



**CHALLAN**  
MTR Form Number-6



SRN	MH011721717202425P	BARCODE	Date		28/11/2024-15:23:00	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Registration Fee	TAX ID / TAN (If Any)				
	Ordinary Collections IGR	PAN No.(If Applicable)	AQNPA8729R			
Office Name	THNS_THANE NO 9 JOINT SUB REGISTRAR		Full Name	Vinay Dinesh Anam		
Location	THANE		Flat/Block No.	Flat No. 2705, A1, Hana, Puraniks Ikigai		
Year	2024-2025 One Time		Premises/Building	Owale, GB Road		
Account Head Details	Amount In Rs.	Road/Street	Owale, GB Road			
030063301 Amount of Tax	30000.00	Area/Locality	Thane			
		Town/City/District				
		PIN	4	0	0	6 1 5
		Remarks (If Any)	PAN2=AANCP7511K-SecondPartyName=Puranik Tokyo Bay Private Limited			
		Amount In Words	Thirty Thousand Rupees Only			
Total	30,000.00					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN	Ref. No.	10000502024112805874	0320816964646	
Name of Bank		Bank Date	RBI Date	28/11/2024-15:23:37	Not Verified with RBI	
Name of Branch		Bank-Branch	STATE BANK OF INDIA			
		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. : 9981132722  
 हे चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

*Anam* *MDA*

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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 29<sup>th</sup> day of NOVEMBER in the Christian Year Two Thousand Twenty Four.

BETWEEN

PURANIK TOKYO BAY PRIVATE LIMITED (Formerly known as SAI PUSHUP ENTERPRISES) a company incorporated under the Companies Act, 2013 having CIN No. U41001MH2023PTC402600 having its registered office at Puranik's One, Kanchan Pushp, Kavesar, Ghodbunder Road, Thane (West) 400615, Email id \_\_\_\_\_, hereinafter referred as "the PROMOTER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include all partners of the Firm and their heirs, legal representatives, administrators, executors, nominees, successors and their assigns) of the ONE PART; AND;

FOR INDIVIDUALS/JOINT ALLOTTEES

a. Sh./Smt. VINAY DINESH ANAM,

S/D/W of Sh. \_\_\_\_\_

Resident of 25/4, SHANTINAGAR,

SANE GURUTI MARG, JACOB CIRCLE,

OPP. ST. IGNATIUS CHURCH, MAHALAXMI,

PAN AQMPA 6729R. MUMBAI-400011.

Email Id: \_\_\_\_\_

b. \*Sh./Smt. MADHURI DINESH ANAM,

S/D/W of Sh. \_\_\_\_\_

Resident of \_\_\_\_\_

PAN AZGPA 8942E.

Email Id: \_\_\_\_\_

(\*To be filled in case of joint Allottees)

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(hereinafter singly/ jointly, as the case may be, referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, legal representatives, successors, nominees and permitted assigns of the) OTHER PART.

## II. FOR PARTNERSHIP FIRMS

\*\*M/s. \_\_\_\_\_ a Partnership Firm duly registered under the Partnership Act through its authorized representative/ partner Sh/ Smt. \_\_\_\_\_ having office at \_\_\_\_\_

\_\_\_\_\_ Email Id : \_\_\_\_\_ (hereinafter referred to as the 'Allottee' which expression shall unless repugnant to the context or meaning thereof, be deemed to include all the partners of the partnership and their heirs, legal representatives, administrators, executors, nominees, successors and permitted assigns) of the OTHER PART

## III. FOR COMPANIES

\*\* M/s. \_\_\_\_\_ a Company registered under the Companies Act 1956, having its registered office at \_\_\_\_\_

\_\_\_\_\_ Email Id : \_\_\_\_\_ through its duly authorized signatory Sh./Smt. \_\_\_\_\_ authorized by Board Resolution dated \_\_\_\_\_ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its administrators, successors in interest, nominees and permitted assigns) of the OTHER PART.

### WHEREAS :

- A. The Promoter was entitled to piece and parcel of land bearing 1) Old Survey No. 120/2 New Survey No. 45/2 admeasuring 7700 sq. mtrs, (subdivided into two parts i.e. Old Survey No. 120, New Survey No. 45 Hissa No. 2/A admeasuring 6740 sq.mtrs. and Old Survey No. 120, New Survey No. 45 Hissa No. 2/B admeasuring 960 sq.mtrs), (First Property) 2) Old Survey No. 120, New Survey No. 45 Hissa No. 4 admeasuring 400 sq.mtr, (Second Property) 3) Old Survey No. 120, New Survey No. 45 Hissa No. 5

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admeasuring 2000 sq.mtr, (Third Property) 4) Old Survey No. 120, New Survey No. 45 Hissa No. 9 admeasuring 1500 sq.mtr, (subdivided into two parts i.e. Old Survey No. 120, New Survey No. 45 Hissa No. 9/A admeasuring 1360 and Old Survey No. 120, New Survey No. 45 Hissa No. 9/B admeasuring 140 sq.mtrs), (Fourth Property) 5) Old Survey No. 120, New Survey No. 45 Hissa No. 10 admeasuring 1550 sq.mtr (subdivided into two parts i.e. Old Survey No. 120, New Survey No. 45 Hissa No. 10/A admeasuring 840 and Old Survey No. 120, New Survey No. 45 Hissa No. 10/B admeasuring 710 sq.mtrs) (Fifth Property), admeasuring in aggregate 13150 sq. meters being at Village Owale, Taluka and District Thane. The said First Property, Second Property, Third Property, Fourth Property and Fifth Property are collectively referred as Larger Property

B. BRIEF HISTORY OF FIRST PROPERTY i.e. Old Survey No. 120, New Survey No. 45 Hissa No. 2 admeasuring 7700 sq.mtrs (First property) lying being and situate at Village Owale, Taluka & District Thane.

i. As per Mutation Entry No. 318 dated 15/3/1940, Originally one Kutubuddin Mohiddin Varekar, was owner, who died in the year 1939 leaving behind him his legal heir, his nephew Hasanmiya Sharafuddin Varekar as per succession law applicable to him at the time of his death. The name of Hasan Sharfuddin Varekar was recorded by Mutation Entry No. 318 dated 15/3/1940.

ii. By Partition Deed dated 7/2/1947 between Khatijabai Kutubuddin Mohiddin, Aaljabibi Sirajuddin and Hasanmiya Sharafuddin the said First property alongwith other properties were allotted to Khatijabai Kutubuddin Mohiddin. This is recorded in the revenue record by Mutation Entry No. 403 dated 29/3/1947.

iii. By Gift Deed dated 7/2/1947, Khatijabai Kutubuddin Mohiddin granted the said First Property to Abdul Latif, Hasanmiya Varekar, Mahammad Ali Girajuddin Bharmar. The said transfer by way of gift is recorded in revenue record by Mutation Entry No. 404 dated 29/3/1947

iv. By a Conveyance Deed dated 15/6/1988 Abdul Latif Hasanmiya Varekar sold and transferred his share in the said First Property alongwith other properties to Chandulal Madhavdas Bhatiya, Vimal Chandulal Bhatiya, Jaya Pritam Bhatiya, Vandana Girish Bhatiya, Pritam Chandulal Bhatiya, Girish Chandulal Bhatiya and Dipak Chandulal Bhatiya for consideration

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as stated therein. The said sale of said First Property is recorded in the revenue record by Mutation Entry No. 1969 dated 16/6/1988.

