

335/20490

पावती

Original/Duplicate

Monday, November 18, 2024

नोंदणी क्र.: 39म

5:49 PM

Regn.: 39M

पावती क्र.: 23597 दिनांक: 18/11/2024

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन5-20490-2024

दस्तऐवजाचा प्रकार: विक्री करारनामा

मादर करणाऱ्याचे नाव: तुषी नरेश जळगांवकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1040.00

पृष्ठांची संख्या: 52

एकूण:

₹. 31040.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
6:08 PM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 5

वाजार मूल्य: ₹. 11060086.4 /-

मोवदला ₹. 13000000/-

भरलेले मुद्रांक शुल्क : ₹. 780000/-

सह दुय्यम निबंधक, ठाणे क्र. ५

1) देयकाचा प्रकार: DHC रकम: ₹. 1040/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1124157104485 दिनांक: 18/11/2024

बँकेचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH011083263202425M दिनांक: 18/11/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

शुळ दस्त दितां

J. N. Jalgaonkar

गावाचे नाव : पांचपाखाडी

(1)चिन्हाचा प्रकार	चित्री करारनामा
(2)मोचदना	13000000
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देणे की पट्टेदार ने नमूद करावे)	11060086.4
(4) भू-मापन,पॉट्टिस्मा व घरक्रमांक(अमल्याम)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मोजे पांचपाखाडी,तापुका व जिल्हा ठाणे येथील फायनल प्लॉट नं 412 ऑफ ठाणे टाउन प्लानिंग स्कीम नं 1,या जमिनीवरील प्रेस्टिज गार्डन को ऑप सोसायटी लि मधील टॉवर नं 2 मधील पहिल्या मजल्यावरील मदनिका नं 103,ज्याचे क्षेत्रफळ 728.50 चौ फूट कार्पेट म्हणजेच 67.68 चौ मीटर आणि 109.00 चौ फूट कार्पेट म्हणजेच 10.12 चौ मीटर ओपन टेरस एकूण क्षेत्रफळ 837.50 चौ फूट कार्पेट म्हणजेच 77.80 चौ मीटर अशी मिळकत 3 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria : - ((Final Plot Number : 412 :))
(5) क्षेत्रफळ	1) 77.80 चौ.मीटर
(6)आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दम्नांगवज करन देणा-या/विहन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-यशवंत शंकर दुदुस्कर वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेड नं:-, मदनिका नं १०३, प्रेस्टिज गार्डन को ऑप सोसायटी लि, नितीन कंपनी जवळ, पांचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABDPD2739B 2): नाव:-अध्या यशवंत दुदुस्कर वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेड नं:-, मदनिका नं १०३, प्रेस्टिज गार्डन को ऑप सोसायटी लि, नितीन कंपनी जवळ, पांचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AJUPD4151A
(8)दम्नांगवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-नूमी नरेश जळगांवकर वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेड नं:-, ३६/४३९, आदर्श नगर, डॉ पॅनी वेमट रोड, फायर त्रिगडे, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-AJVPJ9780G
(9) दम्नांगवज करन दिल्याचा दिनांक	18/11/2024
(10)दम्न नोंदणी केल्याचा दिनांक	18/11/2024
(11)अनुक्रमांक,खड व पृष्ठ	20490/2024
(12)वाजाराभावाप्रमाणे मूद्रांक शुल्क	780000
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शंग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी त्रिचारात घेतलेला नपथील:-

