



Receipt (pavti)

74/34590

पावती

Original/Duplicate

Monday, December 30, 2024

नोंदणी क्र. :39म

10:51 AM

Regn.:39M

पावती क्र.: 38798

दिनांक: 30/12/2024

गावाचे नाव: वडवली

दस्तऐवजाचा अनुक्रमांक: टनन2-34590-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निमिषा किरण पाताडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

11:10 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

बाजार मुल्य: रु.5796919.3772 /-

मोबदला रु.6000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224283804907 दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013344847202425E दिनांक: 30/12/2024

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013344847202425E	BARCODE		Date	28/12/2024-14:30:58	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
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Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	

Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	NIMISHA KIRAN PATADE
Location	THANE		

Year	2024-2025 One Time	Flat/Block No.	Flat No. 1105, 11th Floor, Daffodil Bldg, Phase II
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Account Head Details	Amount In Rs.	Premises/Building
0030046401 Stamp Duty	420000.00	Road/Street
0030063301 Registration Fee	30000.00	Area/Locality
		Town/City/District
		PIN

Remarks (If Any)	SecondPartyName=ROBIN PATTAPPILLY-
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	दस्त क्रमांक ३४५९० / २०२४
	१ / २५
Amount In	Four Lakh Fifty Thousand Rupees Only
Words	
Total	4,50,000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
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Cheque-DD Details		Bank CIN	Ref. No.	69103332024122813914	2906474428
Cheque/DD No.		Bank Date	RBI Date	28/12/2024-14:32:01	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 7045860717
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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दस्त क्रमांक ३०५९० / २०२४
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समक कालक	३०/१२/२०२४
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AGREEMENT FOR SALE

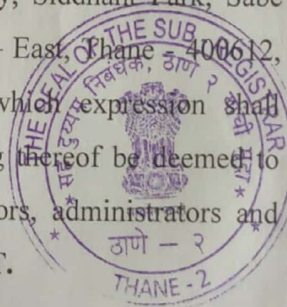
ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 30th day of December, 2024

BETWEEN

1) MR. ROBIN PAYYAPPILLY as per Gazette MR. ROBBIN PAYAPILLY, age 54 years, PAN: AMEPP0601Q, and 2) MRS. TASNEEM PATTA as per Gazette MRS. MARIA ROBBIN PAYAPILLY, age 39 years, having PAN: AOYPP5926L, both Indian Inhabitant, having address at Flat No. 1105, 11th Floor, Daffodil Residents CHSL, Everest Countryside, G. B. Road, Kasarvadavali, Thane (W) – 400615, hereinafter referred to as “THE TRANSFERORS” (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MRS. NIMISHA KIRAN PATADE, age 29 years, having PAN: BCWPC3447A and 2) MR. KIRAN SURYAKANT PATADE, age 30 years, having PAN: BWLPP3658K, both Indian Inhabitants, having address at Bldg No. 3, D-G1, Siddhant Regency, Siddhant Park, Sabe Road, Sabe Gaon, Near Diva Highschool, Diva – East, Thane - 400612, hereinafter called “THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



WHEREAS by virtue of a registered article of **AGREEMENT FOR SALE** dated 18th day of September, 2009 [Registered with the Sub-Registrar of Thane at Doc. No. TNN5-09277-2009, by Receipt No. 9479, on dated 26/10/2009] executed between M/s. **Vimal Builders**, having office at 5th Floor, Muchhala Polytechnic, Anand Nagar, G. B. Road,

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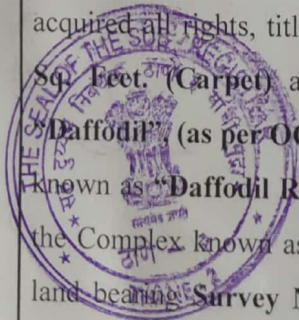
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Thane (West) – 400601, therein referred to as “**THE DEVELOPERS**”, of the **ONE PART** and **Madhur Prashant & Neeta Saxena**, therein referred to as “**THE PURCHASERS**” of the **OTHER PART**, has purchased and acquired all rights, title and interest in **Flat No. 1105**, admeasuring **516 Sq. Feet. (Carpet)** area on **11th Floor**, in the **Building** known as “**Daffodil**”, (as per **OC Building No. B Phase II Project**), in the **Society** known as “**Daffodil Residents Co-operative Housing Society Ltd.**”, in the **Complex** known as “**Everest Countryside**”, standing on the plot of land bearing **Survey No. 7/15, 8/1/2, 8/2/1, 8/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2**, **Village - Vadavali**, lying, being and situated at **G. B. Road, Kasarvadavali, Thane (W) – 400615**, within the limits of **Thane Municipal Corporation**, and within the **Registration District and Sub-District of Thane**, which flat hereinafter referred to as the “**SAID PREMISES**”

WHEREAS by virtue of registered article of **AGREEMENT FOR SALE** dated **14th day of January, 2016** [Registered with the Sub-Registrar of Thane at Doc. No. **TNN1-425-2016**, by Receipt No. **449**, on dated **14/01/2016**] executed between **Ms. Madhur Prashant Through Her Power of Attorney Holder Mr. Adesh Kumar Saxena & Mrs. Neeta Saxena**, therein referred to as “**THE VENDORS**”, of the **ONE PART** and **Mr. Robin Payyappilly & Mrs. Tasneem Patta**, therein referred to as “**THE PURCHASERS**”, of the **OTHER PART**, has purchased and acquired all rights, title and interest in **Flat No. 1105**, admeasuring **516 Sq. Feet. (Carpet)** area on **11th Floor**, in the **Building** known as “**Daffodil**”, (as per **OC Building No. B Phase II Project**), in the **Society** known as “**Daffodil Residents Co-operative Housing Society Ltd.**”, in the **Complex** known as “**Everest Countryside**”, standing on the plot of land bearing **Survey No. 7/15, 8/1/2, 8/2/1, 8/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2**, **Village - Vadavali**, lying, being and situated at **G. B. Road,**



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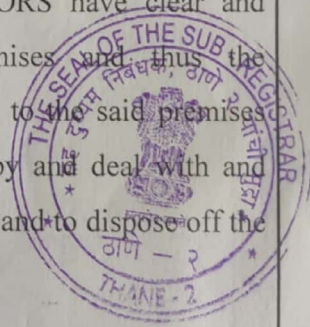
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Kasarvadavali, Thane (W) – 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter, referred to as the “SAID PREMISES”.

AND WHEREAS the TRANSFERORS herein have made the entire payment of consideration to the said Ms. Madhur Prashant Through Her Power of Attorney Holder Mr. Adesh Kumar Saxena & Mrs. Neeta Saxena of such being on and thereupon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the “Daffodil Residents Co-Operative Housing Society Ltd.”, a society registered under Registration No. TNA/(TNA)/HSG/(TC) / 30752/2018 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity’s sake is referred to as “The Said Society” and being the members of the said society, the TRANSFERORS is holding ten fully paid up shares of Rs. 50/- each under Share Certificate No. 085, bearing Distinctive No. 841 to 850 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.



AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.

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

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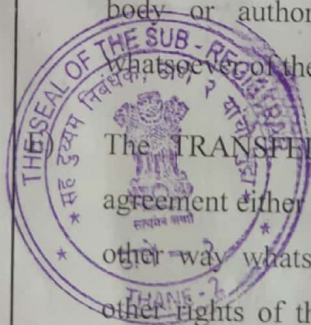
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approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) The TRANSFERORS have obtained a loan facility from HDFC Bank, for purchase of the said premises and an amount of Rs. 31,00,000/- approx. is still due and payable by the TRANSFERORS 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 lispensens or easements or attachments either before or after judgment. The TRANSFERORS 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 TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.



The TRANSFERORS 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 or any other rights of the like nature in the said premises and have not

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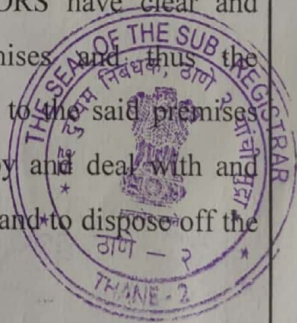
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Kasarvadavali, Thane (W) – 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter, referred to as the “SAID PREMISES”.

AND WHEREAS the TRANSFERORS herein have made the entire payment of consideration to the said **Ms. Madhur Prashant Through Her Power of Attorney Holder Mr. Adesh Kumar Saxena & Mrs. Neeta Saxena** of such being on and thereupon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the “**Daffodil Residents Co-Operative Housing Society Ltd.**”, a society registered under **Registration No. TNA/(TNA)/HSG/(TC) / 30752/2018** and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity’s sake is referred to as “**The Said Society**” and being the members of the said society, the TRANSFERORS is holding ten fully paid up shares of Rs. 50/- each under **Share Certificate No. 085**, bearing **Distinctive No. 841 to 850 (both inclusive)**, (hereinafter referred to as the **SAID SHARES**) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.



AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

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

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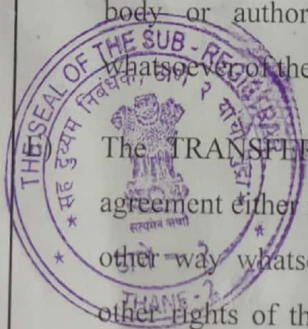
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approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) The TRANSFERORS have obtained a loan facility from HDFC Bank, for purchase of the said premises and an amount of Rs. 31,00,000/- approx. is still due and payable by the TRANSFERORS 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 lispensens or easements or attachments either before or after judgment. The TRANSFERORS 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 TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.



The TRANSFERORS 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 or any other rights of the like nature in the said premises and have not

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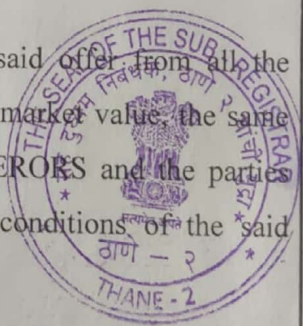
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dealt with or dispose of the said premises in any manner whatsoever.

- F) Neither the TRANSFERORS nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The TRANSFERORS 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 TRANSFEREES and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at and for **Lump-sum Price / Consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs Only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same have been ultimately accepted by the TRANSFERORS 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:-

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1. The TRANSFERORS hereby agree to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises being **Flat No. 1105**, admeasuring **516 Sq. Feet. (Carpet)** area on **11th Floor**, in the **Building known as "Daffodil"**, (as per **OC Building No. B Phase II Project**), in the Society known as **"Daffodil Residents Co-operative Housing Society Ltd."**, in the Complex known as **"Everest Countryside"**, standing on the plot of land bearing **Survey No. 7/15, 8/1/2, 8/2/1, 8/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2, Village - Vadavali**, lying, being and situated at **G. B. Road, Kasarvadavali, Thane (W) - 400615**, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of Rs. 60,00,000/- (Rupees Sixty Lakhs Only)** in the following manner:-

2a. **Rs. 1,00,000/- (Rupees One Lakhs Only)** by Cheque No. 331460 Dated 20/12/2024 Drawn on Saraswat Bank, as Token Money.

2b. **Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only)** by NEFT/RTGS No. SRCB0000026 Dated 27/12/2024 Drawn on Saraswat Bank, as the Part Payment.

2c. **Rs. 6,00,000/- (Rupees Six Lakhs Only)** by D.D / Cheque No. 331463 Dated 25/01/2025 Drawn on Saraswat Bank, will be given after registration of this agreement as Part Payment.

2d. The TRANSFEREES have agreed to pay the **Balance Amount of Consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** by obtaining loan from any Bank / Financial Institution directly in the name of TRANSFERORS by Pay Order / D.D. / Cheque as **Full and Final Payment** and handing over all Original Document and



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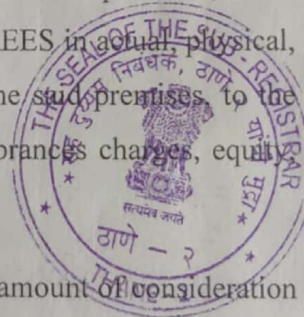
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other related paper from the TRANSFERORS to TRANSFEREES. (with an arrangement that an amount of Rs. 31,00,000/- approx. or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to HDFC Bank against the outstanding loan of the TRANSFERORS in respect of the said premises and the balance amount of consideration shall be pay to the TRANSFERORS).

2e. The TRANSFEREES have agreed to deduct TDS of Rs. 60,000/- i.e. 1% of the value of this Agreement to the TRANSFERORS to provide supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities. This will be part of the total consideration of Rs. 60,00,000/-

2. Bank loan disbursement within 45 days only from the date of 25th January, 2025. If the TRANSFEREES fails to pay the balance amount within 45 days from the date of 25th January 2025, then the agreement stands null and void.
3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFERORS shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity etc.
4. After realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to



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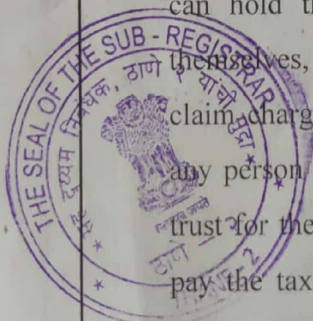
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secure their title to the said premises and the TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.

