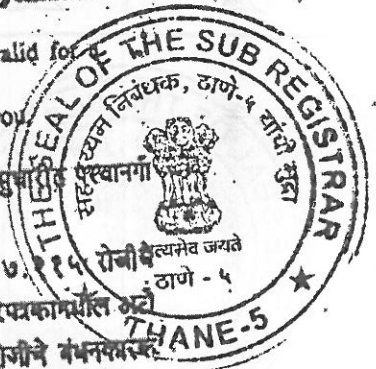
Shri श्री. शे. शे. शे. शरिफातुल्लाह बेसमुद श्री. शरिफातुल्लाह बेसमुद (कुलमुखात्पारधारक)

With reference to your application No. २४/१ dated १४.०२.२०१६ for development permission / grant of Commencement certificate under Section 69 of the Maharashtra Regional and Town Planning Act, 1966 in respect of the plot situated at Road/Street वरीस एमाले in village वरीस

The development permission / the commencement certificate shall be subject to the following conditions:

- 1) The land vacated in consequence of the development shall form part of the public street.
- 2) No new building or part thereof shall be erected or extended or repaired or permitted to be used by any person until occupancy certificate is obtained.
- 3) The development permission / Commencement certificate shall remain valid for a period of one year commencing from the date of issue.
- 4) This permission does not entitle you to do anything which is not vest in you.

टन न - ५
२२४६ / २०२४
१ / २०

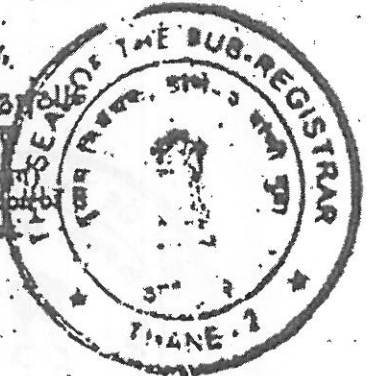


WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966



Office No. १११४०/२०१८  
Date ३१/३/२०१८  
Issued

Yours faithfully,  
[Signature]  
[Name]  
The Municipal Corporation of the City of Thane

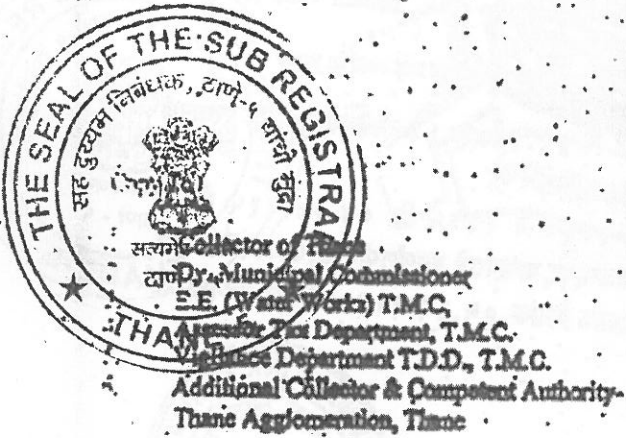


**ट न न - २**  
 दस्त क्र ००७९/२०१८  
 २०/१००३

उप भूखंड सी सी दपविभागी करुन उप भूखंड सी व डी  
 इमारत क्र. ५८ - लोअर बेसमेंट (पार्ट) + अपर बेसमेंट (पार्ट) + स्टिफ्ट + १ मजला.  
 इमारत क्र. ५९ - लोअर बेसमेंट (पार्ट) + अपर बेसमेंट (पार्ट) + स्टिफ्ट + २५ मजले.  
 इमारत क्र. ६० - लोअर बेसमेंट (पार्ट) + अपर बेसमेंट (पार्ट) + स्टिफ्ट + २४ मजले.  
 इमारत क्र. ६१ - लोअर बेसमेंट (पार्ट) + अपर बेसमेंट (पार्ट) + स्टिफ्ट + १ मजला  
 आर.जी. क्र. ३५ मधील कलव हाऊस नं. २ - तळ + १ मजला (पार्ट),  
 आर.जी. क्र. ३ मधील मॅडमिंटन व स्कॉल कोर्ट - तळ + १ मजला (पार्ट).  
 व इमारत क्र. ३६ - सिटीव मधील टेलिफोन रुम.