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





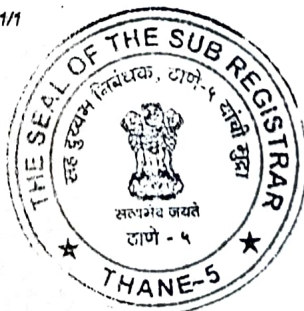
CHALLAN
MTR Form Number-6



MH011083263202425M	BARCODE	Date	13/11/2024-18:25:50	Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Payment		PAN No.(If Applicable)	AJVPJ9780G		
Name THN5_THANE NO 5 JOINT SUB REGISTRA		Full Name	TRUPTI NARESH JALGAONKAR		
n THANE		Flat/Block No.	FLAT NO.103, on First Floor, Prestige Garden		
2024-2025 One Time		Premises/Building	CHS LTD		
Account Head Details		Amount In Rs.			
401 Stamp Duty		780000.00	Road/Street	Panchpakhadi	
301 Registration Fee		30000.00	Area/Locality	Thane	
			Town/City/District		
			PIN	4 0 0 6 0 1	
		Remarks (If Any)			
		PAN2=ABDPD2739B-SecondPartyName=YASHWANT SHANKAR			
		DUDUSKAR-CA=13000000-Marketval=13000000			
		Amount In	Eight Lakh Ten Thousand Rupees Only		
		8,10,000.00	Words		
Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024111414523	749532007
DD No.		Bank Date	RBI Date	14/11/2024-18:29:20	Not Verified with RBI
Bank		Bank-Branch	IDBI BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		

nt ID : Mobile No. : 9322224546
his challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
न केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

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AGREEMENT FOR SALE CUM TRANSFER

THIS ARTICLES OF AGREEMENT FOR SALE CUM TRANSFER is made and entered into at Thane on this 18th November, 2024.

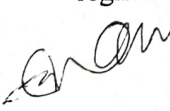
BETWEEN

(1) MR. YASHWANT SHANKAR DUDUSKAR/ aged 62 years, Occ: Lawyer, PAN ABDPD2739B, AADHAR NO. 6169 8868 2567, AND (2) MRS. AKSHAYA YASHWANT DUDUSKAR, Aged about 53 years, PAN AJKPD4151A, self Employed, both residing at : A-2, 103, Prestige Garden CHS Ltd, Near Nitin Company, Panchpakhadi, Thane - 400 607, hereinafter referred to as "VENDORS/TRANSFERORS" which expression shall unless it be repugnant to the context or meaning thereof their heirs, executors, administrators and assigns) of the party of the **FIRST PART**;

AND

MRS. TRUPTI NARESH JALGAONKAR, age 46 years, Occ : Business, PAN AJVPJ9780G, AADHAR NO. 7319 0246 6780 R/at : 36/839, Adarsha Nagar, Dr. Anni Besant Road, Near Fire Brigde, Worli, Mumbai, 400 030, hereinafter referred to as the **PURCHASER/TRANSFEEE** (which expression shall unless it be repugnant to the context or meaning thereof his heirs, executors, administrators and assigns) of the party of the **SECOND PART**;

WHEREAS by an Agreement dated 9th November, 2010, registered in the office of S.R.O. Thane at document Sr. No. TNN1-


A. Y. Duduskar

J. N. Jalgaonkar

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८ / ५२

8738/2010 of THE SUB-REGISTRAR, Thane, the vendors/ transferors have purchased a Flat No. K03 Admeasuring 228.50 sq.ft. Carpet (67.68 sq.mtrs) area along with 109.00 sq.ft (10.74 Sq.Mtrs) on the First Floor of Open Terrace on Tower A/2, now known as Prestige Garden CHS Ltd., standing on Final Plot No. 412 of Thane Town planning Scheme No.1, Panchpakhadi, Almeida Road, Nr. Nitin Co., Thane - 400601, (hereinafter collectively referred to as the said "SAID FLAT" from "M/s. PRESTIGE DEVELOPERS", on the terms and conditions and for the consideration mentioned in the said agreement.

WHEREAS the transferors herein have paid the entire consideration of the said flat to the said developers and accordingly have obtained the possession of the said flat from the said developers on ownership basis and is holding the possession of the same as on date.

AND WHEREAS, the said developers commenced and completed the construction of all the buildings and have obtained the Occupation Certificate for the said building from the Thane Municipal Corporation vide V.P.93/062/TMC/TDD/2150 dated : 22.03.2001.

WHEREAS the transferors along with other occupiers of the said buildings have formed themselves into a society named "Prestige Garden A/2 Co-Op. Hsg. Ltd.,," vide registration no. TNA/(TNA)/HSG/(TC)/22869/2011 and thus the transferors is the bonafide members of the said society. Being the members of the said society, the transferors are holding Share Certificate no.3 consisting of 5 shares consecutively numbered from 11 to 15 and enjoying the said flat and membership in respect of the said flat.