5. **The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions.** The TRANSFERORS shall also hand over their previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.
6. The TRANSFEREES hereby agree that, on becoming the members of the said society, the TRANSFEREES shall abide by all the bye - laws, rules and regulations adopted by the society.
7. The TRANSFERORS hereby state, declare and confirm that, the TRANSFEREES shall be entitled to get transferred the **Electricity Meter No. 07520812085** having **Consumer No. 000011379311** installed in the said premises to their name and the TRANSFERORS shall, if required give their fullest co-operation in that regard.
8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim, charges interest demand or lien of the TRANSFERORS or any person on them behalf or who may claim through them or in trust for them, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority



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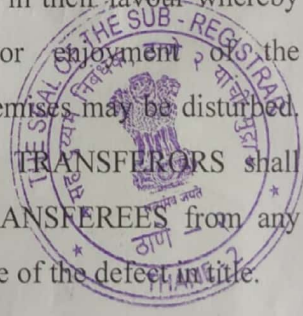
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or corporation or co-operative society in respect of the said premises.

9. The TRANSFERORS hereby declare that, the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by them i. e. all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance and other charges, etc. upto date of possession will be cleared by TRANSFERORS. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.
10. The TRANSFERORS further declare that, they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.
11. The TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "Daffodil Residents Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and the TRANSFERORS have confirmed the



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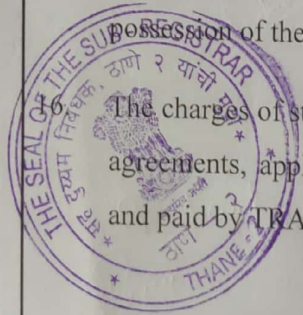
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above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.

12. It is mutually agreed by and between the parties that, the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.
13. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertakes to render their fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.
14. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
15. The TRANSFERORS shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.



16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

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दस्त क्रमांक ३४५६० / २०२४

१३ / २५

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

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES Flat No. 1105, admeasuring 516 Sq. Feet. (Carpet) area on 11th Floor, in the Building known as "Daffodil", (as per OC Building No. B Phase II Project), in the Society known as "Daffodil Residents Co-operative Housing Society Ltd.", in the Complex known as "Everest Countryside", standing on the plot of land bearing Survey No. 7/15, 8/1/2, 8/2/1, 8/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2, Village - Vadavali, lying, being and situated at G. B. Road, Kasarvadavali, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



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दस्ता क्रमांक ३४५९०/२०२४

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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 "TRANSFERORS"

Robbin



1) MR. ROBIN PAYYAPPILLY

As per Gazette MR. ROBBIN PAYAPILLY



Tasneem

2) MRS. TASNEEM PATTA

As per Gazette MRS. MARIA ROBBIN PAYAPILLY



in presence of



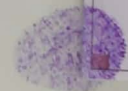
1) Sunil J. Jagtap *Jagtap*

2) Rushikesh Chavan *Rushikesh*

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"

Nimisha

1) MRS. NIMISHA KIRAN PATADE



Kiran

2) MR. KIRAN SURYAKANT PATADE

in presence of



1) *Jagtap*

2) *Rushikesh*



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दस्त क्रमांक ३४५०० / २०२४
१५ / २६

:: RECEIPT ::

RECEIVED of and from MRS. NIMISHA KIRAN PATADE and MR. KIRAN SURYAKANT PATADE (TRANSFEREES) a sum of Rs. 9,40,000/- (Rupees Nine Lakhs Forty Thousand Only) being Earnest Money Payment of Consideration in the following manner:

Sr. No.	Rupees	NEFT/RTGS/ Cheque No.	Dated	Drawn on
1)	Rs.1,00,000/-	331460	20/12/2024	Saraswat Bank
2)	Rs.2,40,000/-	SRCB0000026	27/12/2024	Saraswat Bank
3)	Rs.6,00,000/-	331463	25/01/2024	Saraswat Bank

Rs. 9,40,000/-

WE SAY RECEIVED

Robbin

MR. ROBIN PAYYAPPILLY

As per Gazette MR. ROBBIN PAYAPILLY

Tasneem

MRS. TASNEEM PATTA

As per Gazette MRS. MARIA ROBBIN PAYAPILLY

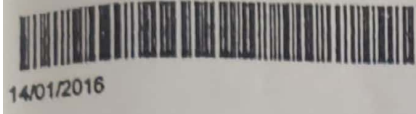
“TRANSFERORS”

WITNESSES :-

1) *Jaytar*

2) *Ravi*





14/01/2016

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दस्त क्रमांक ३४५९०/२०२४
१६ / २५

दुष्यम निबंधक : दु.नि. ठाणे १

दस्त क्रमांक : 425/2016

नोंदणी :

Regn:63m

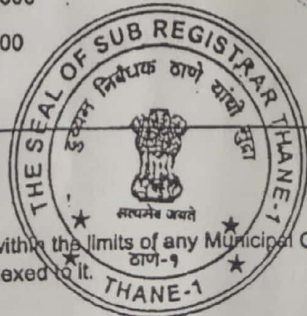
गावाचे नाव : 1) वडवली

(1) विनिष्ठाचा प्रकार	करारनामा
(2) मोबदला	5700000
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	4187500
(4) भू-भापन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1105, माळा नं: 11 वा मजला, इमारतीचे नाव: डेफोडील बिल्डिंग,फेम 2, ब्लॉक नं: एक्वरेस्ट कन्ट्रीमाईड, रोड : कासारवडवली,जी.बी. रोड,ठाणे प., इतर माहिती: सदनिका नं: 1105, माळा नं: 11 वा मजला, इमारतीचे नाव: डेफोडील बिल्डिंग,फेम 2, ब्लॉक नं: एक्वरेस्ट झोन नं. 13/48/1ब4,मदनिकेचे क्षेत्रफळ 516 चौ. फुट कापेट (Survey Number : 7/15, 8/1, 8/2, 8/5, 8/6, 9/1, 9/2, 10/2 :))
(5) क्षेत्रफळ	1) 516 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल किंवा.	
(7) दस्तऐवज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अधुर प्रशांत चर्क कु.मु. आदेश कुमार सक्सेना . . बय:-64; पत्ता:-प्लॉट नं: 1105, माळा नं: 11 वा मजला, इमारतीचे नाव: डेफोडील बिल्डिंग, फेम 2, ब्लॉक नं: एक्वरेस्ट कन्ट्रीमाईड, रोड नं: कासारवडवली, जी.बी. रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AVOPP3965G 2): नाव:-निता सक्सेना . . बय:-60; पत्ता:-प्लॉट नं: 1105, माळा नं: 11 वा मजला, इमारतीचे नाव: डेफोडील बिल्डिंग, फेम 2, ब्लॉक नं: एक्वरेस्ट कन्ट्रीमाईड, रोड नं: कामारवडवली, जी.बी. रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BHSPS8982H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रॉबीन पाप्यापिल्ली . . बय:-46; पत्ता:-प्लॉट नं: डी-901, माळा नं: 9, इमारतीचे नाव: इंग्रिस, मोठा स्प्लेंडोरा , ब्लॉक नं: भायंदरपाडा, रोड नं: जी.बी. रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AMEPP0601Q 2): नाव:-तसनीम पट्टा . . बय:-31; पत्ता:-प्लॉट नं: डी-901, माळा नं: 9, इमारतीचे नाव: इंग्रिस, मोठा स्प्लेंडोरा , ब्लॉक नं: भायंदरपाडा, रोड नं: जी.बी. रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AOYPP5926L
(9) दस्तऐवज करून दिल्याचा दिनांक	14/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	14/01/2016
(11)अनुक्रमांक,खंड व पृष्ठ	425/2016
(12)बाजारभाबाप्रमाणे मुद्रांक शुल्क	342000
(13)बाजारभाबाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुष्यम निबंधक वर्ग-२
ठाणे - १.

