



07/02/2025

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 2

दस्त क्रमांक : 4030/2025

नोंदणी :

Regn:63m

गावाचे नाव : ढोकाळी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	8706083.44
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदनिका क्र. 802,8वा मजला,ग-1 विल्डींग,निळकंठ व्हॅली विल्डींग,निळकंठ व्हॅली को. ऑप. हौ. सोमायटी लि,कोलथेत रोड,ढोकाळी बाका,ठाणे. मदनिकाचे क्षेत्र 674 चौ. फुट कार्पेट. ((Survey Number : Survey No. 9, Hissa No. 1/2, 5/1, New Survey No. 9, Hissa No. 6(P) ;))
(5) क्षेत्रफळ	1) 674 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगोवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदिशकुमार गोविंद पटेल उर्फे जगदिश गोविंद पटेल - वय:-51; पत्ता:-प्लॉट नं. ए-1/802, , माळा नं: 8वा मजला, , इमारतीचे नाव: निळकंठ व्हॅली, , ब्लॉक नं: -, रोड नं: कोलथेत रोड, ढोकाळी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AJJPP6492M
(8) दस्तगोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश देवचंद छाभैया - वय:-37; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-1/906, , माळा नं: 9वा मजला, , इमारतीचे नाव: निळकंठ व्हॅली, , ब्लॉक नं: -, रोड नं: कोलथेत रोड, ढोकाळी, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AIEPC1770H
(9) दस्तगोवज करून दिल्याचा दिनांक	07/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4030/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	616000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

B)

Receipt (pavti)

74/4030

Friday, February 07, 2025

10:35 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4560 दिनांक: 07/02/2025

गावाचे नाव: ढोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन2-4030-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुरेश देवचंद छाभैया -

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
10:53 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

वाजार मुल्य: रु.8706083.44 /-

मोवदला रु.8800000/-

भरलेले मुद्रांक शुल्क : रु. 616000/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225061820480 दिनांक: 07/02/2025

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225079700058 दिनांक: 07/02/2025

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH015736965202425E दिनांक: 07/02/2025

विक्रेते नाव व पत्ता:

Shankar



CHALLAN
MTR Form Number-6



GRN	MH015736965202425E	BARCODE	01 1100 0 11 1000 11 00 11 10 100 10 000 0100 11 01 110 010	Date	07/02/2025-00:34:45	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				THN2_THANE 2 JOINT SUB REGISTRAR			
Location				THANE			
Year				2024-2025 One Time			
Account Head Details		Amount In Rs.		Payer Details			
0030046401 Stamp Duty		616000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee		30000.00		PAN No.(If Applicable)		AIEPC1770H	
Full Name				SURESH DEVCHAND CHHABHAIYA			
Flat/Block No.				Flat No. 802, 8th Floor in the A-1			
Premises/Building				NEELKANTH VALLECHAND - 2			
Road/Street				Dholap. Thane. दस्ता. 8030 / 2024			
Area/Locality				9 / 30			
Town/City/District				4 0 0 6 0 7			
PIN							
Remarks (If Any)				SecondPartyName=JAGDISHKUMAR			
Amount In				Six Lakh Forty Six Thousand			
Words							
Total				6,46,000.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		69103332025020710782 2913495806	
Name of Bank		Bank Date		RBI Date		07/02/2025-00:36:07 Not Verified with RBI	
Name of Branch		Bank-Branch		IDBI BANK			
		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.
 हे वचन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर वचन लागू नाही.

Shabhaiya

Control

Mobile No. : 9773419228

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दस्तावेज क्र. ४०३० / २०२५

AGREEMENT FOR SALE

१ / ३०

THIS AGREEMENT FOR SALE ("this Agreement") is made and entered into at **THANE** this 7th of February, 2025.



