

Receipt (pavti)

530/17054

पावती

Original/Duplicate

Friday, November 22, 2024

नोंदणी क्र.: 39म

9:01 AM

Regn.: 39M

पावती क्र.: 17622

दिनांक: 22/11/2024

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन12-17054-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: स्नेहल वसंत पुजारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:20 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग २
ता. २२. ११

बाजार मूल्य: रु. 5829581 /-

मोबदला रु. 5830000/-

भरलेले मुद्रांक शुल्क : रु. 408100/-

1) देयकाचा प्रकार: DHC रकम: रु. 620/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124225000410 दिनांक: 22/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011234332202425M दिनांक: 22/11/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला
सही - 
नाव

22/11/2024, 09:07

Index-II



22/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 17054/2024

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोंबदला	5830000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	5829581
(4) भू-मापन, पोटहिम्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे बाळकूम ता. व जिल्हा ठाणे येथील जुना सर्वे क्रमांक 64, नवीन सर्वे क्रमांक 118 या भूखंडावर स्थित असलेल्या " शुभ विहार को.ऑप.हौसिंग सो.ली." या इमारतीमधील सदनिका क्रमांक 603, सहावा मजला, क्षेत्रफळ 480.95 चौ.फूट कार्पेट म्हणजेच 53.63 चौ मी कार्पेट((Survey Number : जुना सर्वे क्रमांक ६४, नवीन सर्वे क्रमांक ११८ ;))
(5) क्षेत्रफळ	1) 53.63 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:-निकेश मनोहर पाटील वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. ६०३, सहावा मजला, शुभ विहार को.ऑप.हौसिंग सो.ली. , बाळकुम, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-CEHPP0669D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहल वसंत पुजारी वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. ५०१, पाचवा मजला, चांगो अपार्टमेंट, बाळकुम रोड, समोर. विठ्ठल मंदिर, बाळकुम पाडा क्रमांक १, ठाणे (पश्चिम), ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-EESPP4137P 2): नाव:-शुभम वसंत पुजारी वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. ५०१, पाचवा मजला, चांगो अपार्टमेंट, बाळकुम रोड, समोर. विठ्ठल मंदिर, बाळकुम पाडा क्रमांक १, ठाणे (पश्चिम), ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-EYCPP7362G
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17054/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	408100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SNEHAL VASANT POOJARY	eChallan	69103332024111814387	MH011234332202425M	408100.00	SD	0006262163202425	22/11/2024
2		DHC		1124225000410	620	RF	1124225000410D	22/11/2024
3	SNEHAL VASANT POOJARY	eChallan		MH011234332202425M	30000	RF	0006262163202425	22/11/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		Valuation ID		20241122111		22 November 2024,08:40:59 AM	
मूल्यांकनाचे वर्ष	2024	जिल्हा	ठाणे	मूल्य विभाग	तालुका ठाणे	उप मूल्य विभाग	9/36-3अ-1) ठाणे भिवंडी रस्त्याच्या दोन्ही बाजूचे लागतचे सर्वे नंबर
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक	सर्व्हे नंबर#118				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	चौ मीटर
खुली जमीन	30300	116700	134700	146300	134700		
बांधीव क्षेत्राची माहिती	53.63 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	Rs.26620/-	
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	15 वर्षे	बांधकामाचा दर-			
उद्भववाहन सुविधा -	आहे	मजला -	5th to 10th Floor				
Sale Type - Resale	First Sale Date - 09/01/2015						
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.122535/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((122535-30300) * (85 / 100)) + 30300) = Rs.108700/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 108700 * 53.63 = Rs.5829581/-						
Applicable Rules	= 3, 9, 18, 19						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5829581 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.5829581/- = ₹ अठ्ठावन्न लाख एकोणतीस हजार पाच शे एकव्याऐंशी /-						

Home Print

(Handwritten Signature)

सह दुय्यम निबंधक बर्ग-२
ठाणे क्र. १२

ट न न १२
दस्त क्र. १७०५४ / २०२४
१ ३१





CHALLAN
MTR Form Number-6



GRN	MH011234332202425M	BARCODE			Date	18/11/2024-11:08:01	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	EESPP4137P					
Location	THANE			Full Name	SNEHAL VASANT POOJARY					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO-603 6TH FLOOR					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	✓	408100.00	Road/Street	SHUBH VIHAR CHS LTD BALKUM					
0030063301	Registration Fee	✓	30000.00	Area/Locality	THANE					
				Town/City/District						
				PIN	4	0	0	6	0	8
				Remarks (If Any)	PAN2=CEHPP0669D-SecondPartyName=NIKESH MANOHAR PATIL-CA=5830000					
				Amount In	Four Lakh Thirty Eight Thousand One Hundred Rupees					
Total				4,38,100.00	Words	Only				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024111814387	749661121			
Cheque/DD No.				Bank Date	RBI Date	18/11/2024-18:11:12	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. : 8169736882

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजी या चलन लागू नाही.