स.नं. १५३/१, १५५/१, १(पा), ३(पा), १(पा), १५६/१(पा), १(पा), १६०/१, २, १६१/१,  
 २, १६२/१, २, १६३/१(पा), १(पा), १ व २७६ मीजे क्रोलरोव व स.नं. १९१, १२२, २,  
 ३, १२३/२०, २१, १९४/१, २ व ३ मीजे कावेसर, ठाणे

**ट न न - ५**  
 दस्त क्र १०२४६/२०२४  
 २० / २०



ट न न - ५
दस्त क्र. १९२४६/२०२४
२९ / २०

**THANE MUNICIPAL CORPORATION**

**APPENDIX - K  
(Regulation No.37)**

**Form for Occupancy Certificate**



To,  
M/S ROMA BUILDERS PVT. LTD.

M/S ROMA BUILDERS PVT. LTD., OLYMPIA, CENTRAL AVENUE,  
HIRANANDANI GARDENS, POWAI, MUMBAI.

Architect : Shashikant V. Deshmukh

Licence No : CA/76/3262

Sir,

3134

V.P. No. : S06/0302/18

Reference :

20/7/2019

CC No. : TMC/TDD/2869/18 ( CC Date : 2/11/2018 )

Full , Building Description : Building No. 59 ( Basement + Ground / Stilt + 28th Floors ), Building No. 60 ( Basement + Ground / Stilt + 28th Floors ), Badminton & Squash Courts on RG.3 - ( Ground + 1st Floor )

The Part/Full development work/erection/re-erection or alteration in/of building/part building No. - \_\_\_\_\_ situated at \_\_\_\_\_, Sector No. Sector 6 , Survey No / H No. :- 153/1 155/1 155/2B 155/2C 155/2A 156/1B 156/1C 160/1 160/2 161/1 161/3 162/1 162/2 163/1A 163/1B 163/2 276 121 122/2 122/3 122/4 123/20 123/20B 123/21 161/2 119/1 119/2A 119/2B 119/3, Village/T.P.S.No. completed under the supervision. of Shashikant V. Deshmukh License Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA/76/3262 may be occupied on the following conditions:-

**Conditions**

- 1 Conditions mentioned in the NOC from Garden, Water, Storm Water drain, drainage & CFC department shall be binding upon Developer/Occupier.
- 2 Rain water system & C.C.T.V. system shall be maintained & kept in working condition by the Developer/Occupant.

A set of certified completion plan is returned herewith.

Office No. \_\_\_\_\_

Office Stamp. \_\_\_\_\_

Date : 15/11/2019

Copy to.

- 1) Collector of Thane.
- 2) Dy.Mun.Commissioner, Zone TMC
- 3) E.E.(Water Works),TMC
- 4) Assessor, Tax Deptt. TMC

Document certified by Nitin B  
Yesugade  
nitin.yesugade@thaneccm.in  
Name : Nitin B Yesugade  
Designation : E.E.  
Date : 15-Nov-2019 11:  
Organization : Govern  
Title :  
Certificate : TMC  
Permit No : 0007/67/19

Yours faithfully,  
Thane Municipal Corporation

टन न - ५

दस्त क्र. ३९२४६/२०२४

२२ / २७

ANNEXURE 'F'  
(COLLECTIVELY)