BETWEEN

MR.JAGDISHKUMAR GOVIND PATEL ALIAS MR.JAGDISH GOVIND

PATEL, age 51 years, Indian Inhabitant, Pan No. AJJPP6492M, having address at Flat No. A-1/802, 8th Floor, Neelkanth Valley, Kolshet Road, Dhokali, Thane (W) 400607; hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors and administrators) of the One Part;

AND

MR.SURESH DEVCHAND CHHABHAIYA, age 37 years, Pan No. AIEPC1770H having address at Flat No. A-1/906, 9th Floor, Neelkanth Valley, Kolshet Road, Dhokali, Thane (W) 400607, hereinafter called "**THE TRANSFEREE**"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors and administrators) of the Second Part;

Shubhrajee

- 1 -

Suresh

दस्तावेज - २	Whereas:
दस्तावेज क्र. ७०३० / २०२	(A) With respect to ALL THAT FLAT bearing Flat No. 802
३	admeasuring 674 sq. ft. Carpet area on 8th Floor in the A-1
	building known as Neelkanth Valley in society known as



standing on the plot of land bearing Survey No. 9, Hissa No. 1/2, 5/1, New Survey No. 9, Hissa No. 6(P) of Village Dhokali being and situated at Kolshet Road, Dhokali Naka, Thane (W) 400607 within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane (hereinafter referred to as "the said Flat").

- (B) **WHEREAS** the said Flat No. 802 admeasuring 674 sq. ft. Carpet area on 8th Floor in the A-1 building known as Neelkanth Valley in society known as "NEELKANTH VALLEY Co-operative Housing Society Ltd" was purchased by MR.JAGDISHKUMAR GOVIND PATEL ALIAS MR.JAGDISH GOVIND PATEL from M/S. ASHAPURA ENTERPRISES vide Agreement for Sale dated 24.12.2004 and registered the same with Joint Sub Registrar having Document No. TNN5-00755-2005, Dated 28.01.2005, and with appropriate stamp duty and registration fees paid and he has acquired all rights, title and interest in Flat No. 802 admeasuring 674 sq. ft. Carpet area on 8th Floor in the A-1 building known as Neelkanth Valley in society known as "NEELKANTH VALLEY Co-operative Housing Society Ltd" standing on the plot of land bearing Survey No. 9, Hissa No. 1/2, 5/1, New Survey No. 9, Hissa No. 6(P) of Village Dhokali being and situated at Kolshet Road, Dhokali Naka, Thane (W) 400607 and Registration District and Sub-District of Thane.

Shubh...

...

(C)

(D)

(E)

(C) The **TRANSFEROR** have represented that society is registered under the provisions of the Maharashtra Co-operative Societies Act., vide Registration No. **TNA/(TNA)/HSG/(TC)/23428/11-12, Date 17.10.2011** the **TRANSFEROR** are the absolute, legal and beneficial owner of 10 fully paid-up Shares of the said Society each having a face value of Rs.50/- (FIFTY ONLY) and bearing Distinctive Nos. **431 to 440** (both inclusive) represented by original Share Certificate No. **44** (hereinafter referred to as "**the said Shares**"), and by virtue thereof as the bonafide and beneficial owner of the said Shares, and incidental to the **TRANSFEROR** membership/ shareholding of the said Shares of the said Society, the **TRANSFEROR** are absolutely, legally and exclusively holds, possess, use, occupy and enjoy on ownership basis the said Flat. The said Flat more particularly described in the **First Schedule** hereunder written.

(D) The **TRANSFEROR** have further represented to the **TRANSFeree** that the **TRANSFEROR** have clear and marketable title to the said Flat and thus the **TRANSFEROR** is well and sufficiently entitled to the Said Flat and have absolute right and power to hold, occupy and deal with and dispose of the Said Flat and to dispose of the same to any third party. Therefore, the **TRANSFEROR**, out of his own will, have decided to sell the said Flat to the **TRANSFeree** on ownership basis and are entitled to enter into this Agreement.

(E) AND WHEREAS on coming to know the intention of the **TRANSFEROR** regarding sale of the said Flat, the **TRANSFeree** approached the **TRANSFEROR** and negotiated for sale and transfer of the said Flat in the said Society in his favor.

Sh. H. H. H.

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५	१	३०

The **TRANSFEROR** have agreed to sell and transfer to the **TRANSFEE** the said Flat for a total consideration of **Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only)**.



