

335/1941

पावती

Original/Duplicate

Wednesday, February 09, 2022

नोंदणी क्र. :39म

6:08 PM

Regn.:39M

पावती क्र.: 2293

दिनांक: 09/02/2022

गावाचे नाव: बेतवडे

दस्तऐवजाचा अनुक्रमांक: टनन5-1941-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रीती हेमराज जैसवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:27 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.2942358.081 /-

मोबदला रु.5400000/-

भरलेले मुद्रांक शुल्क : रु. 324000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202213621 दिनांक: 09/02/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012718700202122M दिनांक: 09/02/2022

बँकेचे नाव व पत्ता:

Joint Sub Registrar, Thane 5
सह दुय्यम निबंधक, ठाणे क्र.५

09/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 1941/2022

नोंदणी :

Regn:63m

गावाचे नाव : बेतवडे

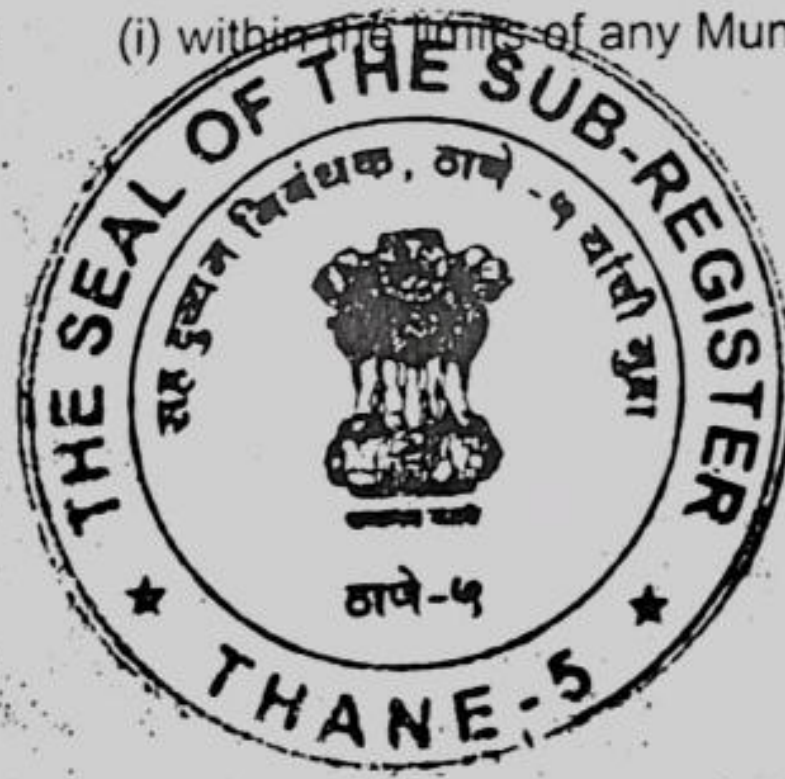
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2942358.081
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं 2202,22 वा मजला, विल्डिंग नं ए 3, माय सिटी, बेतवडे ठाणे प.1 कवड कार पार्किंग नं जी 246. सदनिकेचे शेज 549.46 चौ फुट कार्पेट म्हणजेच 51.05 चौ मिटर कार्पेट. ((Survey Number : 35,36,39,77 सब प्लॉट नं ए ;))
(5) क्षेत्रफळ	1) 549.46 चौ.फूट
(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:-विकी ए.चंदिरामानी -- वय:-32; पत्ता:-प्लॉट नं: सदनिका नं 004, माळा नं: -, इमारतीचे नाव: श्री कुटिर को ऑप हौ सोसा लि., ब्लॉक नं: -, रोड नं: डोम्बिवली, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AHEPC7162Q 2): नाव:-मनिषा चंदिरामानी -- वय:-31; पत्ता:-प्लॉट नं: सदनिका नं 004, माळा नं: -, इमारतीचे नाव: श्री कुटिर को ऑप हौ सोसा लि., ब्लॉक नं: -, रोड नं: डोम्बिवली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEWPL9078F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रीती हेमराज जैसवाल -- वय:-24; पत्ता:-प्लॉट नं: वी 101, माळा नं: -, इमारतीचे नाव: दिगंबर अपार्टमेंट, ब्लॉक नं: मुम्नादेवी कॉलनी, रोड नं: दिवा पु ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BEQPJ7017D
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1941/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	324000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRITI HEMRAJ JAISWAL	eChallan	03006172022020500396	MH012718700202122M	324000.00	SD	0006235984202122	09/02/2022
2	PRITI HEMRAJ JAISWAL	eChallan		MH012718700202122M	30000	RF	0006235984202122	09/02/2022
3		DHC		0902202213621	600	RF	0902202213621D	09/02/2022

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

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीय)					
Valuation ID	202202097826	09 February 2022,05:59:19 PM			
मूल्यांकनाचे वर्ष	2021	रून 5			
जिल्हा	ठाणे				
मूल्य विभाग	तासुखे : ठाणे				
उप मूल्य विभाग	33/120-21अ) बेतवडे गावठाण वगळून उर्वरित मिल्कती				
क्षेत्राचे नाव	Thane Municipal Corporation	सल्ले नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
सुली रधीन	निवासी सदनिक	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6300	39800	38000	45700	38000	ची. मीटर
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	61.2553ची. मीटर	मिल्कतीचा वापर-	निवासी सदनिक	मिल्कतीचा प्रकार-	बांधीय
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिल्कतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.39800/-
जडवाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	51.0461ची. मीटर
Sale Type - Resale	First Sale Date - 12/01/2017				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (39800 * (100 / 100)) * 115 / 100				
	= Rs.45770/-				
A) मुख्य मिल्कतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र				
	= 45770 * 61.2553				
	= Rs.2803655.081/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94ची. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (39800 * 25/100)				
	= Rs.138703/-				
Applicable Rules	= 3, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिल्कतीचे मूल्य + तळाघराचे मूल्य + मेझीनार्ड मजला क्षेत्र मूल्य + लगतच्या गळ्डीचे मूल्य(सुली बाल्कनी) + वरील गळ्डीचे 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				
	= 2803655.081 + 0 + 0 + 0 + 138703 + 0 + 0 + 0 + 0 + 0				
	= Rs.2942358.081/-				
	= एकोणतीस लाख वेचोळीस हजार तीन शे अठ्ठावन्न /-				