AND WHEREAS thus the Transferors/Vendors being the owners of the said Flat and being the bonafide members of the said

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J.N. Jalgaonkar

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society, in respect of the said Flat, are having right, title and interest and membership in respect of the said Flat and being the members of the said Society (hereinafter referred to as the "SAID SHARES") and thus the Transferors/Vendors have clear and marketable title in respect of the said Flat and thus they are well and sufficiently entitled to the said Premises and have an absolute right and power to hold, occupy, possess and sell transfer and to deal with and dispose off the said premises and every part thereof and to any third party;

AND WHEREAS the VENDORS/TRANSFERORS have decided to sell the said Flat to any third parties, for a reasonable consideration. .

AND WHEREAS the transferee has approached the transferor and shown their willingness to purchase the said flat and has offered the reasonable consideration of Rs.1,30,00,000/- (Rupees : One Crore Thirty Lakhs only) for the said flat and the transferors have found the same to be reasonable and has accepted the said offer.

AND WHEREAS the VENDORS/TRANSFERORS represented to the PURCHASER/TRANSFEREE that:

- There are no suits, litigation, civil or criminal or any other proceedings pending as against Sellers/VENDORS/TRANSFERORS personally affecting the said premises.
- There are no attachments or propitiatory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is subject matter of any lispensens or easements or attachments either before or after judgement. The VENDORS/TRANSFERORS have neither received any notice either from Government, Semi-Government, Society or Municipal Corporation regarding any of the proceedings in respect of the said

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J. N. Jalgaonkar

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premises nor the said Flat is out of the weaker section and there is no bar for transferring the said Flat to the name of Purchasers.

c) There is outstanding loan of Rs.49,13,410/- of HDFC bank, Thane and the said Flat is mortgaged within the said Bank.

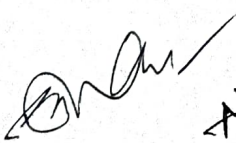
d) The VENDORS/TRANSFERORS have paid- all the necessary charges of any nature whatsoever in respect of the said premises and the VENDORS/TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises;

e) The VENDORS/TRANSFERORS in the past have not entered into any agreement in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of like nature in the said premises and have not dealt with or disposed off the said premises in any manner whatsoever, save & except as aforesaid;

f) Neither the VENDORS/TRANSFERORS nor any of their predecessors in title have received any notice either from the Municipal Corporation or from any other statutory body or authorities, Society regarding the requisition and/or acquisition of the said premises.

g) The VENDORS/TRANSFERORS have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, (except the outstanding loan of HDFC) exchange or otherwise howsoever outstanding against the VENDORS/TRANSFERORS and/or against the said premises or any part thereof;

h) The Transfer is not restricted either in the Income Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act


A.Y. Dudhikar

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or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Agreement and therefore the VENDORS/TRANSFERORS only; have all the rights, title and interest to enter into this Agreement with the PURCHASER/TRANSFEE on the various terms and conditions as stated herein;



i) That the VENDORS/TRANSFERORS have full right and authority to enter into this transaction and sell the said Flat, subject to condition that the transferors shall repay the entire loan of HDFC.

AND WHEREAS believing the aforesaid representations the Transferor offered the PURCHASER/TRANSFEE to sell the said premises for **Rs.1,30,00,000/-** (Rupees : One Crore Thirty lakhs only)

AND WHEREAS the transferees have paid an amount of **Rs.68,70,000/-** on execution of these presents and has agreed to pay the balance amount of consideration within two months of the execution of these presents.

AND WHEREAS the purchasers requested to execute and register an agreement in respect of the said deal with the office of Sub-registrar, Thane, at the earliest to which the vendor has agreed.

AND WHEREAS the parties are therefore executing this agreement as under:

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby mutually agreed by and between the parties hereto as follows;

1. THE VENDORS/TRANSFERORS doth hereby agree to sell, assign and transfer and the PURCHASER/TRANSFEE doth hereby agree to purchase and acquire the right, title and interest in and

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J.N. Jalgaonkar

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upon the said Flat being Flat No.103, Admeasuring 728.50 sq.ft. Carpet (67.68 sq.m) area along with 109.00 sq.ft (10.12 Sq.Mtrs) on the First Floor of Open Terrace on Tower A/2, now known as Prestige Garden GHS Ltd., standing on Final Plot No.412 of Thane Town planning Scheme No.1, Panchpakhadi, Almeida Road, Nr. Nitin Co., Thane - 400601, (hereinafter collectively referred to as the said "SAID FLAT" within the limits of Thane Municipal Corporation and within the Registration District and Sub District Thane at and for the price of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only)**; along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID PREMISES").