(G) Pursuant to the negotiations between the **TRANSFEROR** and the **TRANSFEE**, the **TRANSFEROR** have agreed to sell and transfer to the **TRANSFEE** and the **TRANSFEE** have agreed to purchase and acquire from the **TRANSFEROR** the said Flat free from all encumbrances of any nature and whatsoever together with all rights, privileges and benefits of the **TRANSFEROR** incidental to the ownership of the said Flat for a total consideration as set out herein and on the terms and conditions hereinafter appearing;

Now These Presents Witnesseth As Follows in consideration of the recitals, representations, warranties and covenants contained herein, the Parties hereto, intending to be legally bound, hereby agree as follows:-

1. The parties (both the **TRANSFEROR** and the **TRANSFEE**) hereby acknowledge and confirm that the aforesaid recitals, annexure and schedule form an integral part of this Agreement.
2. In pursuance of this Agreement and in consideration of the total and final consideration of **Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only)** agreed to be paid to the **TRANSFEROR** by the **TRANSFEE**; the **TRANSFEROR** hereby sell, assign, convey and transfer unto the **TRANSFEE**, and the **TRANSFEE** both hereby purchase and acquire from the **TRANSFEROR** the absolute, legal and exclusive right to hold, possess, use, occupy and enjoy residential Flat No. 802 admeasuring 674 sq. ft. Carpet area on 8th Floor in the A-1 building known as Neelkanth Valley in society known as "NEELKANTH VALLEY Co-operative Housing Society Ltd" standing on the plot of land bearing Survey No. 9, Hissa No.

(S) [Signature]

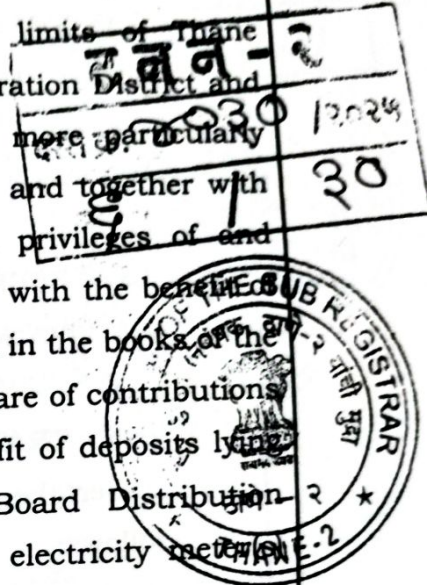
[Signature]

1/2, 5/1, New Survey No. 9, Hissa No. 6(P) of Village Dhokali being and situated at Kolshet Road, Dhokali Naka, Thane (W) 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane (i.e. the Said Flat) more particularly described in the **First Schedule** hereunder, and together with all the interest, benefits, advantages, and privileges of and incidental to the Said Flat and also together with the benefit of all deposits lying to the **TRANSFEROR** credit in the books of the said Society including the **TRANSFEROR** share of contributions to the Society's Sinking Fund and the benefit of deposits lying with the Maharashtra State Electricity Board Distribution Company Ltd. (MSEDCL) in respect of the electricity meter(s) installed for electricity supply to the said Flat.

3. The **TRANSFEROR** have agreed that the said total and final consideration of **Rs.88,00,000/- (Rupees Eighty Eight Lakhs Only)** is for the sale and transfer of the said Flat with the **TRANSFEROR** membership of the said Society, and all the interest, benefits, advantages and privileges of and incidental to the **TRANSFEROR** membership of the said Society, and also the benefit of all deposits lying to the **TRANSFEROR** credit in the books of the said Society, including the **TRANSFEROR** share of contributions to the said Society's Sinking Fund and the benefit of deposits lying with the Maharashtra State Electricity Board Distribution Company Ltd. (MSEDCL) in respect of the electricity meter(s) installed for electricity supply to the said Flat. The **TRANSFEROR** hereby agrees that the consideration mentioned herein shall be final and he shall not demand any additional amount from the **TRANSFEREE**.

(Signature)

(Signature)



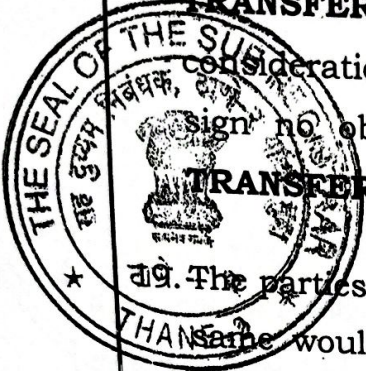
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18 The **TRANSFEROR** hereby declare that the cost of consideration mentioned in the agreement is full and final and the **TRANSFEROR** will not demand any additional amount on or above consideration and will provide no objection letter or will execute sign no objection for transfer of any records in the name of **TRANSFeree**.