- v. By a Conveyance Deed dated 15/6/1988 that the, Moh. Ali Sirajuddin Bharmar conveyed, sold and transferred his share in the said First Property alongwith other properties to Chandulal Madhavdas Bhatiya, Vimal Chandulal Bhatiya, Jaya Pritam Bhatiya, Vandana Girish Bhatiya, Pritam Chandulal Bhatiya, Girish Chandulal Bhatiya and Dipak Chandulal Bhatiya for consideration as state therein. The said Conveyance is recorded in revenue record by Mutation Entry No. 1970 dated 16/6/1988.
- vi. The, Chandulal Madhavdas Bhatija died intestate on 24/11/2003 leaving behind him his legal heirs 1) Vimal Chandulal Bhatija (Wife) 2) Pritam Chandulal Bhatija (Son) 3) Dipak Chandulal Bhatija (Son) 4) Girish Chandulal Bhatija (Son) 5) Vina Suresh Chawala (Daughter) 6) Virati Sudhir Hinduja (Daughter), as per Hindu Succession Act, 1956 by which he was governed at the time of his death. The legal heirs of Chandulal Madhavdas Bhatija are recorded in the revenue record by Mutation Entry No. 2816 dated 22/10/2007
- vii. By Development Agreement dated 19.11.2007 Vimal Chandulal Bhatija, Pritam Chandulal Bhatija, Jaya Pritam Bhatija, Girish Chandulal Bhatija, Vandana Girish Bhatija, Dipak Chandulal Bhatija, Vina Suresh Chawala and Viri Sudhir Hinduja granted development right of said First Property alongwith other properties to Ketki Developers for consideration and on the terms and conditions stated therein. The said Development Agreement is duly registered with Sub Registrar Assurance, Thane 5 vide sr. no. 8524/2007 dated 19/11/2007. The Heena Deepak Bhatija, Vishal Pritam Bhatija, Sheetal Pritam Bhatija and Kanchan Girish Bhatija, joined the said Development Agreement as Confirming Party and confirmed the grant of Development Right to Ketki Developer.
- viii. By Deed of Conveyance dated 15/12/2007 Vimal Chandulal Bhatija, Pritam Chandulal Bhatija, Jaya Pritam Bhatija, Girish Chandulal Bhatija, Vandana Girish Bhatija, Dipak Chandulal Bhatija and Vina Suresh Chawala conveyed and transferred the said property alongwith other properties to Deepak Vallabhji Dedhia. The said Deed of Conveyance is registered with Sub Registrar Assurance, Thane 5 vide sr. no. 2828/2008 on 2/4/2008. The Heena Deepak Bhatija, Vishal Pritam Bhatija, Sheetal Pritam Bhatija, Kanchan Girish Bhatija and M/s Ketki Developers, joined

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as a confirming party and confirmed the conveyance of the said First Property in favour of Deepak Vallabhji Dedhia.

- ix. By Agreement for Sale dated 7/8/2012, Deepak Vallabhji Dedhia agreed to sale said First property alongwith other properties to Naresh Sudama Khetwani, Pranay Vasantilal Shah and Jayesh Lakhamshi Malde partners of Promoter for consideration and on the terms and conditions mentioned therein. The said Agreement deed is registered with Sub Registrar Assurance, Thane 5 at Sr. No. 6765/2012
- x. By Deed of Conveyance Deepak Vallabhji Dedhia dated 30/4/2014 conveyed and transferred the said First Property alongwith other properties to Promoter through its partner Naresh Sudama Khetwani, Pranay Vasantilal Shah and Jayesh Lakhamshi Malde. The said Deed of Conveyance is registered with Sub Registrar Assurance, Thane 5 at Sr.No. 4620/2014 on 6/5/2014
- xi. By an Agreement for Allotment dated 14/8/2014 the Promoter agreed to allot Mr. Yashwant Shankar Duduskar and Mrs. Akshaya Yashwant Duduskar a Bungalow admeasuring 4500 sq. ft. carpet area consisting of Ground plus 1<sup>st</sup> Floor with adequate open space on ownership basis on Survey No. 120/2 (New Survey No.45/2) and Survey No.120/4 (New Survey No.45/4). The said Agreement for Allotment is duly registered before the Sub-Registrar of Assurance Thane at Sr. No.TNN-5/8060/2014. The Promoter and said Mr. Yashwant Shankar Duduskar and Mrs. Akshaya Yashwant Duduskar, mutually agreed to cancel the said Agreement for Allotment on for consideration as agreed between them, the Promoter has already paid consideration as agreed to Mr. Yashwant Shankar Duduskar and Mrs. Akshaya Yashwant Duduskar, which has been acknowledge by the Mr. Yashwant Shankar Duduskar and Mrs. Akshaya Yashwant Duduskar by their letter dated August 10, 2021 and in due course they have agreed excute the document for cancellation.
- xii. The, Collector Thane by an order bearing No. Mahasul/K-1/T-1/Owale/NAP/SR 49/2013 dated 31/5/2013, granted permission to use said First Property alongwith other property, for Non-Agricultural use. The said permission is recorded in revenue record by Mutation Entry No. 4250 dated 12/8/2014. The copy of Non Agricultural permission is attached hereto as "Annexure B1".

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C. BRIEF HISTORY OF SECOND PROPERTY:- i.e. Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 4 admeasuring 400 sq.mtr lying being and situate at Village Owale, Taluka & District Thane.

i. From the Mutation Entry No. 181 dated 10/10/1929 it appears that, (The Somvarya Dadu Kharpatil died on or about in the year 1921 leaving behind him his legal heirs Gopal Somvarya Kharpatil and Hashya Somvarya Kharpatil as per the succession act as applicable to him.

ii. From the Mutation Entry No. 248 dated 12/2/1934, it appears that the, By Mortgage Deed on 10/1/1934 Gopal Somvarya Kharpatil Mortgaged the said Second property alongwith other property to the Dhana Budhaji..

iii. From the Mutation Entry No. 252 dated 28/7/1934, it appears that the, by Deed of Conveyance dated 23/6/1934 Gopal Somvarya Kharpatil, conveyed and transferred said Second property to Kutubuddin Badruddin Vadekar.

iv. By Partition Deed dated 7/2/1947 between Khatijabai Kutubuddin Mohiddin, Aaijabibi Sirajuddin and Hasanmiya Sharafuddin the said Second property alongwith other properties were allotted to Khatijabai Kutubuddin Mohiddin. This is recorded in the revenue record by Mutation Entry No. 403 dated 29/3/1947.

v. By Gift Deed dated 7/2/1947, Khatijabai Kutubuddin Mohiddin granted the said Second Property to Abdul Latif, Hasanmiya Varekar, Mahammad Ali Sirajuddin Bharmar. The said transfer by way of gift is recorded in revenue record by Mutation Entry No. 404 dated 29/3/1947.

vi. By Conveyance Deed dated 15/6/1988, Abdul Latif, Hasanmiya Varekar sold, conveyed and transferred theirs share in the said Second Property alongwith other properties to Chandulal Madhavdas Bhatiya, Vimal Chandulal Bhatiya, Jaya Pritam Bhatiya, Vandana Girish Bhatiya, Pritam Chandulal Bhatiya, Girish Chandulal Bhatiya and Dipak Chandulal Bhatiya for the consideration stated therein. The said Conveyance Deed is recorded in the revenue record by Mutation Entry No. 1909 dated 16/6/1988

vii. By Conveyance Deed dated 15/6/1988, Moh. Ali Sirajuddin Bharmar sold transferred and conveyed their share in Second Property alongwith other property to Chandulal Madhavdas Bhatiya, Vimal Chandulal Bhatiya, Jaya Pritam Bhatiya, Vandana Girish Bhatiya, Pritam Chandulal Bhatiya.

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Girish Chandulal Bhatiya and Dipak Chandulal Bhatiya for consideration as stated in the said Conveyance Deed dated 15/6/1988. It appears from Mutation Entry No. 1970 dated 16/6/1988 that the

- viii. The said Chandulal Madhavdas Bhatija died Intestate on 24/11/2003 leaving behind him his legal heirs 1) Vimal Chandulal Bhatija (Wife) 2) Pritam Chandulal Bhatija (Son) 3) Dipak Chandulal Bhatija (Son) 4) Girish Chandulal Bhatija (Son) 5) Vina Suresh Chawala (Daughter) 6) Virati Sudhir Hinduja (Daughter), as per Hindu Succession Act, 1956 by which he was governed at the time of his death. The legal heirs are recorded in the revenue record by Mutation Entry No. 2816 dated 22/10/2007
- ix. By Development Agreement dated 19.11.2007, Vimla Chandulal Bhatija, Pritam Chandulal Bhatija, Jaya Pritam Bhatija, Girish Chandulal Bhatija, Vandana Girish Bhatija, Deepak Chandulal Bhatija, Vina Suresh Chawala and Virati Sudhir Hinduja granted development right of said Second Property alongwith other properties to Ketki Developers for consideration and on the terms and conditions stated therein. The said Development Agreement is duly registered with Sub Registrar Assurance, Thane 5 vide sr. no. 8524/2007 dated 19/11/2007. The Heena Deepak Bhatija, Vishal Pritam Bhatija, Sheetal Pritam Bhatija and Kanchan Girish Bhatija, joined the said Development Agreement as Confirming Party and confirmed the grant of Development Right to Ketki Developer. The grant of Development right is recorded in revenue record by Mutation Entry No. 2855 dated 3/4/2008.
- x. By Deed of Conveyance dated 15/12/2007 Vimal Chandulal Bhatija, Pritam Chandulal Bhatija, Jaya Pritam Bhatija, Girish Chandulal Bhatija, Vandana Girish Bhatija, Deepak Chandulal Bhatija and Beena Suresh Chawala conveyed and transferred the said Second Property alongwith other properties to Deepak Vallabhji Dedhia. The said Deed of Conveyance is registered with Sub Registrar Assurance, Thane 5 vide sr. no. 2828/2008 on 2/4/2008. The Heena Deepak Bhatija, Vishal Pritam Bhatija, Sheetal Pritam Bhatija, Kanchan Girish Bhatija and M/s Ketki Developers, joined as a confirming party and confirmed the conveyance of the said First Property.
- xi. By Agreement for Sale dated 7/8/2012, Deepak Vallabhji Dedhia agreed to sale said Second Property alongwith other properties to Naresh Sudama Khetwani, Pranay Vasantlal Shah and Jayesh Lakhamshi Malde

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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**First Property :-** Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 2 admeasuring 7700 sq.mtrs lying being and situate at Village Owale, Taluka & District Thane

**Second Property :** Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 4 admeasuring 400 sq.mtr lying being and situate at Village Owale, Taluka & District Thane.

