

Receipt (pavti)

74/33982

Friday, December 20, 2024

2:16 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 38122 दिनांक: 20/12/2024

गावाचे नाव: बाळकूम  
दस्तऐवजाचा अनुक्रमांक: टनन2-33982-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: पुजा रमेश रौझानी - -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 28

₹. 30000.00

₹. 560.00

एकूण:

₹. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:34 PM ह्या वेळेस मिळेल.

*गणेश*

Joint Sub Registrar Thane 2

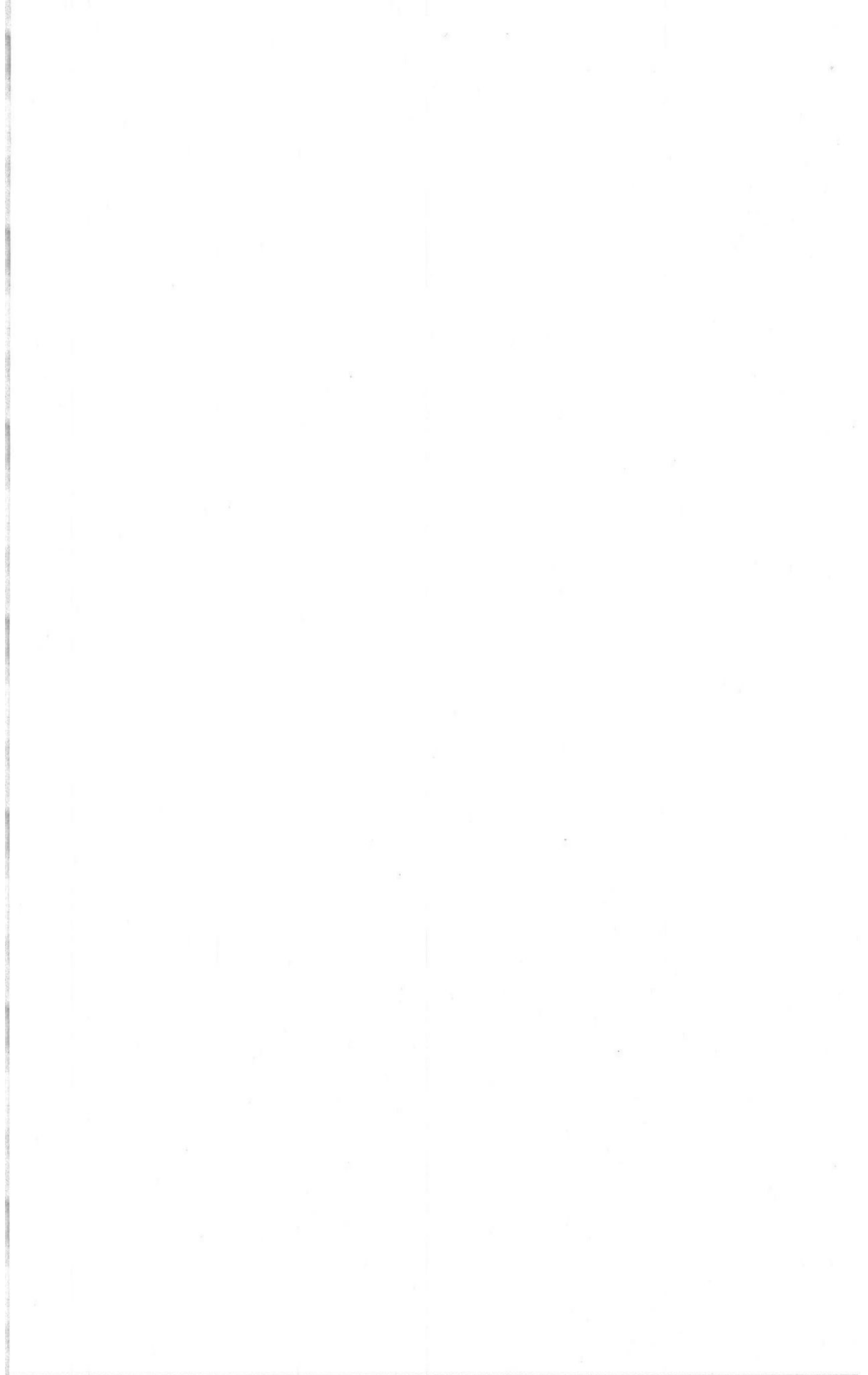
बाजार मूल्य: ₹.8919442/-  
मोबदला ₹.11950000/-  
भरलेले मुद्रांक शुल्क : ₹. 717000/-

सह दुय्यम निबंधक वर्ग - २

गणेश

- 1) देयकाचा प्रकार: DHC रकम: ₹.560/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224200910109 दिनांक: 20/12/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012908998202425E दिनांक: 20/12/2024  
बँकेचे नाव व पत्ता:

*Pay a.r.r*





20/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 33982/2024

नोंदणी :

Regn:63m

## गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11950000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	8919442
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 3006, माळा नं: 30 वा मजला,विंग/विलडींग नं. डब्ल्यू-23, इमारतीचे नाव: लोढा अमारा-23, ब्लॉक नं: लोढा अमारा,क्लेरियंट कंपाऊंड, रोड नं: कोलशेत रोड,ठाणे प., इतर माहिती: सदनिकेचे क्षेत्रफळ 735 चौ.फुट म्हणजेच 68.28 चौ.मिटर कारपेट एरिया. सोबत 1 कार पार्किंग स्पेस नं. पी1-257 सहित. ( Survey Number : Survey No. 61/2/B, 61/2/A/0, 71/9, 73/2, 60/2A, CTS No/S.NO. Khasara /Gut No. 63/3, 4,5,6,7, 63/8/A, 63/8/B, 63/9/A, 60/1, 64/2, 64/1, 64/10/2, 63/10/1/B, 63/10/1/A, 63/9B, 61/2/B, 63/1, 62/2, 62/1, 61/2/A, 59/1, 61/1, 60/2B, 64/3, 64/4, 5,6, 7,8,9, 65/1,2,3,4,5, 66, 67, 68/1,2,3,4,5, 69/1/A, 69/1/B, 69/2, 69/3A, 69/3/B, 69/4/A, 69/4B, 69/5, 69/6, 70/1,2,3,4,5,6,7,8,9, 70/10/A, 70/10/B, 71/1, 71/2/A, 71/2/B, 71/3/A, 71/3/B, 71/4,5,6,7,9, 72/1,2,3,4,5,6,7, 72/8/A, 72/8/B, 72/9/A, 72/9/B, 73/1,2,3,4, 73/5/A, 73/5/B, 73/6, 73/7, 49/1/C, 50/12/B/2, 50/12/B/3, 50/1, 3, 51/1/B, 51/2,3, 52/1/C, 52/2/A, 52/2/B, 52/3/A, 52/3/B, 52/4, 5,6., 53/1/C, 53/1/D, 53/2, 53/3/A, 53/3/B, 53/4/A, 53/4/B, 53/5/A, 53/5/B, 53/6, 53/7/B, 53/8, 274/1, 60/2A, 63/2, Village Balkum Kolshet, Thane ; )
(5) क्षेत्रफळ	1) 735 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शेख मलिक अब्दुल लतिफ -- वय:-35; पत्ता:-प्लॉट नं: सदनिका क्रं. 13, माळा नं: -, इमारतीचे नाव: बाबा हाऊस, ब्लॉक नं: नशिर चाळ, जोशी बाग, रोड नं: हिंदी हायस्कूलजवळ, कल्याण प. जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CNZPS6292L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पुजा रमेश रॉझानी -- वय:-32; पत्ता:-प्लॉट नं: सदनिका क्रं. ए/1702, माळा नं: -, इमारतीचे नाव: अंशुल प्लाझा को. ऑप.हो.सो.लि., ब्लॉक नं: ऑफ लिंक रोड, वसंत कॉम्प्लेक्सच्या पुढे, रोड नं: महावीर नगर, कांदिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AZGPR4656L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2024
(11) अनुक्रमांक,खंड व पृष्ठ	33982/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	717000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

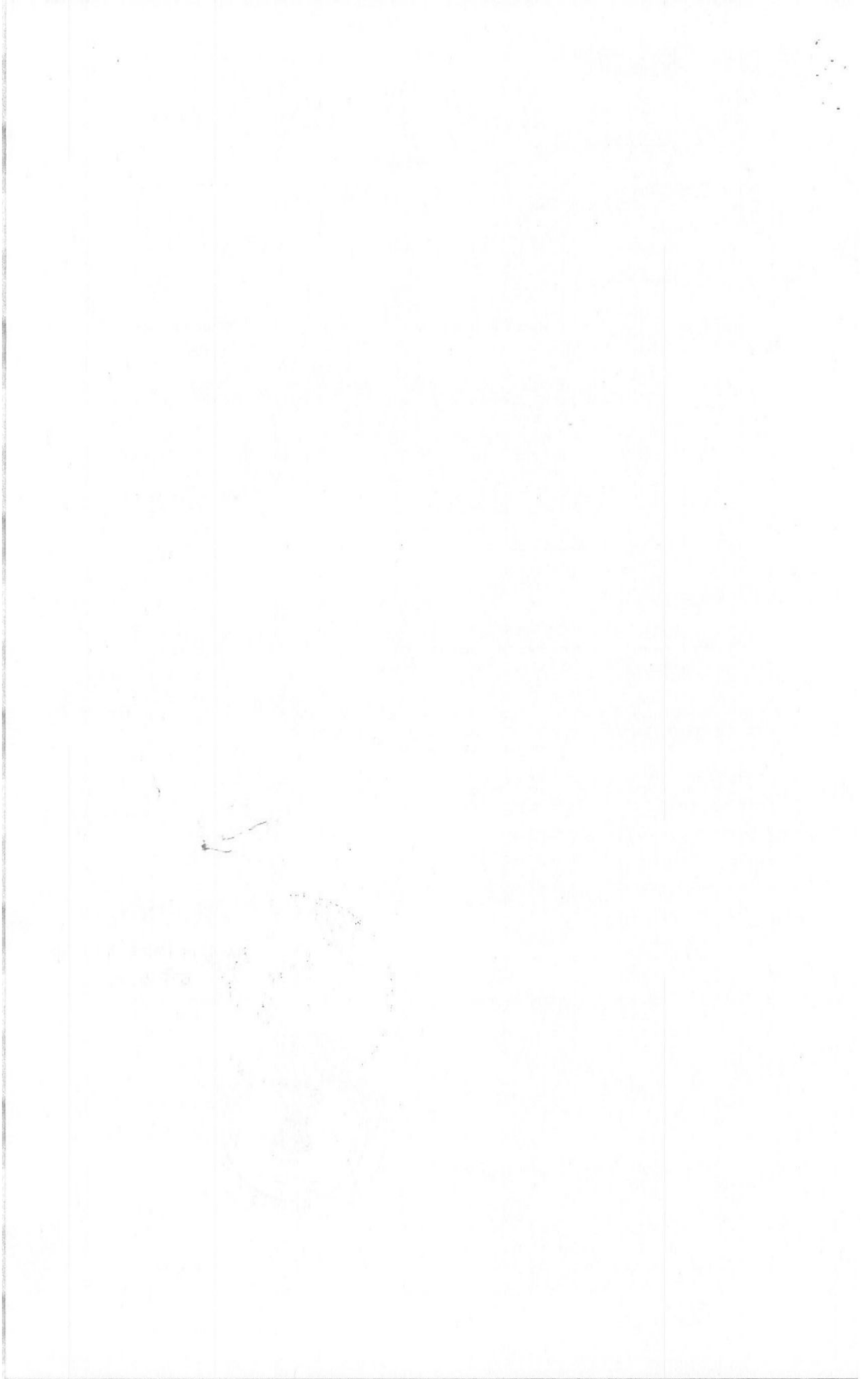
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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