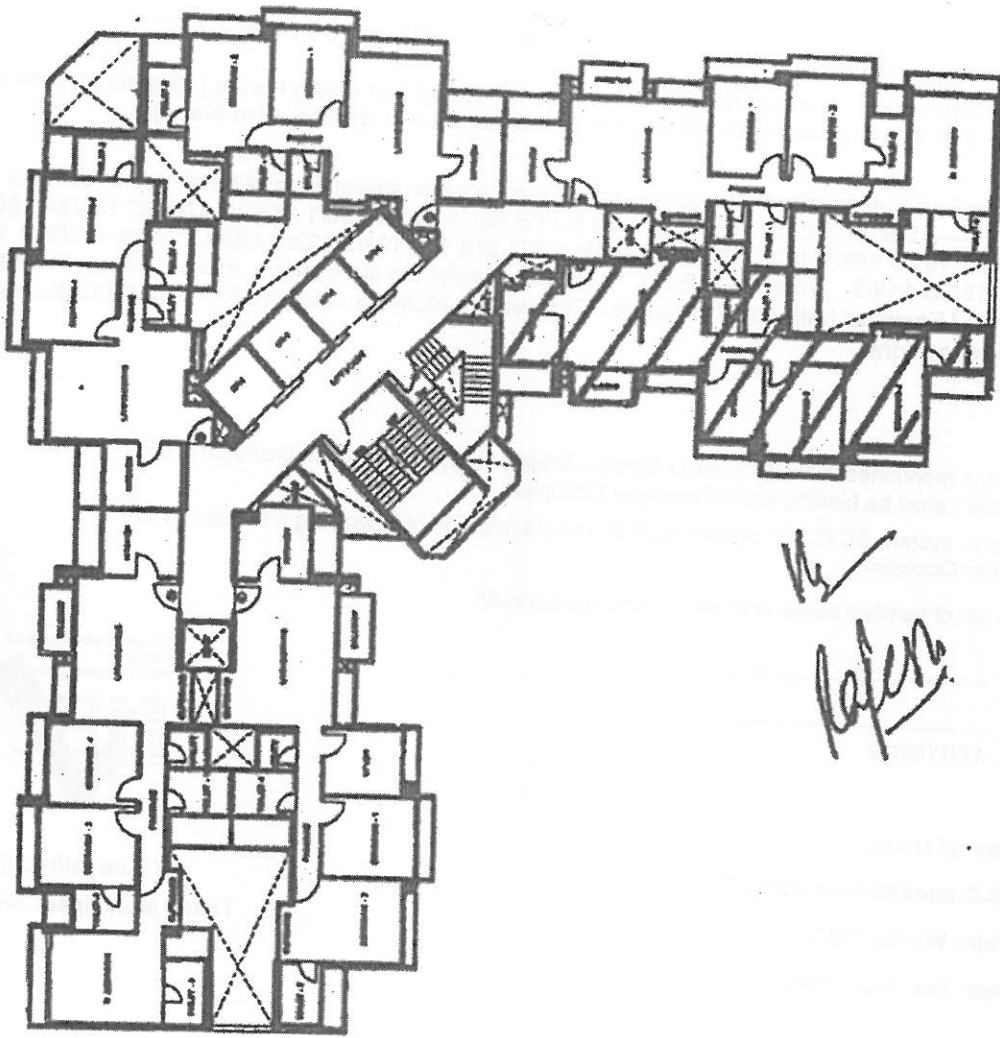
टन न - २

दस्त क्रमांक २०७९/२०१८

७७/१००२

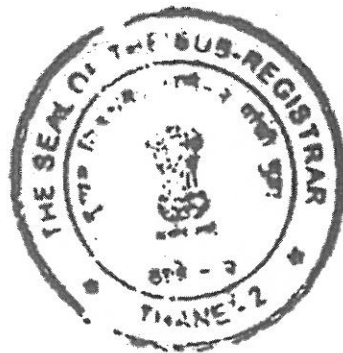


FLAT NO.: ६०६  
LEVEL : ६TH



*Rajesh*

*Rajesh Chaudhary*



PELICAN

TYPICAL FLOOR PLAN

7868 3767 1519  
VID : 9121 2397 8436 7950

माझे आधार, माझी ओळख

भारत सरकार  
Government of India

राजेश चावला  
Rajesh Chawla  
जन्म तारीख/DOB: 10/08/1969  
पुरुष/ MALE

पता:  
S/O: शम सुंदर चावला, 602, वेलेंटीना, घोडबंदर रोड,  
पातलीगडा, हिरानंदानी इस्टेट, ठाने, ठाने,  
महाराष्ट्र - 400607