**Third Property** Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 5 admeasuring 2000 sq.mtr lying being and situate at Village Owale, Taluka & District Thane.

**Fourth Property :** Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 9 admeasuring 1500 sq.mtr lying being and situate at Village Owale, Taluka & District Thane.

**Fifth Property :-** Piece & parcel of land being bearing Old Survey No. 120, New Survey No. 45 Hissa No. 10 admeasuring 1550 sq.mtr lying being and situate at Village Owale, Taluka & District Thane.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Residential Apartment No. 2705 on 27<sup>th</sup> floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 26.531 sq. mtr. carpet area, alongwith appurtenant area of 1.375 sq.mtr Service Slab, in the Building No. A1/A2 known as "HANAIYAMI" in the Project "IKIGAI Phase 1", being constructed on the said property.

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**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**INTERNAL SPECIFICATIONS IN THE SAID APARTMENT**

- 1) 600mm x 600mm, Vitrified tile flooring in all rooms.
- 2) 2' high tile Dado above Kitchen platform.
- 3) Granite Ktchen platform with single bowl (Without drainboard) S.S. sink.
- 4) Toilets with Ceramic tile for flooring and dado upto lintel level.
- 5) Flush door for bedroom & Main door/Metal door/RCC frames.
- 6) CP fittings in all toilets
- 7) Sanitary fittings in all toilets.
- 8) Hardware fittings.
- 9) Concealed wiring with modular electrical switches.
- 10) Acrylic emulsion paint on internal walls and ceiling.
- 11) Waterproof Cement paint on external walls.
- 12) Passenger lift (2nos.) and stretcher lift in fire tower (1no.)

Disclaimer:- The Promoter have sole discretion to choose the Brand/Type/Model/Material, the Allottee will not have any right to insist upon particular equivalent Brand/Type/Model/Material. All the material will be subject to availability in the market. Further if due to change in trend to use any particular material, type, colour etc Promoter at its sole discretion has right to change the same. Natural material like stone, marble, wood will not have same texture and varies and at time it does not bound property with the wall, the Allottee will not hold Promoter responsible for unbounding or uniformity of the natural material.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**EXTERNAL AMENITIES**

1. Club House
2. Children Play Area
3. Swimming Pool

The above common amenities will be provided only after 90% of Apartments in the complex are sold and Promoter receiving entire amount from the Apartments Allottee.

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*Signature*

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COMMON SEAL OF THE withinnamed )  
 PURANIK TOKYO BAY PRIVATE LIMITED (Formerly )  
 Known as SAI PUSHP ENTERPRISES) was )  
 hereunto affixed pursuant to the Resolution )  
 passed by its Board of Directors in its meeting held )  
 on .....in the presence of Managing Director, ) For PURANIK TOKYO BAY  
 PRIVATE LTD.

Mr. Shailesh Gopal Puranik or )  
 Mr. Yogesh Govind Puranik or )  
 Mr. Shrikant Govind Puranik who has )



In token of the affixation of the )  
 common seal hereunto set his heads )

In the presence of

1. Suresh Murudkar

2. Ajinkya Sutar

SIGNED AND DELIVERED by the )  
 withinnamed "THE ALLOTTEE/S" )

VINAY DINESH ANAM. )



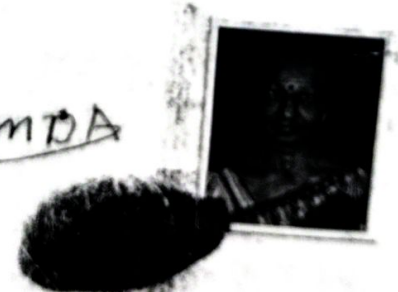
MADHURI DINESH ANAM. )

MDA

In the presence of

1. Suresh Murudkar

2. Ajinkya Sutar



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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF  
THE BOARD OF DIRECTORS OF M/S PURANIK TOKYO BAY PRIVATE LIMITED  
HELD ON MAY 12, 2023 AT PURANIKS ONE KANCHANPUSHPA G. B. ROAD  
KAVESAR THANE KASARVADAVALI THANE - 400615**

**RESOLVED THAT** the consent of the Board be and is hereby given to execute various documents such as Deed of settlement, Deed of Addendum, Deed of Conveyance, Power of Attorney/ies, Confirmation deed, Agreements for Sale of Flat, Deed of Rectification, Declaration, Affidavits, Correction Deeds, Supplementary Agreements, Indemnity Bond, Deed of Cancellation, Deed of Transfer, Compromise Pursis, TDR Agreements, Consent Terms, letters, undertakings and other relevant documents including Final Conveyances related to the various project/s of the Company from time to time.

**RESOLVED FURTHER THAT** Mr. Shailesh Puranik, Mr. Yogesh Puranik, Mr. Shrikant Puranik and Mr. Nilesh Puranik, Directors of the Company, be and are hereby severally authorised to execute Agreement for sale of flat/ Shop/ premises/ property or other aforementioned agreements/ deeds and to do all such acts, deeds and things as and when necessary to give effect to the above resolution.

**For Puranik Tokyo Bay Private Limited**

Nilesh Digitally signed  
by Nilesh  
Ravindra Puranik  
Date: 2023.05.17  
15:42:06 +05'30'  
Ravindra  
Puranik

**Nilesh Puranik**  
Director  
DIN- 00098105



Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 204858  
Approval Code : TMCB-22-ENTRY-20145

Permit No. : TMCB/RB/2023/APL/00086  
Date : 31/10/2023

Reference:- Building Permission No. : TMC/TDD/4145/22 AND TMC/TDD/4328/23  
Approval date : 18/03/2023

Building Name :	Building Type A1(Mixed)	Floors :	LOWER GROUND - 2, LOWER GROUND - 1, STILT GROUND FLOOR, 1 2 4 5 6 7 9 10 11 12 14 15 16 17 19 20 21 22 24 25 26 27 29 30 31 32 34 35 36 37 38 40, REFUGE FLOOR PLAN 3rd 8th 13th 18th 23rd 28th 33rd and 38th
Building Name :	Building Type A2(Mixed)	Floors :	LOWER GROUND - 2, LOWER GROUND - 1, STILT GROUND FLOOR, 1 2 4 5 6 7 9 10 11 12 14 15 16 17 19 20 21 22 24 25 26 27 29 30 31 32 34 35 36 37 38 40, REFUGE FLOOR PLAN 3rd 8th 13th 18th 23rd 28th 33rd and 38th
Building Name :	Building Type B(Mixed)	Floors :	LOWER GROUND - 2, LOWER GROUND - 1, STILT GROUND FLOOR, 1 2 3 4 5 7 8 9 11 12 13 14 16 17 18 19 21 22 23 24 26 27 28 29 31 32 33 34 36 37 38 39, REFUGE FLOOR PLAN 5th 10th 15th 20th 25th 30th and 38th, 40TH PART REFUGE FLOOR PLAN
Building Name :	COMMERCIAL BLDG NO 1(Mixed)	Floors :	GROUND FLOOR PLAN
Building Name :	COMMERCIAL BLDG NO 2(Mixed)	Floors :	GROUND FLOOR PLAN

To,

i) Puranik Tokyo Bay Private Limited,

PROPOSED LAYOUT ON PLOT BEARING :- SURVEY NO 45/2/A, 45/2/B, 45/4, 45/5, 45/9/A, 45/9/B, 45/10/A & 45/10/B AT VILLAGE OWALE, GHODBUNDER ROAD, THANE.

ii) Amesta Ambekar (Architect)

Sri/Madam,

With reference to your application No RTMCB202300363, dated 08-08-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 45/2/A, 45/4, 45/2/B, 45/10/B, 45/9/A, 45/10/A, 45/5, 45/9/B, Final Plot No. Sector No. 6, Mouje Owale situated at Road / Street 40.0M WIDE D.P. ROAD, Society NA. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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.
2. 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. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.