Home Print

ट न न - ५
दस्त क्र. १०४९ / २०२२
१ / ३०

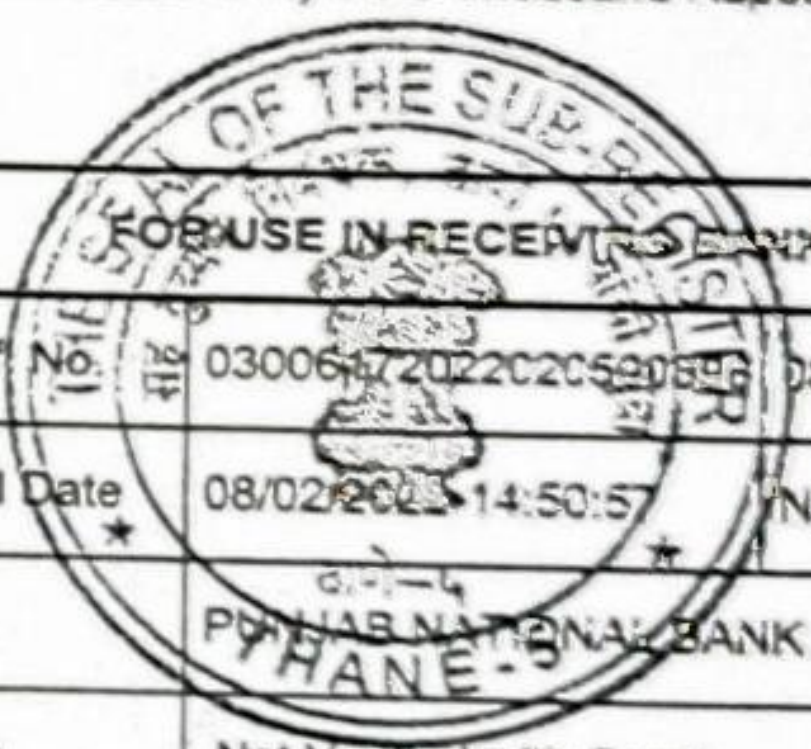




CHALLAN
MTR Form Number-6



CRN	LN012749780002-1221	BARCODE	XXXXXXXXXXXXXXXXXXXX	Date	03/02/2022-14:20:33	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)		PAN No.(if Applicable)				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PRITI HEMRAJ JAISWAL					
Location	THANE	Flat/Block No.	FLAT NO 2202, 22ND FLOOR,					
Year	2021-2022 One Time	Premises Building						
Account Head Details		Amount In Rs.	Road/Street	BUILDING NO A3, MY CITY, DIVA MANPADA ROAD, BETAWADE				
0030045401	Stamp Duty	324000.00	Area/Locality	THANE				
0030053301	Registration Fee	30000.00	Town/City/District					
			Pin	4	0	0	6 1 2	
			Remarks (if Any)	Second Party Name=VICKY A CHANDIRAMAN-				
			Amount In Words	Three Lakh Fifty Four Thousand Rupees Only				
Total		3,54,000.00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p align="center">ट न न - ५</p> <p align="center">दस्त क्र. १८४९ / २०२२</p> <p align="center">० / ३०</p> </div>					
Payment Details	PUNJAB NATIONAL BANK							
Cheque-DD Details			Bank CIN	Ref. No.	03006472022020590596 080222M985809			
Cheque/DD No.		Bank Date	RBI Date	08/02/2022 14:50:57 Not Verified with RBI				
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK THANE-5					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
 Mobile No. : 9930857333

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

ट न न - ५
दस्त क्र. १९४९ / २०२२
३ / ३०



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 09th day of February, 2022.

BETWEEN

1] **MR. VICKY A. CHANDIRAMANI**, age 32 years, PAN. AHEPC7162Q,
2] **MRS. MANISHA CHANDIRAMANI**, age 31 years, PAN. AEWPL9078F, Both Indian Inhabitant, having address at Flat No. 004, Shri Kutir Co-operative Housing Society Ltd., Opp Ayodhya Nagari, Dombivali - 421201, hereinafter referred to as "**THE VENDORS**" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

AND

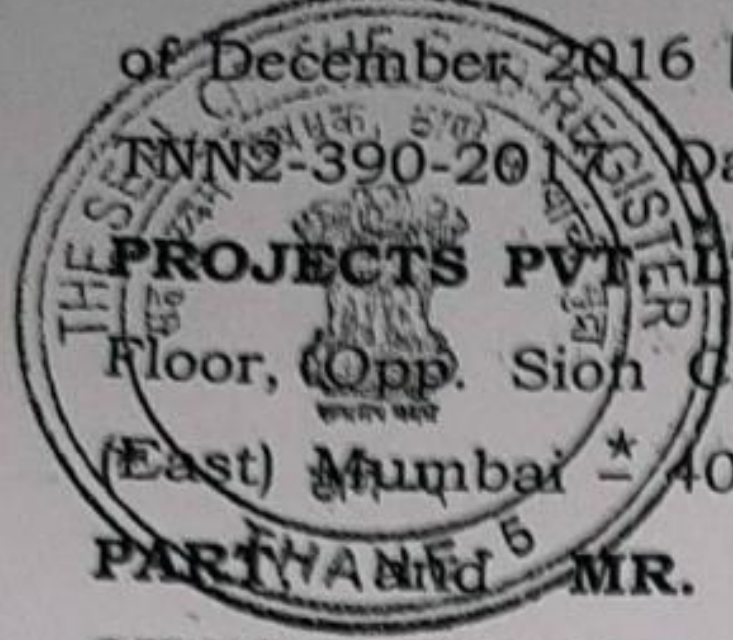
MISS. PREETI HEMRAJ JAISWAL, age 24 years, PAN. BEQPJ7017D, Indian Inhabitant, having address at B-101, Digambar Apartment, Mumbradevi Colony, Diva [E], Thane - 400612, hereinafter referred to as "**THE PURCHASER**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**


[VENDOR]


[VENDOR]
Page no. - 1 -


[PURCHASER]

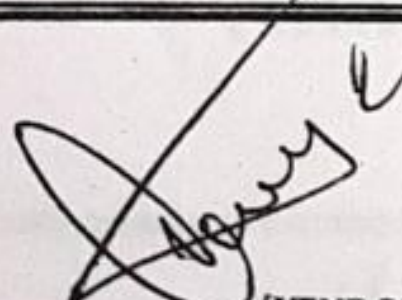
ट न न - ५
दस्त क्र. १९४९ / २०२२
४/३०

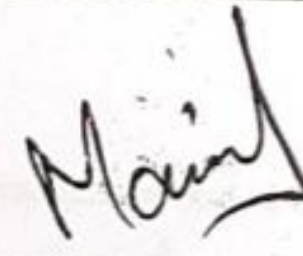


WHEREAS by virtue of a Registered **AGREEMENT FOR SALE** dated 31st day of December, 2016 [Registered with the Sub-Registrar of Thane at Doc. No. RNN2-390-2017, Dated 12-01-2017] executed between **M/s. HORIZON PROJECTS PVT. LTD.**, having its office at Runwal & Omkar Esquare, 5th Floor, (Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East) Mumbai - 400022 therein referred to as **'THE OWNER'**, of the **ONE PART** and **MR. VICKY A. CHANDIRAMANI & MRS. MANISHA CHANDIRAMANI**, therein referred to as **'THE PURCHASERS'**, of the **OTHER PART**, now [the **VENDORS** herein], have purchased and acquired all right, title and interest in residential Premises bearing **Flat No. 2202**, admeasuring **549.46 Sq. Ft [Carpet] i.e. 51.05 Sq. Mtrs [Carpet]** area on **22nd Floor**, in the **Building No. A-3, Along with One Covered Car Parking Space**, of the project known as **"MY CITY"** having **Survey No. 35, 36, 39, & 77, Sub Plot A**, at **Village BETAWADE**, lying being and situated at Diva Manpada Road, Off Kalyan Shill Road, Betawade, Thane, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane, which flat hereinafter referred to as the **"SAID PREMISES"** and more particularly described in the schedule hereunder written.

AND WHEREAS MR. VICKY A. CHANDIRAMANI & MRS. MANISHA CHANDIRAMANI, the **PURCHASERS** therein, now [the **VENDORS** herein], have made the entire payment of consideration to the said **M/s. HORIZON PROJECTS PVT. LTD.**, of such being on and thereupon, **MR. VICKY A. CHANDIRAMANI & MRS. MANISHA CHANDIRAMANI**, the **PURCHASERS** therein, now [the **VENDORS** herein], has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS MR. VICKY A. CHANDIRAMANI & MRS. MANISHA CHANDIRAMANI, the **PURCHASERS** therein, now [the **VENDORS** herein], are enjoying the said premises as full and absolute owner thereof & they have decided to sell the said premises on **OWNERSHIP BASIS** together with undivided right, title and interest in the said premises and the **PURCHASER** demanded from the **VENDORS** and the **VENDORS** have given inspection to the **PURCHASER** and he is satisfied with all the documents of the title relating to the said premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.


[VENDOR]


[VENDOR]
Page no. - 2 -


[PURCHASER]

ट न न - 4
दस्ता क्र. 9089 / 2022
5 / 30

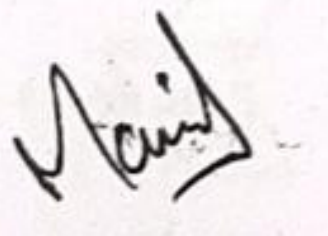
AND WHEREAS the **VENDORS** out of their own desire & interest have decided to sell the aforesaid premises on **OWNERSHIP BASIS**

AND WHEREAS the **PURCHASER** being in need of permanently suitable accommodation, came to know of the same, approached the **VENDORS** whereupon the **VENDORS** represented to the **PURCHASER** that