19. The parties hereto agree that after execution of this Agreement, the same would be lodged for registration with the concerned Sub-Registrar of Assurances at Thane and both the parties would admit execution thereof before the said concerned Sub-Registrar of Assurances.

SCHEDULE OF PROPERTY

ALL THAT RESIDENTIAL Flat No. 802 admeasuring 674 sq. ft. Carpet area on 8th Floor in the A-1 building known as Neelkanth Valley in society known as "NEELKANTH VALLEY Co-operative Housing Society Ltd" standing on the plot of land bearing Survey No. 9, Hissa No. 1/2, 5/1, New Survey No. 9, Hissa No. 6(P) of Village Dhokali being and situated at Kolshet Road, Dhokali Naka, Thane (W) 400607 within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane ("the Said Flat").

Handwritten signature

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

SIGNED AND DELIVERED by the)
withinnamed "the TRANSFEROR")

Jagdish

MR. JAGDISHKUMAR GOVIND PATEL)
Alias MR. JAGDISH GOVIND PATEL)



in the presence of.....)

1. Bharat Shantilal Patel)
2. Vinod Ratanshi Pokar)

Bharat

Vinod

SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFEREE")

Suresh

MR. SURESH DEVCHAND CHHABHAIYA)
in the presence of.....)



1. Bharat Shantilal Patel)
2. Vinod Ratanshi Pokar)

Bharat

Vinod

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दस्त क्र. ००३०	/२०२५
१४	३०



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)
Occupancy Certificate

इमारत क्र.जे-१ :- फ्लोअर + १२, बी :- फ्लोअर + ५
कलब हाउस :- तळ + १ मजले फक्त

तु न न - २
दि. २०/०३/२०२४
०९/०५/२०

V.P. No. २००२/२३ TMC/TOD १५/५

म. कृष्णजीत जेठ असोसिएट्स,
तल्याग मंदीर, रोड,
ठाणे.
या. विपुल रघु. पटेल. [कुलमुहत्कारपन्धारक]



Sub: इमारत क्र.जे-१, बी, व कलब हाउस

या इमारतींना वापर परवाना मिळणे बाबत.

Ref.: V. P. No. २००२/२३

Your Letter No. ४५३१ दि. ५/५/२००६.

Sit. The whole / full development work / बांधणी / बांधणी करणे बाबत / of building / बांधणी करणे बाबत

No. वॉटर प्रमाणे situated at टोकाळी Road/Street कोलरोड रोड

Ward - Sector No. ५ S. No./अ.नं. १/२, ५११

for the supervision of श्री. बी. जी. कृष्णजीत License No. सीए/५६/२६२५

may be occupied on the following Conditions.

- १) पुढील वापर परवान्यापूर्वी उर्वरित सुविधा मुळा धातली क्षेत्र ठा. म. पा. म. नादे करणे आवश्यक.
- २) इमारत क्र.जे-१ व बी साठी रिन वॉटर हार्व्हॅटिंग व नोनर वॉटर हीटिंग चे काम हा वापर परवाना दिल्यापासून चार महिन्यात अथवा पुढील वापर परवान्यापूर्वी चे आधी जेल त्यावेळी पर्यंत करणे आवश्यक.
- ३) ठाणे महानगरपालिकेकडून उपलब्धते नुसार पिण्याच्या पाण्याचा पुरवठा करण्यात येईल.

A set of certified completion plan is returned herewith

Office No. २००२/२३
Date: २०/०३/२०२४
TMC



Opinion
कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation of
the city of Thane.