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Thane Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 204858  
Proposal Code : TMCB-22-ENTRY-20145

Permit No. : TMCB/RB/2023/JAP/JAN  
Date : 31/10/2023

6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the next incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 8 months from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of tree on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed; design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or other connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by SATISH P  
Date: 2023.10.31 14:09:58  
Reason: Approved  
Location: Thane  
Project Code : TMCB-22-ENTRY-20145  
Application Number :  
Proposal Number : 204858  
Certificate Number : TMCB/RB/2023/JAP/JAN

Assistant Director Town Planning  
Thane Municipal Corporation



Scan QR code for verification of authenticity.



# THANE MUNICIPAL CORPORATION, THANE

UDCPR, 2020 Provisions No. 37  
(Registration No. 1 & 24)

## SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

इमारत टाईप - A - १ :- ३६ वा मजला ते ४० मजले

इमारत टाईप - A - २ :- ३६ वा मजला ते ४० मजले

इमारत टाईप-अ :- ३६ वा मजला ते ३८ वा मजले व ३९ वा (पाठ) मजला (सदनिका क्र. २०६, २०७, २०८ व २०९ करिता)

V.P.No. 508/0244/23 TMC/TDD/4445/23 Date: 18/7/2023  
To, श्री/श्री. श्रीमती अमिता आवकर (Architect)

Shri मे. साईपुष्प एंटरप्रायझेस चे भागीदार (Owners)  
श्री. शैलेश गोपाळ पुराणिक व इतर (कुलमुखन्यायधारक)

With reference to your application No. २०२१ dated ०७/०७/२०२३ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village आवळे Sector No. ०६ Situated at Road/Street ४०.०० मी. डी.पी. रस्ता, ४५/२/ब, न.स.नं. ४५/४, न.स.नं. ४५/५, न.स.नं. ४५/६, न.स.नं. ४५/७, न.स.नं. ४५/८, न.स.नं. ४५/९, न.स.नं. ४५/१०, न.स.नं. ४५/११, न.स.नं. ४५/१२, न.स.नं. ४५/१३, न.स.नं. ४५/१४, न.स.नं. ४५/१५, न.स.नं. ४५/१६, न.स.नं. ४५/१७, न.स.नं. ४५/१८, न.स.नं. ४५/१९, न.स.नं. ४५/२०, न.स.नं. ४५/२१, न.स.नं. ४५/२२, न.स.नं. ४५/२३, न.स.नं. ४५/२४, न.स.नं. ४५/२५, न.स.नं. ४५/२६, न.स.नं. ४५/२७, न.स.नं. ४५/२८, न.स.नं. ४५/२९, न.स.नं. ४५/३०, न.स.नं. ४५/३१, न.स.नं. ४५/३२, न.स.नं. ४५/३३, न.स.नं. ४५/३४, न.स.नं. ४५/३५, न.स.नं. ४५/३६, न.स.नं. ४५/३७, न.स.नं. ४५/३८, न.स.नं. ४५/३९, न.स.नं. ४५/४०, न.स.नं. ४५/४१, न.स.नं. ४५/४२, न.स.नं. ४५/४३, न.स.नं. ४५/४४, न.स.नं. ४५/४५, न.स.नं. ४५/४६, न.स.नं. ४५/४७, न.स.नं. ४५/४८, न.स.नं. ४५/४९, न.स.नं. ४५/५०, न.स.नं. ४५/५१, न.स.नं. ४५/५२, न.स.नं. ४५/५३, न.स.नं. ४५/५४, न.स.नं. ४५/५५, न.स.नं. ४५/५६, न.स.नं. ४५/५७, न.स.नं. ४५/५८, न.स.नं. ४५/५९, न.स.नं. ४५/६०, न.स.नं. ४५/६१, न.स.नं. ४५/६२, न.स.नं. ४५/६३, न.स.नं. ४५/६४, न.स.नं. ४५/६५, न.स.नं. ४५/६६, न.स.नं. ४५/६७, न.स.नं. ४५/६८, न.स.नं. ४५/६९, न.स.नं. ४५/७०, न.स.नं. ४५/७१, न.स.नं. ४५/७२, न.स.नं. ४५/७३, न.स.नं. ४५/७४, न.स.नं. ४५/७५, न.स.नं. ४५/७६, न.स.नं. ४५/७७, न.स.नं. ४५/७८, न.स.नं. ४५/७९, न.स.नं. ४५/८०, न.स.नं. ४५/८१, न.स.नं. ४५/८२, न.स.नं. ४५/८३, न.स.नं. ४५/८४, न.स.नं. ४५/८५, न.स.नं. ४५/८६, न.स.नं. ४५/८७, न.स.नं. ४५/८८, न.स.नं. ४५/८९, न.स.नं. ४५/९०, न.स.नं. ४५/९१, न.स.नं. ४५/९२, न.स.नं. ४५/९३, न.स.नं. ४५/९४, न.स.नं. ४५/९५, न.स.नं. ४५/९६, न.स.नं. ४५/९७, न.स.नं. ४५/९८, न.स.नं. ४५/९९, न.स.नं. ४५/१०० S.No./C.S.T.No./F.F.No. (जुला स.नं. १२०) न.स.नं.

- 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.
- १) जागा/भूमी २४/७/२२, दि. २४/०७/२०२३ रोजीच्या परवानगी मधील सर्व बांधिलक्यांसाठी आवश्यक असलेल्या जागेची सुविधा करणे.
- २) इमारत टाईप - B मधील ३९ च्या मजल्यावरील सदनिका क्र. २०६ व २०८ करिता सीसीटी न.स.नं. ४५/२० व ४५/२१ मधील परवानगी विभागाकडील ना हरकत बांधिलक्यांसाठी आवश्यक सुविधा करणे.

### संक्षेपान

आपला विकास परवानगी अर्ज क्र. २०२१ दि. ०७/०७/२०२३ रोजीच्या परवानगी मधील सर्व बांधिलक्यांसाठी आवश्यक असलेल्या जागेची सुविधा करणे.

**PLEASE NOTE THAT THE DEVELOPMENT IN CONFORMANCE OF THE APPROVED PLANS AND PERMITS IS SUBJECT TO THE PROVISIONS OF THE REGIONAL AND TOWN PLANNING ACT, 1966.**

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Amount \_\_\_\_\_



Yours faithfully,  
  
Executive Engineer,  
Town Development Department,  
Municipal Corporation of  
the city of Thane.

ट.नं. - ९  
1026/2023





Certificate No. 5245

**THANE MUNICIPAL CORPORATION, THANE**UDCPA Regulation No. 27  
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

इमारत क्र. व स.नं. मागील घामावर नमुद नुसार

V.P.No. एस ०४/०१५५/११ TMC/TDD/१३२८/२३ Date: 16/03/2023  
To, Shri/Smt. श्रीमती आमता आंबकर (Architect)

Shri \_\_\_\_\_ (Owners)

से. सार्वपुत्र एम्बरप्रायडस से भागीदार श्री. डी.लेश गोपाळ पुराणिक व इतर (कुलमुखत्यानपत्रधारक)With reference to your application No. 4064 dated 11/08/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village ओवळे Sector No. ०६ Situated at Road/Street १०.०० सी. शोडबंदर रोड S.No./G.S.T.No./R.P.No. मागील घामावर नमुद नुसार

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) ठपपा/शुक्वि/४२४५/२२ दि.२२/०७/२०२२ रोजीच्या परवानगी मधील सर्व संबंधित अटी आपणावर बंधनकारक राहतील.
- ६) फुडील मंजूरीपूर्वी किंवा जोला इंटिमेशनपूर्वी रस्त्याखालील क्षेत्राचा महापालिकेच्या नावे झालेला स्वतंत्र ७/२२ सादर करणे आवश्यक राहिल.
- ७) इमारत टाईप - A-1, A-2 व B करिता उर्वरित मजल्याची सी.सी. मागणी करण्यापूर्वी Airport Authority (AAI) कडील नाइरकत दाखला सादर करणे आवश्यक राहिल.

**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**Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of, Thane.

P.T.O.

ट न न - ९  
दस्त क्र. १०४६/२०२४  
१०६ / २०१७



सी.सी.