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दस्त क्रमांक ३५९०
१५ / २५

DAFFODIL RESIDENTS C.H.S LTD.

Regn. No. TNA/(TNA)/HSG/(TC)/30752/Year-2018

Everest Countryside, Kasarvadavli, Ghodbunder Road, Thane - 400 615.

SHARE CERTIFICATE

Sr. No. 085 Mem. Reg. No. 085

Flat No. 1105

Authorised Share Capital of Rs. 1,00,000/-
Divided into 2000 Shares Of ₹ 50/- each

This Is To Certify That

Mr. ROBIN PAYYAPPILLY &

Mrs. TASNEEM PATTA

is the Registered Holder of 10 (TEN) Shares with
distinctive Nos 841 to 850 (both inclusive.)
of ₹ 50/- (Rupees Fifty) each,

in **DAFFODIL RESIDENTS C.H.S LTD.**
Subject to the Bye-laws of the said Society and upon
each of such share, the sum of Rupees Fifty has been
fully paid.

Given Under Common seal of the said Society

at Thane, this First day of October 2018.



[Handwritten Signature]
Chairman

[Handwritten Signature]
Secretary

[Handwritten Signature]
Committee Member

भाग दोन

महाराष्ट्र शासन राजपत्र, सप्टेंबर २७, २००७ / आश्विन ५, शके १९२९



महाराष्ट्र शासन राजपत्र

भाग दोन—नाव, वय व धर्म बदलण्याच्या जाहिरातीचा विभाग

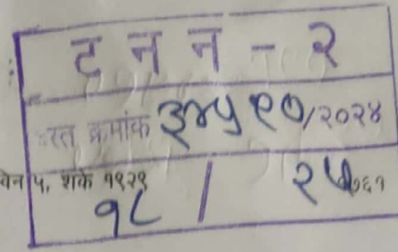
Note.—Government accepts no responsibility as to the authenticity of the contents of the notice.

It is hereby notified that the following persons have changed their names:—

OLD NAME WITH REGISTRATION No.	NEW NAME AND ADDRESS	OLD NAME WITH REGISTRATION No.	NEW NAME AND ADDRESS
Chhaya Ashok Thombare. (X—20431)	Chhaya Bhausaheb Shete Z. P. School, Shivaji Nagar, Post Kogade, Tal. Jawhar, Dist. Thane 401 603.	Shahid Miyan Mohd. Jafar Miyan Shaikh. (X—20440)	Shahid Jaffar Shaikh Opp. Kohinoor Hotel, Juhu Lane, Ittehad Lok Seva Committee, Wireless Road, Andheri (W.), Mumbai 400 058.
Mohammed Hafeez Darzi. (X—20432)	Mohammed Hafeez Idrisi E. H. Turel and Company, Sanghavi Estate, Nityanand Nagar, Off. L. B. S. Marg, Ghatkopar (W.), Mumbai 400 086.	Robin Payyappilly (X—20441)	Robbin Payapilly B-8, 1:4, Shree Ganesh C.H.S. Sector 28, Nerul (W.), Navi Mumbai 400 706.
Miss Sarita Tukaram Yamagekar. (X—20433)	Mrs. Sarita Anil Sawant D-2/20, Prashant Sagar C.H.S. Ltd., Jaydeep Nagar, Opp. Nahur Station, Bhandup (E.), Mumbai 400 042.	Suhail Ahmed Abdul Karim. (X—20442)	Suhail Ahmed Abdul Karim Shaikh. Lalji Sagan Chawl, 1st Floor, Room No. 44, Khadde Ki Badi, Mumbai 400 009.
Rameshchandra Kanhiyalal Patwa. (X—20434)	Rameshchandra Kanhaiyalal Patwa. SMW Apts., R. No. 2, Ganesh Chowk, Bhatwadi, Kishan Nagar No. 3, Thane 400 604.	Joseph Padamadan Xavier. (X—20443)	Joseph Xavier Padamadan D/102, Sukh Shanti Nagar CHS. Ltd., First Floor, Anand-Koliwada, Mumbra, Dist. Thane 400 612.
Pushpa Rameshchandra Gupta. (X—20435)	Pushpa Rameshchandra Patwa. SMW Apts., R. No. 2, Ganesh Chowk, Bhatwadi, Kishan Nagar No. 3, Thane 400 604.	Waske Nanda Ashok (X—20444)	Misbah Bano Nadim Mohd. Aslam Siddiqhi. R. No. 34, Seth Wadi, Murgan Chawl, 60 Feet Road, Dharavi, Mumbai 400 017.
Dhirajlal Meghijibhai Bhadarka. (X—20436)	Dhirubhai Meghijibhai Bhadarka. Room No. 9, Kulkum Rahivashi Sangh, Sadhu Ramprasad Chawl, S. V. Road, Ambawadi, Dahisar (E.), Mumbai 400 068.	Abu Zaid Ahmed Pervaz Shaikh. (X—20446)	Mohd. Zaid Parvez Ahmed Shaikh. R. No. 252, Gaiban Shah Nagar, Ghatkopar (W.), Mumbai 400 086
Laxmi Danabhai Rathod. (X—20437)	Anju Dhirubhai Bhadarka. Room No. 9, Kulkum Rahivashi Sangh, Sadhu Ram Prasad Chawl, S. V. Road, Ambawadi, Dahisar (E.), Mumbai 400 068.	Yogini Namdeo Mangaonkar. (X—20447)	Yogini Suresh Lad 204, A. E. Chhaya Co-op. Hsg. Soc. Bldg, Sampal, Oak Road, Borivali (W.), Mumbai 400 092.
Mohd. Taj Alijaan Shaikh. (X—20438)	Mohd. Taj Alijaan Ansari Shop No. 3, GRD FLR, Opp. Ramgarh Bldg., Plot No. 3, Jai Bhawan Nagar, Bakshi Marg, Sion-Koliwada, Mumbai 400 037.	Jessa Angela Libramenth Fransica D'Costa. (X—20448)	Jessa Aneeta D'Costa B/205 Vishakha, Diwanman, Mung Nagar, Vasai Road (W.), Thane 401 202.
Mohd. Wasim Ahmed Shahi Khan. (X—20439)	Wasim Ahmed Shahi Opp. Kohinoor Hotel, Juhu Lane, Ittehad Lok Seva Committee, Wireless Road, Andheri (W.), Mumbai 400 058.	Fulchand Hirabai Gupta. (X—20449)	Fulchand Dukhuram Gupta Vijay Nagar, Jariman, K. A. Road, Kurla (W.), Mumbai 400 072.
		Kanhai Jagdish Mandal. (X—20450)	Shekhar Jagdish Mandal 115/11/14, L-3, Dr. E. Moses Road, Worli, Mumbai 400 018
		Chanchal Sushil Tiwari. (X—20451)	Chanchal Subodh Pandey Samrat CHS, R-H-1, Plot No. 12, Sector-7, Kopar Khairane, Navi Mumbai 400 709.