CHALLAN  
MTR Form Number-6



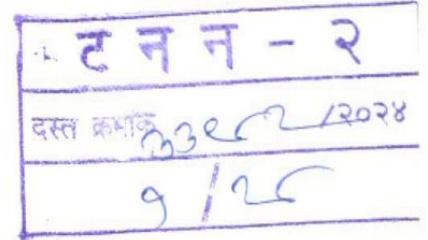
GRN	MH012908998202425E	BARCODE			Date	20/12/2024-11:37:29	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AZGPR4656L			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	POOJA RAMESH RANJHANI			
Location	THANE							
Year	2024-2025 One Time			Flat/Block No.	Flat No.3006, 30th Floor, Wing/Building No. W-23,			
				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	LODHA AMARA 23,			
0030046401	Stamp Duty		717000.00	Area/Locality	Lodha Amara, Kolshet Road, Thane			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN	4	0	0	6 0 7
				Remarks (If Any)	PAN2=CNZPS6292L-SecondPartyName=SHAIKH MALIK ABDUL LATHEEF-			
				Amount In	Seven Lakh Forty Seven Thousand Rupees Only			
Total			7,47,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	69103332024122012608	2905173086	
Cheque/DD No.				Bank Date	RBI Date	20/12/2024-11:37:56	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9898989899

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.



1234567890  
1234567890  
1234567890



+ ट न न - २
दस्ता क्रमांक ५३६२/२०२४
२/२५

## AGREEMENT FOR SALE

**ARTICLES FOR AGREEMENT** made at Thane on this  
20<sup>th</sup> day of December **2024**

### BETWEEN

**MR. SHAIKH MALIK ABDUL LATHEEF** age 35 years, PAN No. CNZPS6292L Indian Inhabitant, residing at- 13, Baba House, Nazir Chawl, Joshi Baug, Near Hindi Highschool, Kalyan (W) Thane 421301 hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART;**

### A N D

**POOJA RAMESH RANJHANI** aged 32 years, PAN No. AZGPR4656L both Indian Inhabitants, residing at -A-1702, Anshul Plaza Chs Ltd, Off Link Road, Next to Vasant Complex, Mahavir Nagar, Kandivli (W), Mumbai 400067 hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof includes her heirs, executors, administrators and assigns) of the **SECOND PART;**

### **WHEREAS :**

- VENDOR** herein is the owner of the premises bearing **Flat No.3006**, admeasuring **735 sq.ft. carpet area, (i.e. 68.28 sq.mtrs)**, on **30<sup>th</sup> Floor, Wing/Building No. W-23**, **alongwith one Car Parking space No. P1-257** in the building/Project known as "**LODHA AMARA 23**", lying being and situated at **Lodha Amara, Clariant Compound, Kolshet Road, Thane (W) 400607**, hereinafter referred to as "**SAID PREMISES**".

**AND WHEREAS MR. SHAIKH MALIK ABDUL LATHEEF** has purchased the Said Premises from **Mactotech Developers Ltd** vide **Agreement dated 09/03/2021** and

Page - २२

५३६२





ट न न - २

दस्त क्रमांक ०३८५/२०२४

३/२५

registered the same with Sub-Registrar of Assurances, Thane  
under **Document No.TNN2-5960/2024 dated 09/03/2021**

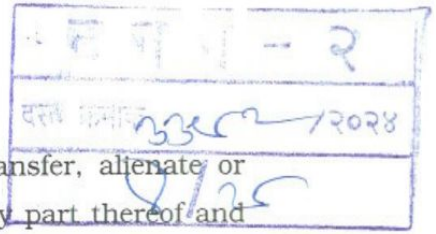
2. The **VENDOR** is in possession of the Said Premises as a member of the said Apartment/Building and has all the rights, title and interest to deal with the Said Premises in whatever way he likes.
3. The **VENDOR** has now agreed to sell the Said Premises to the **PURCHASER** and the **PURCHASER** has agreed to purchase the same from the **VENDOR** on ownership basis.
4. The parties hereto have agreed upon the terms and conditions in respect of the sale of the Said Premises.
5. The parties hereto being now desirous of recording the said terms and conditions in writing.
6. The Builder has no objection for this transaction and agrees to admit the **PURCHASER** in place of **VENDOR** herein as members.
7. The **VENDOR** now intend to sell all his rights, title, interest and benefits in Said Premises and the **PURCHASER** agree to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

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

1. The **VENDOR** is the sole and absolute owner of the Said Premises, and it has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the **VENDOR** 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 **PURCHASER**.



Pooja R R



2. The **VENDOR** has not agreed to sell, transfer, alienate or encumber the Said Premises and / or any part thereof and has not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Premises and/or any part thereof to or in favour of the any other person whatsoever.
3. The **VENDOR** has not received any token money, earnest money or any amount whatsoever in respect of the Said Premises from any other person/s except **PURCHASER**.
4. The **VENDOR** has mortgage the said premises and taken a housing loan from **Bajaj Finance**. Except this, there are no outstanding mortgages, liens and notices for acquisition in respect of the Said Premises.
5. The Said Premises is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.
6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Premises or any part thereof issued by court of law or other authority.
7. The Said Premises hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgment or at the instance of taxation authority or any other authorities and the **VENDOR** has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the Said Premises and that the **VENDOR** has full and absolute power to deal with the same.
8. There are no attachment or prohibitory order issued by the Competent Authority or Court or any government or semi-government authority or bank prohibiting from dealing with



Pooja R.R

*[Handwritten signature]*



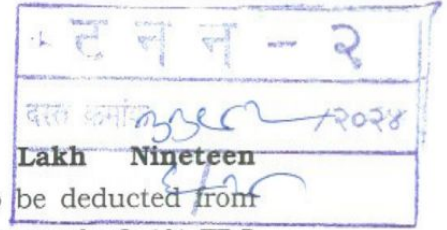
y/25

or selling or transferring the Said Premises contemplated under these presents.

9. If there should be any claim in respect of the Said Premises from any person or persons or authority pertaining to any period prior to the transfer of the Said Premises to and in the name of **PURCHASER** in the books/records of the building, the **VENDOR** hereby indemnify and keep indemnified to the **PURCHASER** against any claims, made for any period prior to the completion of Sale in respect to the Said Premises.
10. The **VENDOR** agreed to sell and the **PURCHASER** agreed to purchase the **Flat No.3006**, admeasuring **735 sq.ft. carpet area, (i.e. 68.28 sq.mtrs)**, on **30<sup>th</sup> Floor, Wing/Building No. W-23, alongwith one Car Parking space No. P1-257** in the building/Project known as "**LODHA AMARA 23**", lying being and situated at **Lodha Amara, Clariant Compound, Kolshet Road, Thane (W) 400607**, well described in the schedule written hereunder, at the lumpsum price of **Rs.1,19,50,000/- (Rupees One Crore Nineteen Lakhs Fifty Thousand Only)**.
11. The **PURCHASER** agreed to pay the said **Rs.1,19,50,000/- (Rupees One Crore Nineteen Lakhs Fifty Thousand Only)** as under:-
- a) **Rs.1,00,000/- (Rupees One Lakh Only)** paid by online transfer vide Ref No. 429013431994 dated 16/10/2024 through Axis Bank as **TOKEN MONEY**.
- b) **Rs.9,00,000/- (Rupees Nine Lakhs Only)** paid by online transfer vide Ref No. AXOMB31739345864 dated 12/11/2024 through Axis Bank as **PART PAYMENT**.
- Rs.10,00,000/- (Rupees Ten Lakhs Only)** paid by online transfer vide Ref No. AXOMB31847627020 dated 13/11/2024 through Axis Bank as **PART PAYMENT**.



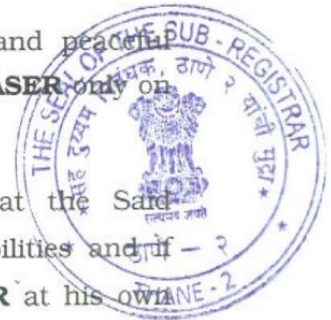
Pujar.R



- d) **Rs.1,19,500/- (Rupees One Lakh Nineteen Thousand Five Hundred Only)** to be deducted from total sales consideration and paid towards @ 1% TDS under Income – Tax Act, 1961. The same 1% TDS will be deposited by the **PURCHASER** with the Income-Tax authorities and the TDS certificate shall be handed over to the **VENDOR**.
- e) Balance payment of **Rs.98,30,500/- (Rupees Ninety Eight Lakhs Thirty Thousand Five Hundred only)** shall be paid within 45 days from the date of receiving NOC from builder in bank format for obtaining LOAN from any financial Institution/Bank as **FULL AND FINAL PAYMENT**.