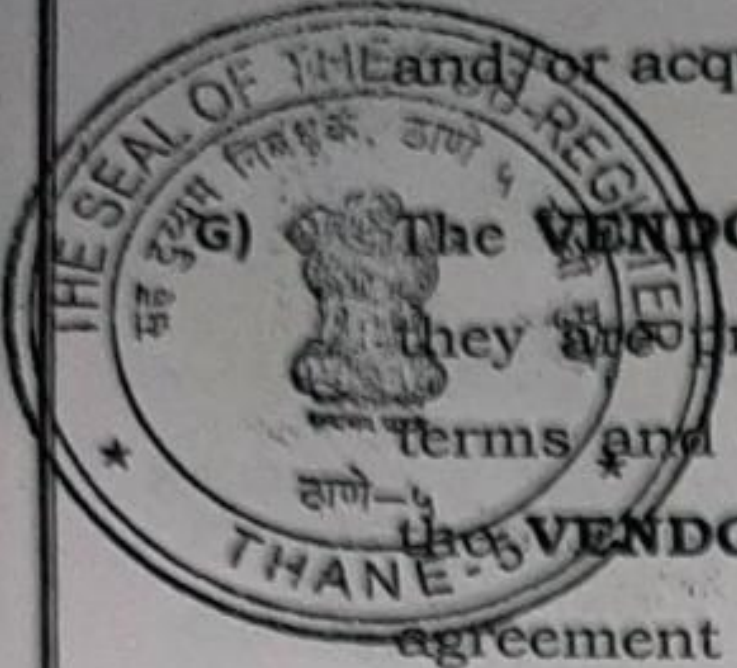
- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **VENDORS** personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) That the **VENDORS** have obtained a loan facility from **ICICI BANK**, for purchase of the said premises and an amount of Rs. 42,36,866.99/- approx is still due and payable by the **VENDORS** to the said bank, **SAVE AND EXCEPT THE** aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **VENDORS** have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The **VENDORS** have paid all the necessary charges of any nature whatsoever in respect of the said premises and the **VENDORS** have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- E) The **VENDORS** in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- F) Neither the **VENDORS** nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from


[VENDOR]


[VENDOR]
Page no. - 3 -


[PURCHASER]

ट न न - 4
दस्त क्र. 9889 / 2022
E/30



and other statutory body or authorities regarding the requisition and acquisition of the said premises.

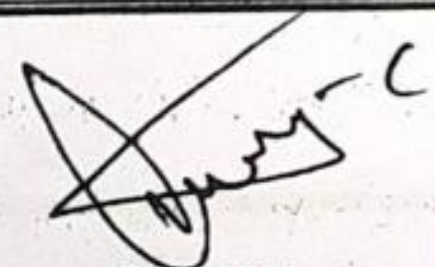
The **VENDORS** have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the **PURCHASER** and the **VENDORS** have all the right, title and interest to enter into this agreement with the **PURCHASER** on the various term and conditions as stated herein.

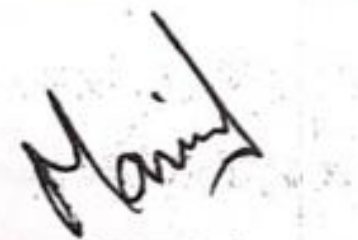
AND WHEREAS believing the aforesaid representations the **PURCHASER** offered to purchase the said premises and right, title and interest in and upon the said premises, at and for **LUMP-SUM PRICE / CONSIDERATION of Rs. 54,00,000/- [Rupees Fifty Four Lakh Only]**.

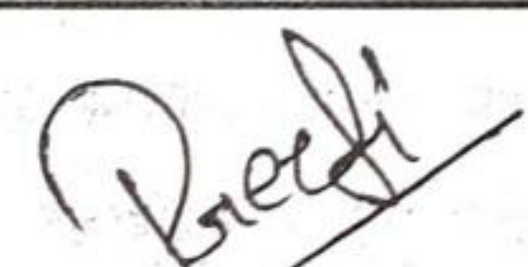
AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the **VENDORS** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

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

1. The **VENDORS** hereby agree to sell, assign and transfer and the **PURCHASER** hereby agree to purchase and acquire from **VENDORS**, the said premises bearing **Flat No. 2202**, admeasuring **549.46 Sq. Ft [Carpet]** i.e. **51.05 Sq. Mtrs [Carpet]** area on **22nd Floor**, in the **Building No. A-3, Along with One Covered Car Parking Space**, of the project known as **"MY CITY"** having **Survey No. 35, 36, 39, & 77, Sub Plot A**, at **Village BETAWADE**, lying being and situated at **Diva Manpada Road, Off Kalyan Shill Road, Betawade, Thane**, within the limit of the **Thane Municipal Corporation** and within the **Registration District and Sub-district of Thane** and more particularly described in the schedule written hereunder **TOGETHER WITH ALL** the rights, titles and interests therein at and for a **LUMP-SUM PRICE / CONSIDERATION of Rs. 54,00,000/- [Rupees Fifty Four Lakh Only]**.

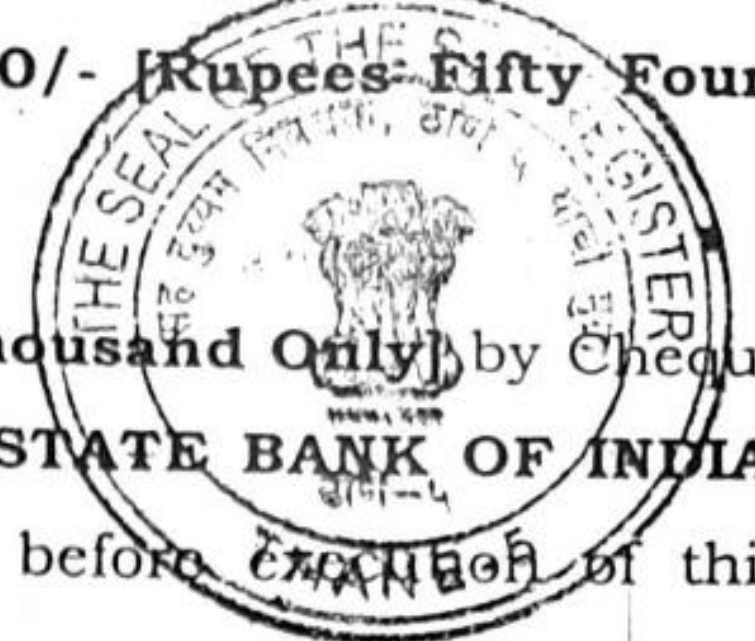

[VENDOR]


[VENDOR]
Page no. - 4 -


[PURCHASER]

ट न न - 4
दस्ता क्र. 9089 / 2022
4/30

2. The **PURCHASER** has agreed to pay to the **VENDORS** a **LUMP-SUM PRICE / CONSIDERATION** of **Rs. 54,00,000/- [Rupees Fifty Four Lakh Only]** in the following manner :-



- a) **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand Only]** by Cheque No. **199619** Dated **03-01-2022** Drawn on **STATE BANK OF INDIA**, towards the payment as **TOKEN MONEY** before execution of this Agreement.
- b) **Rs. 4,00,000/- [Rupees Four Lakh Only]** by Cheque No. **199623** Dated **09-02-2022** Drawn on **STATE BANK OF INDIA**, towards the payment as **PART PAYMENT** before execution of this Agreement.
- c) **Rs. 2,50,000/- [Rupees Two Lakh Fifty Thousand Only]** by Cheque No. **199624** Dated **31-03-2022** Drawn on **STATE BANK OF INDIA**, towards the payment as **FURTHER PART PAYMENT** after registration of this Agreement.
- d) The **VENDORS** have agreed to pay tax at source [**TDS**] on the Consideration amount and accordingly **Rs. 54,000/-** i.e. **1%** of the value of this Agreement will be paid by the **VENDORS** within prescribed time of 10 days to the Income Tax Authorities after registration of this agreement. The **VENDORS** have agreed to provide supporting Challan evidencing payment of **TDS** as mentioned above within prescribed time as provided by the Income Tax Authorities to the **TRANSFeree**.
- e) The **PURCHASER** has agreed to pay the **BALANCE AMOUNT OF CONSIDERATION** of **Rs. 46,00,000/- [Rupees Forty Six Lakh Only]** by availing loan from any Bank / Financial Institution as **FULL AND FINAL PAYMENT** after registration of this Agreement payable within 30 working days after handing over NOC from Owners, all List of Documents required by the **PURCHASER** Bank/Financial Institution and any other related papers from the **VENDORS** to **PURCHASER**. [with an arrangement that an amount of **Rs. 42,36,866.99/-** or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **ICICI BANK** against the outstanding

[VENDOR]