2. The PURCHASER/TRANSFEREE has paid an amount of **Rs.68,70,000/- (Rupees Sixty Eight Lakhs Seventy thousand only)** to the vendors, as per the details given in the receipt written hereunder. The purchasers has got the sanction of loan of **RS.60,00,000/- (Rupees Sixty lakhs only)** from Cosmos Bank. Thus the sanctioned amount of the loan or the amount of the loan which shall be disbursed to the Purchasers, shall be paid by them to the Vendors or shall be deposited to the loan amount of the Vendors to the extent of the actual loan amount of outstanding of **Rs.49,13,410/-** which is due to the HDFC bank as on today and balance amount shall be paid to the Vendors within two month of the registration of these presents. Further remaining amount of **Rs.10,86,590/-** shall also be paid by the purchasers to the vendors within two months hereof. The Transferees shall deduct 1% TDS i.e. **Rs.1,30,000/-** on the amount of

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J.N. Jalgaonkar

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the total consideration and shall deliver the TDS payment challan to the Transferors, forthwith.

3. Upon receipt of the said balance amount of the consideration, the VENDORS/TRANSFERORS shall hand over the actual, physical, legal, vacant and peaceful possession of the said premises to and in favour of the PURCHASER/TRANSFEE and the VENDORS/TRANSFERORS shall also hand over all the original Agreement for Sale with Original Registration Receipt immediately after receipt of the original documents from the bank. Else the HDFC bank may deliver the said original documents to Cosmos Bank, which had granted the loan to the Purchasers.



4. The VENDORS/TRANSFERORS have agreed to sell and transfer and the PURCHASER/TRANSFEE has agreed to purchase and acquire the said Flat along with all right, title and interest and benefits attached to it, on Ownership Basis, and the PURCHASER/TRANSFEE shall use, occupy and enjoy the same as owner thereof, absolutely and forever thereafter.

5. After receipt of the balance amount of consideration, the VENDORS/TRANSFERORS shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said Flat through themselves or through their predecessors in title, on receipt of the full consideration amount and handing over the possession of the said flat. The PURCHASER/TRANSFEE shall hereafter do all the needful in respect of the said Flat to secure her title to the said premises and the VENDORS/TRANSFERORS shall indemnify and keep the PURCHASER/TRANSFEE indemnified from all the liabilities and/or claim against the said premises.

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ATD

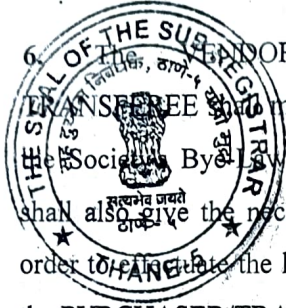
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VENDORS/TRANSFERORS and PURCHASER/
TRANSFEREE shall make necessary applications as contemplated in
the Society's Bye-Law No.40(a). The VENDORS/TRANSFERORS
shall also give the necessary resignation of the membership etc., in
order to facilitate the legal transfer of the said premises in favour of
the PURCHASER/TRANSFEREE and shall obtain the consent for the
transfer of the said Flat and also the share certificates in the name of
the PURCHASER/TRANSFEREE and obtain the necessary sanction
as per the Bye-laws, rules and regulations of the Society. Accordingly
the VENDORS/TRANSFERORS shall give a notice under bye-law
No. 40(a) to the society of his intention to transfer the said premises
and seeking no objection for such transfer along with the consent of
the PURCHASER/TRANSFEREE. The **transfer fees** of the society
shall be borne by the VENDORS/TRANSFERORS and
PURCHASER/TRANSFEREE, equally, after execution of this
agreement and full payment of the consideration. The
VENDORS/TRANSFERORS shall also make an application for
transfer of shares under Bye-law No.40(b)(i). The
VENDORS/TRANSFERORS and PURCHASER/TRANSFEREE
shall also make an application for transfer of membership and for
including the PURCHASER/TRANSFEREE as a member under Bye-
law No.40(d) (ii). The VENDORS/TRANSFERORS and
PURCHASER/TRANSFEREE shall give Undertakings, No objection
to the Society as required under Bye-law No.19 (iv) and under ULC
Act, the said application of the VENDORS/TRANSFERORS and
PURCHASER/TRANSFEREE is under consideration by the said
society and consequently the said Society has agreed to induct and
admit the PURCHASER/TRANSFEREE as a Member of the society.
The VENDORS/TRANSFERORS shall also hand over their previous
Original Agreement with registration receipt, last Maintenance charge

J.N. Talgaonkar

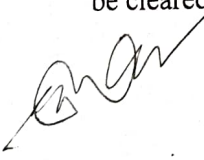

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receipt, and other records pertaining to the title of the said premises at the time of the registration of the Registration of this Agreement.