The **VENDOR** had mortgaged the Said Premises and taken a **LOAN** from **Bajaj Finance**, the **PURCHASER** shall initially pay and clear off the **VENDOR'S Outstanding LOAN** and on receiving the said outstanding loan amount payment, the **VENDOR** Bank- i.e. **Bajaj Finance** shall close the said Loan A/c. and release all the ORIGINAL Agreement/ Documents etc. with the List Of Documents and Loan Closure Letter and handover to the **PURCHASER** and thereafter remaining balance payment will be paid direct to **VENDOR**.

12. The **VENDOR** undertakes to deliver vacant and peaceful possession of the Said Premises to the **PURCHASER** only on receipt of full and final consideration amount.
13. The **VENDOR** hereby state and declare that the Said Premises is free from encumbrances and liabilities and if any, the same will be cleared by the **VENDOR** at his own cost. The **VENDOR** has paid up the Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc., and other charges payable by him to the concerned authorities as the same may be till the date of handing over possession of the said premises. The **PURCHASER** will have to pay all the dues, charges, fees, taxes, maintenance charges etc.,



Pooja R R

Yoh



दस्त क्रमांक 335-12028

0 / property tax against the Said Premises from the date of possession and the **VENDOR** shall not be responsible to meet the same from the date of possession.

14. The **VENDOR** has got all the rights, title and interest to sell, transfer and convey the Said Premises as the same is himself acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature and upon the Said Premises upon receipt of entire consideration amount.
15. The **VENDOR** hereby agrees and undertakes to get the Said Premises along with Electric Meter of M.S.E.D.C. Ltd., duly transferred in favour of the **PURCHASER** herein with relevant records and for the purpose the **PURCHASER** herein agrees and undertakes to sign and execute all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the **PURCHASER** herein.
16. The **PURCHASER** hereby declares that all the rules, regulations in force and bye-laws of the said building will be observed by the **PURCHASER**.
17. The **PURCHASER** hereby declares they have taken inspection of the Said Premises in all respect and the Said Premises is in order.
18. The **VENDOR** hereby agrees to sign the various forms as per provisions of the various acts and co-operate the **PURCHASER** for completing all the formalities in connection with the said matters.
19. The **VENDOR** has agreed to deliver to the **PURCHASER** all original documents relating to purchase of the Said Premises which are in possession of the **VENDOR** and application duly signed by the **VENDOR** for transfer of the Said Premises in favour of the **PURCHASER**.



Pai-P.R

ygn

ट न न - २
दस्ता क्रमांक 3328/2028

20. The **PURCHASER** shall bear the amount to be spent towards stamp duty, registration fee etc.
21. The Builder Transfer charges shall be paid by both the parties i.e. **VENDORS and PURCHASER** in equal proportionate.
21. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

### SCHEDULE OF THE PREMISES

**ALL THAT** residential premises of **Flat No.3006**, admeasuring **735 sq.ft. carpet area, (i.e. 68.28 sq.mtrs)**, on **30<sup>th</sup> Floor, Wing/Building No. W-23, alongwith one Car Parking space No. P1-257** in the building/Project known as "**LODHA AMARA 23**", lying being and situated at **Lodha Amara, Clariant Compound, Kolshet Road, Thane (W) 400607**, situated on piece and parcel of non-agricultural land of Village Balkum, Kolshet & Dhokali and Registration Sub-District & District Thane, situated within the Municipal Limits of the Municipal Corporation of City of Thane standing on plot of land bearing Survey numbers and villages are mentioned below :- Survey No. 61/2/B, 61/2/A/0, 71/9, 73/2, 60/2A, CTS No/S.NO. Khasara /Gut No. 63/3, 4,5,6,7, 63/8/A, 63/8/B, 63/9/A, 60/1, 64/2, 64/1, 64/10/2, 63/10/1/B, 63/10/1/A, 63/9B, 61/2/B, 63/1, 62/2, 62/1, 61/2/A, 59/1, 61/1, 60/2B, 64/3, 64/4, 5,6, 7,8,9, 65/1,2,3,4,5, 66, 67, 68/1,2,3,4,5, 69/1/A, 69/1/B, 69/2, 69/3A, 69/3/B, 69/4/A, 69/4B, 69/5, 69/6, 70/1,2,3,4,5,6,7,8,9, 70/10/A, 70/10/B, 71/1, 71/2/A, 71/2/B, 71/3/A, 71/3/B, 71/4,5,6,7,9, 72/1,2,3,4,5,6,7, 72/8/A, 72/8/B, 72/9/A, 72/9/B, 73/1,2,3,4, 73/5/A, 73/5/B, 73/6, 73/7, 49/1/C, 50/12/B/2, 50/12/B/3, 50/1, 3, 51/1/B, 51/2,3, 52/1/C, 52/2/A, 52/2/B, 52/3/A, 52/3/B, 52/4, 5,6,, 53/1/C, 53/1/D, 53/2, 53/3/A, 53/3/B, 53/4/A, 53/4/B, 53/5/A, 53/5/B, 53/6, 53/7/B, 53/8, 57/4/A, 60/2A, 63/2, Village **Balkum** Kolshet, Thane ,



Projc RR

4/11



ट न न - २  
दस्त क्रमांक २३६२/२०२४  
e/r

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

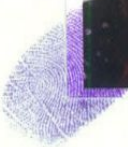
SIGNED AND DELIVERED by )  
the withinnamed "VENDOR " )  
MR. SHAIKH MALIK ABDUL LATHEEF )  
in the presence of ..... )



1. Jaydev P.

2. Mayuresh D Sardhan

SIGNED AND DELIVERED by )  
the withinnamed "PURCHASER" )  
POOJA RAMESH RANJHANI )  
in the presence of ..... )



1.

2.





रतन - २
दरत क्रमांक १३६८/२०२४
१०/२०

## RECEIPT

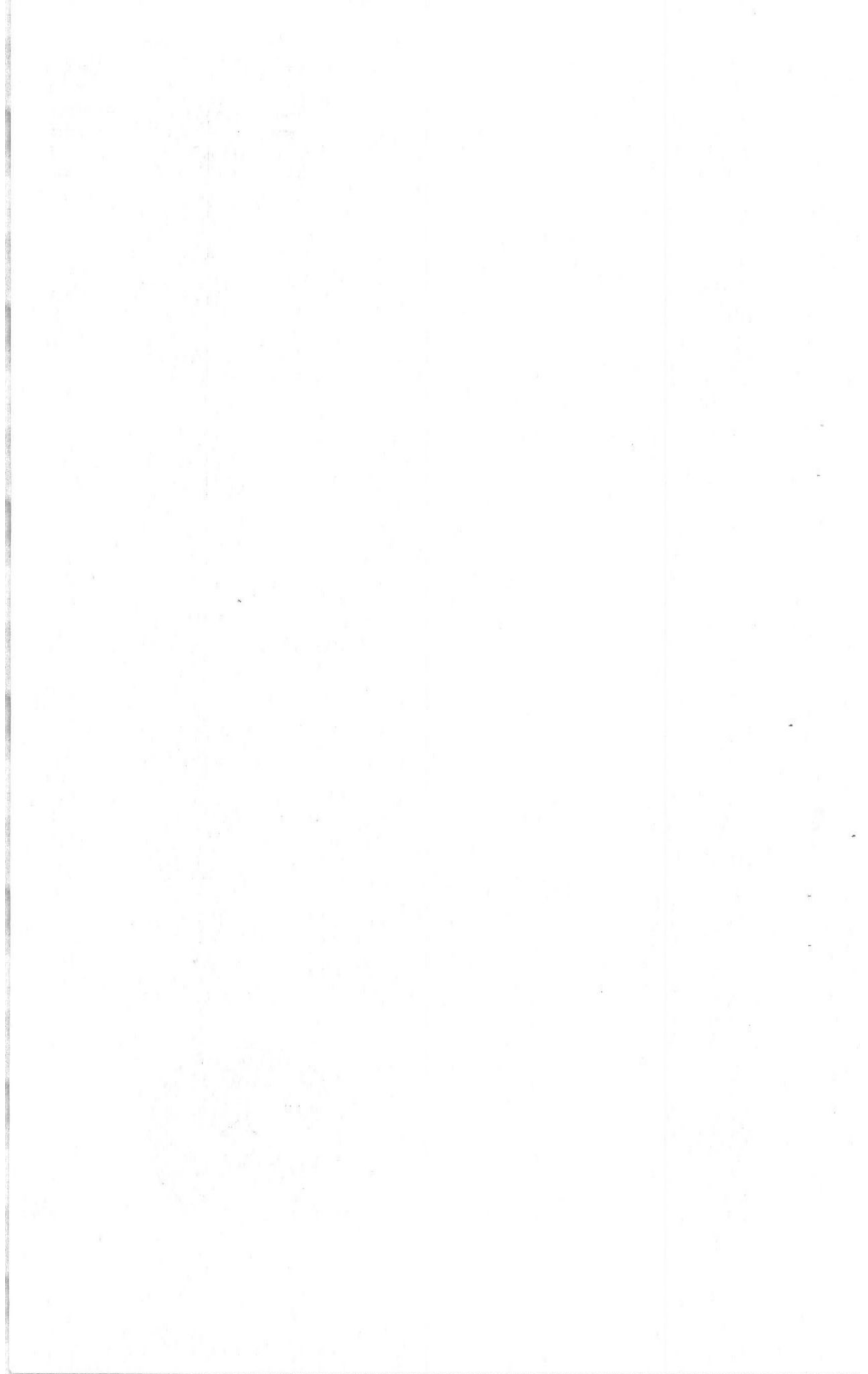
RECEIVED with thanks from PURCHASER POOJA RAMESH RANJHANI a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) being PART PAYMENT against the sale of Flat No.3006, admeasuring 735 sq.ft. carpet area, (i.e. 68.28 sq.mtrs), on 30<sup>th</sup> Floor, Wing/Building No. W-23, alongwith one Car Parking space No. P1-257 in the building/Project known as "LODHA AMARA 23", lying being and situated at Lodha Amara, Clariant Compound, Kolshet Road, Thane (W) 400607 as per mentioned above said agreement.