[VENDOR]
Page no. - 5 -

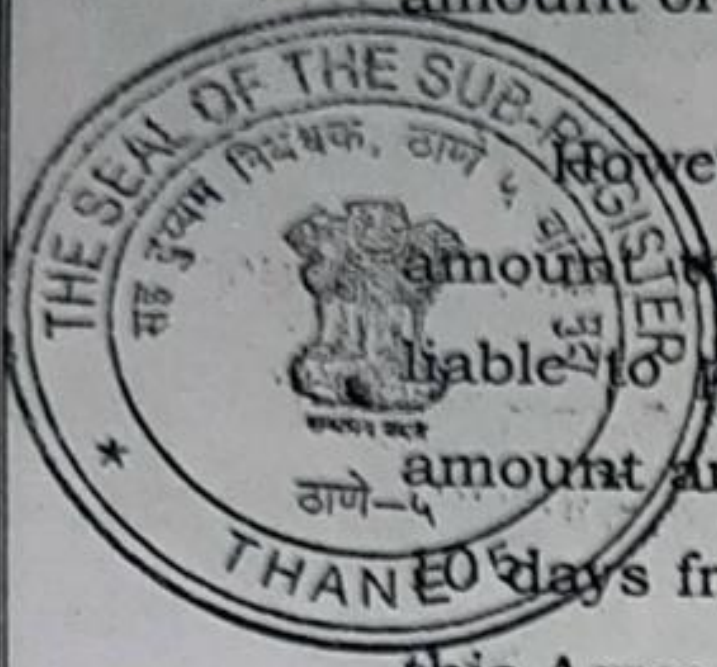
[PURCHASER]

ट न न - ५

सं. क्र. १०४९ / २०२२

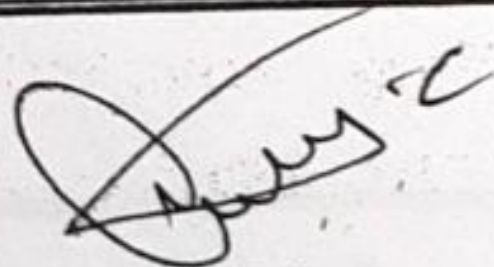
30

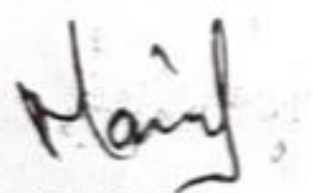
of the **VENDORS** in respect of the said premises and the balance amount of consideration shall be paid to the **VENDORS**].



However, if the **PURCHASER** is unable to pay remaining balance amount to the **VENDORS**, on or before due date then they will be liable to pay interest at @18% PER ANNUM charge on the balance amount and if the **PURCHASER** fails to pay the balance amount after 10 days from the respective due date as stated in clauses above, then this Agreement shall stand null & void and also terminated / cancelled whereby an amount of Rs. _____/- will be forfeited and the remaining **EARNEST AMOUNT OF CONSIDERATION** paid by the **PURCHASER** shall be refunded by the **VENDORS** to the **PURCHASER** and then after the **VENDORS** shall retain ownership of the said premises as before.

3. The **PURCHASER** has paid an amount of **Rs. 5,50,000/- [Rupees Five Lakh Fifty Thousand Only]** as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof, the **VENDORS** hereby admit and acknowledge and hereby release, acquit and discharge the **PURCHASER** from the payment thereof absolutely and forever.
4. On receipt of full and final amount of the consideration in respect of said premises, the **VENDORS** shall hand over and put the **PURCHASER** in vacant, peaceful, exclusive, physical and legal possession of the said Premises without reservation on any rights or claim of whatsoever nature and thereafter the said Premises shall be the absolute property of the **PURCHASER**.
5. The **VENDORS** shall execute and hand over to the **PURCHASER** all necessary applications, Power of Attorney, Forms, Declarations for getting the Said Premises transferred in their name.
6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said Premises, if found, due and payable the same shall be borne


[VENDOR]

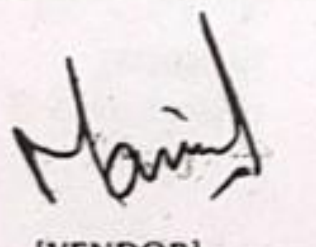

[VENDOR]
Page no. - 6 -

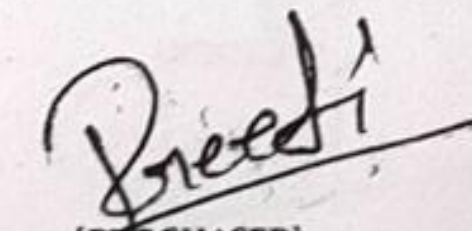

[PURCHASER]

and pay by the **VENDORS** alone and that the **VENDORS** shall indemnify and keep indemnified the **PURCHASER** at all times in respect thereof.

7. All the deposits and amounts, Viz. electricity meter deposit, and other deposits, charges, etc. paid by the **VENDORS** to the authorities concerned, shall stand transferred to and on the account of the **PURCHASER**. All the taxes, cess, charges, expenses and other outgoings in respect of the said premises due and payable from the date of handing over possession of the said premises shall be borne and pay by the **PURCHASER** alone.
8. The **PURCHASER** hereby agrees and undertakes to abide by all the rules and regulations of the Local Authority in respect of said premises from the date of handing over possession of the said Premises, the **PURCHASER** shall pay and shall keep on paying to the concerned authority all the taxes, electricity, water charges, maintenance charges and all other dues and outgoings and shall not withhold the same for any reason whatsoever.
9. The **VENDORS** shall deliver and cause to be delivered to **PURCHASER** all the previous agreements, documents, deeds, permissions, etc. pertaining to the said premises for the purpose of the record of **PURCHASER**.
10. The **VENDORS** have represented to the **PURCHASER** that : -
- A) They are the absolute owners of the said premises and no other person/s has / have any interest therein.
- B) There are no encumbrances on the said premises and they have paid full charges, outgoings fees, levies, taxes, etc. in respect thereof, subject to whatever is stated hereinabove.
- C) That they have been in possession of the said premises.
- D) That the said premises is free from all encumbrances, charges, lien, mortgage, etc. and no financial institutions [**EXCEPT**


[VENDOR]


[VENDOR]
Page no. - 7 -


[PURCHASER]

र न न - ५
दस्ता क्र. १९०१ / २०२२
१० / ३०

BANK] or any other person/s has or have any claim of whatsoever nature against the said premises.



That the title of the **VENDORS** to the said premises is clear and marketable and free from encumbrances.

That on taking possession of the said premises, the **PURCHASER** shall be entitled to occupy the same without any claim or interruption from the **VENDORS** or anybody claiming under them.

G) That they have paid full dues in respect of the said premises to the authorities concerned and shall indemnify and keep indemnified the **PURCHASER** against all or any claim in that regard.

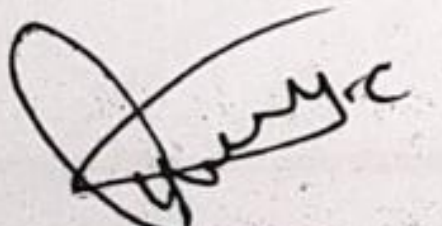
H) They shall obtain the necessary **NO OBJECTION CERTIFICATE** from the said Owners for the transaction of sale of the said premises, as contemplated through these presents.

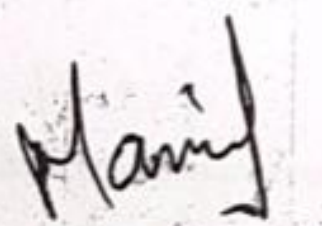
11. The **VENDORS** hereby agree, admit and declare that the **VENDORS** has full rights and absolute authority to enter into this Agreement and that he has not done or performed or caused to be done or performed any acts, deeds, matters or things, whatsoever whereby they may be prevented from entering into this Agreement.

12. The **VENDORS** hereby state, declare and confirm that the **PURCHASER** shall be entitled to get transferred the Electricity Meter in his name which is installed in the said premises to her name and the **VENDORS** shall if required give his fullest co-operation in that regard.

13. The **VENDORS** hereby further agree and declare that he will save, defend, keep harmless and indemnify the **PURCHASER** from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed occasioned or suffered by the **PURCHASER** or by any other person or persons lawfully or suitable claiming or claim by, from, under or in trust from him and also against all action, proceedings, claims and demands and damages.

14. The **VENDORS** agree to execute all deeds, matters, writings, papers, etc. in favour of the **PURCHASER** and to do all other incidental and


[VENDOR]


[VENDOR]
Page no. - 8 -


[PURCHASER]

ट न न - 4
क्र. 9889 / 2022
99

necessary acts as may be needed for completing the title of the PURCHASER in respect of the said premises.