इमारत टाईप - A-1 :- २६ वा मजला ते ३५ मजले

इमारत टाईप - A-2 :- २६ वा मजला ते ३५ मजले


इमारत टाईप - B :- लोअर फ्लॉर - ३, २ रा मजला ते ३५ वा मजले

मौजे ओवळे, ता. व जि. ठाणे येथील (जुना स.न.१२०) न.स.न.४५/२/अ व ४५/२/ब, न.स.न.४५/४,  
न.स.न.४५/५, न.स.न.४५/९/अ, ४५/९/ब, न.स.न.४५/१०/अ व ४५/१०/ब

### सावधान

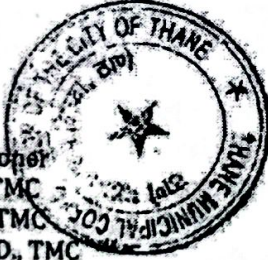
"मंजूर नकाशांनुसार धोरणानुसार न करणे तसेच  
विभागास नियंत्रण नियमावलीनुसार आवश्यक त्या  
परवानग्या न घेता बांधकामे संपन्न करणे, महाराष्ट्र  
प्रादेशिक व भारतातील अधिनियमांचे कलम ५२  
अनुसार दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत  
जास्त दंडाची शिक्षा होऊ शकते"

Yours faithfully,

  
Executive Engineer  
Municipal Corporation of  
The City of Thane

Copy To

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



ट न न - ९
दस्त क्र. २३०१२/२०१४
१०८/२०१५





Certificate No. 4619

**THANE MUNICIPAL CORPORATION, THANE**

Regulation  
(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT  
PERMISSION/ COMMENCEMENT CERTIFICATE**

इमारत क्र. व स.नं. मागील पानावर नमुद नुसार

V. P. No. एस ०६/०९५५/९३ TMC/TDD/ 3704/21 Date: 25/9/2021  
To, Shri / Smt. श्रीमती अमिता आंबेकर (Architect)

Shri (Owners)  
मे. साईपुष्य एन्टरप्रायझेस चे भागीदार श्री. शैलेश गोपाळ पुराणिक व इतर (कुलमुखत्यारपत्रधारक)

With reference to your application No. ३८८५ dated १३/०७/२०२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village आवळ Sector No. ०६ Situated at Road / Street घोडबंदर रोड S. No. / C.S.T. No. / E.P. No. मागील पानावर नमुद नुसार

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.
- 5) Information Board to be displayed at site till Occupation Certificate.
- 6) A Structural stability certificate from the structural engineer confirming IS Code No. 1893 & 4326 to be submitted before occupation certificate.
- 7) Open land Tax should be paid and receipt should be submitted at the time of giving intimation for plinth completion.

**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**

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of, Thane.

P. T. O.

२३३ - ९



परवानगी/सी.सी.

- इमारत टाईप - अ-१ :- लोअर ग्राऊंड ३ + लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट  
ग्राऊंड + १ ला मजला ते २५ मजले
- इमारत टाईप - अ-२ :- लोअर ग्राऊंड ३ + लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट  
ग्राऊंड + १ ला मजला ते २५ मजले
- इमारत टाईप - बी :- लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट/ग्राऊंड + १ मजला
- वाणिज्य इमारत क्र.१ :- ग्राऊंड मजला
- वाणिज्य इमारत क्र.२ :- ग्राऊंड मजला
- क्लब हाऊस :- तळ + १ मजला (पार्ट)

मोजे ओवळे, ता. व जि. ठाणे येथील (जुना स.न.१२०) न.स.न.४५/२/अ व ४५/२/ब (न.भू.क्र.५६३),  
न.स.न.४५/४ (न.भू.क्र.५६२), न.स.न.४५/५ (न.भू.क्र.५६१), न.स.न.४५/९/अ व ४५/९/ब (न.भू.क्र.५५८), व  
न.स.न.४५/१०/अ व ४५/१०/ब (न.भू.क्र.५६०)

- 8) NOC from Drainage, water Garden Dept. to be submitted before occupation certificate.
- 9) Rain water harvesting system to be provided before occupation certificate.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 11) CCTV cameras to be installed at external & internal side of the building before Occupation certificate. It is responsibility of the Developer/Society to keep them in working condition.
- 12) Owner/Developer will be responsible for any dispute regarding tenants, ownership, boundary of the plot, court matter or any complain & Thane Municipal Corporation will not be responsible for the same.
- 13) If the numbers of female labourer on site is 10 or more, than, Baby sitting & other arrangement are to be provided for their children.
- 14) All the provision mentioned in JDCPR, as may be applicable, shall be binding on the owner/developer.
- 15) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 16) Organic Waste Disposal system should be commissioned before occupation certificate.
- 17) Authority will not supply water for construction.
- 18) In the development Permission 7/12 extract of road widening land in the name of TMC must be submitted within 6 month from the commencement certificate.
- 19) Storm water drainage system design and drawings from Service consultant should be submitted to the concerned department of the authority before commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 20) The certificate from garden department required under the provision of tree act shall be submitted before occupation certificate.
- 21) Necessary Charges shall be paid to TMC as and when become due
- 22) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra land revenue code and prevailing policies
- 23) Rain water harvesting system should be provided before applying for occupation certificate.



ट.म.न - ९
दस्त क्र. २३०२५/२०२४
१११ / २०१




P.T.O.

- 24) All site safety arrangements to be made while construction phase.
- 25) It is mandatory to implement vector borne disease action plan.
- 26) Final CFO NOC should be submitted before occupation certificate, if applicable.
- 27) Regularization for waste water treatment & recycling as per govt. resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for occupation certificate.
- 28) It is necessary to submit Status work every three months by architect & applicant.
- 29) Boundary wall should be constructed before plinth certificate.
- 30) Letter box should be installed on ground floor for all flats before occupation certificate.
- 31) It shall be binding upon the owner/developer / POA to follow and abide by all the guidelines, rules and regulations issued by central / state government and TMC from time to time for prevention of COVID-19 pandemic.
- 32) To submit property card & CTS plan within one year from C.T. Survey Department from issuance of this permission.
- 33) NOC from Solid Waste Management Department for Construction and Debris Waste Management plan must be submitted.

