

Receipt (pavti)

74/8003

Tuesday, March 18, 2025

11:06 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9026 दिनांक: 18/03/2025

गावाचे नाव: खारेगाव  
दस्तऐवजाचा अनुक्रमांक: टनन2-8003-2025  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: शितल ओमेश मेलगिरी

नोंदणी फी ₹. 22000.00  
दस्त हाताळणी फी ₹. 760.00  
पृष्ठांची संख्या: 38

एकूण: ₹. 22760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:25 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम नियंत्रक वर्ग - २  
ठाणे क्र. २

बाजार मुल्य: ₹. 2136305 /-  
मोवदला ₹. 2200000/-  
भरलेले मुद्रांक शुल्क : ₹. 132000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 760/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0325187701918 दिनांक: 18/03/2025  
बँकेचे नाव व पत्ता:
  - 2) देयकाचा प्रकार: eChallan रकम: ₹. 22000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017952519202425E दिनांक: 18/03/2025  
बँकेचे नाव व पत्ता:
- मुद्रांक शुल्क माफी असल्यास तपशिल :-  
1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Corporations Area

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सह दुय्यम नियंत्रक वर्ग - २



सूची क्र.2

दुष्यम निबंधक, नर दू.नि.ठाणे 2

पत्र क्रमांक 8003/2025

मोदणी :

Regn 63m

18/03/2025

गावाचे नाव: खारेगाव

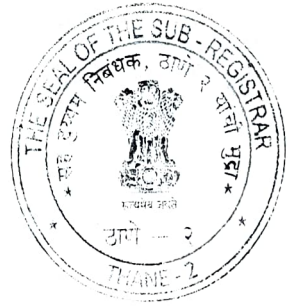
(1)चिंतेयाना पत्रा	करारनामा
(2)मंत्रदला	2200000
(3) वातावरणभावाप्रमाणे बावतितपटाकार आकारणी देना की पट्टदार ते नमुद करावे	2136305
(4) भू-मापन,पॉट्रिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 303,नियम मजला,ए विंग,ओम साई आशीर्वाद को-ऑप.हौ.सो.लि.,पाखाडी,खारेगाव,कळवा,ठाणे... सदनिकेचे क्षेत्र 375 चौ. फूट वांशीव ....(3 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria)(( Survey Number : 82/4 ; ) )
(5) क्षेत्रफळ	1) 375 चौ.फूट
(6)आकारणी विवा नुई देण्यात असेल तेव्हा.	
(7) इमारतक करन देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा मुद्राप्रमाणे किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शकीना जयराम शेटी वय:-54; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका क्र. 303, नियम मजला, ए विंग, ओम साई आशीर्वाद को-ऑप.हौ.सो.लि., पाखाडी, खारेगाव, कळवा, ठाणे, र्जॉक नं: , गेड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-FTXPS0587P 2): नाव:-धिरज जयराम शेटी वय:-28; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका क्र. 303, नियम मजला, ए विंग, ओम साई आशीर्वाद को-ऑप.हौ.सो.लि., पाखाडी, खारेगाव, कळवा, ठाणे, र्जॉक नं: , गेड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-FTWPS8454Q 3): नाव:-दिक्षा जयराम शेटी वय:-25; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका क्र. 303, नियम मजला, ए विंग, ओम साई आशीर्वाद को-ऑप.हौ.सो.लि., पाखाडी, खारेगाव, कळवा, ठाणे, र्जॉक नं: , गेड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-NGSPS4530L
(8)इमारतक करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा मुद्राप्रमाणे किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शितल अंमेश सेलगिरी वय:-36, पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: वॉ/108, मद्रास अर्बाई मं गणेश विद्यालया मार्गे, खारेगाव, कळवा, ठाणे, र्जॉक नं: , गेड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं: -AQJPG1470H
(9) इमारतक करन दिव्याचा दिनांक	18/03/2025
(10)दस्त नावणी कल्याचा दिनांक	18/03/2025
(11)अनुक्रमक,पट्ट व पृष्	8003/2025
(12)वातावरणभावाप्रमाणे मुद्राक शुल्क	132000
(13)वातावरणभावाप्रमाणे मोदणी शुल्क	22000
(14)शेरा	

सह दुष्यम निबंधक वर्ग - २  
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मुल्यावनामाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारनाता निवडलेला अनुच्छेद :-

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





CHALLAN  
MTR Form Number-6



GRN	MH017952519202425E	BARCODE		Date	18/03/2025-10:15:54	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AQJPG1470H		
Location	THANE			Full Name	SHEETAL OMESH MELGIRI		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 303, 3RD FLOOR, OM SAI ASHIRWAD		
				Premises/Building	CHS LTD		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	132000.00	KHAREGAON	THANE		4 0 0 6 0 5
0030063301 Registration Fee	22000.00				
Remarks (If Any)					
PAN=FTXPS0587P-SecondPartyName=SHAKILA JAYRAM SHETTY-					
Total	1,54,000.00	Amount In	One Lakh Fifty Four Thousand Rupees Only		
		Words			