भाग दोन (क) व. २७, २००७

[किंमत : रुपये १२००]



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दस्त क्रमांक ३४५९०/२०२४
१९ / २५

महाराष्ट्र शासन राजपत्र, भाग दोन-नाव, वय व धर्म बदलण्याच्या जाहिरातीचा विभाग,
गुरुवार ते बुधवार, नोव्हेंबर २६-डिसेंबर २, २०१५/अग्रहायण ५-११, शके १९३७

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Savita Vasant Zinjad (M-1563839)	Smita Kalpesh Morde Room No. 12104, Shree Yogeshwar Chs Ltd, Rambhau Bhogle Marg, Ghodapdev, Kalachowky, Mumbi 400033.	कुणाल रणवीरसिंह राजपूत (M-१५६३८४८)	कुणालसिंह रणवीरसिंह राजपूत प्लॉट नं १४५, रात्य साईबाबा हाउसिंग सोसायटी साक्री रोड पुणे
Mangala Pandurang Tambe (M-1563840)	Mangala Rashtrapal Jadhav B.D.D. Chawl No - 5/A, Room No - 73, S.S.Wagh Marg, Naigoan Cross Road, Naigoan, Dadar - 400 014.	Tasneem Abdulla Patta (M-1563849)	Maria Robbin Payapilly Ignis D-901, Lodha Splendora, Bhayander Pada, Ghodbunder Road, thane West, Maharashtra - 400607
Yasmeen A Hamid (M-1563841)	Yasmeen Abdulhameed Solkar At Post-Katali, Tal-Rajapur Dist-Ratnagiri416702	सीमा मारुति पवार (M-१५६३८५१)	सीमा मंगल राणे शिवाजी नगर नं-२ जुहूतारा रोडकिशोर कुमार गांगुली मार्गमराठा रहिवाशी संघसांताक्रुझ पश्चिम, ४०००४९
Pratik Sahab Lal Yadav (M-1563842)	Pratik Saheb Lal Yadav Saroday Ngr M H Brd Meghwadi Chawl No 22 171 Jogeshwari East mumbai 400060	Snehal Sudheer Kumar (M-1563852)	Snehal Sudheer . C-2/25/3:3, Sector 16, Vashi400703
Mitesh Vishwanath Kolge (M-1563844)	Sharvil Vishwanath Kolge B-23, A -Wing, Aakash Building, Gokuldharm , Goregaon, (E). Mumbai - 400063	Charusheela Chhgan Narkhede (M-1563854)	Deepti Pradipkumar Jawale 07, Manas Arpana Society, Takali Road, Dwarka, Nashik
Simona Maria Suresh John (M-1563845)	Simona Dinesh Singh Rm No - 112, Aram Nagar 2, Jayprakash Road, Versova, Andheri (W). 400061	Sanjivani Sadashiv Hundlekar (M-1563856)	Sanjivani Chetan Ninave C - 10, Prasad Co.Op Soc, New Link Road, Opp Shanti Nagar, Dahanukar Wadi , Kandivali (W), 400067
Bhavani Mohiddin Shaikh (M-1563846)	Amita Mohiddin Shaikh Marathon Bldg., C Wing, R. No. 40L, Sai Samarth Bldg., Kanjurmarg East, Mumbai - 400042.	Sayali Sagar Salunke (M-1563857)	Harshada Keval Gunjal Sundarban Colony, Magh Sector, Pl. No. Me-49, Cidco Nashik 422009.
Amit Mohan Singh (M-1563847)	Amit Mohan Kumar Singh 178, Chadha House, Jankidevi Public School Road, Mhada Layout, Andheri West, Mumbai- 400053	Chhabu Nivrutti Dukare (M-1563859)	Chhabu Nivrutti Nagare Parera Nagar Ambedkar Chowk Near Appa Indise Lokmanya Nagar Thane 400606



Certificate No.:- 785

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

Bldg No. A & B :- St + 16 floors only

V.P. No. 2004/45F TMC/TDD 266 Date 27/03/2015

To, Arch. Sandeep Prahu (for M/s. SAAKAAR)
Ishkripa, 5th Floor,
Ram Maruti Road,
Naupada, Thane-400 602.

M/s Merit Magnum Constructions

(Owner)

Sub -

Occupancy Certificate for above mentioned building

Ref. V. P. No. V. P. No. 2004/45F

Your Letter No. 1421 26/05/2014.

Sir,

S.No. 7/15, 8/1/2, 8/2/1, 3/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2
The part/full development work/erecton/re-erecton/alteration in / of building /part building no.

As Above situated at 40.00 MT. wide D.P. Road Road /Street Ward No. Sector

No. VI S.No. /C.T.S. No. /F.P. No. As above Village Vadavali, under the

supervision of Shri Sandeep Prabhu Licensed Surveyor/Engineer/Structural Engineer/Supervisor/

Architect / Licence No. CA- 92/14860

may be occupied on the following conditions.

- इमारत क्र. अे करीताच्या पाणी पुरवठा विभागाकडून जावक क्र. / टामपा/ पा.पु./ उप.न.अ./ O.C. करीता NOC क्र. ५७ दिनांक ११/०९/२०१४ रोजी प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.
- इमारत क्र. बी करीताच्या पाणी पुरवठा विभागाकडून जावक क्र. / टामपा/ पा.पु./ उप.न.अ./ O.C. करीता NOC क्र. ५२ दिनांक १३/०५/२०१४ रोजी प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

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

Municipal Corporation of
the city of Thane.

TRUE COPY

P.T.O.



Yours faithfully

टनन - २
 दस्त क्रमांक ३४५९०/२०२४
 २९ / २०

ANNEXURE F



Certificate No. 392

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Prop. Bldg 'A' St. + 16 floor, Bldg 'B' St. + 15 floor, Bldg 'C' St. + 1 floor, Temp. Structure Gr. + 1st floor.