Address:  
S/O: Sham Sunder Chawla, 602, VALENTINA,  
GHODBUNDER ROAD, PATLIPADA,  
HIRANANDANI ESTATE, Thane, Thane,  
Maharashtra - 400607

7868 3767 1519  
VID : 9121 2397 8436 7950

माझे आधार, माझी ओळख

Self Attested

भारत सरकार  
GOVERNMENT OF INDIA

वैशाली सुहास पोतदार  
Vaishali Suhas Potdar  
जन्म तारीख/DOB: 02/04/1979  
महिला / FEMALE

5567 4758 7739

माझे आधार, माझी ओळख

Self Attested

भारत सरकार  
Government of India

निशा ज्ञानेश्वर भोये  
Nisha Dnyaneshwar Bhoje  
जन्म तारीख / DOB : 07/09/1989  
महिला / Female

4402 5602 8189

मेरा आधार, मेरी पहचान  
Bhoje

Self Attested

भारत सरकार  
Government of India

ज्ञानेश्वर निंबा भोये  
Dnyaneshwar Nimba Bhoje  
जन्म तारीख / DOB : 29/03/1987  
पुरुष / Male

2980 6618 5560

मेरा आधार, मेरी पहचान

Self Attested

भारत सरकार  
Government of India

Satish Kumar Sunder Navani  
जन्म तारीख / DOB: 28/07/1963  
पुरुष / MALE

5970 1213 9961  
VID : 9102 4761 3819 9345

माझे आधार, माझी ओळख

Self Attested

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BNAPG3603F

नाम / Name  
NISHA DNYANESHWAR BHOYE

पिता का नाम / Father's Name  
PADAMAKAR RAMCHANDRA GAVIT

जन्म की तारीख /  
Date of Birth  
07/09/1989

N. D. Bhoje  
हस्ताक्षर / Signature

07092018

Self Attested

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
APDPB3397K

नाम / Name  
DNYANESHWAR NIMBA BHOYE

पिता का नाम / Father's Name  
NIMBA GANGA BHOYE

जन्म की तारीख /  
Date of Birth  
29/03/1987

हस्ताक्षर / Signature

24082023

Self Attested

दस्त क्र 92286/2028

23 / 20

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RAJESH CHAWLA  
SHAM SUNDER CHAWLA  
10/08/1969

Permanent Account Number  
ACTPC8281E

Signature

Self Attested





भारतीय विधिक प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 28/06/2017

पता:  
बी-329, औवदुंबर, मोरडेओ नगर, बी-  
329, औवदुंबर, मोरडेओ नगर, पी.डब्ल्यू.आई  
ऑफीसच्या मागे, वाशिंद, वालशेत, ठाणे,  
महाराष्ट्र - 421601

Address  
B-329, Auvdumber, Mordeo  
Nagar, B-329, Auvdumber,  
Mordeo Nagar, Behind P.W.I  
Office, Vasind, Walshet, Thane,  
Maharashtra - 421601

5567 4758 7739



ट न न ५

1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

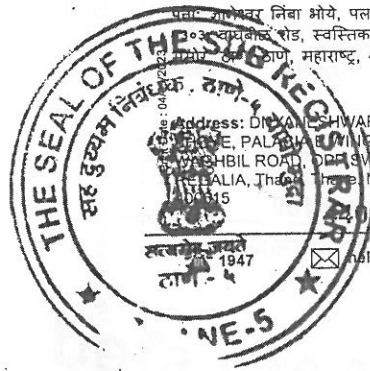
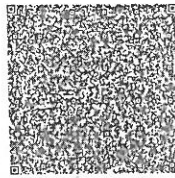
दस्त क्र १२४६/२०२४

२४ २६

भारतीय विधिक प्राधिकरण  
Unique Identification Authority of India



पता: शिवेश्वर निंबा भोये, पलासिया बी विंग  
घोडबंदर रोड, स्वस्तिक रेगलीया  
ठाणे, महाराष्ट्र, 400615