7. THE PURCHASER/TRANSFeree hereby agrees that on becoming the member of the said society, the PURCHASERS/ TRANSFEREES shall abide by all single bye-laws, rules and regulations, which are in force and shall be framed by the society.

8. THE PURCHASER/TRANSFeree shall from the date of taking the possession of the said premises, be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the PURCHASER/TRANSFeree can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors forever without any claim, charges, interest, demand or lien of the VENDORS/TRANSFERORS or any person on their behalf or who may claim through them or in trust from them subject only on the part of the PURCHASER/TRANSFeree to pay the taxes, assessments charges, duties or calls made by the Builders, Municipal Corporation, Government or any local authority or Corporation or Co-operative Society in respect of the said premises.

9. The PURCHASER/TRANSFeree further declares that they shall clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges etc. due against the said Flat, from the date after taking the possession of the said Premises. The VENDORS/TRANSFERORS hereby further declares that the said shall be made free from all encumbrances and liabilities arising in future pertaining to the period up to the date of possession and shall be cleared off by the VENDORS/TRANSFERORS.

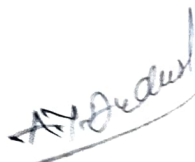
J. N. Jalgaonkar

टनन - ५
दस्तक २०४८९२०२४
१६ / ५२

10. THE VENDORS/TRANSFERORS further declares that they have full right and absolute authority to enter into this Agreement and that they have not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby the said Flat is encumbered in any way or they may be prevented from entering into this Agreement or transferring the said premises as purported to be done hereby or whereby the PURCHASER/TRANSFEEE hereto may be obstructed prevented and/or hindered in enjoying the right, title to be conferred or transferred hereby in their favour whereby the quite and peaceful possession or enjoyment of the PURCHASER/TRANSFEEE in respect of the said premises may be disturbed. In the event contrary being found, the VENDORS/TRANSFERORS shall indemnify and keep indemnified the PURCHASER/TRANSFEEE from any loss caused to the PURCHASER/TRANSFEEE because of the defect in title.

11. The VENDORS/TRANSFERORS shall obtain further necessary NO OBJECTION CERTIFICATE from the said society, to effectuate the legal and perfect transfer of the said Flat situate in the said building of the said society in favour of the PURCHASER/TRANSFEEE and to confirm the above transfer of the Flat and the said shares in respect of the said Premises in favour of the PURCHASER/TRANSFEEE herein.

12. It is mutually agreed by and between the parties that the aforesaid consideration includes benefits attached to the membership of the said society and appurtenances and benefits annexed to the said Premises and various deposits of the VENDORS/TRANSFERORS lying with the society.

J. N. Jalgaonkar

ट न न - ५
दस्त क्र २०१००/२०२४
१७ / १२


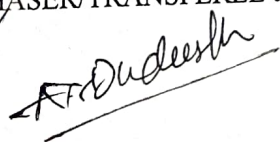
13. The PURCHASER/TRANSFEE are bound to get the said premises legally transferred in their own name/favour after observing all the necessary procedures and get all the deed documents, applications etc. executed. The VENDORS/TRANSFERORS hereby undertakes to render their fullest co-operation to the PURCHASER/TRANSFEE for legal, full, permanent and effectual transfer of the said Flat in favour of the PURCHASER/TRANSFEE and further undertakes not to charge any extra consideration and/or charges etc. for the same.

14. The VENDORS/TRANSFERORS hereby agrees to sign all necessary papers, documents, deeds and swear affidavits and declarations as and when necessary for effective transfer of the said Premises in favour of the PURCHASER/TRANSFEE.

15. The VENDORS/TRANSFERORS hereby agrees to indemnify and keep the PURCHASER/TRANSFEE indemnified for any claim lodged by any third party.