V.P. NO. - 2004/45 (ETMC / TDD) 725 Date 2/2/09

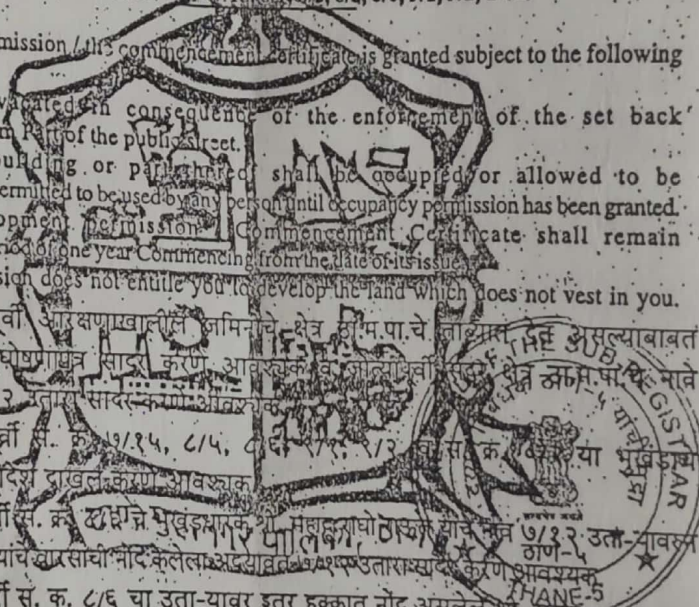
To, Shri/Smt. M/s. Vinay Patil & Associates (Architect)
 8, Navanath Apt. Ghanial Road, Naupada, Thane.

Shri. Mr. Valkya Joma Shinge & Other (Owners)
 M/s. Vimal Builders (P.A.O.)
 M/s. Nandkrupa Builders (P.A.O.)
 M/s. Vastushilpa Realtors Pvt. Ltd. (P.A.O.)

With reference to your application No. 45836 dated 15/1/2009 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. A B & C in village WANAVALI THANE No. 6 Situated at Road / Street S.No. / C.T.S. No. / F.P. No. 7/16, 8/11, 8/2, 8/5, 8/6, 9/1, 9/2, 10/2.

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) सी. एन. पूर्वी आरक्षणखालील भूमिचे क्षेत्र ४/१५ पा.चे तालुकामध्ये असल्याबाबत नोंदणीकृत घोषणापत्र सादर करणे आवश्यक आहे तसेच तालुक्यातील क्षेत्र ४/१५ पा.चे मावे केलेला ७/१२ उताऱ्या सादर करणे आवश्यक.
- ६) सी. एन. पूर्वी स. क. ८/१५, ८/१६, ८/१७, ८/१८ या स. क. ८/१२ या भूखंडाबाबत बिनशेती अर्दीस दाखल करणे आवश्यक.
- ७) सी. एन. पूर्वी स. क. ८/१५, ८/१६ या भूखंडाबाबत सी. महादाराचे ठरवणे याचे क्षेत्र ७/१२ उताऱ्याबाबत कमी करून त्याचे वारसाची नोंद केलेला अर्दीस दाखल करणे आवश्यक.
- ८) सी. एन. पूर्वी स. क. ८/१६ चा उताऱ्यावर इतर हक्कात नोंद असलेले श्री. सुधीर रा. राजत व इतर ८ यांनी प्रस्तावावर स्वाक्षरी किंवा संमतीदर्शक अधिकृत कागदपत्रे सादर करणे आवश्यक.



P.T.O.

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 _____

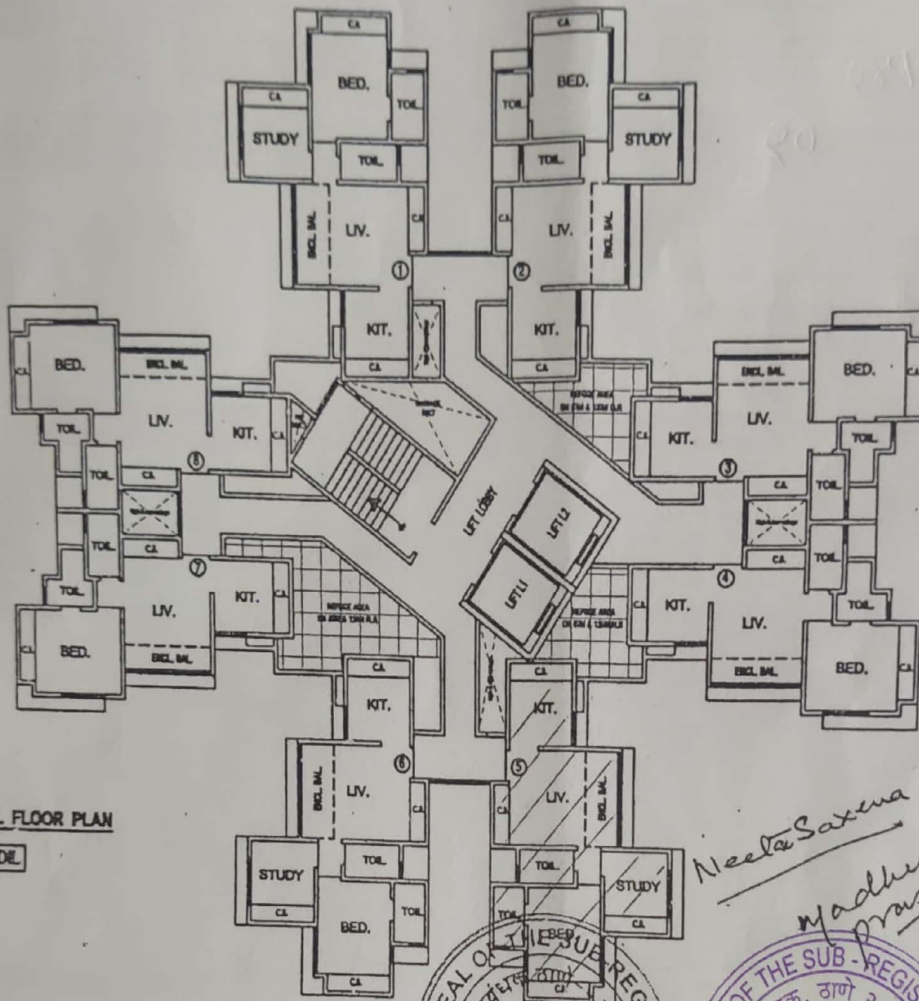
उत्तर - ५
 २२/०२/२००९
 Yours faithfully
 Madhu Prasha

Municipal Corporation of the city of Thane.