### साधधान

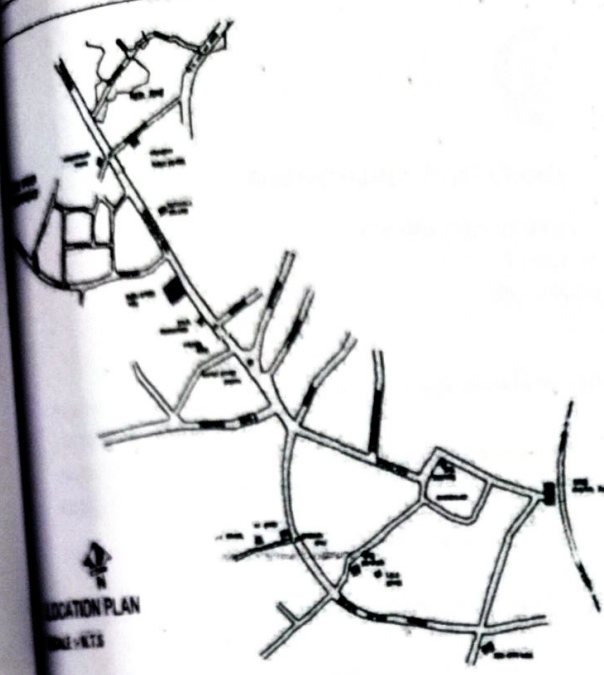
\*संज्ञक मन्त्रालयानुसार अधिष्ठापन न करणे तसेच  
निर्धारित नियमावलीनुसार आग्रहणक त्या  
पर्यायान्तर न वेदा अधिकाय प्रारंभ करणे, महाराष्ट्र  
प्रदेशीय नगर रचना अधिनियमाचे यत्न ५३  
अनुसार सुसंगतपणे प्रारंभ करणे. नगर रचना अधिनियम  
क्रमांक ३ अर्चे १०२ व १०३-१०४-१०५-१०६-१०७-१०८-१०९-११०-१११-११२-११३-११४-११५-११६-११७-११८-११९-१२०-१२१-१२२-१२३-१२४-१२५-१२६-१२७-१२८-१२९-१३०-१३१-१३२-१३३-१३४-१३५-१३६-१३७-१३८-१३९-१४०-१४१-१४२-१४३-१४४-१४५-१४६-१४७-१४८-१४९-१५०-१५१-१५२-१५३-१५४-१५५-१५६-१५७-१५८-१५९-१६०-१६१-१६२-१६३-१६४-१६५-१६६-१६७-१६८-१६९-१७०-१७१-१७२-१७३-१७४-१७५-१७६-१७७-१७८-१७९-१८०-१८१-१८२-१८३-१८४-१८५-१८६-१८७-१८८-१८९-१९०-१९१-१९२-१९३-१९४-१९५-१९६-१९७-१९८-१९९-२००-२०१-२०२-२०३-२०४-२०५-२०६-२०७-२०८-२०९-२१०-२११-२१२-२१३-२१४-२१५-२१६-२१७-२१८-२१९-२२०-२२१-२२२-२२३-२२४-२२५-२२६-२२७-२२८-२२९-२३०-२३१-२३२-२३३-२३४-२३५-२३६-२३७-२३८-२३९-२४०-२४१-२४२-२४३-२४४-२४५-२४६-२४७-२४८-२४९-२५०-२५१-२५२-२५३-२५४-२५५-२५६-२५७-२५८-२५९-२६०-२६१-२६२-२६३-२६४-२६५-२६६-२६७-२६८-२६९-२७०-२७१-२७२-२७३-२७४-२७५-२७६-२७७-२७८-२७९-२८०-२८१-२८२-२८३-२८४-२८५-२८६-२८७-२८८-२८९-२९०-२९१-२९२-२९३-२९४-२९५-२९६-२९७-२९८-२९९-३००-३०१-३०२-३०३-३०४-३०५-३०६-३०७-३०८-३०९-३१०-३११-३१२-३१३-३१४-३१५-३१६-३१७-३१८-३१९-३२०-३२१-३२२-३२३-३२४-३२५-३२६-३२७-३२८-३२९-३३०-३३१-३३२-३३३-३३४-३३५-३३६-३३७-३३८-३३९-३४०-३४१-३४२-३४३-३४४-३४५-३४६-३४७-३४८-३४९-३५०-३५१-३५२-३५३-३५४-३५५-३५६-३५७-३५८-३५९-३६०-३६१-३६२-३६३-३६४-३६५-३६६-३६७-३६८-३६९-३७०-३७१-३७२-३७३-३७४-३७५-३७६-३७७-३७८-३७९-३८०-३८१-३८२-३८३-३८४-३८५-३८६-३८७-३८८-३८९-३९०-३९१-३९२-३९३-३९४-३९५-३९६-३९७-३९८-३९९-४००-४०१-४०२-४०३-४०४-४०५-४०६-४०७-४०८-४०९-४१०-४११-४१२-४१३-४१४-४१५-४१६-४१७-४१८-४१९-४२०-४२१-४२२-४२३-४२४-४२५-४२६-४२७-४२८-४२९-४३०-४३१-४३२-४३३-४३४-४३५-४३६-४३७-४३८-४३९-४४०-४४१-४४२-४४३-४४४-४४५-४४६-४४७-४४८-४४९-४५०-४५१-४५२-४५३-४५४-४५५-४५६-४५७-४५८-४५९-४६०-४६१-४६२-४६३-४६४-४६५-४६६-४६७-४६८-४६९-४७०-४७१-४७२-४७३-४७४-४७५-४७६-४७७-४७८-४७९-४८०-४८१-४८२-४८३-४८४-४८५-४८६-४८७-४८८-४८९-४९०-४९१-४९२-४९३-४९४-४९५-४९६-४९७-४९८-४९९-५००-५०१-५०२-५०३-५०४-५०५-५०६-५०७-५०८-५०९-५१०-५११-५१२-५१३-५१४-५१५-५१६-५१७-५१८-५१९-५२०-५२१-५२२-५२३-५२४-५२५-५२६-५२७-५२८-५२९-५३०-५३१-५३२-५३३-५३४-५३५-५३६-५३७-५३८-५३९-५४०-५४१-५४२-५४३-५४४-५४५-५४६-५४७-५४८-५४९-५५०-५५१-५५२-५५३-५५४-५५५-५५६-५५७-५५८-५५९-५६०-५६१-५६२-५६३-५६४-५६५-५६६-५६७-५६८-५६९-५७०-५७१-५७२-५७३-५७४-५७५-५७६-५७७-५७८-५७९-५८०-५८१-५८२-५८३-५८४-५८५-५८६-५८७-५८८-५८९-५९०-५९१-५९२-५९३-५९४-५९५-५९६-५९७-५९८-५९९-६००-६०१-६०२-६०३-६०४-६०५-६०६-६०७-६०८-६०९-६१०-६११-६१२-६१३-६१४-६१५-६१६-६१७-६१८-६१९-६२०-६२१-६२२-६२३-६२४-६२५-६२६-६२७-६२८-६२९-६३०-६३१-६३२-६३३-६३४-६३५-६३६-६३७-६३८-६३९-६४०-६४१-६४२-६४३-६४४-६४५-६४६-६४७-६४८-६४९-६५०-६५१-६५२-६५३-६५४-६५५-६५६-६५७-६५८-६५९-६६०-६६१-६६२-६६३-६६४-६६५-६६६-६६७-६६८-६६९-६७०-६७१-६७२-६७३-६७४-६७५-६७६-६७७-६७८-६७९-६८०-६८१-६८२-६८३-६८४-६८५-६८६-६८७-६८८-६८९-६९०-६९१-६९२-६९३-६९४-६९५-६९६-६९७-६९८-६९९-७००-७०१-७०२-७०३-७०४-७०५-७०६-७०७-७०८-७०९-७१०-७११-७१२-७१३-७१४-७१५-७१६-७१७-७१८-७१९-७२०-७२१-७२२-७२३-७२४-७२५-७२६-७२७-७२८-७२९-७३०-७३१-७३२-७३३-७३४-७३५-७३६-७३७-७३८-७३९-७४०-७४१-७४२-७४३-७४४-७४५-७४६-७४७-७४८-७४९-७५०-७५१-७५२-७५३-७५४-७५५-७५६-७५७-७५८-७५९-७६०-७६१-७६२-७६३-७६४-७६५-७६६-७६७-७६८-७६९-७७०-७७१-७७२-७७३-७७४-७७५-७७६-७७७-७७८-७७९-७८०-७८१-७८२-७८३-७८४-७८५-७८६-७८७-७८८-७८९-७९०-७९१-७९२-७९३-७९४-७९५-७९६-७९७-७९८-७९९-८००-८०१-८०२-८०३-८०४-८०५-८०६-८०७-८०८-८०९-८१०-८११-८१२-८१३-८१४-८१५-८१६-८१७-८१८-८१९-८२०-८२१-८२२-८२३-८२४-८२५-८२६-८२७-८२८-८२९-८३०-८३१-८३२-८३३-८३४-८३५-८३६-८३७-८३८-८३९-८४०-८४१-८४२-८४३-८४४-८४५-८४६-८४७-८४८-८४९-८५०-८५१-८५२-८५३-८५४-८५५-८५६-८५७-८५८-८५९-८६०-८६१-८६२-८६३-८६४-८६५-८६६-८६७-८६८-८६९-८७०-८७१-८७२-८७३-८७४-८७५-८७६-८७७-८७८-८७९-८८०-८८१-८८२-८८३-८८४-८८५-८८६-८८७-८८८-८८९-८९०-८९१-८९२-८९३-८९४-८९५-८९६-८९७-८९८-८९९-९००-९०१-९०२-९०३-९०४-९०५-९०६-९०७-९०८-९०९-९१०-९११-९१२-९१३-९१४-९१५-९१६-९१७-९१८-९१९-९२०-९२१-९२२-९२३-९२४-९२५-९२६-९२७-९२८-९२९-९३०-९३१-९३२-९३३-९३४-९३५-९३६-९३७-९३८-९३९-९४०-९४१-९४२-९४३-९४४-९४५-९४६-९४७-९४८-९४९-९५०-९५१-९५२-९५३-९५४-९५५-९५६-९५७-९५८-९५९-९६०-९६१-९६२-९६३-९६४-९६५-९६६-९६७-९६८-९६९-९७०-९७१-९७२-९७३-९७४-९७५-९७६-९७७-९७८-९७९-९८०-९८१-९८२-९८३-९८४-९८५-९८६-९८७-९८८-९८९-९९०-९९१-९९२-९९३-९९४-९९५-९९६-९९७-९९८-९९९-१०००

Yours faithfully.