दस्तावेज क्र. 90047/2028
2 39



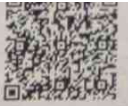
DP Poojary

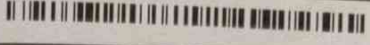
Subhan

DP



CHALLAN
MTR Form Number-6



GRN MH011234332202425M **BARCODE**  Date 18/11/2024-11:08:01 Form ID 25.2

Department Inspector General Of Registration		Payer Details			
Type of Payment Stamp Duty		TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	EESPP4137P		
Office Name THN2_THANE 2 JOINT SUB REGISTRAR		Full Name	SNEHAL VASANT POOJARY		
Location THANE		Flat/Block No.	FLAT NO 603 6TH FLOOR		
Year 2024-2025 One Time		Premises/Building			
Account Head Details		Amount In Rs.	Road/Street	SHUBH VIHAR CHS LTD BALKUM	
0030046401 Stamp Duty		408100.00	Area/Locality	THANE	
0030063301 Registration Fee		30000.00	Town/City/District		
			PIN	4 0 0 6 0 8	
		Remarks (If Any)			
		PAN2=CEHPP0669D-SecondPartyName=NIKESH MANOHAR			
		PATIL-CA=5830000			
		Amount In	Four Lakh Thirty Eight Thousand One Hundred Rupees		
		Words	Only		
Total		4,38,100.00			



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024111814387	749661121
Cheque/DD No.		Bank Date	RBI Date	18/11/2024-18:11:12	19/11/2024
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 19/11/2024		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाचे आहे. नोंदणी न करावयाच्या वस्तुसाठी लागू आहे. नोंदणी न करावयाच्या वस्तुसाठी लागू नाही.

दस्तावेज १२
दस्तावेज क्र. १७०५४ / २०२४
3 39



Signature Not Verified
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI
Date: 2024.11.22 09:07:13 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-530-17054	0006262163202425	22/11/2024-09:01:46	IGR540	
2	(IS)-530-17054	0006262163202425	22/11/2024-09:01:46	IGR540	30000.00
Total Defacement Amount					408100.00
					4,38,100.00



Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1124225000410	Receipt Date	22/11/2024
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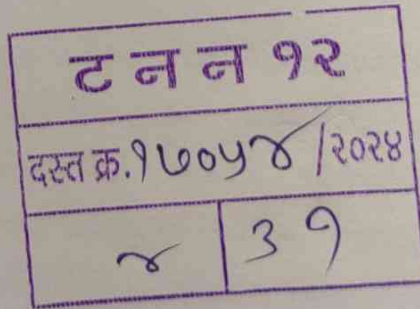
Received from Pujari, Mobile number 0000000000, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 17054 dated 22/11/2024 at the Sub Registrar office Joint S.R. Thane 12 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	22/11/2024
Bank CIN	10004152024112200377	REF No.	767635612135
Deface No	1124225000410D	Deface Date	22/11/2024

This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 22nd day of November, 2024

BETWEEN

MR. NIKESH MANOHAR PATIL, age 33 years, PAN : CEHPP0669D, Indian Inhabitant, having address at Flat No. 603, 6th Floor, Shubh Vihar Co-op. Hsg. Soc. Ltd., Balkum, Thane (W) – 400608, hereinafter referred to as “THE TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) SNEHAL VASANT POOJARY, age 26 years, PAN : EESPP4137P, and 2) MR. SHUBHAM VASANT POOJARY, age 27 years, PAN : EYCPP7362G, both Indian Inhabitants, having address at Flat No. 501, 5th Floor, Chango Apartment, Balkum Road, opp. Vitthal Mandir, Balkum Pada No.1, Thane (West) – 400608, hereinafter called “THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 28th day of May 2009 (Registered in the office of Sub-Registrar, Thane - 5 at Doc. No. TNN5-4568-2009 dated 28/05/2009) executed between M/s. Shubh Builders & Developers having office at H-Dev Prayag, Ground Floor, Bhakti Mandir Road, Panchpakhadi, Thane (W) – 400602, therein referred to as the “Builder / Developers” of the One Part and Mrs. Shiyah V. Gangawane and Mr. Vishwadip J. Gangawane, therein referred to as the “Purchasers” of the Other Part purchased and acquired all rights, title

- 1 -



Shiyah

Shubham

Patil

and interest in Flat No. 603, admeasuring 480.95 Sq. Ft. (Carpet) area i. e. 44.69 Sq. Mtrs. (Carpet) area on 6th Floor, of the "Shubh Vihar Co-operative Housing Society Ltd.", standing on the plot of land bearing Old Survey No. 64, New Survey No. 118, Village - Balkum, lying, being and situated at Balkum, Thane (West) - 400608, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS by virtue of a Registered Agreement dated 18th day of December, 2012 (Registered with the Sub-Registrar of Thane at Doc. No. TNN1-9041-2012 dated 18/12/2012) executed between Mrs. Shivali V. Gangawane and Mr. Vishwadip J. Gangawane, therein referred to as the "Transferors" of the One Part and Mr. Vinayak Shamrao Sali and Mrs. Nilima Vinayak Sali, therein referred to as the "TRANSFEREES" of the Other Part purchased and acquired all rights, title and interest in Flat No. 603, admeasuring 480.95 Sq. Ft. (Carpet) area i. e. 44.69 Sq. Mtrs. (Carpet) area on 6th Floor, of the "Shubh Vihar Co-operative Housing Society Ltd.", standing on the plot of land bearing Old Survey No. 64, New Survey No. 118, Village - Balkum, lying, being and situated at Balkum, Thane (West) - 400608.

AND WHEREAS by virtue of a Registered Agreement dated 30th day of December, 2014 (Registered in the office of Sub-Registrar of Thane at Doc. No. TNN1-321-2015 dated 09/01/2015) executed between Mr. Vinayak Shamrao Sali and Mrs. Nilima Vinayak Sali therein referred to as the "Transferors" of the One Part and Mr. Nikesh Manohar Patil therein referred to as the "TRANSFEREES (TRANSFEROR herein)" of the Other Part purchased and acquired all rights, title and interest in Flat

No. 603, admeasuring 480.95 Sq. Ft. (Carpet) area i. e. 44.69 Sq. Mtrs. (Carpet) area on 6th Floor, of the "Shubh Vihar Co-operative Housing

दस्तावेज क्र. १७०५४/२०२४	
६	३९



Society Ltd.”, standing on the plot of land bearing **Old Survey No. 64, New Survey No. 118, Village - Balkum**, lying, being and situated at Balkum, Thane (West) – 400608.

AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to the said Mr. Vinayak Shamrao Sali and Mrs. Nilima Vinayak Sali of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of the “**Shubh Vihar Co-operative Housing Society Ltd.**”, a society registered under **Registration No. TNA/(TNA)/HSG/(TC)/21976/2010 Dated 03/06/2010** and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity’s sake is referred to as “**The Said Society**” and being the member of the said society, the TRANSFEROR is holding ten fully paid up shares of Rs. 50/- each under **Share Certificate No. 028**, bearing **Distinctive No. 271 to 280, (both inclusive)**, (hereinafter referred to as the **SAID SHARES**) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

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AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same,

approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) He is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has/ has right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

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F) The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.

G) Neither the TRANSFEROR nor any of his predecessors in title has/had received any notice either from the municipal corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.C. Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Agreement.

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J) The TRANSFEROR has not done any act, deed, matter or thing whereby he is 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.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at and for **Lump-sum Price / Consideration of Rs. 58,30,000/- (Rupees Fifty Eight Lakhs Thirty Thousand only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 603**, admeasuring **480.95 Sq. Ft. (Carpet)** area i. e. **44.69 Sq. Mtrs. (Carpet)** area on **6th Floor**, of the "**Shubh Vihar Co-operative Housing Society Ltd.**", standing on the plot of land bearing **Old Survey No. 64, New Survey No. 118, Village - Balkum**, lying, being and situated at **Balkum, Thane (West) - 400608**, within the limits of **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**, as and for a **Lump-sum Price of Rs. 58,30,000/- (Rupees Fifty Eight Lakhs Thirty Thousand only)** along with the right, title and interest in and upon the said premises and also together with the

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benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREES has agree to pay to TRANSFEROR Lump-sum Price / Consideration of Rs. 58,30,000/- (Rupees Fifty Eight Lakhs Thirty Thousand Only) in the following manner :-

- a. Rs. 5,00,000/- (Rupees Five Lakhs Only) by *Cheque No. 000001 Dated 31/10/2024 from HDFC Bank as Token Money before execution of this Agreement.
- b. Rs. 8,30,000/- (Rupees Eight Lakhs Thirty Thousand Only) by Cheque No. 000003 Dated 12/11/2024 Drawn on HDFC Bank as the Part Payment.
- c. Balance Amount of Consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) by obtaining loan from any Bank / Financial Institution as Full and Final Payment after registration of this Agreement and within 45 days from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFEROR to TRANSFEREES.

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises to the TRANSFEREES, free from all the encumbrances charges, equity, etc.

4. The TRANSFEROR, realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through

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दस्तक. १००५५/२०२४	
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himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.

5. The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions. The TRANSFEROR shall also hand over to the TRANSFEREES his all Original Previous Agreement, Original Allotment Letter, Original Share Certificate, Last Maintenance Charges Receipt, Last Electricity Bill and other records amounting to the title of the premises for the purpose of their record.

6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by the bye - laws, rules and regulations adopted by the society.

7. The TRANSFEROR hereby states, declares and confirms that, the TRANSFEREES shall be entitled to get transferred the **Electric Meter No. 7631018746** having **Consumer No. 000036074** installed in the said premises to his name and the TRANSFEROR shall, if required give their fullest co-operation in that regard.

8. The TRANSFEREES, after taking possession of the said premises shall be entitled to have hold on the occupation and use of the premises as the same is fit for occupation and the TRANSFEROR can hold the same for unto and to the use and benefit themselves, their heirs, executors, successors for ever without claim charges interest demand or lien of the TRANSFEROR or

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दस्त क्र. १००५४/२०२४



person on his behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities i.e. Municipal Taxes, Electricity bills, Society's maintenance and other charges etc. upto the date of possession shall be cleared off by the TRANSFEROR. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges etc. due against the said premises, after taking the possession of the said premises.
10. The TRANSFEROR further declares that, he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title

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दस्त क्र. १७०५४/२०२४	
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11. The TRANSFEROR shall obtain the necessary No Objection Certificate (NOC) from the "Shubh Vihar Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFEROR has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. 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 premises and various deposits paid by the TRANSFEROR to the said society.
13. The TRANSFEROR hereby agrees, assures and declares that, there is no suit or litigation pending in any court of law in respect of the said premises.
14. The TRANSFEREES is bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.
15. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the

TRANSFEROR	
दस्तावेज क्र. 90042/2028	
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16. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.

17. 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.

18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 603, admeasuring 480.95 Sq. Ft. (Carpet) area i. e. 44.69 Sq. Mtrs. (Carpet) area on 6th Floor, of the "Shubh Vihar Co-operative Housing Society Ltd.", standing on the plot of land bearing Old Survey No. 64, New Survey No. 118, Village - Balkum, lying, being and situated at Balkum, Thane (West) - 400608, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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दस्त क्र. १७०५४/२०२४	
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IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"



MR. NIKESH MANOHAR PATIL
in presence of

- 1) Kishor Patil *Kr*
- 2) Rakesh Patil *Patil*

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"

S. Poojary



1) SNEHAL VASANT POOJARY

Shubham



2) MR. SHUBHAM VASANT POOJARY
in presence of

- 1) *Kr*
 - 2) *Patil*
- | | |
|----------------------|----|
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| दस्त क्र. १७०५२/२०२४ | |
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:: RECEIPT ::

RECEIVED of and from SNEHAL VASANT POOJARY and MR. SHUBHAM VASANT POOJARY (TRANSFEREES) a sum of Rs. 13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand only) being Earnest Money Payment against the sale of Flat No. 603, admeasuring 480.95 Sq. Ft. (Carpet) area i. e. 44.69 Sq. Mtrs. (Carpet) area on 6th Floor, of the "Shubh Vihar Co-operative Housing Society Ltd.", situated at Balkum, Thane (West) – 400608 in the following manner :

Sr. No.	Rupees	NEFT/RTGS / *Cheque No.	Dated	Drawn on
1)	Rs. 5,00,000/-	000001	31/10/2024	HDFC Bank
2)	Rs. 8,30,000/-	000003	12/11/2024	HDFC Bank

*Subject to realization of Cheque.