15. The PURCHASER shall bear and pay all the charges, fees, and/or expenses required for the transfer of the said premises in the favour of the PURCHASER. The VENDORS hereby undertake and indemnify the PURCHASER that he will do all the acts, deeds and other required things to get the said premises transferred in the name of the PURCHASER.
16. The PURCHASER shall register this Agreement in the Office of the Sub-Registrar and intimate about the same to the VENDORS and the VENDORS shall attend the Office of the Sub-Registrar and admit the execution of these presents, without any hindrance and delay.
17. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by PURCHASER ALONE.
18. THE TRANSFER FEES IF ANY PAYABLE TO THE COMPANY SHALL BE BORNE AND PAID BY THE VENDORS AND THE PURCHASER IN EQUAL PROPORTIONS.
19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE OF PROPERTY ::

ALL THAT PREMISES bearing Flat No. 2202, admeasuring 549.46 Sq. Ft [Carpet] i.e. 51.05 Sq. Mtrs [Carpet] area on 22nd Floor, in the Building No. A-3, Along with One Covered Car Parking Space, ^{NO G-246} of the project known as "MY CITY" having Survey No. 35, 36, 39, & 77, Sub Plot A, at Village BETAWADE, lying being and situated at Diva Manpada Road, Off Kalyan Shill Road, Betawade, Thane, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane.

Prachi
Prachi

[Signature]
[VENDOR]

[Signature]
[VENDOR]
Page no. - 9 -

[Signature]
[PURCHASER]

ट न न - ५
दस्त क्र. १९४१ / २०२२
१२ / ३०

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



SIGNED SEALED AND DELIVERED
By the Withinnamed "VENDORS"

[Handwritten signature]

MR. VICKY A. CHANDIRAMANI

Mani

MRS. MANISHA CHANDIRAMANI

In presence of

- 1) Anuj Kari
- 2) ~~Akash~~



SIGNED SEALED AND DELIVERED
By the Withinnamed "PURCHASER"

[Handwritten signature]

MISS. PREETI HEMRAJ JAISWAL

In the presence of

- 1) Anuj Kari
- 2) ~~Akash~~



[Handwritten signature]
[VENDOR]

Mani
[VENDOR]
Page no. - 10 -

[Handwritten signature]
[PURCHASER]

ट न न - 4
दस्त क्र. 9009 / 2022
93/30

;; RECEIPT ::

RECEIVED of and from **MISS. PREETI HEMRAJ JAISWAL [PURCHASER]**, a sum of **Rs. 5,50,000/- [Rupees Five Lakh Fifty Thousand Only]** towards the payment as and by way of **EARNEST MONEY OF CONSIDERATION** against the sale of **Flat No. 2202**, admeasuring **549.46 Sq. Ft [Carpet]** i.e. **51.05 Sq. Mtrs [Carpet]** area on **22nd Floor**, in the **Building No. A-3, Along with One Covered Car Parking Space, G-246**, of the project known as **"MY CITY"** having **Survey No. 35, 36, 39, & 77, Sub Plot A**, at **Village BETAWADE**, lying being and situated at **Diva Manpada Road, Off Kalyan Shill Road, Betawade, Thane**, The payment details in following manner :-

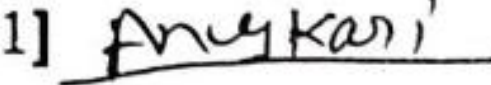
SR. NO.	AMOUNT IN RUPEES	*CHEQUE NO.	DATE	DRAWN ON
1	Rs. 1,50,000/-	199619	03-01-2022	STATE BANK OF INDIA
2.	Rs. 4,00,000/-	199623	09-02-2022	STATE BANK OF INDIA

- This receipt is subject to the realization of Cheque/s.

Rs. 5,50,000/-
WE SAY RECEIVED


MR. VICKY A. CHANDIRAMANI & MRS. MANISHA CHANDIRAMANI
"VENDORS"

WITNESSES :-

1] 

2] 


[VENDOR]


[VENDOR]
Page no. - 11 -

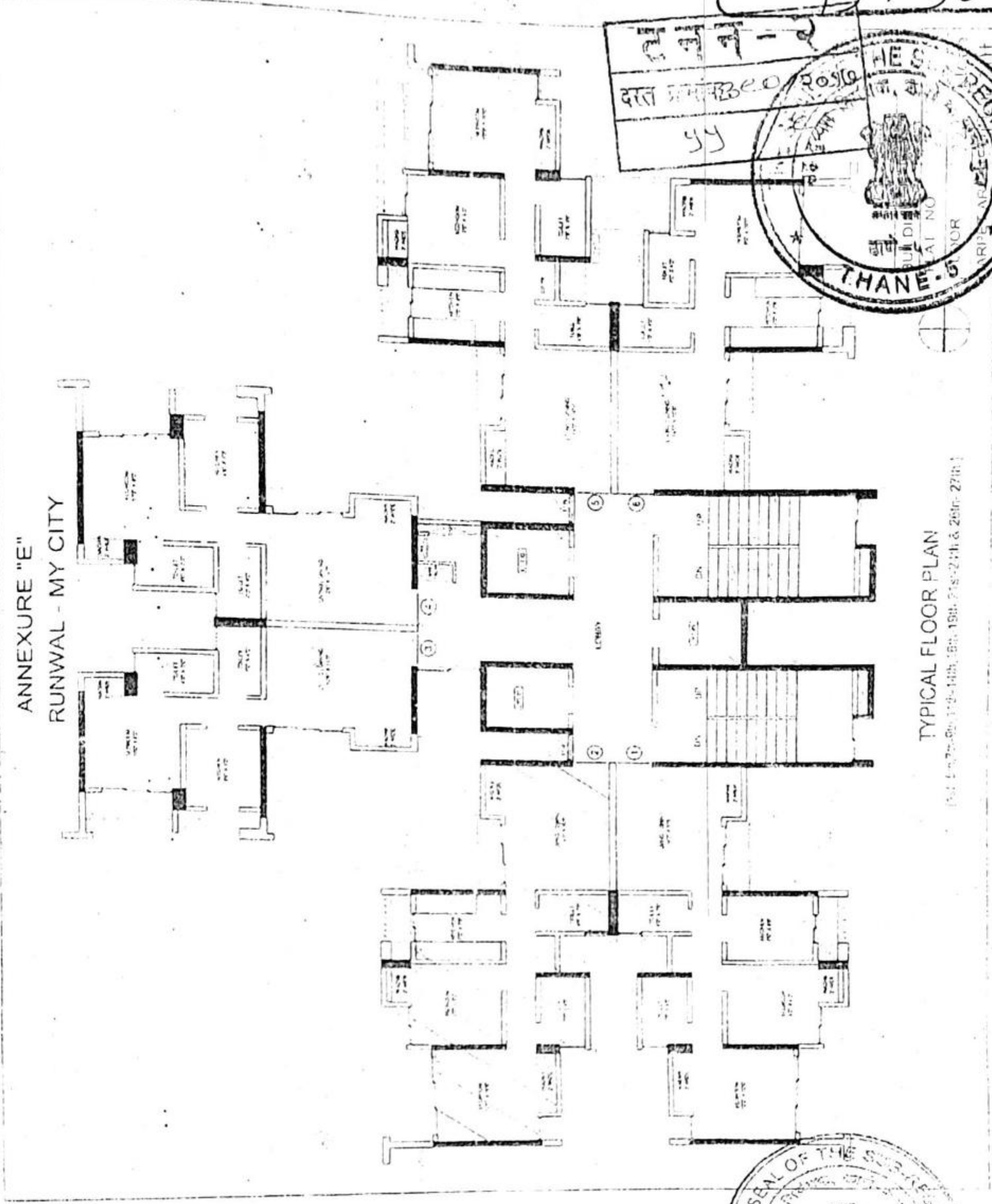

[PURCHASER]

ट न न - ५
दस्ता क्र. १०४१ / २०२२
१४ / ३०



टनन - ५
दस्त क्र. १२४१ / २०२२
१५ / ३०

टनन - २
दस्त क्र. ३२०
५५



For HORIZON PROJECTS PRIVATE LIMITED

AUTHORIZED SIGNATORY



[Handwritten Signature]
Main

ट न न - ५
दस्ता क्र. १९४४ / २०२२
१६ / ३०



21 JAN 2014

क्र.सं.	पदाधिकारी	पदावधि	वर्ग	श्रेणी	अवकाश	सं.सं.	दिनांक	विवरण
1
2
3
4
5
6
7
8
9
10

RUNWAL MY CITY A3-0142

Handwritten notes and signatures in the lower section of the document. Includes a large signature and several smaller ones with dates like '2013-0-01' and '2013-0-02'. There are also some circular stamps or marks.