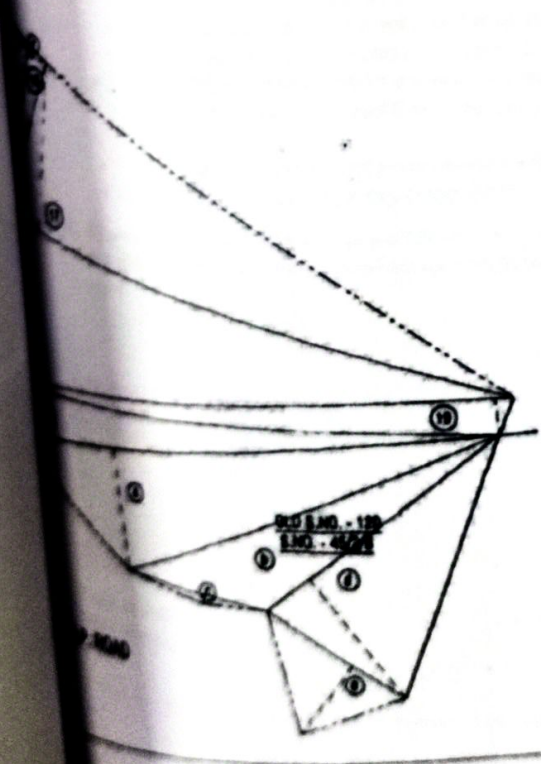
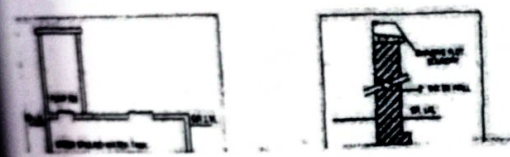
  
कार्यालयी अभियंता  
(शहर विकास विभाग)  
Municipal Corporation of  
Thane City of, Thane

मा. सहाय्यक संचालक नगर रचना यांच्या मान्यतेनुसार सादर.





LOCATION PLAN  
SCALE - 1:100



PERFORMA - B

SHEET NO. - 01/17

Layout Plan, Plot Area Summary, Plot Area Diagram, Summary For Builtup Area, Tenements Statement, Parking Area Statement, Construction Area Statement, Recreational open space Area Calculation, Location Plan & Performa - 1 : Area Statement .

STAMP OF APPROVAL

Plans are approved subject to conditions  
Prescribed in Permit No. V.P. 506/1155/114  
TMC/TO-OP/TPS/3.15/11/11. Dated: 28.03.2021

*(Signature)*  
Deputy Engineer  
(100)

*(Signature)*  
Executive Engineer  
(100)



Thane Municipal Corporation  
The City of Thane

सावधान

सर्वेक्षण प्रमाणपत्र व सर्वेक्षण नकाशा

DEVELOPMENT OF HOUSING IN SUBURBAN AREAS (REGULATIONS) 1974 FOR D.C.P.R. 2000

PERFORMA - 1 : AREA STATEMENT		ADDENDUM 2000
1	AREA OF THE PLOT (Minimum area of a plot to be considered)	2195.00
a)	AS PER OWNERSHIP DOCUMENT (SITE plan extract) - 4/2 SITE	2195.00
b)	AS PER MEASUREMENT SHEET	2147.72
c)	AS PER SITE	1298.00
2	DEDUCTIONS FOR	
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	2094.00
b)	ANY D.P. RESERVATION AREA	.....
c)	AREA UNDER EXISTING ROAD	.....
d)	AREA UNDER NOT IN POSSESSION	121.63
	TOTAL DEDUCTIONS	2295.63

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS SURVEYED  
ME OR ..... AND THE DIMENSIONS OF BOUNDARIES, ETC. OF PLOT  
STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA IS  
RECORDED IN THE RECORDS WITH THE AREA EXTENT OF OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

PROJECT TITLE:  
PROPOSED LAYOUT OF PLOT BEARING :- SURVEY NO. 48/120/9A, 48/120/9B, 48/120/9C, 48/120/9D, 48/120/9E, 48/120/9F, 48/120/9G, 48/120/9H & 48/120/9I AT VILLAGE GHODBUNDER ROAD, THANE.

CLIENT : M/S SAI PUSHP ENTERPRISES

STAMP :

NAME OF OWNER

M/S. SAI PUSHP ENTERPRISES & OTHERS

DRAWING TITLE : MUNICIPAL DRAWING

DRAWN BY : MANOJ RANE

CHECKED BY : Shriwaga

SCALE : 1:500  DATE : 28.03.2021

SHEET NO : 01 / 17

Architects & Interior Designers

Vastushilpa

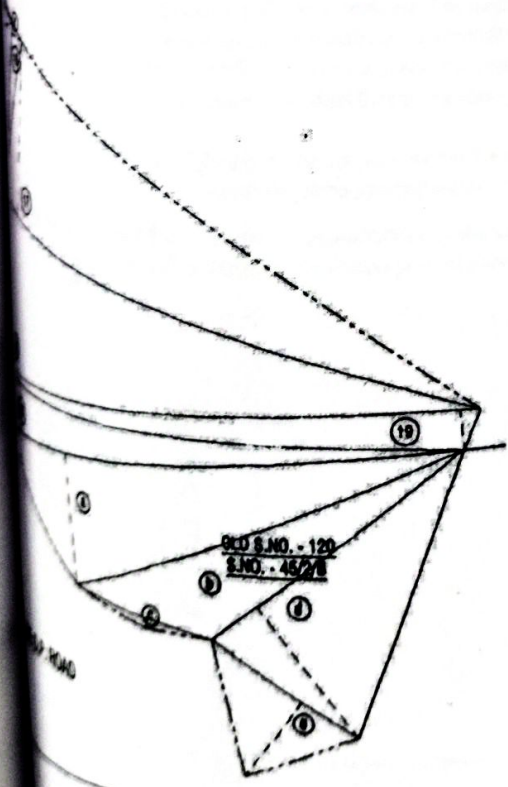
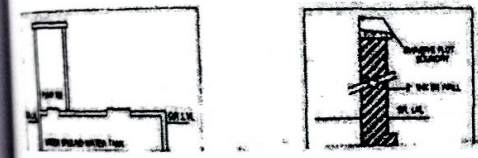
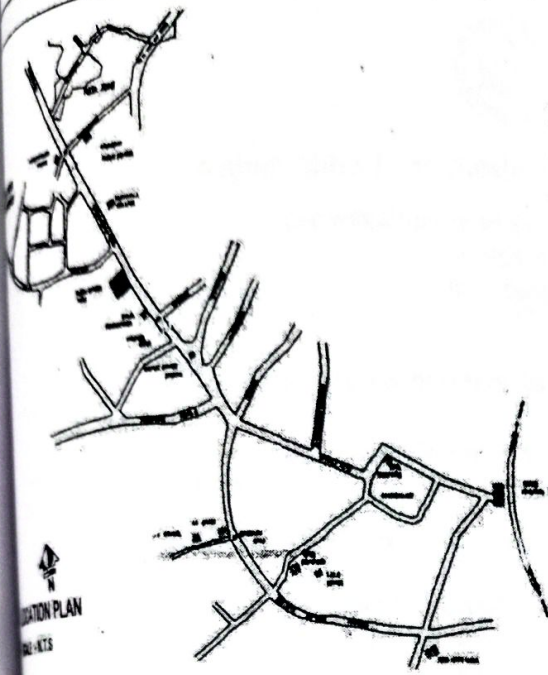
Purank One, Kanchan Pushpa, G.B. Road, Thane (W)

AR. AMEETA S. AMBEKAR  
CA/96/20685

Buranika One, Kanchan Pushpa, Ghodbunder  
Road, Kajar Vadarva, Thane (W)- 400 607

एन - 1  
दस्तावेज क्र. 23074/2021  
994/209





**PERFORMA - B** SHEET NO. - 01/17  
 Layout Plan, Plot Area Summary, Plot Area Diagram, Summary For Building Area, Tenements Statement, Parking Area Statement, Construction Area Statement, Recreational open space Area Calculation, Location Plan & Performa - 1 : Area Statement.

**STAMP OF APPROVAL**  
 Plans are approved subject to conditions Prescribed in Permit No. V.P. 506(A) S.E.C. 114 TMC/10-07/TPS/3.7.89/AL Dated 2.8.2002

H. V. [Signature]  
 Deputy Engineer (TDD)  
 Thane Municipal Corporation  
 The City of Thane

सावधान  
 "मंजूर शिवांगणकार बांधकाम न करवी लंबी"

DEVELOPMENT OF HOUSING FOR 145 B.G. ROAD, GHODBUNDER ROAD, THANE (M.P. 2000)

**PERFORMA - 1 : AREA STATEMENT**

1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	1214.72
a)	AS PER OWNERSHIP DOCUMENT (75% of area)	1214.72
b)	AS PER MEASUREMENT SHEET	1214.72
c)	AS PER SITE	1214.72
2	DEDUCTIONS FOR	
a)	PROPOSED D.P., D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	206.00
b)	ANY D.P. RESERVATION AREA	.....
c)	AREA UNDER EXISTING ROAD	.....
d)	AREA UNDER NOT IN POSSESSION	121.47
	TOTAL B.G. ROAD	223.25

**CERTIFICATE ON AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE AND SURVEYED BY ME OR [Signature] AND THE DIMENSIONS OF ROAD, SITE OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENCED ARCHITECT

PROJECT TITLE:  
 PROPOSED LAYOUT ON PLOT BEARING :- SURVEY NO. 48(120)A, 48(120)B, 48(120)C, 48(120)D, 48(120)E, 48(120)F, 48(120)G, 48(120)H, 48(120)I, 48(120)J, 48(120)K, 48(120)L, 48(120)M, 48(120)N, 48(120)O, 48(120)P, 48(120)Q, 48(120)R, 48(120)S, 48(120)T, 48(120)U, 48(120)V, 48(120)W, 48(120)X, 48(120)Y, 48(120)Z AT VILAGE GHODBUNDER ROAD, THANE.