Address: SHIVESHVAR NIMBA  
BOYE, PALASIYA BEE WING  
GHODBANDAR ROAD, SWASTIK  
REGALIA, Thane, Maharashtra,  
400615

2982 5602 8189

1947

help@uidai.gov.in

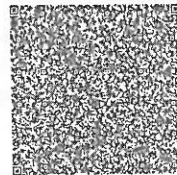
www.uidai.gov.in



भारतीय विधिक प्राधिकरण  
Unique Identification Authority of India



पता: रुम न बी/1303, 13 फ्लोर, पलासिया  
फेज 2, घोडबंदर रोड, कावेसर, ठाणे वेस्ट,  
ठाणे, ठाणे, महाराष्ट्र, 400615



Address: Room No B/1303, 13th Floor,  
Palacia Phase 2, Ghodbundur Road,  
Kavesar, Thane West, Thane, Thane,  
Maharashtra, 400615

2980 6618 5560

1947

help@uidai.gov.in

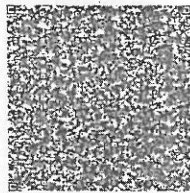
www.uidai.gov.in



भारतीय विधिक प्राधिकरण  
Unique Identification Authority of India



Address:  
19/05/2024  
2003, Fiona CHSL Hiranandani  
Estate, Ghodbunder Road,  
Patlipada, Thane West, VTC, Thane,  
Sandozbaugh, Sub District:  
Thane, District: Thane, State:  
Maharashtra, PIN Code: 400607,



5970 1213 9961  
VID - 8102 4781 3819 8345

1947

help@uidai.gov.in

www.uidai.gov.in



335/19246

गुरुवार, 24 अक्टोबर 2024 3:41 म.तं.

दस्त गोषवारा भाग-1

टनन5

24/20

दस्त क्रमांक: 19246/2024

दस्त क्रमांक: टनन5 /19246/2024

वाजार मुल्य: रु. 1,49,96,217/-

भरलेले मुद्रांक शुल्क: रु.14,42,000/-

मोबदला: रु. 2,06,00,000/-

दु. नि. मह. दु. नि. टनन5 यांचे कार्यालयात

अ. क्र. 19246 वर दि.24-10-2024

गेजी 3:39 म.तं. वा. हजर केला.

पावती:22233

पावती दिनांक: 24/10/2024

मादरकरणाराचे नाव: निशा ज्ञानेश्वर भोये

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण: 30540.00

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

शिक्रा क्र. 1 24 / 10 / 2024 03 : 39 : 22 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 24 / 10 / 2024 03 : 40 : 08 PM ची वेळ: (फी)

### -प्रतिज्ञा पत्र-

तदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्ताभयील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच तदर हस्तांतरण दस्तांनुळे राज्यशासन / केंद्रशासन बांध्या कोणत्याही कायदा / नियम / परिपत्रक चांघे उल्लंघन होत नाही.

सिद्धम देणार सही

सिद्धम देणार सही

Bhoye







Bhoye



24/10/2024 4 16:45 PM

दस्त क्रमांक :टनन5/19246/2024


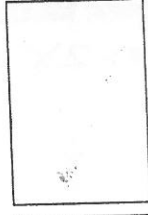

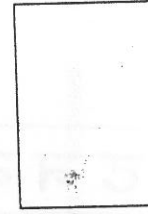
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:गजेश चावला पत्ता:प्लॉट नं: मदनिका क्र. 606, माळा नं: -, इमागतीचे नाव: पेलेकन मी एच एम एल, स्कायलाईक पन्क्लेव्ह, ब्लॉक नं: हिरानंदानी ईस्टेट, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:ACTPC8281E	लिहून देणार वय :-55 स्वाक्षरी:- <i>Rajesh Chawla</i>		
2	नाव:निशा जानेश्वर भोये पत्ता:प्लॉट नं: रूम नं. वी/1303, माळा नं: 13, इमागतीचे नाव: पॅलेमिया फेज 2, ब्लॉक नं: घोडबंदर रोड, कावेमर, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:BNAPG3603F	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Nhoye</i>		
3	नाव:जानेश्वर निवा भोये पत्ता:प्लॉट नं: रूम नं. वी/1303, माळा नं: 13, इमागतीचे नाव: पॅलेमिया फेज 2, ब्लॉक नं: घोडबंदर रोड, कावेमर, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:APDPB3397K	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Janeshwar Niwa Bhoje</i>		