५०/६
२०१३/२०१३
६-११-२

Annexure "B"

टन न-२
 टन न
 दस्त क्र. १९४९
 १८/३०

ANNEXURE "C"

Certificate No. 2599



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE



Sub Plot A-1 Bldg. A1 & A2 : Gr podium + 1st (P0) Podium + 2nd (P1) Podium(P1) + Upper St (P1) / Upper Gr. (P1) (P2) + 1st to 27th
 Gr podium + 1st (P0) Podium + 2nd (P1) Podium (P1) + Upper St (P1) / Upper Gr. (P1) (P2) + 1st to 15th floors. Bldg. A4 : Gr
 (P0) Podium + 2nd (P0) Podium(P1) + Upper St (P1) / Upper Gr. (P1) (P2) + 1st to 27th floors. Bldg. B1, C1 & C2 : Gr podium + 1st (P0)
 Podium(P1) + Upper Gr. (P2) + 1st to 27th floors. Bldg. B2 : Gr podium + 1st (P0) Podium + 2nd (P1) Podium(P1) + Upper St
 (P2) + 1st to 16th floor. Bldg. C3 : Gr podium + 1st (P0) Podium + 2nd (P1) Podium(P1) + Upper St (P1) / Upper
 (P1) floor. Bldg. C4 : Gr podium + 1st (P0) Podium + 2nd (P1) Podium(P1) + Upper Gr. (P2) & Fitness Centre
 Podium + 2nd (P1) Podium(P1) + Upper Gr. (P2) + 1st (P1) floors only.

No. 10/0011/12 TMC / TDD / 1573/15 Date : 4/12/2015
 Sandeep Prabhu (Architect)
 (For M/s. SAKAAR)
 Shri M/s. Premier Ltd. (Owners)
 M/s Horizon Projects Pvt. Ltd. (P.O.A.H.)

With reference to your application No. 8751 dated 29/10/2015 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. As above village Atawade Sector No. X Situated
 at Road / Street Existing Road S. No. / C. S. T. No. / F. P. No. 35, 36, 39 & 77

The development permission / 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.

4) सुधारीत परवानगी/ सी.सी. प्रमाणपत्र दि.प्र.क्र. S१०/००११/१२ ठामपा/शविवि/१४५३/१५
 दि. ०७/०७/२०१५ मधील अटी बंधनकारक राहतील.

5) जोता प्रमाणपत्र दि.प्र.क्र. S१०/००११/१२ ठामपा/शविवि/पी.सी.सी./०४११/१५
 दि. २७/१०/२०१५ मधील अटी बंधनकारक राहतील.



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

Office No. 10/0011/12
 Office Stamp
 Date: 4/12/2015
 Issued



Yours faithfully,

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

ट न न - ५
दस्त क्र. १०४९ / २०२२
3776
Certificate No. 30



THANE MUNICIPAL CORPORATION, THANE



Amended

Sub Plot A :-

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE*
Utilisation of DRC No. 004 (Slum TDR)
Permission - Bldg Type A4 - Gr podium + 1" (P0) + 2" (P1) + Upper St (P2) + 1" to 27th floors, Bldg Type C4 - Gr podium + 1" (P0) + 2" (P1) + Upper St (P2) + 1" to 21st floors.
Permission/C.C. - Bldg Type A1 & A2:-Gr podium + 1" (P0) + 2" (P1)+ Upper St (P2) + 1" to 27th floors, Bldg Type A3:-Gr podium + 1" (P0) + 2" (P1)+ Upper St (P2) + 1" to 27th floors, Bldg Type A4-(Gr. Podium + 1" (P0) + 2" (P1) + Upper St(P2) + 1" to 19th floors, Bldg Type B1 & B2 - Gr podium + 1" (P0) + 2" (P1) + Upper St (P2)+ 1" to 27th floors, Bldg Type C1 & C2 - Gr podium + 1" (P0) + 2" (P1) + Upper St (P2) + 1" to 27th floors, Bldg Type C3 :- Gr. Podium + 1" (P0) + 2" (P1) + Upper St(P2) + 1" to 27th floors, Bldg Type C4 - (Gr. Podium + 1" (P0) + 2" (P1) + Upper St(P2) + 1" to 19th floors, Fitness Centre :- 2nd Podium (P1) + Upper Ground (P2)+ 1" floor

V. P. No. S10/0011/12 TMC/TDD 2613/18 Date: 14/5/2018
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s Horizon Projects Pvt. Ltd. (Owners)

With reference to your application No. 9940 dated 15/11/2017 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. As above in village Betawade Sector No. X Situated at Road/Street Existing Road S.No./C.S.T.No./F.P.No. 36(Pt) & 77 (Pt)

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) सुधारीत परवानगी/ सी.सी.क्र. वि.प्र.क्र. S१०/००११/१२ ठामपा/शविवि/२३१०/१७ (Utilisation of DRC No. ०१७ (Const. Amenity)) दि. १४/०९/२०१७ मधील अटी बंधनकारक राहतील.
- ६) जोता प्रमाणपत्र क्र. वि.प्र.क्र. S१०/००११/१२ ठामपा/शविवि/पीसीसी/०७६६/१७ दि. १३/१०/२०१७ मधील अटी बंधनकारक राहतील.
- ७) MOEF चे NOC मधील अटी विकासकांवर बंधनकारक राहतील.
- ८) इमारत क्र. A४ व C४ च्या १९ व्या मजल्यावरील बांधकामाच्या सी.सी. पुर्वी HRC कमीटीचा ना हरकत दाखला सादर करणे आवश्यक.

TRUE COPY



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

सावधान

संदर्भ घेऊन घटनाशास्त्रावर चौकशी करून घ्यावी

Office Stamp
Date
Issued

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

SANDBEP PRABHU
CA/92/14860

ट न न - ५
दस्ता क्र. १९४१ / २०२२
२० / ३०





Certificate No.:- 1685

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Part

Occupancy Certificate

Proposed building:- Building type A3, A4, B2, C3, C4 and Fitness Center (except flats proposed on Upper Still level (P2) of building type A3, A4, C4 & B2)

V.P. No. S10/0011/12 TMC/TDD/01C/0824/20 Date 0/3/2020

To, Ar. Sandeep Prabhu (for M/s. SAAKAAR)
2nd Floor, Nakshatra,
A - Wing, Near TMC,
Almeida Road, Panchpakhadi,
Thane (W)

M/s Horizon Projects Pvt. Ltd.

रजि. नं. - 4
व. नं. 9289 / 2022
(Owners) / 30

Sub - Occupation Certificate for above mentioned building

Ref. V. P. No. V.P.No. S10/0011/12

Your Letter No.: 10035 29/1/2020

Sir,

S.No. 35, 36, 39 & 77, Sub Plot - A

The part/full development work/erection/re-erection/alteration in / of building / part-building no. As Above situated at Existing Road Road / Street As above Ward No. As above Sector As above

No. X S. No. / G.T.S. No. / P.P. No. As above village As above Belawade under the supervision of Shri. Sandeep Prabhu Licensed Survey or/Engineer/Structural Engineer/Supervisor/Architect/Licence No. CA- 92/14860

may be occupied on the following conditions.

- १) अग्निशमन विभागाकडील अंतिम ना हरकत दाखल्यातील अटी विकासक/ भोगवट्यादार यांचेवर बंधनकारक राहतील.
- २) उर्वरित एका उद्घाहन यंत्राचे काम २ महिन्यात पूर्ण करून सदर उद्घाहन यंत्रादाबत संबंधित शासकिय विभागाचे अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक राहिल तोपर्यंत सदर उद्घाहनाचा वापर होणार नाही याची दक्षता घेण्याची जबाबदारी विकासक यांची राहिल.

As set certificated completion plan is returned herewith

Yours faithfully

Office No.:

Office Stamp :

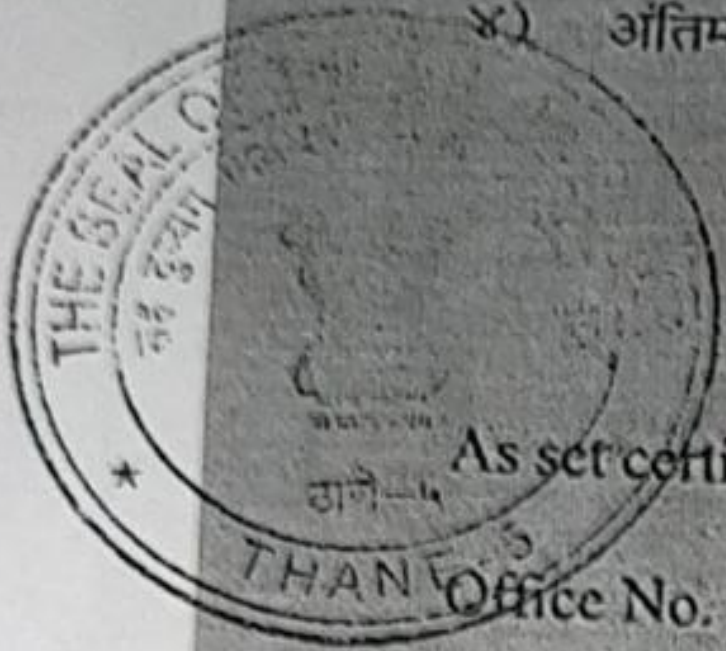
Date :

Municipal Corporation of the city of Thane.