I SAY RECEIVED  
Rs. 20,00,000/-



MR. SHAIKH MALIK ABDUL LATHEEF  
VENDOR





* ट न न - २
दस्ता क्रमांक ३३८८/२०२४
११/२५



09/03/2021

सूची क्र.२

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्ता क्रमांक : 5960/2021

नोंदणी :

Regn:63m

गाथाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10359127
(3) बाजारभावात (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7291148.84
(4) भू-मापन, मोटोहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 3006, माळा नं: 30वा मजला, इमारतीचे नाव: डब्ल्यु-23, लोढा अमार, ब्लॉक नं: क्लेरिअर कंपाउंड, ठाणे, रोड नं: कोलशेत रोड, इतर माहिती: सोबत एक कार पाकिंग ( ( Survey Number : 71/2,71/3,71/4,72/6,72/8 व दस्तात नमूद केल्याप्रमाणे: ) )
(5) क्षेत्रफळ	1) 68.28 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:- मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.सु.सुरेन्द्रन नायर तर्फे कडुलीजबावासाठी कु.मु.शैलेश मोरे वय:-30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4वा मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
3) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मलिक शेख -- वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 13 - बाबा हाउस, जोशी बाग, हिंदी हाय स्कूल जवळ, कल्याण-वेस्ट, कल्याण इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CNZPS6292L
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5960/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	414500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

*Bhamburda*  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Faint, illegible markings or text at the top of the page.





ट न न - २  
 दस्त क्रमांक ३३२/२०२४  
 १२/२५



Thane Municipal Corporation  
 PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00051  
 Proposal Code : TMCB-22-ENTRY-56264

Building Proposal Number - 203234  
 Date : 18/08/2023

Building Name : W23(Mixed)	Floor :	Ground Floor - 0F(316.07 Sq mt),1ST Floor - 1F(517.05 Sq mt),2ND Floor - 2F(517.05 Sq mt),3RD Floor - 3F(517.05 Sq mt),4TH Floor - 4F(517.05 Sq mt),5TH Floor - 5F(517.05 Sq mt),6TH Floor - 6F(517.05 Sq mt),7TH Floor - 7F(517.05 Sq mt),8TH Refuge Floor - 8F(486.67 Sq mt),9TH Floor - 9F(517.05 Sq mt),10TH Floor - 10F(517.05 Sq mt),11ST Floor - 11F(517.05 Sq mt),12ND Floor - 12F(517.05 Sq mt),13RD Refuge Floor - 13F(486.67 Sq mt),14TH Floor - 14F(517.05 Sq mt),15TH Floor - 15F(517.05 Sq mt),16TH Floor - 16F(517.05 Sq mt),17TH Floor - 17F(517.05 Sq mt),18TH Refuge Floor - 18F(486.67 Sq mt),19TH Floor - 19F(517.05 Sq mt),20TH Floor - 20F(517.05 Sq mt),21ST Floor - 21F(517.05 Sq mt),22ND Floor - 22F(517.05 Sq mt),23RD Refuge Floor - 23F(486.67 Sq mt),24TH Floor - 24F(517.05 Sq mt),25TH Floor - 25F(517.05 Sq mt),26TH Floor - 26F(517.05 Sq mt),27TH Floor - 27F(517.05 Sq mt),28TH Refuge Floor - 28F(486.67 Sq mt),29TH Floor - 29F(517.05 Sq mt)
Building Name : W38(Mixed)	Floor :	Ground Floor - 0F(293.37 Sq mt),1ST Floor - 1F(377.89 Sq mt),2ND Floor - 2F(377.89 Sq mt),3RD Floor - 3F(377.89 Sq mt),4TH Floor - 4F(377.89 Sq mt),5TH Floor - 5F(377.89 Sq mt),6TH Floor - 6F(377.89 Sq mt),7TH Floor - 7F(377.89 Sq mt),8TH Refuge Floor - 8F(358.76 Sq mt),9TH Floor - 9F(377.89 Sq mt),10TH Floor - 10F(377.89 Sq mt),11ST Floor - 11F(377.89 Sq mt),12ND Floor - 12F(377.89 Sq mt),13RD Refuge Floor - 13F(358.76 Sq mt),14TH Floor - 14F(377.89 Sq mt),15TH Floor - 15F(377.89 Sq mt),16TH Floor - 16F(377.89 Sq mt),17TH Floor - 17F(377.89 Sq mt),18TH Refuge Floor - 18F(358.76 Sq mt),19TH Floor - 19F(377.89 Sq mt),20TH Floor - 20F(377.89 Sq mt),21ST Floor - 21F(377.89 Sq mt),22ND Floor - 22F(377.89 Sq mt),23RD Refuge Floor - 23F(358.76 Sq mt),24TH Floor - 24F(377.89 Sq mt),25TH Floor - 25F(377.89 Sq mt),26TH Floor - 26F(377.89 Sq mt),27TH Floor - 27F(377.89 Sq mt),28TH Refuge Floor - 28F(358.76 Sq mt),29TH Floor - 29F(377.89 Sq mt)
Building Name : W39(Mixed)	Floor :	Ground Floor - 0F(271.84 Sq mt),1ST Floor - 1F(377.24 Sq mt),2ND Floor - 2F(377.24 Sq mt),3RD Floor - 3F(377.24 Sq mt),4TH Floor - 4F(377.24 Sq mt),5TH Floor - 5F(377.24 Sq mt),6TH Floor - 6F(377.24 Sq mt),7TH Floor - 7F(377.24 Sq mt),8TH Refuge Floor - 8F(358.09 Sq mt),9TH Floor - 9F(377.24 Sq mt),10TH Floor - 10F(377.24 Sq mt),11ST Floor - 11F(377.24 Sq mt),12ND Floor - 12F(377.24 Sq mt),13RD Refuge Floor - 13F(358.09 Sq mt),14TH Floor - 14F(377.24 Sq mt),15TH Floor - 15F(377.24 Sq mt),16TH Floor - 16F(377.24 Sq mt),17TH Floor - 17F(377.24 Sq mt),18TH Refuge Floor - 18F(358.09 Sq mt),19TH Floor - 19F(377.24 Sq mt),20TH Floor - 20F(377.24 Sq mt),21ST Floor - 21F(377.24 Sq mt),22ND Floor - 22F(377.24 Sq mt),23RD Refuge Floor - 23F(358.09 Sq mt),24TH Floor - 24F(377.24 Sq mt),25TH Floor - 25F(377.24 Sq mt),26TH Floor - 26F(377.24 Sq mt),27TH Floor - 27F(377.24 Sq mt),28TH Refuge Floor - 28F(358.09 Sq mt),29TH Floor - 29F(377.24 Sq mt)
Building Name : MLCP(Mixed)	Floor :	8TH Floor - 8F(1437.18 Sq mt),9TH Floor - 9F(1437.18 Sq mt),10TH Floor - 10F(1437.18 Sq mt)

To,  
 i) Sunil Sakharam Kadam For Macrotech Developers Ltd, Macrotech Developers Ltd, Thane Municipal Corporation, LODHA AMARA, PO SANDOZ BAUG, NEXT TO AIR FORCE STATION, KOLSHEVA ROAD, THANE (WEST), PIN 400607  
 ii) Pradeep Kamble (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name W23(Ground Floor,1ST Floor,2ND Floor,3RD Floor,4TH Floor,5TH Floor,6TH Floor,7TH Floor,8TH Refuge





ट न न - २

दस्त क्रमांक ५३२/२०२४

५३/२५



Thane Municipal Corporation  
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00051  
Proposal Code : TMCB-22-ENTRY-56264

Building Proposal Number - 203234  
Date : 18/08/2023

Floor,9TH Floor,10TH Floor,11ST Floor,12ND Floor,13RD Refuge Floor,14TH Floor,15TH Floor,16TH Floor,17TH Floor,18TH Refuge Floor,19TH Floor,20TH Floor,21ST Floor,22ND Floor,23RD Refuge Floor,24TH Floor,25TH Floor,26TH Floor,27TH Floor,28TH Refuge Floor,29TH Floor),W38(Ground Floor,1ST Floor,2ND Floor,3RD Floor,4TH Floor,5TH Floor,6TH Floor,7TH Floor,8TH Refuge Floor,9TH Floor,10TH Floor,11ST Floor,12ND Floor,13RD Refuge Floor,14TH Floor,15TH Floor,16TH Floor,17TH Floor,18TH Refuge Floor,19TH Floor,20TH Floor,21ST Floor,22ND Floor,23RD Refuge Floor,24TH Floor,25TH Floor,26TH Floor,27TH Floor,28TH Refuge Floor,29TH Floor),W39(Ground Floor,1ST Floor,2ND Floor,3RD Floor,4TH Floor,5TH Floor,6TH Floor,7TH Floor,8TH Refuge Floor,9TH Floor,10TH Floor,11ST Floor,12ND Floor,13RD Refuge Floor,14TH Floor,15TH Floor,16TH Floor,17TH Floor,18TH Refuge Floor,19TH Floor,20TH Floor,21ST Floor,22ND Floor,23RD Refuge Floor,24TH Floor,25TH Floor,26TH Floor,27TH Floor,28TH Refuge Floor,29TH Floor),MLCP(8TH Floor,9TH Floor,10TH Floor) Plot No --,0, Final Plot No --,61/2/B,61/2/A,0--,71/9,73/2,60/2A, City Survey No./Survey No./Khasara No./ Gut No.