ANNEXURE - 'B'

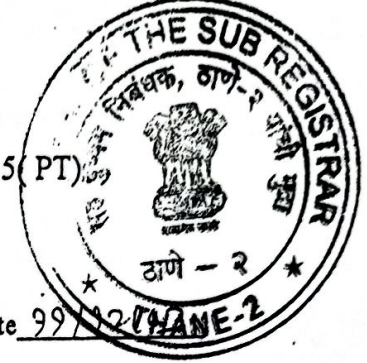
टन न - २

दस्तक. ४०३० / २०२४

१० 1701 ३०

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 &-24)
SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE

BUILDING NO. A1 & A2 :- STILT + 7, BUILDING A3 :- STILT + 5 (PT)



V. P. NO. 2002/82

TMC/TDD 34९३

Date 9/12/2003

To,

Shri/Smt Phadnis & Associates (Architect)

Shri/Smt Mahalaxmi Ispat Pvt. Ltd. (Owner)

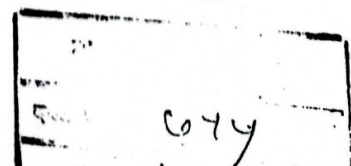
Shri Vipul H. Patel (P. O. A. H.)

Sir,

With reference to your application No. 38531 dated 3/12/2003 for development permission/ grant of commencement certificate under section 46 & 69 of the Maharashtra Regional and town Planning Act, 1966 to carry out development work and or to erect building No. AS ABOVE in village DHOKALI Section No. 5 Ward No. 3 situated at Road/ Street KOLSHET ROAD S. No./ ~~City No. / T. No.~~ 9, H. NO. 6(PT), H. NO. 1 / 2 + 5 / 1 H. No./T. No. _____ the development permission / the commencement certificate is granted subject to the following condition

- 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 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 सी. पुर्वी निवासी वापरसाठी अकूपीक परवानगी सादर करणे आवश्यक.
- ६) रस्त्या खालील व सुविधा भुखंडाची जागा प्रथम वापर परवाण्यापुर्वी ठाणे महानगरपालिकेच्या ताब्यात विनामुल्य देणे गंधनकारक आहे तसेच वापरपरवान्यापुर्वी रस्ता व सुविधा भुखंडखालील क्षेत्र ७/१२ उतान्यावर ठाणे महानगरपालिकेच्या नावे चढवून त्याप्रमाणे ७/१२ उतारे दाखल आवश्यक आहे.
- ७) प्रथम वापरपरवान्यापुर्वी यु. एल. सी. विभागाचे नाहरकत प्रमाणपत्र सादर करणे आवश्यक.
- ८) इमारतीचे काम सुरु करण्यापुर्वी सुविधा भुखंडाच्या हद्दीवर कुंपणभित घालून ठाणे महानगरपालिकेच्या ताब्यात देणे आवश्यक आहे
- ९) काम सुरु करण्यापुर्वी ड्रेनेज विभागाकडून स्ट्रॉम वॉटर ड्रेनेजचा नकाशा मंजूर करून नकाशासह नाहरकत दाखला सादर करणे आवश्यक.
- १०) वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले वापरपरवान्यापुर्वी दाखल करणे आवश्यक.
- ११) वेळोवेळी नियमानुसार योग्य त्या शुल्कांचा भरणे आवश्यक राहिल.



ट न न - २
दस्तावेज नं. ४०३० / २०२५
प्लान नं. १८९३ व
सी. सी. त. ३०

१२)नियोजित इमारतीची संरचना हे भुकंपप्रवण विरोधी स्तरावरील शक्तीनुसार व आय. ४३२६ च्या तरतुदीप्रमाणे करणे आवश्यक आहे व जोत्याचे व वापरपरवान्याच्या वेळीस आ. मजबुतीकरणाबाबतचे प्रमाणपत्र दाखल करणे आवश्यक आहे.

१२)बांधकामास ठाणे महानगरपालिका पाणी पुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.



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



Office No. _____

Office Stamp _____

Yours faithfully

[Handwritten Signature]

सहाय्यक संचालक नगर रचना
Municipal Corporation
the city Thane.

[Handwritten marks and initials]

सावधान

मजूर नकाशानुसार बांधकाम करणे हीच
शेकडस नियंत्रण नियमावलीनुसार आवश्यक आहे. या
परवानग्या व उभा बांधकाम याने प्रमाणे, परवानग्या
प्राप्तिका व नगर रचना आधिकारिका यांच्या मदत
अनुसार बांधकाम पुन्हा आहे. या बांधकामात
असा व सर्व विषय म. प. १९६६ च्या तरतुदीनुसार

TRUE COPY

Copy To

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Enorchment)
- 3) Competent Authority (ULC)
for sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record of



644
३०४०/२६

ANNEXURE - 'C'

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 & 24)