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

५-१-०.

टनन - ५
 दस्त क्र. १००७ / २०२३
 २२/३०



३) अंतिम वापर परवान्यापूर्वी वृक्ष विभागाचा ना हरकत दाखला सादर करणे आवश्यक.
 ४) अंतिम वापर परवान्यापूर्वी रस्तारुंदी रेग्येवर कुंपणाभितीचे बांधकाम करणे आवश्यक.

As set certificated completion plan is returned herewith
 Office No. :

Yours faithfully,

Office Stamp :

Date : २२/३०
 न्यायकारण
 येथील मालमत्ताने व पूर्णपणे न करणे अर्थ
 येथील मिथमाल मिथमालीनसार आधुनिक न्या
 परवान्या न देता परवान्या वापर करणे, मालमाल
 पाहिल्या घटक रचना अधिनियमाने दलम
 : Gopyto रजकामान गुला आता न्यासादी जास्तीत

4/3/2020
 Executive Engineer,
 Town Development Department,
 Municipal Corporation of
 The City of Thane.

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



टनन-५
दस्तावेज क्र. १२४९ / २०२२
२३/३०



टनन-२
दस्तावेज क्र. ३०० / २०१९
५३ / ०८

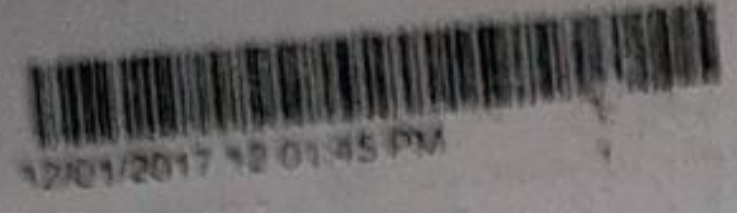
Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation

RUNWAL MY CITY A3-0142



पत्र 2
दस्ता क्र. 390/2017



ट न न
दस्त क्र. 390/2017
28/30



नाम: अरबाज शेख -
वय: 22
पत्ता: संजय गांधी नगर 1 लि राबोधी ठाणे
पिन कोड: 400601

विद्युत नंबर
क्र. 25
स्वाक्षरी

विद्युत नंबर
क्र. 28
स्वाक्षरी

विद्युत नंबर
क्र. 27
स्वाक्षरी



परिमित दस्त नोंबवारा क्र. 3
दिनांक 12/01/2017 11:58:18 AM

- 1. नाम: अरबाज शेख -
वय: 22
पत्ता: संजय गांधी नगर 1 लि राबोधी ठाणे
पिन कोड: 400601
- 2. नाम: जावेद शेख
वय: 32
पत्ता: संजय गांधी नगर 1 लि राबोधी ठाणे
पिन कोड: 400601

स्वाक्षरी
जावेद शेख



प्रमाणित करण्यात येते कि सदर
दस्त क्र. 390 मध्ये...
पाने आहेत.
पहिले नंबरांचे बुकात अ. नं. 390 तर नोंदला

शिवाका क्र. 4 ची वेळ: 12/01/2017 11:58:45 AM
शिवाका क्र. 5 ची वेळ: 12/01/2017 11:59:05 AM नोंदणी पत्राक 1 मध्ये
Joint Sub Registrar Thane 2

EPayment Details.

1. Epayment Number
MH0069968552016178



सह दुय्यम निबंधक ठाणे क्र. 2
Defacement Number 0004192269201617
दि. 28/01/2017

1. Clearly Scanned Document for e-payment through the e-payment (4 pages and side) properly after scanning.
2. Get print immediately after registration
For feedback, please write to us at feedbackstatus@gmail.com

टे न न - ५
 दस्त क्र. १९४९ / २०२२
 २५ / ३०

Index-३ (सूचा - २)



12/01/2017

सूची क्र २

दुय्यम निबंधक : सह दुय्यम निबंधक
 दस्त क्रमांक : ३९०/२०१७
 संदर्भ :
 Regn 63m



शाखाचे नाव : १) वैतवडे

(१) विवेकाचा प्रकार	कगारनामा
(२) मोबदला	४७९०५३०
(३) बाजारभाव (बाहेरपट्ट्याच्या बाबतिलपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	२५९१५००
(४) भू-भाषण, गोटहिरमा व घरभाषांक (अमल्यास)	१) पालिकेचे नाव टाणे म.न.पा. इतर तर्फे, इतर माहिती, सर्वे नं ३५ व ३६ मीज वेतवडे येथील सर्व्हे नं ३५ व ३६ या जमीन मिळवतीवरील माव सिटी परिषदेने मधील इमारत क्र A3या इमारतीमधील निवासी मदतिका क्र २२०२ २२वा मजला क्षेत्र ५४९.४६ चौ फुट कारपेट (५१.०५ चौ मी कारपेट), १ कव्हर्ड कारपाकिंग ((Survey Number - ३५ व ३६ :))
(५) क्षेत्रफळ	१) ५१.०५ चौ.मीटर
(६) आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(७) दस्तऐवज करून देणा-या/निवून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	१): नाव:-होरायजोन प्रोपेक्ट्स प्रा लि तर्फे संचालक ए व्ही गजबन बाळ्या तर्फे कु मु म्हणुद होरायजोन प्रोपेक्ट्स प्रा लि तर्फे अधिकृत न्यायरीकार आर एन ए. मोहन तर्फे कडुनीजबाबामाजी कु मु म्हणुद रमेश मुंकर -- वय:-५७; पत्ता:-प्लॉट नं. ५, माळा नं. ५ या मजला, इमारतीचे नाव: कणवाल थंड ओमकार इन्वेअर, ब्लॉक नं. भायन नृनाभट्टी निघने ममोर, रोड नं. बाबल वडदे, महाराष्ट्र, मुम्बई. पिन कोड:-४०००२२ पॅन नं:-AAFCR1404F
(८) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	१): नाव:-बिबी ए चंदिरामानी -- वय:-२८; पत्ता:-प्लॉट नं. ००४, माळा नं. ५, इमारतीचे नाव: श्री कुलीर सी.एच.एन., ब्लॉक नं. ऑप्. अयोध्या नगरी ग्रीड, अयोध्या नगरी, रोड नं. रोडिबनी, महाराष्ट्र, टाणे. पिन कोड:-४२१२०१ पॅन नं:-AHEPC7162Q २): नाव:-मनीषा चंदिरामानी -- वय:-२७; पत्ता:-प्लॉट नं. ००४, माळा नं. ५, इमारतीचे नाव: श्री कुलीर सी.एच.एन., ब्लॉक नं. ऑप्. अयोध्या नगरी ग्रीड, अयोध्या नगरी, रोड नं. रोडिबनी, महाराष्ट्र, टाणे. पिन कोड:-४२१२०१ पॅन नं:-AEWPL9078F
(९) दस्तऐवज करून दिल्याचा दिनांक	३१/१२/२०१६
(१०) दस्त नोंदणी केण्याचा दिनांक	१२/०१/२०१७
(११) अनुक्रमांक, खंड व पृष्ठ	३९०/२०१७
(१२) बाजारभावाप्रमाणे मुद्रांक शुल्क	२८७५००
(१३) बाजारभावाप्रमाणे नोंदणी शुल्क	३००००
(१४) शेर	

सह दुय्यम निबंधक, टाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुसूची :-

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



द्वन - ५
एन क्र १०४७ / २०२२
२६ / ३०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEWPL9070P

नाम / Name
MAHARAJA CHANDIRAMANI

पिता का नाम / Father's Name
DEVILAS DARYANOMAL LAIWANI

जन्म की तारीख / Date of Birth
28/12/1988

Maid

ट न न - 4
क्र. 9089 / 2022
मे / 30



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHEPC7162Q

नाम / Name
VICKY ASHOKLAL CHANDIRAMANI

पिता का नाम / Father's Name
ASHOKLAL PRITAMDAS CHANDIRAMANI

जन्म की तारीख / Date of Birth
25/02/1986

Vicky

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CXMPG6213Q

नाम / Name
VIKASH GUPTA

पिता का नाम / Father's Name
SANTOSH GUPTA

जन्म की तारीख / Date of Birth
06/07/1999

Vikash

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PREETI HEMRAJ JAISWAL
HEMRAJ JAISWAL
13/04/1998

Permanent Account Number
BEQFJ7017D

Preeti

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BDVPK4120N

नाम / Name
ANUJ KUMAR RAMRAJ KORU

पिता का नाम / Father's Name
RAMRAJ RAMDAS KORU

जन्म की तारीख / Date of Birth
09/12/1988

AnujKoru

ट न न - ५
व.क्र. १०४ / २०२२
२५७३०



335/1941

बुधवार, 09 फेब्रुवारी 2022 6:07 म.नं.