Rs. 13,30,000/-

I SAY RECEIVED

(Signature)

**MR. NIKESH MANOHAR PATIL
"TRANSFEROR"**

WITNESSES :-

- 1) *(Signature)*
- 2) *(Signature)*

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दस्त क्र. १७०५४/२०२४
१७ | ३९





09/01/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 321/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) बाळकूम

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	4200000
(3) वाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4066000
(4) भू-मापन,पोटहिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 603, माळा नं: सहावा मजला, इमारतीचे नाव: शुभ विहार को. ऑप. ही. सो. लि., ब्लॉक नं: वाळकुम, रोड नं: ठाणे - प, इतर माहिती: मौजे बाळकुम,पेथिल झोन नं. 9/36-3अ/1,सदनिकेचे क्षेत्रफळ 53.63 चौ. मी. बांधीव((Survey Number : जुना सर्व्हे नं. 64, नविन सर्व्हे नं. 118 ;))
(5) क्षेत्रफळ	1) 53.63 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:-विनायक शामराव साळी - - वय:-45; पत्ता:-प्लॉट नं: 603, माळा नं: सहावा मजला, इमारतीचे नाव: शुभ विहार को. ऑप. ही. सो. लि., ब्लॉक नं: वाळकुम , रोड नं: ठाणे - प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ACCPS7300M 2): नाव:-निलीमा विनायक साळी - - वय:-38; पत्ता:-प्लॉट नं: 603, माळा नं: सहावा मजला, इमारतीचे नाव: शुभ विहार को. ऑप. ही. सो. लि., ब्लॉक नं: वाळकुम , रोड नं: ठाणे - प, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AKMPS3866L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निकेश मनोहर पाटील वय:-23; पत्ता:-, -, पोस्ट दुगाड, ता. भिवंडी, जि. ठाणे, Dandekarwadi, MAHARASHTRA, THANE, Non-Government. पिन कोड 421302 पॅन नं:-CEHPP0669D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2014
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2015
(11)अनुक्रमांक,खंड व पृष्ठ	321/2015
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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दस्त क्र. 96048/2028	
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सहसंयुक्त निबंधक घरा-२
ठाणे-१

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



Municipal Corporation or any Cantonment area

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

3208

इमारत - तळ (पार्ट) + स्टील (पार्ट) + दोन मजले

V.P. No. 2008/924 TMC/TDD/638 Date 21/2/08

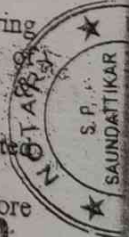
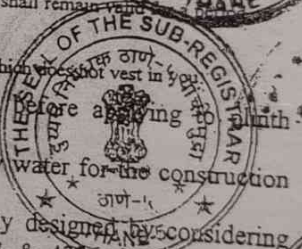
To, Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं.) प्रा. लि. (वा. वि.)
Shri / Smt. श्री दादू कान्हा म्हात्रे व इतर (मालक)
Sir, मे. शुभ बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री कुमार वासुदेव (कुलमुखत्यारधारक)



With reference to your application No. 29666 dated 4/09/06 For development Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. वरिल प्रमाणे in village बाळकाम Sector No. 5 Ward No. situated at Road/ Street C.T.S. No./H.No./T. No. जुना स.नं. ६४, नविन स.नं. १

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of the set back shall form part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development Permission / Commencement certificate shall remain valid for one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) The compound wall should be constructed before applying for Occupation Certificate.
6) Thane Municipal Corporation will not supply water for the construction purpose.
7) The proposed building should be structurally designed by considering seismic forces as per I.S.I. Code No. 1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth Occupation Certificate.
8) C.C. from water, tree, and drainage department should be submitted before Occupation Certificate.
9) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.
10) Plot boundary to be fixed as per demarcation by TDR before commencement notice.



Office No.
Office Stamp
Date

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30/1/08 क.म.म.

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दस्त क्र. 96048/2028
92 39



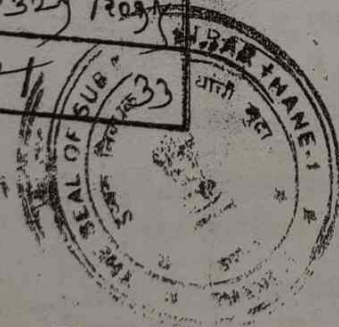
- 11) Storm water drain layout and rainwater harvesting system should be got approved from Drainage Department before applying for Plinth Certificate and should be commissioned before applying Occupation Certificate. NOC of drainage dept. regarding crossing of drain should be submitted before applying Commencement Certificate.
- 12) Solar water heating system should be installed before applying Occupation Certificate.
- 13) Information board to be displayed on site up to obtaining Occupation Certificate.
- 14) Vacant land tax payment should be done.
- 15) N.A. Permission/ Order should be submitted before applying Commencement Certificate.
- 16) Regarding any dispute in ownership, the applicant will be sole responsible.



WARNING :

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

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दस्ता क्रमांक ३२१/२०११
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Official
 २५/०७
 कार्यकारी अभियंता,
 शहर विकास विभाग,
 ठाणे मुहूर्तनगर लिमिटेड, ठाणे
 ठाणे-१
 ठाणे-५



टनन १२
दस्ता क्र. १७०५४/२०२४
२४





Certificate No. 27

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Blg.:- S.H.(P) + G.F.(P) + 7 Floors Only (DRC No. 131-Road)

V. P. NO. 2006/125 TMC / TDD 103 Date 27/05/2009

To, Shri/Smt. Archetype Consultants (i) Pvt. (Architect)
Shri. Dadu Kanha Mhatre & Others (Owners)
Shri. M/s. Subh Builder & Developers (Owners)
through partner Shri. Kumar Vasudev Mendha (P.O.A. H.)