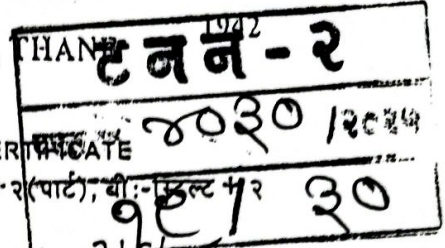
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. अ-१ :- स्टिल्ट + १२, अ-२ :- स्टिल्ट + ७, अ-३ :- स्टिल्ट + २ (पार्ट), बी :- स्टिल्ट + २

V. P. No. 2002/82 TMC/TDD

UEC

Dated 21/8/04



To,

महेशजीस अॅन्ड असोसिएट्स (Archited)

में महालक्ष्मी ईसपात प्रा. ली. (Owner)

श्री. विपुल एच. पटेल (कुळंभुखत्यारपत्रधारक)



Sir,

With reference to your application No. 705 dated 6/4/2004 for development permission grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional & Town Planning Act, 1966 to carry out development work and or to erected building No. as shown in village Dhokall section No. 5 ward No. 3 situated at Road Kolshet Road S.No. 9 H No. 6 pt, 1/2, 5/1 the development permission / the commencement certificate is granted subjected to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back lime 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 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) The permission does not entitle you to develop the land which does not vest in you.
- ५) प्रथम वापरपरवान्यापूर्वी यु.एल.सी. विभागाचे नाहरकत प्रमाणपत्र सादर करणे आवश्यक.
- ६) प्रथम जोताप्रमाणपत्रापूर्वी ड्रेनेज विभागाकडून स्ट्रॉम वॉटर ड्रेनेजचा नकाशा मंजूर करून नकाशासह नाहरकत दाखला सादर करणे आवश्यक.
- ७) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले सादर करणे आवश्यक.
- ८) वेळोवेळी नयमानुसार योग्य त्या शुल्कांचा भरणा करणे आवश्यक.
- ९) जोत्यापूर्वी व वापरपरवान्यापूर्वी भुंकंप्रवण क्षेत्रासाठी संबधीत आय. एस. कोड नुसार काम केल्याचे आर. सी. सी. तज्ञांचे प्रमाणपत्र सादर करावे.
- १०) बांधकामास ठाणे महानगरपालिका पाणी पुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल.
- ११) वापर परवान्यापूर्वी अग्निशामन दलाकडील नाहरकत दाखला सादर करणे आवश्यक.
- १२) बिनशेती दाखला क्र. महसुल/क-१/टे-१/एनअपी/एसआर-१६९/२००३ दि.१४.१.२००४ मधील अटी बंधन कारक राहतील.

WARNING : PLEASE NOT THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office: नगरपालिका

Office Stamp

Date

Issued by



Yours faithfully

Executive Engineer
Town Development Department
Municipal Corporation,
the city of Thane.
644
38/128

NEELKANTH VALLEY CO-OP HOUSING SOCIETY LTD.
Reg. No. TNA/(TNA)/ HSG/ TC/23428/ YR.2011 -12, DTD.17/10/2011
Kolshet Rd., Dhokali Naka, Thane (W) 400 607.



SHARE CERTIFICATE

(As per M.C.S. Act 1960)

Member's Registration No 44

Certificate No. 44

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- each

This is to certify that Shri. / Smt./M/S. MR. JAGDISHKUMAR GOVIND PATEL AND

.....
of Flat No. A1 - 802..... Is the Registered Holder of (TEN) Shares from No. 431 to 440
of Rs. 500/- (Rupees - FIVE HUNDRED ONLY) In the NEELKANTH VALLEY
CO-OP HOUSING SOCIETY LTD. Kolshet Rd., Dhokali Naka, Thane (W), 400 607.
subject to the bye laws of the said society and that upon each of such the sum
of Rupees Fifty has been paid

Given under the Common Seal of the said society at Kolshet Rd., Dhokali Naka,
Thane (W), 400 607.

this 7TH JUN, 2019.