63/3,63/4,63/5,63/6,63/7,63/8/A,63/8/B,63/9/A,60/1,64/2,64/1,63/10/2,63/10/1/B,63/10/1/A,63/9B,61/2/B,63/1,6 2/2,62/1,61/2/A,59/1,61/1,60/2B,64/3,64/4,64/5,64/6,64/7,64/8,64/9,65/1,65/2,65/3,65/4,65/5,66,67,68/1,68/2,6 8/3,68/4,68/5,69/1/A,69/1/B,69/2,69/3A,69/3/B,69/4/A,69/4B,69/5,69/6,70/1,70/2,70/3,70/4,70/5,70/6,70/7,70/8, 70/9,70/10/A,70/10/B,71/1,71/2/A,71/2/B,71/3/A,71/3/B,71/4,71/5,71/6,71/7,71/9,72/1,72/2,72/3,72/4,72/5,72/6, 72/7,72/8/A,72/8/B,72/9/A,72/9/B,73/1,73/2,73/3,73/4,73/5/A,73/5/B,73/6,73/7,49/1/C,50/12/B/2,50/12/B/3,50/1 3,51/1/B,51/2,51/3,52/1/C,52/2/A,52/2/B,52/3/A,52/3/B,52/4,52/5,52/6,53/1/C,53/1/D,53/2,53/3/A,53/3/B,53/4/A, 53/4/B,53/5/A,53/5/B,53/6,53/7/B,53/8,274/1,60/2A,63/2, Village Name/Mouje Balkum,Balkum ,Bakum,Kolshet ,Kolshet, Sector No. , completed under the supervision of Architect, License No CA/87/10471 as per approved plan vide Permission No. VP No.S05/0083/14, TMC/TDD/4442/23 Date 14/07/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No VP No.S05/0083/14, TMC/TDD/4442/23 Date 14/07/2023, Permission No TMC/TDD/4135/22 Date 15/07/2022

Signature valid

Digitally signed by SATISH P. N. MARINATH UGILE  
Date: 2023.08.18 06:18:45 PGT  
Reason: Approved Certificate  
Location: Thane Municipal Corporation  
Project Code : TMCB-22-ENTRY-56264  
Application Number : TMCB/PO/2023/203234/32626  
Proposal Number : 203234  
Certificate Number : TMCB/PO/2023/APL/00051



Scan QR code for verification of authenticity.

Yours faithfully,  
Assistant Director Town Planning,  
Thane Municipal Corporation,

Date: 17/12/2024.

**TO WHOMSOEVER IT MAY CONCERN**

**Transferor Name & Address**

**Mr. Malik Shaikh**

13 - Baba House, Joshi Baugh, Baba House , Near Hindi High School, Kalyan - West, Kalyan  
421301 Maharashtra India.

**Proposed Transferee Name & Address**

**Ms. Pooja Ramesh Ranjhani and Mr. Pratik Kishor Shukla**

W-15, 1706, Lodha Amara, Kolshet Road, Thane, Maharashtra, 400607.

**Subject: No Dues towards Federation CAM for Unit No. "3006", "W23" wing, floor no. "30<sup>th</sup>"  
In the Building "Lodha Kolshet" In the project known as "Amara ("Unit")".**

We confirm that we have received the payment of Rs. 69,443/- (Rupees Sixty Nine Thousand  
Four Hundred and Forty Three only) towards Advance Federation CAM Charges.

We also confirm that there are no dues pending towards Federation CAM on the subject unit as on  
date.

Please note that we have no objection in Society issuing Resale NOC to the Transferor.

We thank you for the payment and warmly welcome you aboard the Lodha Family.

Thanking you,

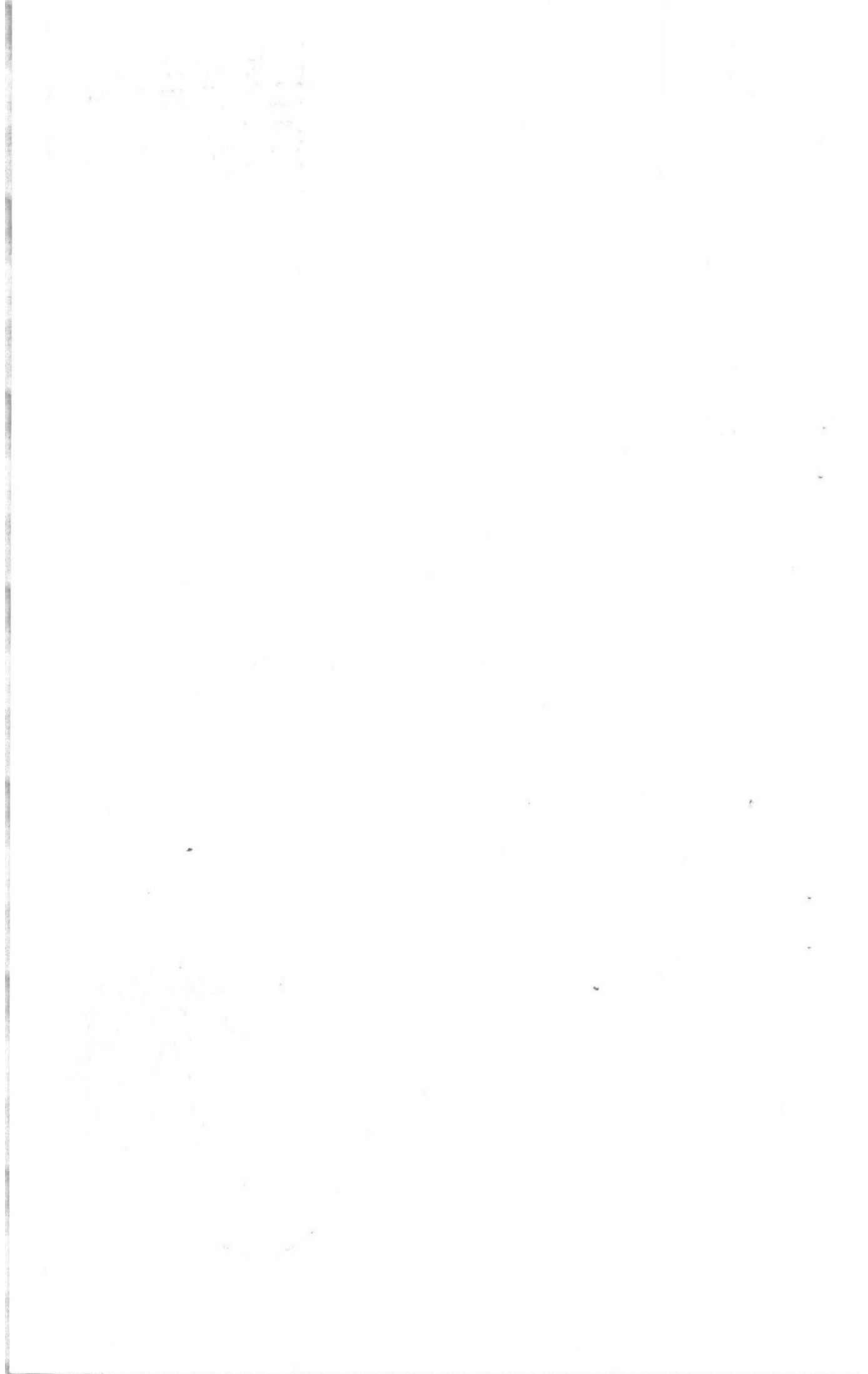
Yours faithfully,

For **MACROTECH DEVELOPERS LIMITED**



(Authorized Signatory)







LODHA

ट न न - २

दस्ता क्रमांक १२२०२४

१२/१०

construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation etc. in such areas, as it may deem fit.

- (iv) You have been allotted in accordance with your Agreement, the following permanent car parking slot(s) pertaining to your Unit: P1-257.

You are aware, the finishing of the parking areas across the multiple levels of the podiums is being done in a phased manner, hence in the interim you agree to continue using the designated temporary car parking zone.

Multi-level car parks or other structures primarily meant for parking (Parking Structures) may require redevelopment / renewal / repairs / upgradation (Renewal Activity). In the event the Company or the organization / entity responsible for such Parking Structures determine that such Renewal Activity is required and the car parking spaces allocated to you is located in such a Parking Structure, you will be informed, in writing, of the decision to undertake the Renewal Activity. You hereby agree and undertake that within 14 days from the date of receipt of such written communication you will vacate the relevant car parking spaces and shall not raise any objection to such Renewal Activity provided that you are allocated alternate car parking spaces commensurate to the original car parking spaces.

- (v) The Unit has been delivered in accordance with the Agreement and you have no outstanding issues, claims or grievances against the company. In the event of any payment identified at a later stage as incorrectly posted in your account shall be reversed and you are requested/liable to make a payment of the same.

- (vi) After the expiry of the initial period for which Common Area Maintenance (CAM) Charges have been collected by the Company, you shall be obliged to pay the CAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization or the Company, as the case maybe. The Ultimate Organization shall be responsible for collections of both, Building CAM charges and Federation CAM charges from its members. The Ultimate Organization shall ensure that the Federation CAM charges are collected and deposited with the Federation on or before the 1st day of each quarter.

- (vii) You are aware that any sale/transfer/lease etc. of the Unit shall require written approval/ no-objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger property respectively, of the Company. You further agree that in the event of any breach of any conditions, covenants or obligations under your registered Agreement, including but not limited to, breach of any conditions pertaining to fit-out and maintenance of the Unit, you shall be required to rectify and cure such breach prior to obtaining such NOC. You are aware that at the time of issuance of such NOC, you (or party acquiring the interest, as you may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM





ताने - २  
दस्त क्रमांक ५३६८/२०२४  
१५/२५

Date: 19-Sep-24

To  
Malik Shaikh  
CRN NO.2205963

**Handover of Possession**

Ref: Agreement to sell dated 09-Mar-21 registered at TNN2-5960-2021, before the Sub-Registrar at Thane ('Agreement'), in respect of Residential Unit No. 3006 of Wing 23 in W23 situated at Amara Thane ('Unit')

Dear Malik Shaikh,

We refer to the Agreement and as informed to you earlier, your unit is ready for occupation. As confirmed by you, we have scheduled your possession and key handover on 19-Sep-24 at the site.

At the time of possession, in case of any defects/issues, we request you to inform our Hospitality & Property Management (HPM) representative about the same within 48 hours of your scheduled possession. The defects (if any) shall be rectified as per the Company's policies within 30 days of receiving such information. You may thereafter collect the keys for your unit from the HPM representative at the site.