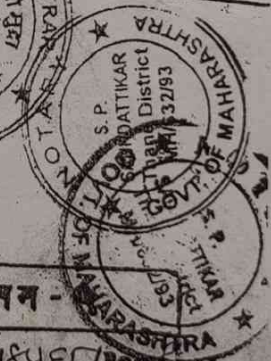
With reference to your application No. 2050 dated 17/4/2009 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and erect building No. As Above in village Balkum Sector No. V Situated at Road Street S.No. / C.T.S. No. / F.P. No. Old S.No. 64, New S. No. 118

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the boundary line shall form part of the public street.
2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not exist in your possession.
5) The Relevant conditions mentioned in Permission Certificate No. 103 dated 25/11/08 Shall be binding upon you.



दनन - 9
दस्त क्रमांक 327/12
98/33



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

Yours faithfully

Office No.



दनन 92
दस्त क्रमांक 10048/2028
29 39



- 10) Information board is displayed on site upto obtaining Occupancy Certificate.
- 11) Vacant land tax payment should be done.
- 11) The Relevant conditions mentioned in the Amendment Permission/C.C. TMC/TDD/82 dated 12/5/2008 shall be binding upon you.



Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Your's faithfully,

[Signature]

EXECUTIVE ENGINEER,
 Town Development Department
 Municipal Corporation of
 the city of Thane.



टनन - ९
दस्त क्रमांक ३२१/२०१४
२०/३३

Copy To :-

- 1) Dy. Mun. Commissioner - Zone
- 2) E.-E. (Encroachment)
- 3) Competent Authority (U.L.C.)
for Sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record of land is affected by Road widening/reservation



टनन ९
दस्त क्र. १००५४/२०२४



टनन -
३५/१६



Certificate No. :- 374

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

अधीन [स्टी ब्लू पार्ट] + तळ [पार्ट] + उ मजल्याकरीता फक्त

V.P. No. 2008/2004 TMC/TDD /30 Date 9/10/2010

To,
मे. आर्कीटाईप कन्स. [वा. वि.]
अ/१०१, १०२, श्री सारोका अपार्टमेंट,
गांधीनगर, ठाणे किरिता
श्री. दादू कन्हा हफ स्ट्रात्रे व इतर [मालक]
म. शुभ विल्डस गन्ड डेव्हलपर्स [कुलमुखत्यारूपत्रधारक]
Sub- इमारत : स्टी ब्लू [पार्ट] + तळ [पार्ट] + उ
Ref. V.P. No. 2008/2004
Your Letter No. 32943 दि. १२/११/२००९



Sir,
The part / full development work / erection / re-erection or alteration in / of building / part building no. situated at वाळूम Road / Street Ward No. Sector
जना स. न. ६४, नवीन स. न. ११८
S. No. / C.I.S. No. / F.P. No. Millage वाळूम under the
मे. आर्कीटाईप कन्सल्टंट्स
supervision of Licensed Surveyor / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. १८२/१२२०५ may be occupied on the following conditions.
अटी : फक्त पिण्यासाठी उपलब्धतेनुसार पाणी परवठा करण्यास येईल.



आयोजनात अंदाजित अंतिम अंतिम न करणे तसेच
अधिकार प्राप्त झाल्यावर आवश्यक रक्कम
मिती व विवरणावरून आवश्यक रक्कम
मिती व विवरणावरून आवश्यक रक्कम
मिती व विवरणावरून आवश्यक रक्कम
मिती व विवरणावरून आवश्यक रक्कम
मिती व विवरणावरून आवश्यक रक्कम



Yours faithfully
कार्यकारी अभियंता
शहर विकास विभाग
ठाणे, महानगरपालिका, ठाणे.
Municipal Corporation of
the city of Thane.

ट न न १२
दस्त क्र. १००५४ / २०२४





Certificate No. 253

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

AMENDED SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

V. P. NO. 2006/125 TMC / TDD / 547 Date 25/11/08

To, Shri/Smt. M/s. Archetype Consultants (I) Pvt. Ltd. (Architect)
Shri. Dadu Kanha Mhatre & Others (Owners)
M/s. Subh Builder & Developers through partner Shri. Kumar Vasudev Kandha (P.O.A.)



With reference to your application No. 30769 dated 13/10/2008 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Bolkum Sector No. 7 Situated at Road / Street S.No. / C.T.S. No. / F.P. No. Old S.No. 64, New S.No. 113

THANE - 9
वर्ग - 9
दस्त क्रमांक 324
19733

- 1) The land vacated in consequence of the enforcement of the set back shall form part of the public street.
2) No New building or part hereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5) Thane Municipal Corporation will not supply water for the construction purpose.
6) The proposed building should be structurally sound as per B.S. Code No. 1020. Certificate of structural stability should be submitted with the stage of Occupation Certificate.
7) N. Q. C. from water, tree and drainage department should be submitted before Occupation Certificate.
8) Letter boxes should be provided on ground floor for all flats before Occupation Certificate.
9) Solar water heating system should be installed before applying Occupation Certificate.