वरील दस्तगोवज करून देणार नथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:24 / 10 / 2024 04 : 14 : 41 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तगोवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उमा प्रमाणित	
1	नाव:मनिश नवानि -- वय:61 पत्ता:कावेमर, जी. वी. रोड, ठाणे प पिन कोड:400615	<i>Mani</i> स्वाक्षरी		
2	नाव:वैशाली पोतदार -- वय:40 पत्ता:कावेमर, जी. वी. रोड, ठाणे प पिन कोड:400615	<i>Vishali</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ:24 / 10 / 2024 04 : 15 : 42 PM

शिक्का क्र.5 ची वेळ:24 / 10 / 2024 04 : 15 : 59 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. DNYANESHWAR NIMBA BHOYE and Other	eChallan	69103332024102219436	MH010219040202425E	1442000.00	SD	0005671042202425	24/10/2024
2		DHC		1024232508746	540	RF	1024232508746D	24/10/2024
3	MR. DNYANESHWAR NIMBA BHOYE and Other	eChallan		MH010219040202425E	30000	RF	0005671042202425	24/10/2024

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

19246 /2024

Know Your Rights as Registrants

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

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

अज्ञात करण्यात येत की,  
 कर वस्तात.....२७०..... वने अज्ञात  
 कर वस्त पुस्तक क्र.....१..... वे  
 वस्त क्रमांक १९२४६ वर नोंदवला.

१.  
 कर वस्त निबंधक वर्ग-२ वने १  
 दिनांक :- २४/१०/२०२४

ट न न - ५
दस्त क्र. १९२४६/२०२४
२७ / २७



## गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	20600000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	14996216.599
(4) भू-मापन, पोटोहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदतिका क्र. 606, 6वा मजला, विल्डिंग नं. 60, पेलेकन को ऑ हौ मो लि., प्रोजेक्ट चे नाव स्कायलार्क एन्क्लेव्ह, हिरानंदानी ईस्टेट, घोडबंदर रोड, कोलशेत, ठाणे प, क्षेत्रफळ 868 चौ.फूट. कार्पेट, वेममेंट लेवेल वर 2 पझल पीट कार पार्किंग स्पेस नं. 106 आणि 107 ( ( Survey Number : 153/1, 155/1, 156/2pt, 156/1pt, 160/1,2, 161/1,2,3, 162/1,2, 163/1pt, 163/2 & 276 ; ) )
(5) क्षेत्रफळ	1) 868 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून घेणा-या/विहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव:-राजेश चावला वय:-55; पत्ता:-प्लॉट नं: सदतिका क्र. 606, माळा नं:-, इमारतीचे नाव: पेलेकन मी एच एम एल, स्कायलार्क एन्क्लेव्ह, ब्लॉक नं: हिरानंदानी ईस्टेट, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:- ACTPC8281E
(8) दस्तावेज करून घेणा-या पक्षकागचे व किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-निशा जानेश्वर भोये वय:-35; पत्ता:-प्लॉट नं: रूम नं. बी/1303, माळा नं: 13, इमारतीचे नाव: पॅलेमिया फेज 2, ब्लॉक नं: घोडबंदर रोड, कावेसर, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BNAPG3603F 2) नाव:-जानेश्वर निवा भोये वय:-37; पत्ता:-प्लॉट नं: रूम नं. बी/1303, माळा नं: 13, इमारतीचे नाव: पॅलेमिया फेज 2, ब्लॉक नं: घोडबंदर रोड, कावेसर, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-APDPB3397K
(9) दस्तावेज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19246/2024
(12) वाजारभावाप्रमाणे मूद्रांक शुल्क	1442000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचागत घेतलेला नपशील:-

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