We request you to inspect the unit before accepting its keys. Upon collection of the keys as above, it will be deemed that you confirm and undertake that:

- (i) You are aware that the common areas, including club facility (ies), swimming pool(s), garden(s), playground(s) etc. are for use by all owners/residents of the larger property and no individual / group shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the society (ies).
- (ii) You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property, building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.
- (iii) You are aware that there are other structures/buildings to be constructed / under construction in the larger property, in compliance with the relevant provisions of the applicable Development Control Regulations (as may be amended from time to time), and you do not have any objection in relation to the same and waive any right to raise any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) may be isolated by means of barricading/equivalent and only

५४





ट न न - २

पत्र क्रमांक 336/2/2028

१०/१५



charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC.

Please note that all the facility charges in respect of the said Residence (including CAM Charges, electricity and water charges, security and Taxes) are payable with effect from 01-Oct-23. Also note that the CAM charges being collected are at provisional rates and incremental charges, if any, will be payable by you within 15 days of demand and in case of delay, shall carry interest as per terms of the Agreement to Sell. Accounts in respect of the CAM charges shall be provided at the time of society handover.

We request you to sign this letter confirming your acceptance of the terms and conditions mentioned above.

Yours sincerely

For Macrotech Developers Limited

(Associate Vice President - Customer Experience)

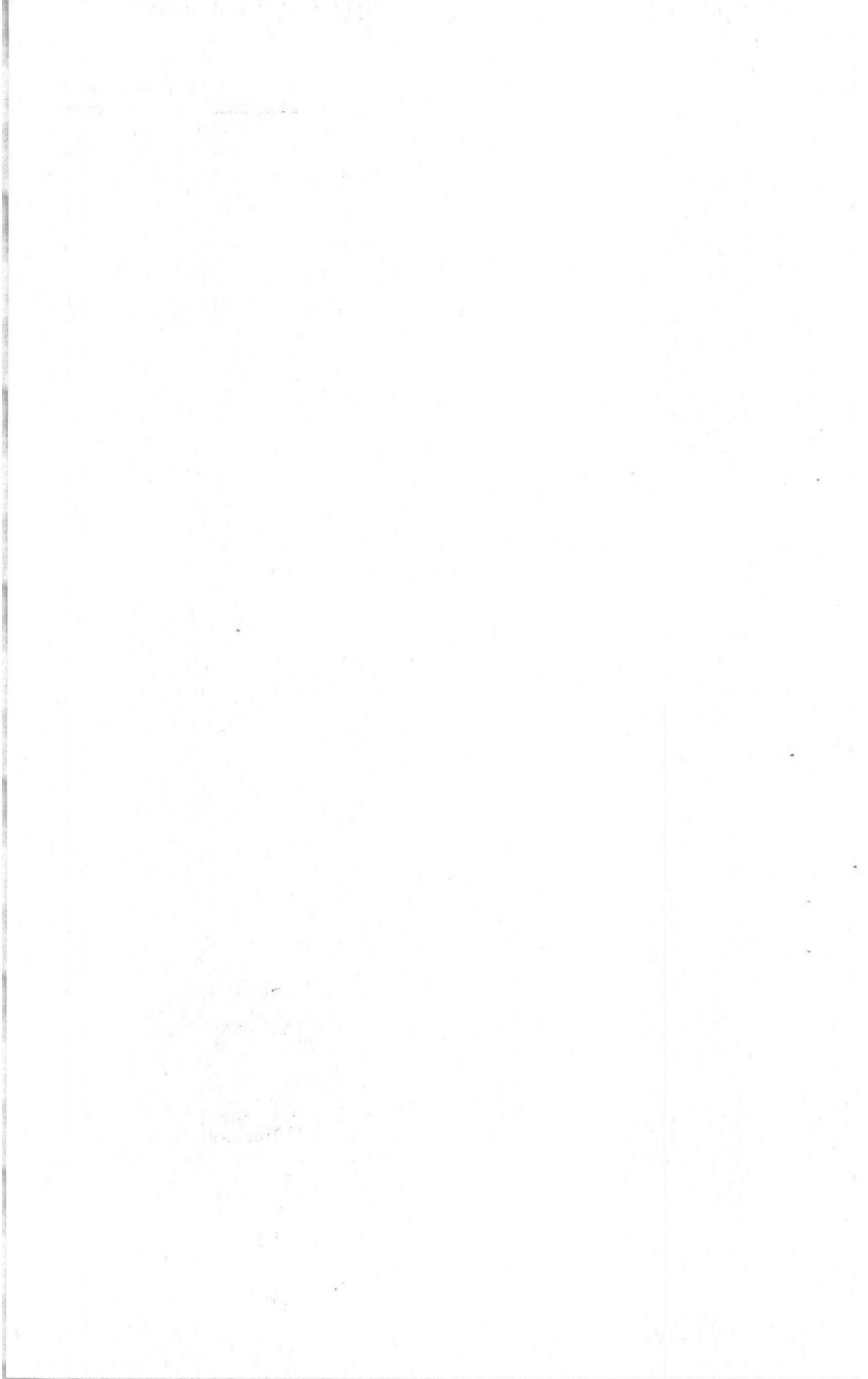
We confirm and accept

Signature of the Applicant

Signature of the Co-Applicant

Malik Shaikh







ट न न - २
दस्तावेज क्रमांक ३५६० / २०२४
१८/२०

Annexure 6

(Unit and Project Details)

- (I) **CUSTOMER ID** : 2205963
- (II) **Correspondence Address of Purchaser:** 13 - Baba House, Joshi Baugh, Near Hindi High School, Kalyan - West, Kalyan 421301 Maharashtra India
- (III) **Email ID of Purchaser:** malikkshaikh@gmail.com
- (IV) **Unit Details:**
- (i) **Development/Project** : Lodha Amara 23
- (ii) **Building Name** : W23
- (iii) **Wing** : W23
- (iv) **Unit No.** : W23-3006
- (v) **Area** :

ट न न - २
दस्तावेज क्रमांक ५६६० / २०२१
३ / १६

	Sq. Ft.	Sq. Mtrs.
Carpet Area	639	59.36
EBVT Area	96	8.92
Net Area (Carpet Area + EBVT Area)	735	68.28

- (vi) **Car Parking Space Allotted:** 1
- (V) **Consideration Value (CV):** Rs.103,59,127/- (Rupees One Crore Three Lakh Fifty-Nine Thousand One Hundred Twenty-Seven Only)
- (VI) **Payment Schedule for the Consideration Value (CV):**

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	1,08,000	10-02-2021
2	Booking Amount II	4,09,956	10-02-2021
3	Booking Amount III	31,07,738	30-03-2021
4	On initiation of RCC works for Level 06	31,07,738	Due As Per Construction
5	On initiation of RCC works for Level 12	10,35,913	Due As Per Construction
6	On initiation of RCC works for Level 20	10,35,913	Due As Per Construction
7	On initiation of RCC works for Level 26	5,17,956	Due As Per Construction
8	On initiation of Blockwork	4,14,365	Due As Per Construction
9	On initiation of Plumbing Works	4,14,365	Due As Per Construction
10	On date of offer of Possession	2,07,183	Due As Per Construction

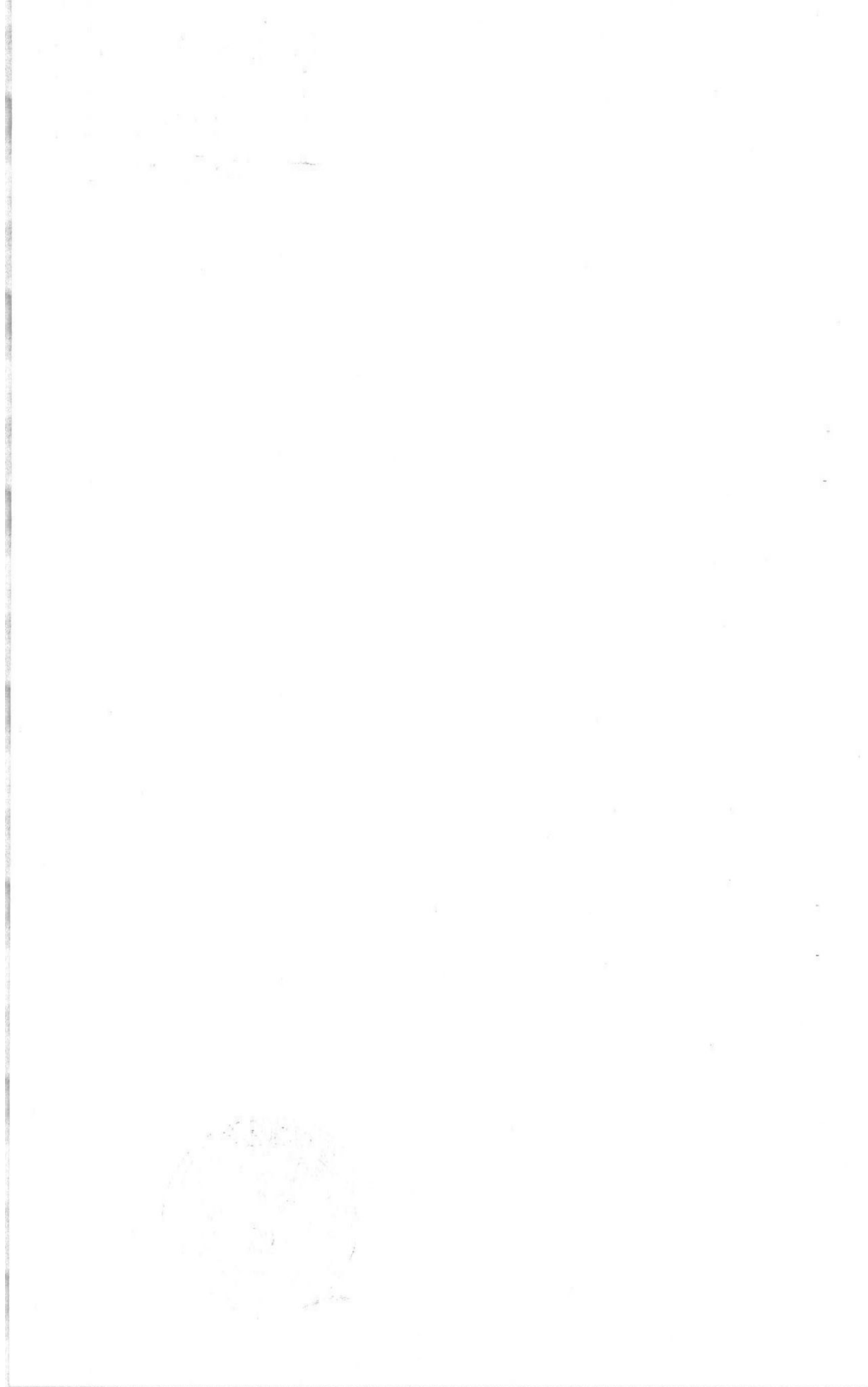
The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

- (VII) **Reimbursements:** Payable on/before the Date of Offer of Possession\* (If Any)

1. Land Under Construction (LUC) Reimbursement: Rs. 9,411/- (Rupees: Nine Thousand Four Hundred Eleven Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.