16. The PURCHASER/TRANSFEE have inspected the said Flat prior to the execution of this agreement and has satisfied that there are no defects of any nature and that there is no nuisance, if any concerning to the said Flat and have agreed to accept the said transfer knowingly and willingly.

18. It is mutually agreed by and between the parties that the charges of stamp duty, registration fees and the charges of this agreements, applications, deeds, and legal charges, whatsoever for legal transfer of right, title and interest of the said premises in favour of the PURCHASER/TRANSFEE shall be borne and paid by the PURCHASER/TRANSFEE alone.

J. N. Jalgaonkar

ट न न - ५
दस्त क्र २०४०० / २०२४
३८ / ५२



SCHEDULE - I


All that piece and parcels of Flat No.103, Admeasuring 728.50 sq.ft. Carpet (67.68 sq.Mtrs) area along with 109.00 sq.ft (10.12 Sq.Mtrs) on the First Floor of Open Terrace on Tower A/2, now known as Prestige GARDENS Ltd., standing on Final Plot No.412 of Thane Town planning Scheme No.I, Panchpakhadi, Almeida Road, Nr. Nitin Co., Thane - 400601 within the limits of Thane Municipal Corporation and within the Registration District and Sub District Thane.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to this writing on the day and the year first herein above mentioned.

SIGNED SEALED AND DELIVERED }

by the within named VENDORS/TRANSFERORS }

(1)MR. YASHWANT SHANKAR DUDUSKAR }

Yashwant Duduskar



(2)MRS.AKSHAYA YASHWANT DUDUSKAR }

Akshaya Duduskar



SIGNED, SEALED AND DELIVERED }

by within named PURCHASERS/TRANSFERS }

MRS. TRUPTI NARESH JALGAONKAR }

in the presence of }

1. *Mulla*
 Ahmad Ramjan Mulla

2. *Shri*
 Adv. S. G. Solankar

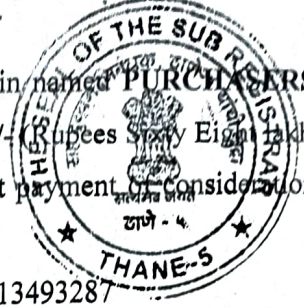
J.N. Jalgaonkar



ट न न - ५
दस्ता क्र २०४८०/२०२४
१८ / १२

RECEIPT

RECEIVED of and from the within named PURCHASERS/
TRANSFEREES, a sum of **Rs.68,70,000/-** (Rupees Sixty Eight Lakhs
 Seventy thousand only), towards the part payment of consideration,
 as per the following description :



1,00,000/- Gpay on 16.09.2024 vide 426013493287
 65,00,000/- Ch. No.000036 dated 10.10.2024 H.D.F.C BANK,
 Siddhivinayak Mandir Branch, Prabhadevi.
 2,70,000/- Ch. No.000043, drawn on HDFC bank, Prabhadevi,
 Mumbai

Witnesses :

We say Received


Rs.68,70,000/-

**(Rs. Sixty Eight Lakhs Seventy thousand
 only)**

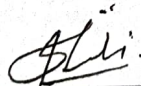

 (1)MR. YASHWANT SHANKAR DUDUSKAR


 (2)MRS. AKSHAYA YASHWANT DUDUSKAR
VENDORS/TRANSFERORS

Witnesses :

1. 

Ahmad Ramjan mulla

2. 

Adnan, 9.8.01 ap mulla

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

इमारत क्र. अ-२-तं. [पार्ट] - स्टील्ड [पार्ट] - ११ मजले - १२ [पार्ट] मजला

Occupancy Certificate

इमारत क्र. आर १ व आर २ - तळ - १ मजला

V.P. No. १३/०६२

TMC/TDD/११८

Date ०२/०६/२००५

To,
मे. मोलॉय एस. बक्षी अॅन्ड असो. [वा. वि.]
३, निवारा वीर सावरकर पथ ठाणे
करिता मे. नित्तीन कास्टींग लि.