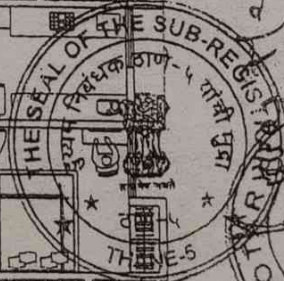
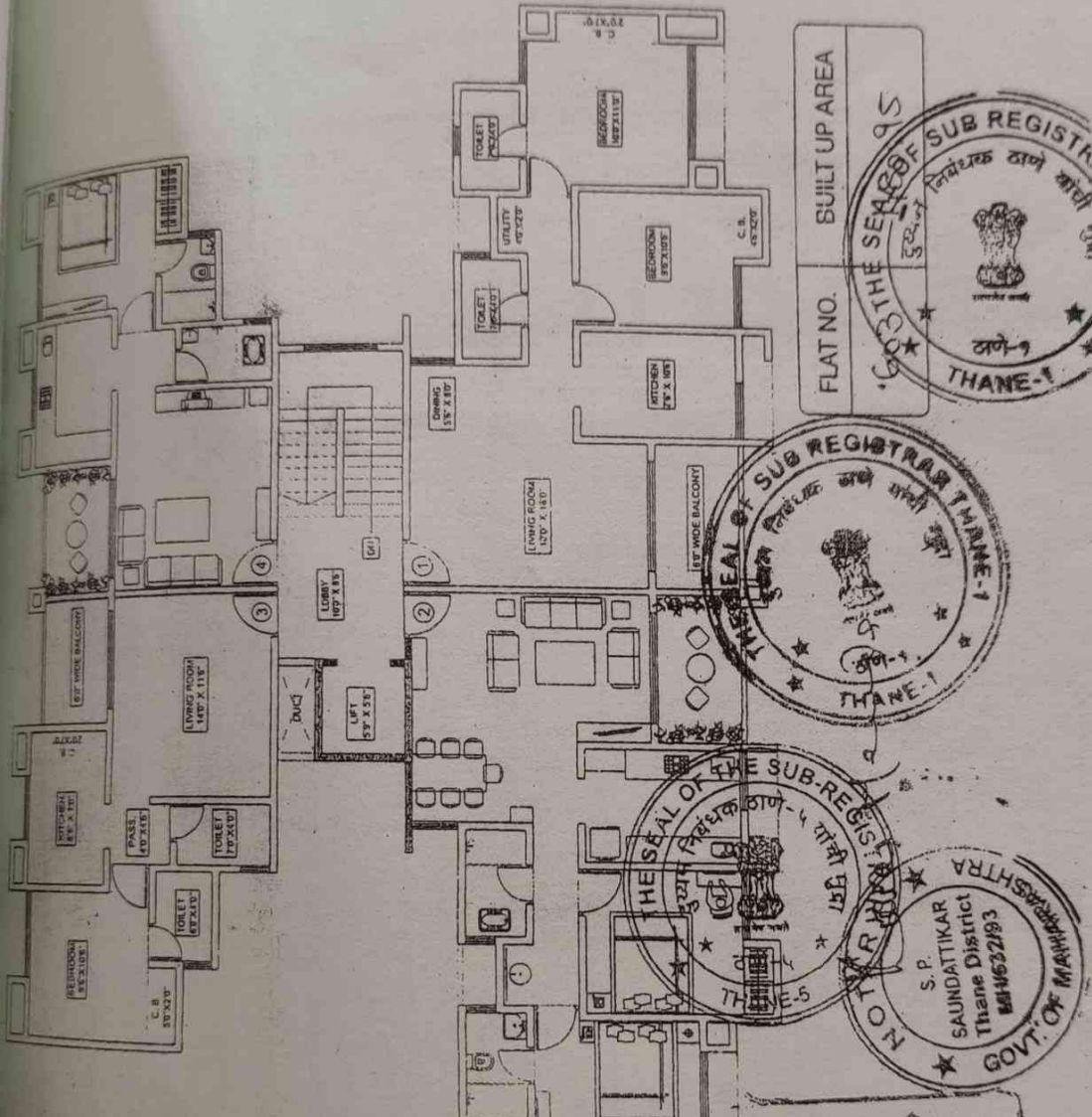
WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Yours faithfully,

उत्तर - 9

ANNEXURE - F

TYPICAL FLOOR PLAN



टनन - १
 ४२४४

टनन - १
 दस्त क्रमांक ३२१/२०१५

Shivali
V. Sampawane

S.P. Saundattikar

टनन १२
 दस्त क्र. १७०५४/२०२४
 २५ | ३९



Share Certificate No. : 028

Member's Register No. :

Flat No. : 603

No. of Shares : 10

Shubh-Vihar Co-Op. Hsg. Society Ltd.

(Registered under the Maharashtra Co-op Societies Act. 1960)

Regd. No. TNA/HSG/(T.C.) 21976/3-6-2010

New Serve.No. : 118, Dadlani Road, Balkum, Thane (West) - 400 608.

Share Certificate

(Authorised Share Capital of ₹ 1,00,000/- divided into 2000 Shares of ₹ 50/- each)


This is to certify that Shri / Smt. Shivali Vishwadeep Gangawane

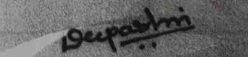
is/are the Registered holder/s of TEN Fully paid up shares of ₹ 50/- each numbered
From 271 to 280 both inclusive in **Shubh-Vihar** Co-Op. Hsg. Society Ltd
subject to the Bye-Laws of the said society.

Given under the Common Seal of the said Society
at Thane, this 2nd April day of 2012

Shubh-Vihar
Co-Op. Hsg. Society Ltd.


Chairman


Secretary


Treasurer / M.C. Member

Note : Lien / Mortgage details are enclosed. Forming part of this Share Certificate

for issue of Share certificate.

Please refer attached terms & conditions

२८३९
२०१२/०५/०५/२०१२



SHUBH-VIHAR CO-OP. HSG SOCIETY LTD.