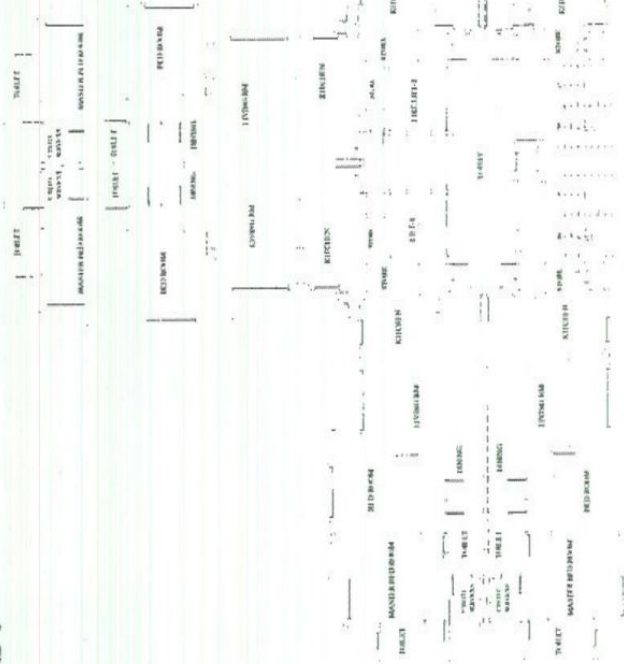




PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ANNEXURE -5

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FLAT NO. 3006

FLOOR 30<sup>th</sup>

WING-23

ODHA AMARA  
THANE

APPROVAL PLAN: WING 23, (4th to 7th, 9th to 12th, 14th to 17th, 19th to 22nd, 24th to 27th & 29th & 31st)  
 DEVELOPERS:  
 MACROTECH DEVELOPERS LTD  
 4/2, Plot - 4, 1/10, Vardhaman Chambers,  
 Chhatrapati Shivaji Maharaj Road,  
 Thane, Mumbai - 400001



CARPET AREA  
 EVBT AREA  
 ARCHITECT  
 ARCHITECT HAFEZ CONTRACTOR  
 10, 11 & 12, Jambhulkar Road,  
 Thane (West), Maharashtra - 400001  
 TEL. 91 22 2540000

टन न - २  
 दस्त क्रमांक ७३६८ / २०२४  
 ०१/२०

टन न - २  
 दस्त क्रमांक १६६० / २०२१  
 ०१ / २६

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT







1911

1912

1913

1914







Summary 1 (Dastgoshwara bhag 1)

74/5960  
संगळवार, 09 मार्च 2021 9:47 म.पू.

दस्त गोषवारा भाग-1

टनन2  
दस्त क्रमांक: 5960/2021

दस्त क्रमांक: टनन2 /5960/2021

बाजार मूल्य: रु. 72,91,149/- मोचदला: रु. 1,03,59,127/-

भरलेले मुद्रांक शुल्क: रु.4,14,500/-

डु. नि. सह. डु. नि. टनन2 यांचे कार्यालयात  
अ. क्र. 5960 वर दि.09-03-2021  
रोजी 9:45 म.पू. वा. हजर केला.

पावती:6759 पावती दिनांक: 09/03/2021  
सादरकरणाराचे नाव: मलिक शेख - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1920.00  
पृष्ठांची संख्या: 96

एकूण: 31920.00

दस्त हजर करणाऱ्याची सही:

*Balmuch*  
Joint Sub Registrar Thane 2

*Balmuch*  
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-मंड (बोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 09 / 03 / 2021 09 : 45 : 12 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 03 / 2021 09 : 45 : 55 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी क्रमांक ११०८ दिनांक १९४९ मधील तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तऐवजाला संतुषी मजकूर निघादक हद्दी,साखीवार न सेक्ट जोडलेले कागदपत्रे परताची संपत्ता दाखलेचीर मधील मागे धाविलेले निघादक कागदपत्रे संतुषीने न्यायदर आहेत. तरीच सदर दस्तऐवज दस्तऐवजी राज्यशासन/दंडशासन यांच्या क्षेत्राधील कागदपत्रे/निघाद/परिपत्रके यांचे उल्लंघन होत नाही.

*[Signatures]*  
संजय केकर जोशी  
संजय केकर जोशी



ट न न - २  
दस्त क्रमांक २३६५२/२०२४  
२५/२५



दस्त गोथवारा भाग-2

टनन2 २३६५२  
दस्त क्रमांक: 5960/2021

दस्त क्रमांक : टनन2/5960/2021  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे क्युबीजवावासाठी कु.मु.दीनेश मोरे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर: AAACL1490J	लिहून देणार वय :- 30 स्वाक्षरी:-		
2	नाव: मलिक शेख - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 13 - बाबा हादर, जोशी बाग ,हिंदी हाय स्कूल जवळ , कल्याण-वेस्ट , कल्याण इंडिया , प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: CNZPS6292L	लिहून घेणार वय :- 31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार ठ्याकपीत करारनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.  
शिक्का क्र.3 ची वेळ: 09 / 03 / 2021 09 : 49 : 22 AM

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितानात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुधीर के फाळके - - वय: 45 पत्ता: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड: 400001		
2	नाव: रमेश सकट - - वय: 36 पत्ता: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड: 400001		

शिक्का क्र.4 ची वेळ: 09 / 03 / 2021 09 : 50 : 15 AM

शिक्का क्र.5 ची वेळ: 09 / 03 / 2021 09 : 50 : 31 AM नॉवपी पुस्तक 1-मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332021030312611	MH012502439202021E	414500.00	SD	0006054246202021	09/03/2021
2		By Cash			1920	RF		
3	Macrotech Developers Limited	eChallan		MH012502439202021E	30000	RF	0006054246202021	09/03/2021

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

प्रमाणित करण्यात येते कि सदर दस्त क्रं. ५९६० मध्ये कोट पाने आहेत.

पहीले नंबरचे बुकात अ. नं. ५९६० वर बोंदला.



Know Your Rights as Registrants  
Verify Scanned Document (Verify Stamp) through thumbnail (shown on a side) printout after scanning.  
Get print immediately after registration.  
For feedback please write to us at feedback.isarita@gmail.com