Neeta Saxena

टनन - २
 दस्त क्रमांक ३४५००/२०२४
 २२ / २०

ANNEXURE H



TYPICAL FLOOR PLAN
 DAFFODIL

FOR VIMAL BUILDERS

Neel Saxena

PARTNER

FLAT NO :- 1105 ON 11th FLOOR

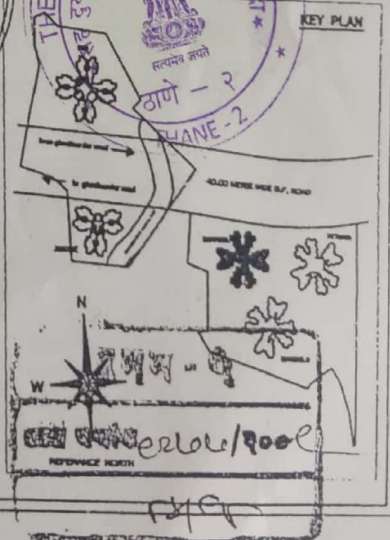
AGREEMENT PLAN EVEREST COUNTRYSIDE

PROPOSED RESIDENTIAL BUILDINGS ON PROPERTY BEARING S.NOS. 7/15, 8/1, 8/2, 8/5, 8/6, 8/7, 9/1, 9/2 & 10/2, OF VILLAGE KASARVADAWALI, TALUKA & DISTRICT - THANE, GHODBUNDER ROAD, THANE (W).

M/S VIMAL BUILDERS



Neel Saxena
Madhus Prashant



Madhus Prashant
Neel Saxena

भारत सरकार
Government of India

निमिषा किरण पाताडे
Nimisha Kiran Patade
जन्म तारीख/DOB: 20/09/1995
महिला/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही. हे फक्त पडताळणीसाठी वापरले जाते (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4765 9065 1782
माझे आधार, माझी ओळख

भारत सरकार
Government of India

किरण सुर्याकान्त पाताडे
Kiran Suryakant Patade
जन्म तारीख/DOB: 27/01/1994
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही. हे फक्त पडताळणीसाठी वापरले जाते (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3432 2597 8422
माझे आधार, माझी ओळख

Bhavan

Ksphe

ट न न - २
दस्त क्रमांक ३४५९०/२०२४
२३ / २७

भारत सरकार
GOVERNMENT OF INDIA

रोबिन पर्यपिल्ली
Robbin Payapilly
DOB: 05-10-1959
Gender: Male

9598 0307 0304
आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

मरीया रोबिन पर्यपिल्ली
Maria Robbin Payapilly
जन्म तिथि / DOB : 15/08/1984
महिला / Female

2075 9437 1868
मेरा आधार, मेरी पहचान

Robbin

Reeds

भारत सरकार
GOVERNMENT OF INDIA

सुनील जयवंत जमाताप
Sunil Jaywant Jagtap
जन्म तारीख / DOB: 12/06/1975
पुरुष / MALE
Mobile No.: 9594466882
5861 9179 5967
VID : 9130 8616 3988 6049

माझे आधार, माझी ओळख

Regn. No. MH04HB3617 MH10231257

Regd. Owner: HUSH KESH CHANDRAKANT CHAVAN
Purpose: TO
Regn. Date: 08/10/2015
Colour: WHITE RED
Fuel: PETROL
Vehicle Class: M-Cycle/Scooter - NT
Body Type: MOTOR CYCLE (PREV112)
Manufacturer: BAJAJ AUTO LTD
Chassis No.: MD2A2EZXFCES4875
Engine No.: PDZCFE45228
Model No.: AVEANGER DTS 185H

Hypothecated To: MALORE CHAWL LAXMI CHRAG NAGAR POKHARAN RD NO 1 NR HANUMAN MANDIR THANE JEKERAM Thane MH 400909

No. Of Cyc: 01
Owner Serial: 02
Unladen Wt: 000155
Cubic Capacity: 000218
Wheel Base: 001475
R.L.W: 000285

Signature Of Issuing Authority

S Jagtap

THE SEAL OF THE SUB-REGISTRAR
सह उपयम निबंधक, ठाणे २
ठाणे - २
THANE - 2

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID रकम	20241230368	30 December 2024, 10:19:55 AM			
मूल्यांकन वर्ष	2024				
विवरण	ठाणे				
मूल विभाग	सातुषः ठाणे				
उप मूल विभाग	13/48-1ब/4) स्वरूपासुन दुर असलेला भाग व वरील "1अ/4" मध्ये दर्शविलेल्या सर्वे नंबर न्यातिरीक नदवलीचे उनीत सिटीएस/सर्वे नंबर सिटी सर्वे नंबर (गावठाल)				
क्षेत्राचे नाव	Thane Municipal Corporation	सर्वे नंबर /व. पृ. क्रमांक :	सर्वे नंबर#7		
वार्षिक मूल्य दर तक्रयानुसार मूल्यरत रु.					
सुली वर्षीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजगायनाचे एकक
19900	97700	109100	121900	109100	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	57.5251 चौ. मीटर	मिळकतीचा कार-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे बंध -	3 to 5वर्षे	बांधकामाचा दर-	Rs.26620/-
उपचान सुविधा -	आहे	मकला -	11th to 20th Floor	कारंट क्षेत्र-	47.9376चौ. मीटर
Sale Type - Resale	First Sale Date - 18/09/2009				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मकला निहाय पट/वाढ	= 107.5 / 100 Apply to Rate= Rs.105028/-				
धसा-दानुसार मिळकतीचा प्रति चौ. मीटर मूल्यरत	=((वार्षिक मूल्यरत - सुल्या जमिनीचा दर) * धसा-दानुसार टक्केवारी)+ सुल्या जमिनीचा दर) = (((105028-19900) * (95 / 100)) + 19900) = Rs.100772/-				
A) मुळ मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 100772 * 57.5251 = Rs.5796919.3772/-				
Applicable Rules	= 3, 9, 18, 19				
एकरित अंतिम मूल्य	= मुळ मिळकतीचे मूल्य + उजपणे मूल्य + मेडरॉन मकला क्षेत्र मूल्य + लागत्या गळीचे मूल्य(सुली बाळकनी) + वरील गळीचे मूल्य + बंदिल काढर ठळणे मूल्य + सुल्या जमिनीवरील काढर ठळणे मूल्य + इमारी मीळीच्या सुल्या जगेणे मूल्य + बंदिल बाळकनी + स्वबंदिल काढरठळ = A + B + C + D + E + F + G + H + I + J = 5796919.3772 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5796919/- = ₹ सत्तावन लाख शहाण्णव हजार नऊ रो एकोषवीस /-				

Home Print

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दस्त क्रमांक ३४५००/२०२४
२४ / २०



74/34590

सोमवार, 30 डिसेंबर 2024 10:52 म.पू.