CLIENT : M/S SAI PUSHP ENTERPRISES

STAMP :

NAME OF OWNER  
 M/S. SAI PUSHP ENTERPRISES & OTHERS

DRAWING TITLE : MUNICIPAL DRAWING

DRAWN BY : MANGAL RANE

CHECKED BY : Shweta

SCALE : 1:500  DATE : 26.03.2001

SHEET NO : 01 / 17

Architects & Interior Designers  
 Purank One, Kanchan Prahpa, G.B. road, Thane (W)

AR. AMEETA S. AMBEKAR  
 CA/98/20685  
 Purank One, Kanchan Prahpa, Ghodbunder Road, Kajar Vadaya, Thane (W) - 400 607

ट न न  
 दस्त क्र. 23072/2028  
 994/204





# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :  
PS1700006605

Project: IKIGAI - Phase 1 Plot Bearing / CTS / Survey / Final Plot No.: 45-2Pt, 45-4Pt, 45-5Pt, 45-10Pt at Thane (M Corp.), Thane, Thane, 400615;

1. Puranik Tokyo Bay Private Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400615.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

• The Registration shall be valid for a period commencing from 14/08/2017 and ending with 30/12/2031 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

• That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 30-10-2023 12:02:21

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

ट न न - ९  
दस्त क्र. २३०४६ / २०२४  
११९ / २०९



घोषणापत्र

मी, शाहाजी कडिकर, वय : 60

वर्ष, धंदा : नोकरी, रा. ठाणे

याद्वारे घोषित करतो की,

मा. दुय्यम निबंधक, ठाणे-६ यांचे कार्यालयात

करारनामा या शिर्षकाचा दस्त नोंदणीसाठी

सादर करण्यात आला आहे. योगेश गोविंद पुवाठिकर  
यांनी दि. 29/06/2028 रोजी

मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करुन कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून घेणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर कथन बुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

दिनांक - २८/११/२०२४

कुलमुखत्यारपत्रधारकाचे नाव व सही


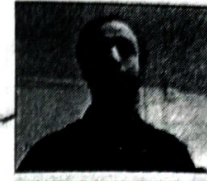

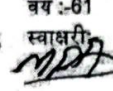


ट न न - ९  
दस्त क्र. २५०२६/२०२४  
२०२४





दस्त क्रमांक :टनन9/23046/2024





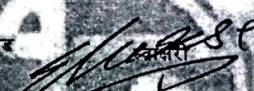

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विनय दिनेश अनम. पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: २५/४, शांतीनगर, साने गुरुजी मार्ग, जेकरब सरकल,सेंट इग्राटिस चर्च समोर, महालक्ष्मी, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AQNPA6729R	लिहून घेणार वय :-38 स्वाक्षरी:- 		
2	नाव:माधुरी दिनेश अनम. पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: २५/४, शांतीनगर, साने गुरुजी मार्ग, जेकरब सरकल,सेंट इग्राटिस चर्च समोर, महालक्ष्मी, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AZGPA8942E	लिहून घेणार वय :-61 स्वाक्षरी:- 		

बरीस दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अजिंक्य सुतार - वय:25 पत्ता:पुराणिकस वन कांचनपुष्प, कावेसर, ठाणे पश्चिम घोडबंदर रोड पिन कोड:400615	 	
2	नाव:काशिनाथ शिर्के - वय:48 पत्ता:पुराणिकस वन कांचनपुष्प, कावेसर, ठाणे पश्चिम घोडबंदर रोड पिन कोड:400615	 	

खालील पक्षकाराची कबुली उपलब्ध नाही

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	पुराणिक टोकयो बे प्रा लि ( साईपुष्प इंटरप्रायझेस ) चे संचालक / भागीदार पुराणिक योगेश गोविंद यांचे तर्फे कबुली जबाब करीता शहाजी कर्डेकर :- प्लॉट नं: -, माळा नं: तळ ते प्राच मजसे, इमारतीचे नाव: पुराणिकस वन, ब्लॉक नं: कांचनपुष्प, कावेसर, ठाणे पश्चिम, रोड नं: घोडबंदर रोड, महाराष्ट्र, ठाणे, AANCP7511K

१०० रुपयांमिबंधक वर्ग २ ठाणे क. ९

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Police Number	Police Rate
1	Puranik Tokyo Bay Private Limited	eChallan	10000502024111501734	MH011167622202425P	261150.00	SD	0006467756202425	29/11/2024
2		DHC		1124282314963	100	RF	1124282314963D	29/11/2024
3		DHC		1124280114801	2000	RF	1124280114801D	29/11/2024
4		DHC		1124287814887	2000	RF	1124287814887D	29/11/2024
5		eChallan		MH011721717202425P	30000	RF	0006467763202425	29/11/2024

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



Know Your Rights as Registrants

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

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

सूची क्र.2

दुग्धम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 23046/2024

नोंदणी :

Regn.63m

02/12/2024

## घात्राचे नाव : ओवळे

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	3729862
(3) बाजारघाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार से समुद करावे)	2911720

(4) घू-भापम,पोटहिस्सा व धरणीमांक(असल्यास)

1) घालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मीजे ओवळे,वा.त्रि.ठाणे येथील इकिसाई फेज-1,रैरा नं.पी51700006605,सर्वे नं. 45/2 पार्ट,45/4 पार्ट,45/5 पार्ट,45/10 पार्ट सदनिका क्र.2706,27 वा मजला,इकिसाई फेज-1,बिल्डींग ए-1,हाना,पोडबंदर रोड,ओवळे,ठाणे पश्चिम सदनिका क्षेत्र 26.531 चौ.मी. कापेट,सदनिकेला जोडलेले क्षेत्र 1,375 चौ.मी सन्डिस स्लॅब आणि एक टू-व्हीलर पार्किंग. ( Survey Number ; सर्वे नं. 45/2 पार्ट,45/4 पार्ट,45/5 पार्ट,45/10 पार्ट ; )

(5) क्षेत्रफळ

1) 27.906 चौ.मीटर

(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता,

1): नाव:-पुराणिक टोकजो बे प्रा लि ( साईपुष्प इंटर्प्र्रायईझेस ) चे संचालक / भागीदार पुराणिक योगेश योगेश पांचे तर्फे कबुली जबाब करीता महाजी कर्कर - वय:60; पत्ता:-प्लॉट नं. - , माळा नं: तळ ठे पाच मजले, इमारतीचे नाव: पुराणिक वन , ब्लॉक नं: काचनपुष्प, कावेसर, ठाणे पश्चिम , रोड नं: पोडबंदर रोड , महापाट्ट, ठाणे. पिन कोड:-400615 पॅन नं:-AANCP7511K

(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-विनय दिनेश अतुम . वय:-38; पत्ता:-प्लॉट नं. - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: २५/४, शाहीनगर, माने गुरूजी मार्ग, जेकर सरकल,सेंट इग्राटिस चर्च समोर, महालक्ष्मी, मुंबई, रोड नं:- , महापाट्ट, MUMBAI. पिन कोड:-400011 पॅन नं:-AQNPA8729R

2): नाव:-भाद्रुपी दिनेश अतुम . वय:-61; पत्ता:-प्लॉट नं. - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: २५/४, शाहीनगर, माने गुरूजी मार्ग, जेकर सरकल,सेंट इग्राटिस चर्च समोर, महालक्ष्मी, मुंबई, रोड नं:- , महापाट्ट, मुंबई. पिन कोड:-400011 पॅन नं:-AZGPA8942E

(9) दस्तऐवज करून दिव्याचा दिनांक	29/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2024
(11)अनुक्रमांक,खंड व पुत्र	23046/2024
(12)बाजारघावघावामुळे मुद्रांक शुल्क	261150
(13)बाजारघावघावामुळे नोंदणी शुल्क	30000
(14)शेरा	

सह दुग्धम निबंधक वर्ग २ ठाणे क्र. ९

मुद्रांकनासाठी विचारार्थ येतलेला हप्त्यास:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुक्रमांक

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