5960/2021  
(श्री. बी. देशमुख)  
सह. दुय्यम निबंधक ठाणे क २  
दि. ०९/०३/२०२१



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHAIKH MALIK ABDUL LATHEEF

ABDUL LATHEEF SHAIKH

27/11/1989  
Permanent Account Number  
CNZPS6292L

*Signature*

13012010

*13012010*

**ट न न - २**

दस्ता क्रमांक *3333* / 2028

*28/25*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

POOJA RAMESH RANJHANI

RAMESH MOHANLAL RANJHANI

03/12/1992  
Permanent Account Number  
AZGPR4656L

*Pooja.R.R*

Signature

28012011

*P.R.R*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKWPJ9841L

नाम / Name  
MAYURESH DILIP JADHAV

पिता का नाम / Father's Name  
DILIP MAHADEV JADHAV

जन्म की तारीख / Date of Birth  
20/02/1984

*Signature*

71020018

*Mohy*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

EXSPP0732F

नाम / Name  
JAI DEV PRAJAPATI

पिता का नाम / Father's Name  
KAMAL PRAJAPATI

जन्म की तारीख / Date of Birth  
01/01/1999

*Signature*

*Signature*



ट न न - २
दस्ता क्रमांक ३३६६२/२०२४
२५/२६



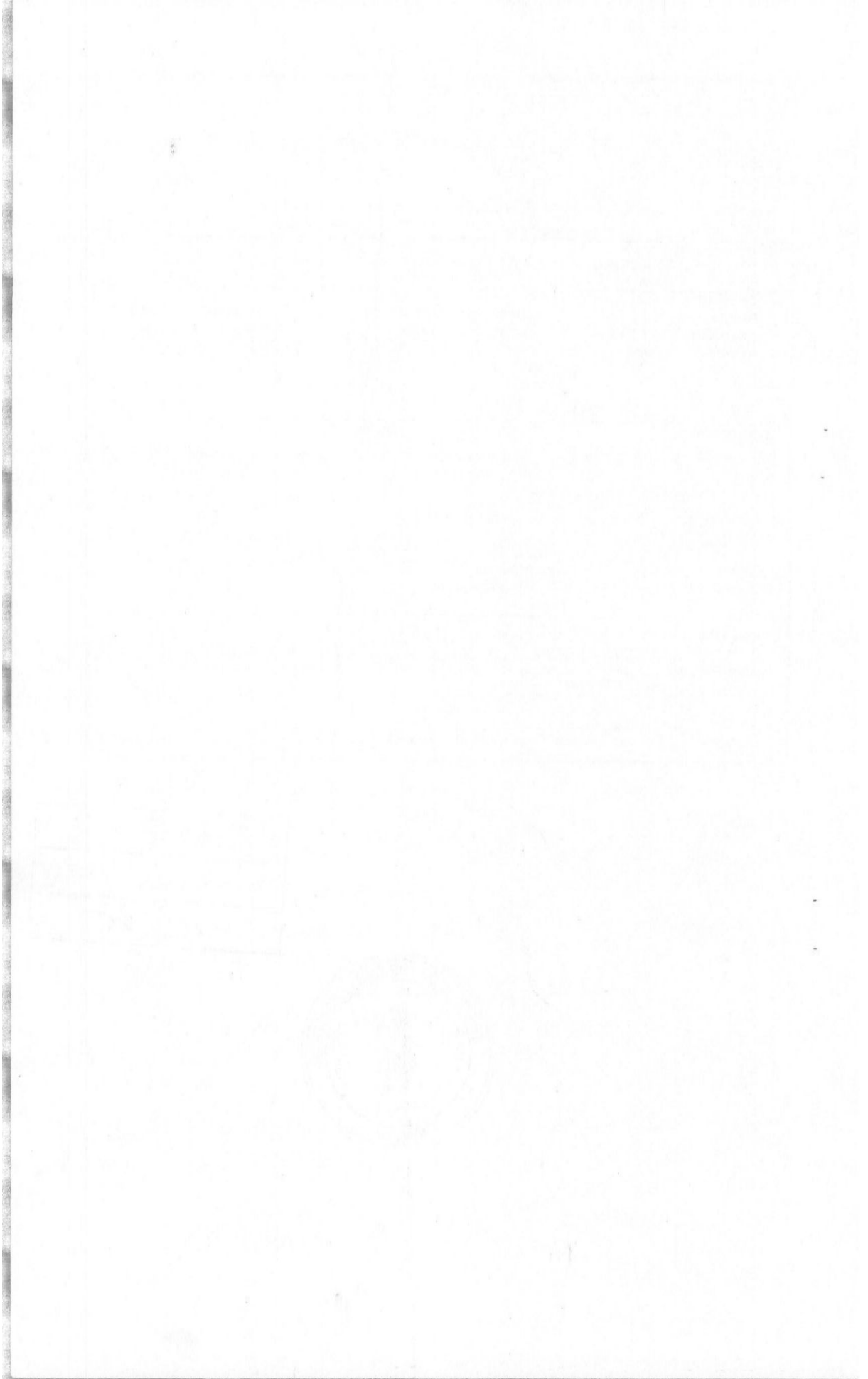
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202412203942	20 December 2024,01:12:58 PM			
टनन2					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	9/38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वापिकेक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
33200	निवासी सदनिका 103600	116000	129700	116000	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्भवान सुविधा -	75.1 चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 21st and Above	मिळकतीचा प्रकार- बांधकामाचा दर- बांधीव Rs.26620/-
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.113960/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (( (113960-33200) * (100 / 100 ) ) + 33200 ) = Rs.113960/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 113960 * 75.1 = Rs.8558396/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94 चौ. मीटर = 13.94 * (103600 * 25/100 ) = Rs.361046/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन 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 = 8558396 + 0 + 0 + 0 + 361046 + 0 + 0 + 0 + 0 + 0 =Rs.8919442/- = २ एकोणनव्वद लाख एकोणवीस हजार चार शें बेचाळीस /-				

Home Print

टनन - २  
दस्त क्रमांक 33203942/2024  
24/25







74/33982

शुक्रवार, 20 डिसेंबर 2024 2:16 म.नं.

दस्त गोषवारा भाग-1

दनन2

दस्त क्रमांक: 33982/2024

दस्त क्रमांक: दनन2 /33982/2024

बाजार मुल्य: रु. 89,19,442/-

मोबदला: रु. 1,19,50,000/-

भरलेले मुद्रांक शुल्क: रु.7,17,000/-

दु. नि. सह. दु. नि. दनन2 यांचे कार्यालयात

अ. क्र. 33982 वर दि.20-12-2024

रोजी 2:14 म.नं. वा. हजर केला.

पावती:38122

पावती दिनांक: 20/12/2024

सादरकरणाऱाचे नाव: पुजा रमेश रौझानी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 30560.00

दस्त हजर करणाऱ्याची सही:

Pooja R.

Joint Sub Registrar Thane 2

Pooja R.

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 20 / 12 / 2024 02 : 14 : 27 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 12 / 2024 02 : 14 : 54 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

उदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण भूकुर निष्पन्नक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर याची साठी खालील निष्पन्नक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर इतरांवर दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

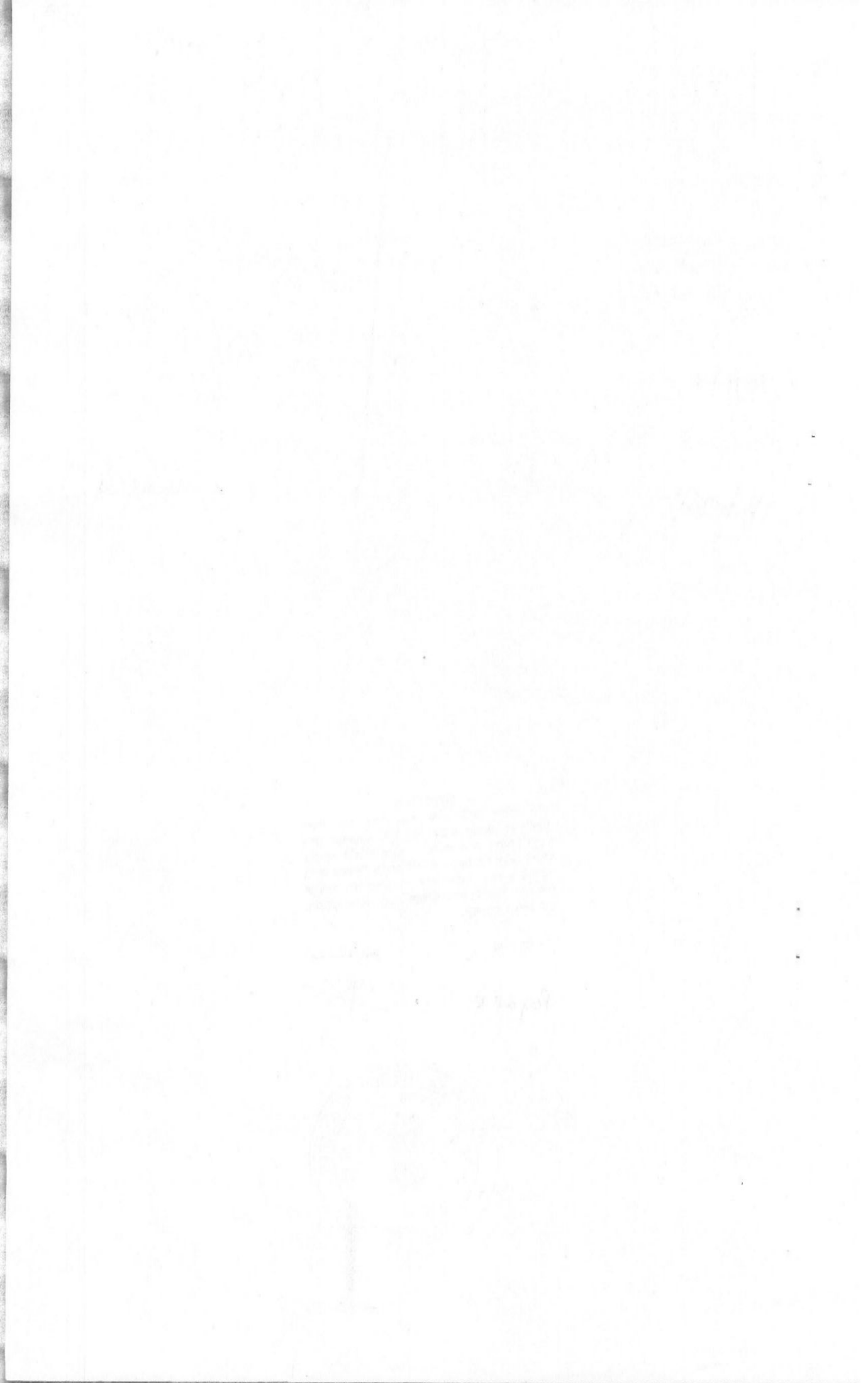
नियम देणार सही

नियम देणार सही

Pooja R.

Pooja R.









20/12/2024 2 39:27 PM

दस्त गोपवारा भाग-2

दनन2

दस्त क्रमांक:33982/2024

दस्त क्रमांक :दनन2/33982/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शेख मलिक अब्दुल लतिक -- पत्ता:प्लॉट नं: मदनिका क्रं. 13, माळा नं: -, इमारतीचे नाव: बाबा हाऊस, ब्लॉक नं: नझिर चाळ, जोशी बाग, रोड नं: हिंदी हायस्कूलजवळ, कल्याण प. जि.ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:CNZPS6292L	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:पुजा रमेश रौझानी -- पत्ता:प्लॉट नं: मदनिका क्रं. ए/1702, माळा नं: -, इमारतीचे नाव: अंशुल प्लाझा को. ऑप.हौ.नो.लि., ब्लॉक नं: ऑफ लिंक रोड, वसंत कॉम्प्लेक्सच्या पुढे, रोड नं: महावीर नगर, कांदिवली प. मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AZGPR4656L	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:20 / 12 / 2024 02 : 37 : 26 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:जयदेव प्रजापती -- वय:25 पत्ता:देवीदर्शन मोमायटी, टेंभी नाका, ठाणे प पिन कोड:400601			
2	नाव:मयुरेश जाधव -- वय:40 पत्ता:लोढा अमारा, वाळकुम, ठाणे प पिन कोड:400608			

शिक्का क्र.4 ची वेळ:20 / 12 / 2024 02 : 38 : 05 PM

शिक्का क्र.5 ची वेळ:20 / 12 / 2024 02 : 38 : 08 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	POOJA RAMESH RANJHANI	eChallan	69103332024122012608	MH012908998202425E	717000.00	SD	0007138425202425	20/12/2024
2		DHC		1224200910109	560	RF	1224200910109D	20/12/2024
3	POOJA RAMESH RANJHANI	eChallan		MH012908998202425E	30000	RF	0007138425202425	20/12/2024

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

प्रमाणित करण्यात येईल तर

दस्त क्रं. 33982/2024 नं. 20

पत्रे आहेत.

33982 / 2024

1. Verify Scanned Document for correctness through thumbprint images on a single printout after scanning.
2. Get print immediately after registration.

पहिले नंबराचे बुकात अ. नं.....

33982/2024 वर नोंदला

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



सह. दुय्यम निबंधक ठाणे क्र. 2

दि. 20/12/2024