₹ 500/-

[Signature]
Chairman

[Signature]
Member of the Committee
(P.T.O)



20 1 1



02/2025 10 49:57 AM

दस्त गोपवारा भाग-2

दस्त नं 30130

दस्त क्रमांक 4030/2025

क्रमांक : दस्तनं 2/4030/2025

पत्रा प्रकार :- करारनामा

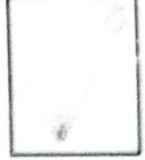
- क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव जगदिशकुमार गोविंद पटेल उर्फे जगदिश गोविंद पटेल . .
पत्ता प्लॉट नं: फ्लॉट नं. ए-1/802, . माळा नं: 8वा मजला, .
इमारतीचे नाव: निळकंठ वॅनी, . प्लॉट नं: . रोड नं: कोलशेत रोड,
डोकाळी, ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: AJJPP6492M
 - 2 नाव: सुरेश देवचंद छाभया -
पत्ता प्लॉट नं: फ्लॉट नं. ए-1/906, . माळा नं: 9वा मजला, .
इमारतीचे नाव: निळकंठ वॅनी, . प्लॉट नं: . रोड नं: कोलशेत रोड,
डोकाळी, ठाणे, महाराष्ट्र, THANE.
पिन नंबर: AIEPC1770H

पक्षकाराचा प्रकार

लिहून देणार
वय :-51
स्वाक्षरी:-

छायाचित्र

दस्ता प्रमाणित



Suresh

लिहून घेणार
वय :-37
स्वाक्षरी:-

Shubhaya

दस्त गोपवारा करून देणार नथाकधीत करारनामा चा दस्त गोपवारा करून दिल्याचे कबुल करतात.

क्र.3 ची वेळ: 07 / 02 / 2025 10 : 47 : 17 AM

ठळक:-

दस्त गोपवारा असे निवृत्तीत करताना की ते दस्त गोपवारा करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: भरत शानिनाल पटेल . .
वय: 42
पत्ता: बी/501, निळकंठ वॅनी, कोलशेत रोड, ठाणे
पिन कोड: 400607

Bharat
स्वाक्षरी

छायाचित्र

दस्ता प्रमाणित



- 2 नाव: विनोद रतनशी पोवार . .
वय 49
पत्ता: ए-3/705, निळकंठ वॅनी, कोलशेत रोड, ठाणे
पिन कोड: 400607

Vinod
स्वाक्षरी



क्र.4 ची वेळ: 07 / 02 / 2025 10 : 47 : 55 AM

क्र.5 ची वेळ: 07 / 02 / 2025 10 : 48 : 00 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 2

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	SURESH DEVCHAND CHHABHAIYA	eChallan	69103332025020710782	MH015736965202425E	616000.00	SD	0008712543202425	07/02/2025
2		DHC		0225061820480	200	RF	0225061820480D	07/02/2025
3		DHC		0225079700058	400	RF	0225079700058D	07/02/2025
4	SURESH DEVCHAND CHHABHAIYA	eChallan		MH015736965202425E	30000	RF	0008712543202425	07/02/2025

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Document Handling Charges)

प्रमाणित करण्यात येते कि सदर

दस्त क्रं. 30130 मध्ये 30

पाने आहेत.

पहिले नंबरसुद्धे बुकात अ. नं. 30130

वर नोंदला

4030 /2025

1. Verify Scanned Document for correctness through the portal (19 pages on a side) printed after scanning

2. Get print immediately after registration.



09/02/2025

Receipt (pavti)

74/4030

पावती

Original/Duplicate

Friday, February 07, 2025

नोंदणी क्र.: 39म

10:35 AM

Regn.: 39M

पावती क्र.: 4560 दिनांक: 07/02/2025

गावाचे नाव: डोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन2-4030-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुरेश देवचंद छाभैया -

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
10:53 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

बाजार मूल्य: रु. 8706083.44 /-

मोबदला रु. 8800000/-

भरमले मुद्रांक शुल्क : रु. 616000/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: रु. 200/-

सीटी/धनादेश/पि ऑर्डर क्रमांक: 0225061820480 दिनांक: 07/02/2025

दिकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 400/-

सीटी/धनादेश/पि ऑर्डर क्रमांक: 0225079700058 दिनांक: 07/02/2025

दिकचे नाव व पत्ता:

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

सीटी/धनादेश/पि ऑर्डर क्रमांक: MH015736965202425E दिनांक: 07/02/2025

दिकचे नाव व पत्ता:

