

S Receipt (pavl)

Malop

74/4053
Wednesday, February 17, 2021
11:19 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 4631 दिनांक: 17/02/2021

गावाचे नाव: माजिवडे
दस्तऐवजाचा अनुक्रमांक: टनन2-4053-2021
दस्तऐवजाचा प्रकार: बक्षीसपत्र
सादर करणाऱ्याचे नाव: धीरज अनिल वडके - -

नोंदणी फी ₹. 200.00
दस्त हाताळणी फी ₹. 680.00
पृष्ठांची संख्या: 34

एकूण: ₹. 880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:39 AM ह्या वेळेस मिळेल.

सह दस्ताने निबंधक वर्ग - २

ठाणे क्र. २

बाजार मूल्य: ₹. 5298912 /-
मोबदला रु. 1/-
भरलेले मुद्रांक शुल्क: रु. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 680/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 200/-

A.V. Wadke

A.V. Wadke

मुळ दस्ताने मिळाला

MR. ANIL VINAYAK WADKE, age 71 years, holding PAN No: AAOPW5668C, Indian Inhabitants, present residing at- **Flat No. - 2**
 201, Atmaram Tower, Agyari Lane, Opp. Chintamani Jewellers, Jambhali Naka, Thane (W) -400601, hereinafter called the **7043 / 2029**
 DONOR (which expression shall unless the context is otherwise be deemed to include his heirs(s), executor(s), administrator(s), assign(s) **3 / 38**
 of the ONE PART.

AND

MR. DHIRAJ ANIL WADKE, Age 40 years, Indian Inhabitant, holding PAN No: AASPW2739A, Residing at- Flat No. 201, Atmaram Tower, Agyari Lane, Opp. Chintamani Jewellers, Jambhali Naka, Thane (W) -400601, hereinafter called the "DONEE" (which expression shall unless the context is otherwise be deemed to include his heirs(s), executor(s), administrator(s), assign(s) of the OTHER PART.

AND WHEREAS the DONOR is the Real Father of the DONEE, having blood relation to each other.

AND WHEREAS the said Donor is the absolute owner and in possession of the Flat bearing Flat No. 103, 1st Floor, Bldg. No. C-1-57-A, area admeasuring about 660 Sq.ft. Built-up in the building MITRA NIWAS Co. Op. Housing Society Ltd., situated at Shreerang, Panchpakhadi, Majiwade, Thane (W) -400601, with all fittings and fixtures therein, situated at- Village- Majiwade, Tal. & Dist. Thane bearing S.No. 70/6 and 70/8, 71/1 to 10, 72/1 to 4, 76/1 to 6, 77/1 to 3, within the limits of Thane Municipal Corporation and Registration Jurisdiction of Sub-Registrar Thane, Dist. Thane, which is more particularly described in the Schedule hereunder written and hereinafter referred to as the Donor has 100% Share of the said Flat for the sake of brevity.

AND WHEREAS the said Flat Property was Purchased by **Page of** the One Part Donor vide an Agreement for Sale of Flat dated 18/12/2002 from M/S. PUNEET ENTERPRISES, Proprietorship firm, the said duly registered at Sub Registered Thane -1, bearing Reg. No. TNN1-8712/2002.



A.V. Wadke

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दस्त क्रमांक ४०५३	/२०२१
charges, taxes/	४४
to concerned	

5. Donee herein agrees to pay henceforth all maintenance charges and any other charges if any to concerned authorities / society.
6. Henceforth Donee have **100 % Share of the said Flat** as owner and will pay all relevant charges and outgoings regarding the same from time to time to the concerned authorities.
7. The Donor has not sold, transferred, gifted, alienated or encumbered his share (being **100% Share of the said Flat**) or any part thereof and has not entered into any agreement, orally or in writing to sell, transfer, alienate or encumber his share of **the said Flat** in favour of any other party.
8. There are no outstanding mortgages or liens on the **Flat** nor notices for acquisition of the same.
9. The **said Flat** is not subject matter of any pending suit or attachment before or after judgement of any court of law or authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax or any other dues by way of taxes and / or penalties thereon.
10. There is no attachment or prohibitory order issued by the competent authority or Court or any government or semi-government authority or bank prohibiting the Donor from dealing with or transferring the **said Flat**.
11. Should there be any claim in respect of the **said Flat** from any person or persons or authority pertaining to the period prior to the gift of the **100% Share** in the name of Donor hereby agrees to indemnify and keep indemnified the Donee against all or any such claims.



AV. Wadhwa

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The Donor hereby agrees and undertakes to get the Electric Meter, Municipal Property Tax, Water Tax, Mahanagar Gas & any other tax duly transferred in favour of the Donee and for the purpose the Donor agrees to sign and execute and / or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the Donee herein.