दस्त गोषवारा भाग-1

टनन2 25120

दस्त क्रमांक: 34590/2024

दस्त क्रमांक: टनन2 /34590/2024

बाजार मुल्य: रु. 57,96,919/-

मोबदला: रु. 60,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,20,000/-

दु. ति. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:38798

पावती दिनांक: 30/12/2024

अ. क्रं. 34590 वर दि.30-12-2024

सादरकरणाचे नाव: निमिषा किरण पाताडे

रोजी 10:49 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

Bhavan

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

गोषवारा

Joint Sub Registrar Thane 2

गोषवारा

Joint Sub Registrar Thane 2

स्ताचा प्रकार: करारनामा

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

रोझा क्रं. 1 30 / 12 / 2024 10 : 49 : 12 AM ची वेळ: (सादरीकरण)

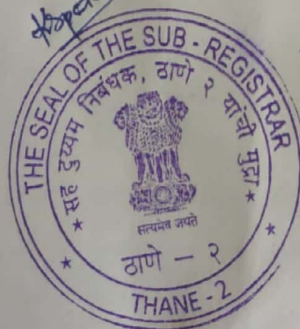
रोझा क्रं. 2 30 / 12 / 2024 10 : 50 : 18 AM ची वेळ: (फी)

- प्रातिज्ञा पत्र -

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तावेजातील संपुर्ण मजकूर निष्पत्ती व्यक्ती,साक्षीदार व सोबत जोडलेले कायदपत्रे दस्तावेजातील सत्यता कायदेशीर बाबी साठी खालील निष्पत्ती व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सधर इतरांवर दस्तावेजाचे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा/नियम/परिष्कार यांचे उल्लंघन होत नाही.


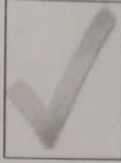

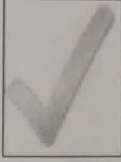

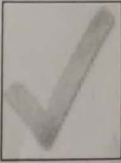


नेहल वैभार सही

निमिषा किरण सही

*Bhavan**Robb**Neel**Robb*

30/12/2024 10:56:21 AM


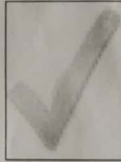

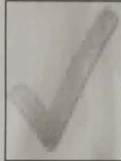
दस्त क्रमांक: दनन2/34590/2024
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: रॉबीन पाय्यापिल्ली पत्ता: प्लॉट नं: मदनिका क्र. 1105, माळा नं: 11, इमारतीचे नाव: डेफोडील रेसिडेंट्स सी एच एस एल, ब्लॉक नं: एव्हरेस्ट कन्टीसाईड, जी. वी. रोड, कामारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AMEPP0601Q	लिहून देणार वय :-54 स्वाक्षरी:- <i>Robbie</i>		
2	नाव: तसनीम पट्टा गॅझेट प्रमाणे मरीया रॉबीन पाय्यापिल्ली पत्ता: प्लॉट नं: मदनिका क्र. 1105, माळा नं: 11, इमारतीचे नाव: डेफोडील रेसिडेंट्स सी एच एस एल, ब्लॉक नं: एव्हरेस्ट कन्टीसाईड, जी. वी. रोड, कामारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AOYPP5926L	लिहून देणार वय :-39 स्वाक्षरी:- <i>Robbie</i>		
3	नाव: निमिषा किरण पाताडे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 3, डीजी-1, सिद्धांत रिजेन्सी, सिद्धांत पार्क, ब्लॉक नं: साबे रोड, साबे गाव, दिवा हायस्कूल च्या जवळ, दिवा-ईस्ट, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: BCWPC3447A	लिहून घेणार वय :-29 स्वाक्षरी:- <i>Shavan</i>		
4	नाव: किरण सुर्यकांत पाताडे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 3, डीजी-1, सिद्धांत रिजेन्सी, सिद्धांत पार्क, ब्लॉक नं: साबे रोड, साबे गाव, दिवा हायस्कूल च्या जवळ, दिवा-ईस्ट, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: BWLPP3658K	लिहून घेणार वय :-30 स्वाक्षरी:- <i>Kiran</i>		

रील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 30 / 12 / 2024 10 : 53 : 45 AM

ळख:-

लील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: ऋषिकेश चव्हाण - - वय: 30 पत्ता: चरई, ठाणे प पिन कोड: 400601	 स्वाक्षरी <i>Rishikesh</i>	
2	नाव: मुनील जगताप - - वय: 50 पत्ता: वडवली, ठाणे प पिन कोड: 400615	 स्वाक्षरी <i>Munil</i>	

क्र.4 ची वेळ: 30 / 12 / 2024 10 : 54 : 47 AM

क्र.5 ची वेळ: 30 / 12 / 2024 10 : 54 : 55 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 2

Payment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
NIMISHA KIRAN PATADE	eChallan	69103332024122813914	MH013344847202425E	420000.00	SD	0007388548202425	30/12/2024
	DHC		1224283804907	540	RF	1224283804907D	30/12/2024
NIMISHA KIRAN PATADE	eChallan		MH013344847202425E	30000	RF	0007388548202425	30/12/2024

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ट न न - २
दस्त क्रमांक ३४५९०/२०२४
२७ / २७

प्रमाणित करण्यात येते कि सदर
दस्त क्र. ३४५९० मध्ये २७

पाने आहेत.

पहीले नंबराचे बुकात अ. न.
३४५९० वर नोंदला

M. V. ...

सह. दुय्यम निबंधक ठाणे क्र. २

दि. ३० / १२ / २०२४





30/12/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 2

दस्त क्रमांक : 34590/2024

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	6000000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5796919.3772
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 1105,11वा मजला,डेफोडील विलिंग,फेज 2,डेफोडील रेसिडेंट्स को ऑ हौ सो लि.,एव्हरेस्ट कन्स्ट्रिमाईड,जी. वी. रोड,कासारवडवली,ठाणे प,क्षेत्रफळ 516 चौ.फूट.कार्पेट (Survey Number : 7/15, 8/1/2, 8/2/1, 8/2/2, 8/5, 8/6, 8/7, 9/2/1, 9/2/2, 10/2 ;))
(5) क्षेत्रफळ	1) 516 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 अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रॉवीन पाय्यापिल्ली वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र. 1105, माळा नं: 11, इमारतीचे नाव: डेफोडील रेसिडेंट्स सी एच एस एल, ब्लॉक नं: एव्हरेस्ट कन्स्ट्रिमाईड, जी. वी. रोड, कासारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AMEPP0601Q 2): नाव:-तसनीम पट्टा गॅझेट प्रमाणे मरीया रॉवीन पाय्यापिल्ली वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र. 1105, माळा नं: 11, इमारतीचे नाव: डेफोडील रेसिडेंट्स सी एच एस एल, ब्लॉक नं: एव्हरेस्ट कन्स्ट्रिमाईड, जी. वी. रोड, कासारवडवली, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AOYPP5926L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निमिया किरण पाताडे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलिंग नं. 3, डीजी-1, सिद्धांत रिजेन्सी, सिद्धांत पार्क, ब्लॉक नं: सावे रोड, सावे गाव, दिवा हायस्कूल च्या जवळ, दिवा-ईस्ट, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BCWPC3447A 2): नाव:-किरण सुर्यकांत पाताडे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलिंग नं. 3, डीजी-1, सिद्धांत रिजेन्सी, सिद्धांत पार्क, ब्लॉक नं: सावे रोड, सावे गाव, दिवा हायस्कूल च्या जवळ, दिवा-ईस्ट, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BWLPP3658K
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	34590/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग - 2
ठाणे क्र. 2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