ट न न - ५
दस्त क्र. २०४००/२०२४
३०/५२

Sub- वापर परवाना प्रमाणपत्र

Ref. V.P. No. १३/०६२

Your Letter No.: १४९५ दिनांक १३.०४.२००९

Sir,

The part/full development work/erection/re-erection or alteration in/of building/for building no. वरीलप्रमाणे situated at पाचंपाडाडी Road / Street अल्हेडा रोड Ward No. ५ Sector ५ under the supervision of मोलॉय एस. बक्षी Licensed Surveyor/Engineer/Structural Engineer/Supervisor/Architect / Licence No. सी१८/८९-१२२७७ may be occupied on the following conditions.

१] ठाणे महानगरपालिका उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करेल.



स्वावधान

As set certified completion plan is returned herewith.

Office No. ३, निवारा वीर सावरकर पथ, ठाणे, महाराष्ट्र

Office Stamp

Date: ३ वर्षे फंड व रु. ५०००/- वंड मॉड अकतो



Yours faithfully

[Signature]

कार्यकारी अभियंता
शहर विकास विभाग
Municipal Corporation of
the city of Thane.

सहाय्यक संचालक नगर रचना याचे मान्यतेनुसार

Copy to

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

टनन - ५
 दस्त क्र. २०४००/२०२४
 ३८/५२

49



Certificate No. 204



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

सुधारण PERM... [पार्ट] मजले-इमारत क्र. डी-२-१३ वात मजला
 इमारत क्र. डी-२-१३ [पार्ट] मजले-इमारत क्र. डी-२-१३ वात मजला
 NO. 23/183-TM... RDD / 520 Date 14/11/18

To, Shri. ... (Architect)
 ठाणे ... ठाणे [५]
 ... लिमिटेड (Owners)

With reference to your application No. 26323 dated 14.2.2006 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. 2-2 व डी-२ village पांचपाडा Sector No. 2 Situated at Road / Street अल्मोडा रोड No. 2 / F.P. No. ५१० व ५१२ टी.पी. ए. १

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

- 1) The land vacated in consequence of the enforcement of the set back 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 vest in you.
- ५) पूर्वीची परवानगी / सी.सी. क्र. ठामपा / शवित्ति / ७०५ दि. २५.०१.२००५ तसेच परवानगी / सी.सी. क्र. ठामपा / शवित्ति / ५८३ दि. २१.११.२००५ मधील सर्व अटी व धमकारक राहतील.



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.

टनन-१
 दस्त क्र. २०३००/२०१०
 ११/१०

Office No. ...
 "अन्वय नगरपालिका क्षेत्रात विकास नियमन विधानाच्या अन्वयेत्या परवानग्या व घेता येणारे कार्य व नगरपालिका प्रादेशिक व नगरपालिका अधिनियमाच्या अन्वयेत्या अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅद व रु. ५०००/- चेड होऊ शकता"



Yours faithfully,
 ...
 नगर विकास विभाग,
 Municipal Corporation of the city of, Thane.



गणतन्त्रं जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/ (टिसी)/22८६९/सन २०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

~~प्रेसटीज गार्डन अ. २ को-ऑप. हौसिंग सोसायटी लि.,
फायनल प्लॉट नं. ४१२, इस्टर्न एक्सप्रेस हायवे,
यांच्याखाडी, ठाणे (प.) ता. जि. ठाणे.~~

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/ (टिसी)/22८६९/सन २०११, दिनांक ०८/०८/२०११ ने नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.



स्थळ : ठाणे (प)
दिनांक : ०८/०८/२०११

(चंद्रकांत वि. टिकुळे)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे.

Share Certificate No. 3

Member's Register No. _____ No. of Shares 5

Share Certificate

PRESTIGE GARDEN A2 CHS LTD.

Final Plot No.412, Eastern Express

Highway, Pachpakhadi, Thane West-400 601

TNA/(TNA)/HSCG/(TC)/22869/2011 Dated-08/04/2011

Co-operative Housing Society Ltd.

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

Registration No. _____ Date _____

This is to certify that Shri/Smt./M/s. Yeshwant S. Duduskar / Akshaya Y. Duduskar.

_____ is the Registered Holder of 5 fully paid up share of Rs. FIFTY each numbered from 11 to 15 both inclusive, in

Prestige Garden A2 CHS. Ltd.

Co-operative Housing Society Ltd., _____

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on _____

this 14th day of April 20 12



[Signature]

Authorised
M.C. Member

[Signature]

Secretary

[Signature]

Chairman

(P.T.O.)