13. The Donor hereby agrees to sign various forms required under various Acts and to co - operate with the Donee for completing all the formalities in connection with the said gift.
14. The Donor have agreed to deliver to the Donee all original documents relating to the said Flat which is in possession of the Donor and application duly signed by the Donor for transfer 100% shares of the said Flat in favour of the Donee.
15. The Donee hence forth will be the absolute owner and use the said Flat as per his wish.

SCHEDULE ABOVE REFERRED TO

A piece and parcel of Flat bearing Flat No. 103, 1st Floor, Bldg. No. C-1-57-A, area admeasuring about 660 Sq.ft. Built-up in the building MITRA NIWAS Co. Op. Housing Society Ltd., situated at Shreerang, Panchpakhadi, Majiwade, Thane (W) -400601, with all fittings and fixtures therein, situated at- Village- Majiwade, Tal. & Dist. Thane bearing S.No. 70/6 and 70/8, 71/1 to 10, 72/1 to 4, 76/1 to 6, 77/1 to 3, within the limits of Thane Municipal Corporation and Registration Jurisdiction of Sub-Registrar Thane, Dist. Thane.



A.V. Wadke

[Signature]

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hereunto set on	२०४३ / २०२१
day and year	७ / ३४

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal the hereinabove written.

SIGNED AND DELIVERED by the)
within named DONOR)

AV. Wadke
MR. ANIL VINAYAK WADKE)



SIGNED AND DELIVERED by the)
within named DONEE)

Dhiraj Anil Wadke
MR. DHIRAJ ANIL WADKE)



in the presence of _____)

1. Harish Shankar Purohit.

H.S. Purohit

2. Pradnya Sharada Purohit

P.S. Purohit



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 दस्ता क्रमांक ४०५३ / २०२१
 ११ / २१३३४
 Certificate No. / 21334



THANE MUNICIPAL CORPORATION, THANE
 (Regulation No.37)
 Occupancy Certificate
 (Under Amnesty Scheme)

V.P.No. 87007 TMC/TDD / 47 Date 28/09/2018
 Application of Mitra Niwas CHSL.,Thane (W) Dated 02/06/2018

To, Secretary / Chairman
Mitra Niwas CHSL.,Thane (W)
Plot No.C-1/57-A, Shreerang Society, Thane (W) 400601.

Sir, Sub :- Occupation Certificate Under Amnesty Scheme.

Ref. V. P. No. 87007

The part/full development work/ of building / part building No. C-1/57-A

Tenement No. As Below situated at Panchpakhadi/Majiwada Shreerang Society Rd. Road / Street

Ward No. 11 Sector No. 23/1 to 13, 24/1 to 14, 25/1 to 10, 71/1 to 10, 72/1 to 4, 76/1 to 6 & 77/1 to 3

Village Panchpakhadi/ Majiwada is fit for occupation as per Licensed Structural Engineer License No. TMC/STR/1068 and

Occupation is regularised as per the Conditions of Amnesty Scheme vide G. B. Resolution No. 409 dt. 24/01/2014.

- Conditions : 1. Affidavit dt. 6/9/2018 will be binding upon you.
 2. Condition Mentioned in Audit Report will be binding upon you.

Tenement No. :- 101 to 106 , 201 to 206, 301,304 to 306.

सावधान

मजूर कागजातनुसार बांधकाम न करणे तसेच
 कागजात नियमप्रवलीनुसार आवश्यक त्या
 बांधकाम वापर करणे, महाराष्ट्र
 शहरीकरण अधिनियमाचे कलम ५२
 अन्वये बांधकाम करणे आहे. त्यासाठी जास्तीत
 जलद रकम रु. ५०००/- देणे आवश्यक आहे.
 Date:



Your faithfully

Executive Engineer

Town Planning Department

Municipal Corporation of the City of Thane



Disclaimer : The above Occupation certificate is issued on applicant's request with clear understanding that "It is issued for Regularising occupation of Tenement as per Hon.G.B. Resolution No. 409 Dt. 24/01/2014 and as per applicant's request to sympathetically authorise the occupation of the tenement/s /shop/s /office/s. This Occupation Certificate is limited to the tenement/s /shop/s /office/s prescribed in the certificate. This Occupation Certificate can not be taken as basis for any claim of compensation, grant of right / Title or otherwise."

- Copy to
 1) Dy. Mun. Commissioner (Tax and Assessment)
 2) Dy. Mun. Commissioner (Enchroachment)

MITRA NIWAS CO-OP. HOUSING SOCIETY LTD.

(Regd. No. T.N.A./T.N.A.)H.S.G./T.C.) 24375 YEAR 2012

C.T.S. NO. 4 (B), PLOT NO. C-1-57-A SHREERANG, PANCHPAKHADI, MAJIWADE, THANE (W) - 400 601.