Lien / Mortgage Details, if any				Lien / Mortgage Cancellation Details			
Sr. No.	Date of Lien	Lien / Mortgage in favour of to Financial Institution / Bank / Person	Mortgage by Name of the Member / Borrower	Date of General Body / Committee Meeting	Lien Cancellation Date	Lien Cancellation Ref. / Remarks	Date of General Body / Committee Meeting
1.	03/07/2009	ANAND BANK Chairman / Secretary	Supashri Treasurer	08/02/2013	11/02/2013 Chairman	Supashri Secretary	Supashri / Treasurer
2.	14/01/2013	HDFC BANK Chairman / Secretary	Supashri Treasurer		Chairman	Secretary	/ Treasurer
3.		Chairman / Secretary	Treasurer		Chairman	Secretary	/ Treasurer
4.		Chairman / Secretary	Treasurer		Chairman	Secretary	/ Treasurer

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARE

Sr. No.	Date of General Body / Managing Committee Meeting at which Transfer was approved	Sr. No. in the Share Register at Which the transfer of Share held by the transferor / s is / are registered	To Whom Transferred	Sr. No. in the Share Register at Which the Name of transferee's is / are registered
1.	11/08/2013	28	SALI VINAYAK SHAMRAO	28
2.	11/8/2013	28	PATIL NIKESH MANOHAR	28
3.				
4.				



26/12/12
 8202/25009/6/12/12
 6502

Shubh-Vihar
Co-Op. Hsg. Society Ltd.



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

बीज पुरवठा देयक माह: OCT-2024

Website: www.mahadiscom.in
GSTIN of MSEDCL: 27AAECM2933K1ZB
BILL NO. (GGN): 000002619272619

HSN code 27160000

ग्राहक क्रमांक: 000036074469
MR NIKESH MANOHAR PATIL
FL NO: 603 NR ASHOK MGR DADLANI RD, BALKUM THANE THANE 400601
81*****76/
व्यवस्थापक इलेक्ट्रिसिटी

देयक दिनांक: 16-OCT-24
देयक रक्कम रु: 2,020.00
दैनिक देयक: 05-NOV-24
या तारखे नंतर भरल्यास: 2,040.00

बिलिंग युनिट: 4726 -VIKAS COMPLEX S/DN.
दर संकेत: 090 /LT 1 Res 1-Phase
योन नं: 000000000
पी.सी./चक्र-मार्ग-क्रमांक/डि.टी.सी.: 6 / 28-6604-9999 /4726426
मिटर क्रमांक: D7631018746
रिडिंग ग्रुप: K6

पुरवठा दिनांक: 23-Sep-2009
मंजूर भार: 3 KW
सुरक्षा ठेव जमा(रु): 1,964.20
चातु रिडिंग दिनांक: 11-OCT-24
मागील रिडिंग दिनांक: 11-SEP-24

Scan this QR Code with BHIM App for UPI Payment

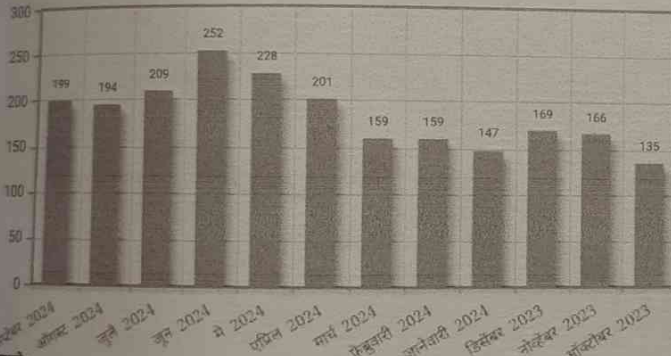


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सुट किंवा विरलव आकार पुढील देयकात समाविष्ट करण्यात येईल.

चातु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
23206	23027	01	179	0	179

NORMAL
Bill Period: 1 Month(s) /

मागील बीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-

www.mahadiscom.in > ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Gogreen/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सस व झूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित्या असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 11-11-2024 ह्या तारखेला होईल.

विशेष संदेश:

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास अनितादन भरणा सुविचेचा पर्याय वापरावा.

व्यवसाय बिलिंग युनिट:	4726	ग्राहक क्रमांक:	000036074469	पी.सी.:	K6	दर:	090	या तारखे पर्यंत भरल्यास	25-OCT-24	2,000.00
अंतिम तारीख	05-NOV-24						2,020.00	या तारखे नंतर भरल्यास	05-NOV-24	2,040.00
द्विकीची व्यवसाय	डिटीसी क्र.:		4726426					अंतिम तारीख	05-NOV-24	2,020.00
व्यवसाय बिलिंग युनिट:	4726	ग्राहक क्रमांक:	000036074469	पी.सी.:	K6	दर:	090	या तारखे पर्यंत भरल्यास	25-OCT-24	2,000.00
								या तारखे नंतर भरल्यास	05-NOV-24	2,040.00