दस्त गोषवारा भाग-1

टनन5

2030

दस्त क्रमांक: 1941/2022

दस्त क्रमांक: टनन5 /1941/2022

बाजार मुल्य: रु. 29,42,358/-

मोबदला: रु. 54,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,24,000/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

अ. क्र. 1941 वर दि.09-02-2022

रोजी 6:06 म.नं. वा. हजर केला.

पावती:2293

पावती दिनांक: 09/02/2022

सादरकरणाराचे नाव: प्रीती हेमराज जैसवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

Preeti

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 09 / 02 / 2022 06 : 06 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 02 / 2022 06 : 07 : 23 PM ची वेळ: (फी)

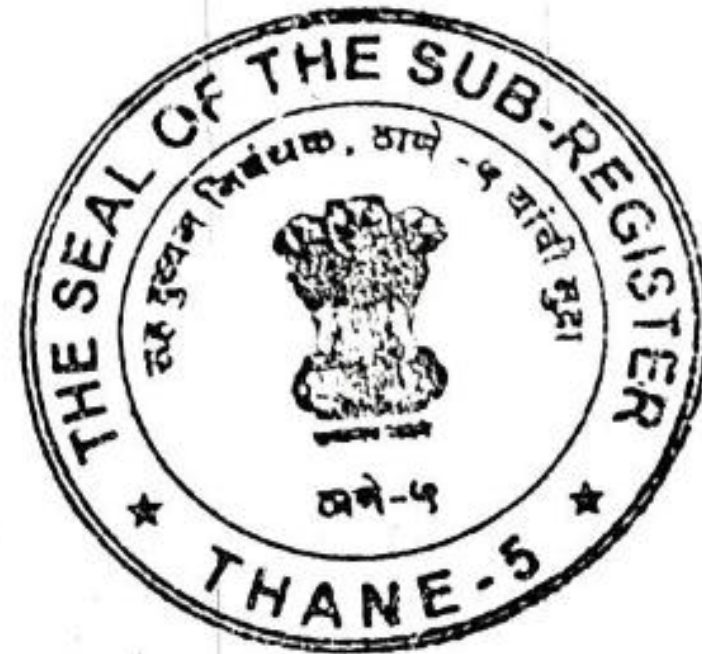
-प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी काबदा १९०८ नियम १९६१ अंतर्गत तयारीनुसार नोंदणीस दाखल केला आहे. दस्तावधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

Preeti
लिहून घेणार सही

Mand
लिहून देणार सही

Joint Sub Registrar, Thane 5



दस्त गोपवारा भाग-2

टनन5

दस्त क्रमांक:1941/2022

30/30

2022 6 33:01 PM

दस्त क्रमांक:1941/2022

दस्त प्रकार:-करारनामा

पक्षकाराचे नाव व पत्ता

नाव:विकी ए.चंदिगामानी - -

पत्ता:प्लॉट नं: सदनिका नं 004, माळा नं: -, इमारतीचे नाव: श्री कुटिर को
ऑप हौ सोमा लि., ब्लॉक नं: -, रोड नं: डोम्बिवली, महाराष्ट्र, THANE.

पॅन नंबर:AHEPC7162Q

पक्षकाराचा प्रकार

लिहून देणार

वय :-32

स्वाक्षरी:-

लिहून देणार

वय :-31

स्वाक्षरी:-

लिहून देणार

वय :-24

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



नाव:मनिषा चंदिगामानी - -

पत्ता:प्लॉट नं: सदनिका नं 004, माळा नं: -, इमारतीचे नाव: श्री कुटिर को
ऑप हौ सोमा लि., ब्लॉक नं: -, रोड नं: डोम्बिवली, महाराष्ट्र, ठाणे.

पॅन नंबर:AEWPL9078F

नाव:प्रीती हेमराज जैसवाल - -

पत्ता:प्लॉट नं: बी 101, माळा नं: -, इमारतीचे नाव: दिगंबर अपार्टमेंट,
ब्लॉक नं: मुम्बादेवी कॉलनी, रोड नं: दिवा पु ठाणे, महाराष्ट्र, ठाणे.

पॅन नंबर:BEQPJ7017D

दस्त एवज करून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:09 / 02 / 2022 06 : 31 : 39 PM

दस्त:-

दस्त एवज करून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:09 / 02 / 2022 06 : 31 : 39 PM

पक्षकाराचे नाव व पत्ता

नाव:अनुज कोरी - -

वय:30

पत्ता:दिवा ठाणे

पिन कोड:400612

नाव:विकास गुप्ता - -

वय:24

पत्ता:दिवा

पिन कोड:400612

छायाचित्र



अंगठ्याचा ठसा



प्रमाणित करण्यात येते की,

सदर दस्तास.....30..... पाने असून

सदर दस्त पुस्तक क्र.....9.....

दस्त क्रमांक.....9089..... वर नोंदवला.

दस्त क्र.4 ची वेळ:09 / 02 / 2022 06 : 32 : 29 PM

दस्त क्र.5 ची वेळ:09 / 02 / 2022 06 : 32 : 59 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used A/C	Deface Number	Deface Date
1	PRITI HEMRAJ JAISWAL	eChallan	03006172022020500396	MH012718700202122M	324000.00	SD	0006235984202122	09/02/2022
2	PRITI HEMRAJ JAISWAL	eChallan		MH012718700202122M	30000	RF	0006235984202122	09/02/2022
3		DHC		0902202213621	600		0902202213621	09/02/2022

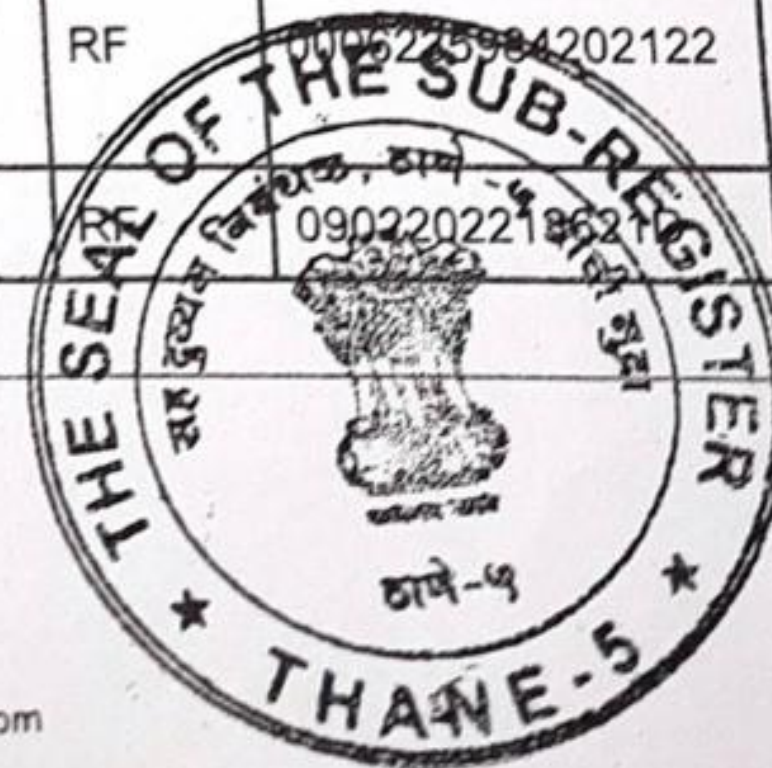
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

Get print immediately after registration.

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



1941 / 20