Serial No. 003

Member's Registration No. AS PER 'I' & 'J' REGISTER

THIS IS TO CERTIFY that Shri/Smt./Kum./M/s.

Vinayak Wadke

(Flat No 103) Shri. Anil

is the Registered Holder of Ten Shares Distinctive Nos. from 21 to 30
of Rs. 500/- (Rupees FIVE HUNDRED ONLY) in THE MITRA NIWAS CO-OP. HOUSING SOCIETY LTD., C.T.S. NO. 4 (B), PLOT NO. C-1-57-A SHREERANG, PANCHPAKHADI, MAJIWADE, THANE (W) - 400 601.

Subject to the Bye-laws of the said Society and that upon each of Shares the sum of Rupees Fifty has been paid.

Given Under the Common Seal of the Said Society at THANE (WEST)

This 14 day of April 2013.

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दस्तावेज क्रमांक ४०५३ / २०२९
१२ / ३४

FOR MITRA NIWAS CO-OP. HOUSING SOCIETY LTD.

[Signature]
CHAIRMAN

[Signature]
HON. SECRETARY

[Signature]
MEMBER OF THE COMMITTEE



Provisional Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 8 of the chapter XII of the Said Act.
 Permit No. P. 87007/TMC/100/3/4

Dated 4/5/41

As mentioned in condition

Certificate of even no & date

To: XXX Arvind Khare & Associates

(Owner Architect)

For M/s. Shreerang Co.op. Housing Society Ltd., (Owner)

With reference to your application dated

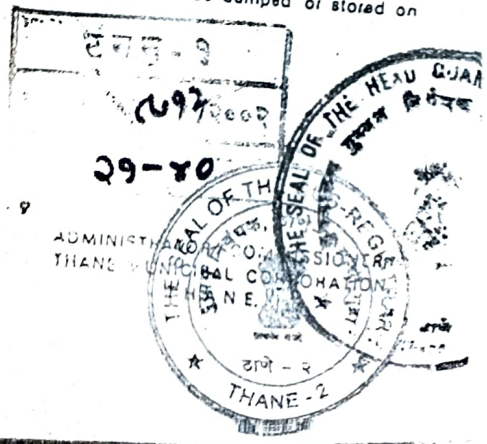
You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

I have to inform you as follows.

5007-2
2043
9/3
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1/2029

1. No projection is allowed on the Municipal Land.
2. No work is allowed within 10' of street.
3. Aqua or septic tank privies should be constructed as per plan.
4. It should be 50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and overflow tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standing composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water will have to be maintained to pass rain.
17. Pukka drain for waste disposal should be constructed upto municipal drain.
18. Map agricultural permission under Mal trashia Land Revenue code 1966 shall be submitted in this office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for construction and even after issue occupation.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be submitted to the municipal authorities before pulling out the proposed building on the site.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

28. P. T. O. Date:



XXXXXX XXXXX XXXXX XXXXX XXXXX XXXXX XXXXX XXXXX XXXXX XXXXX



17/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 4053/2021

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	बक्षिसपत्र
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5298912
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: पहिले पक्षीय हे त्यांच्या मालकीची व कब्जे वहिवादीची.सदनिका क्र. 103 1ला मजला बि.नं. सी-1-57-ए एकूण क्षेत्र 660 चौ.फूट बिल्ट उप मित्र निवास की.ऑप.ही. सोसायटी लि. श्रीरंग पाचपाखाडी माजिवडे ठाणे हि मिळकत दुसरे पक्षीय त्यांच्या मूल्या याला आज रोजी या बक्षिसपत्राने विना मोबदला बक्षिस देत आहेत.((Survey Number : 70/6 and 70/8; 71/1 to 10, 72/1 to 4, 76/1 to 6, 77/1 to 3 ;))
(5) क्षेत्रफळ	1) 660 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:-अनिल विनायक वडके - वय:-71; पत्ता:-प्लॉट नं: सदनिका क्र. २०१, माळा नं: २ रा मजला, इमारतीचे नाव: आत्माराम टॉवर, ब्लॉक नं: अग्यारी लेन चिंतामणी ज्वेलर्सच्या समोर, रोड नं: जांभळी नाका ठाणे प. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAOPW5668C
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-धीरज अनिल वडके - वय:-40; पत्ता:-प्लॉट नं: सदनिका क्र. २०१, माळा नं: २ रा मजला, इमारतीचे नाव: आत्माराम टॉवर, ब्लॉक नं: अग्यारी लेन चिंतामणी ज्वेलर्सच्या समोर, रोड नं: जांभळी नाका ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AASPW2739A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4053/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरार	

Balmukh
17/02
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