ट न न १२
दस्त क्र. १००५४ / २०२४
२८ | ३९



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EE6PP4137P

नाम / Name
SNEHAL VASANT POOJARY

पिता का नाम / Father's Name
VASANT POOJARY

जन्म तिथि / Date of Birth
06/09/1998

हस्ताक्षर / Signature

Snehal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EYCPP7362G

नाम / Name
SHUBHAM VASANT POOJARY

पिता का नाम / Father's Name
VASANT

जन्म तिथि / Date of Birth
05/02/1997

हस्ताक्षर / Signature

Shubham

भारत सरकार
GOVERNMENT OF INDIA

श्रेहन वसंत पूजरी
Snehal Vasant Poojary
जन्म तिथि/DOB: 06/09/1998
महिला/ FEMALE

7441 1468 2260

माझे आधार, माझी ओळख

Snehal

भारत सरकार
Government of India

Shubham Vasant Poojary
Date of Birth/DOB: 05/02/1997
Male/ MALE

8397 7188 9447
VID : 9130 1560 0729 3570

मेरा आधार, मेरी पहचान

Shubham

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIKESH MANOHAR PATIL

MANOHAR PATIL

27/01/1991
Permanent Account Number
CEHPP0669D

हस्ताक्षर / Signature

Nikesh

भारत सरकार
GOVERNMENT OF INDIA

निकेश मनोहर पाटील
Nikesh Manohar Patil

जन्म वर्ष / Year of Birth : 1991
पुरुष / Male

3544 8472 1211

आधार - सामान्य माणसाचा अधिकार

ट न न १२
दस्त क्र. १००५४ / २०२४
२९



भारत सरकार
Government of India

किशोर केशव पाटील
Kishor Keshav Patil
जन्म तिथि / DOB : 07/10/1966
पुरुष / Male

2408 0785 6635

माझे आधार, माझी ओळख

Kishor

राजेश शंकर पाटील
Rajesh Shankar Patil
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male

5263 5416 4729

Rajesh

24.09.02

17054

र. 22 नोव्हेंबर 2024 9:02 म.पू.

दस्त गोषवारा भाग-1

टनन 12

30-39

दस्त क्रमांक: 17054/2024

क्रमांक: टनन 12 / 17054/2024

गार मुल्य: रु. 58,29,581/-

मोबदला: रु. 58,30,000/-

लि मुद्रांक शुल्क: रु. 4,08,100/-

के. सह. दु. नि. टनन 12 यांचे कार्यालयात

पावती: 17622

पावती दिनांक: 22/11/2024

र. 17054 वर दि. 22-11-2024

सादरकरणाराचे नाव: जेहल वसंत पुजारी

8:59 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण: 30620.00

हजर करणाऱ्याची सही:

BTHARE 12

सह दुय्यम निबंधक बर्ग-२

ठाणे क्र. १२

ताचा प्रकार: करारनामा



सह दुय्यम निबंधक बर्ग-२

ठाणे क्र. १२

कि. शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद नाल्या कोणत्याही नागरी क्षेत्रात

क्रा. क्रं. 1 22 / 11 / 2024 08 : 59 : 58 AM ची वेळ: (सादरीकरण)

क्रा. क्रं. 2 22 / 11 / 2024 09 : 00 : 46 AM ची वेळ: (फी)

प्रातेज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आर्ण दस्तातील सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

लिहून घेणार



06:50 AM

दस्त गोपवारा भाग-2

दनन12

39-39

दस्त क्रमांक:17054/2024

दनन12/17054/2024

करारनामा

पक्षकाराचे नाव व पत्ता

नाव:श्वेहा वसंत पुजारी

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट क्र. ५०१,
पाचवा मजला, चांगो अपार्टमेंट, बाळकुम रोड, समोर. विठ्ठल मंदिर,
बाळकुम पाडा क्रमांक १, ठाणे (पश्चिम), ब्लॉक नं. -, रोड नं. -,
महाराष्ट्र, THANE.

पॅन नंबर:EESPP4137P

पक्षकाराचा प्रकार

लिहून घेणार

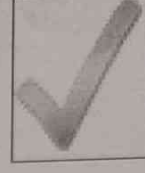
वय :-26

स्वाक्षरी:-

छायाचित्र



ठसा प्रमाणित



नाव:शुभम वसंत पुजारी

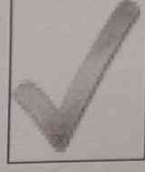
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट क्र. ५०१,
पाचवा मजला, चांगो अपार्टमेंट, बाळकुम रोड, समोर. विठ्ठल मंदिर,
बाळकुम पाडा क्रमांक १, ठाणे (पश्चिम), ब्लॉक नं. -, रोड नं. -,
महाराष्ट्र, ठाणे.

पॅन नंबर:EYCPP7362G

लिहून घेणार

वय :-27

स्वाक्षरी:-



नाव:निकेश मनोहर पाटील

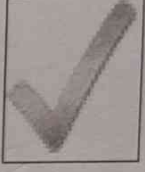
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट क्र. ६०३,
महाबा मजला, शुभ विहार को.ऑप.हौसिंग ओस.ली., बाळकुम,
ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE.

पॅन नंबर:CEHPP0669D

लिहून घेणार

वय :-33

स्वाक्षरी:-

वज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
वी वेळ:22 / 11 / 2024 09 : 02 : 45 AM

तेपादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून घेणार श्वेहा वसंत पुजारी	22/11/2024 09:04:29 AM	श्वेहा वसंत पूज्य F 1309361566958247936
लिहून घेणार शुभम वसंत पुजारी	22/11/2024 09:04:08 AM	Shubham Vasant Poojary M 1309361387618258944
लिहून घेणार निकेश मनोहर पाटील	22/11/2024 09:03:26 AM	निकेश मनोहर पाटील M 1309361299407851520

क्र.4 ची वेळ:22 / 11 / 2024 09 : 04 : 30

वी वेळ:22 / 11 / 2024 09 : 05 : 52 AM

निबंधक वर्ग-2

ठाणे क्र. 92



प्रमाणित करण्यात येते की,

दस्त क्र. 9.4.0.48 / 2024 मध्ये

39 पाने आहेत
सदर दस्त पुस्तक क्र. 9 वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. 92

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SNEHAL VASANT POOJARY	eChallan	69103332024111814387	MH011234332202425M	408100.00	SD	0006262163202425	22/11/2024
	DHC		1124225000410	620	RF	1124225000410D	22/11/2024
SNEHAL VASANT POOJARY	eChallan		MH011234332202425M	30000	RF	0006262163202425	22/11/2024