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD No.	दस्तावेज - 2	Bank CIN	Ref. No.	69103332025031811600	2920440736
Name of Bank	दस्तावेज. 1003 12024	Bank Date	RBI Date	18/03/2025-10:16:37	Not Verified with RBI
Name of Branch	9 1 3L	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.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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**AGREEMENT FOR SALE**

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 18<sup>th</sup> day of March, 2025

**BETWEEN**

1) SMT. SHAKILA JAYARAM SHETTY, age 54 years, PAN : FTXPS0587P, 2) MR. DHIRAJ JAYARAM SHETTY, age 28 years, PAN : FTWPS8454Q, and 3) MS. DEEKSHA JAYARAM SHETTY, age 25 years, PAN : NGSPS4530L, all Indian Inhabitants, having address at Flat No. 303, 3<sup>rd</sup> Floor, A - Wing, Om Sai Ashirwad CHS. Ltd., Pakhadi, Kharegaon, Kalwa, Thane - 400605, 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**

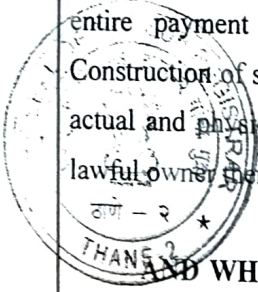
MRS. SHEETAL OMESH MELGIRI, age 36 years, PAN : AQJPG1470H, Indian Inhabitants, having address at B/108, Sahayog Apartment, behind Ganesh Vidyalaya, Kharegaon, Kalwa, Thane - 400605, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

**WHEREAS** by virtue of a Registered Agreement dated 18<sup>th</sup> day of May 1998 (Registered with the Sub-Registrar of Thane 1 at Doc. No. TNN1-P-1001/1998 dated 30/01/1999) executed between M/s. Mumbra Devi Construction having office at Shop No. 12, Ganesh Bhavan, Bombay Poona Road, Mumbra, Thane - 400612, therein referred to as the "Builders" of the One Part and Mr. Jayram B. Shetty, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in **Flat No. 303, admeasuring 375 Sq. Ft. (Built-up) area**

on 3<sup>rd</sup> Floor, in the A - Wing, of the "Om Sai Ashirwad Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 82/4, Village - Kharegaon, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605, 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"

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AND WHEREAS the Mr. Jayram B. Shetty herein has made the entire payment of consideration to the said M/s. Mumbra Devi Construction of such being on and thereupon, there has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.



AND WHEREAS Late MR. JAYRAM B. SHETTY expired on dated 18/01/2016 leaving behind him SMT. SHAKILA JAYARAM SHETTY his wife, MR. DHIRAJ JAYARAM SHETTY his Son, and MS. DEEKSHA JAYARAM SHETTY his Daughter, are the legal heirs hence society has transfer share certificate in the name of SMT. SHAKILA JAYARAM SHETTY (TRANSFEROR herein) on dated 13/05/2018 and she has use and occupied said flat as owner till date.

AND WHEREAS the SMT. SHAKILA JAYARAM SHETTY is the bonafide member of the "Om Sai Ashirwad Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/13122/2001 Dated 02/11/2001, 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 member of the said society, the TRANSFERORS are holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 11, bearing Distinctive No. 51 to 55 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said

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premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and has 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 TRANSFEREE being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREE that :

- A) They are the absolute and lawful owners of the said premises and are a bonafide members of the said society and no other person/s has/ have right, title or interest in the said premises and they are sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise 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 Municipal Corporation regarding any of the proceedings in respect of the said premises.

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- D) The TRANSFERORS have not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) 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.
- F) 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 dealt with or dispose of the said premises in any manner whatsoever.
- G) 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.
- H) The TRANSFERORS have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFERORS and/or against the said premises or any part thereof.
- I) The TRANSFERORS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other

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stature from disposing of the said premises or any part thereof in the manner stated in this Agreement.

- J) 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 TRANSFEREE and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREE on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREE 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. 22,00,000/- (Rupees Twenty Two 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 :-

1. The TRANSFERORS hereby agree to sell, assign and transfer and the TRANSFEREE hereby agree to purchase and acquire the right, title and interest in and upon the said premises being **Flat No. 303, admeasuring 375 Sq. Ft. (Built-up) area on 3<sup>rd</sup> Floor, in the A - Wing, of the "Om Sai Ashirwad Co-operative Housing Society Ltd."**, standing on the plot of land bearing **Survey No. 82/4,**

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Village - <sup>३८</sup> Kharegaon, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605, 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. 22,00,000/- (Rupees Twenty Two Lakhs Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREE has paid an amount of **Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only)** as the **Earnest Money / Part Payment**, as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFERORS hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREE from the payment thereof absolutely and forever. The TRANSFEREE has agreed to pay the **Balance Amount of Consideration of Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)** shall be arranged by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within **30 days** from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFERORS to TRANSFEREE.
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 TRANSFEREE in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREE, free from all the encumbrances charges, equity, etc.

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4. The TRANSFERORS 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 TRANSFEREE hereafter shall do all the needful in respect of the said premises to secure her title to the said premises and the TRANSFERORS shall keep the TRANSFEREE 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 TRANSFEREE 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 TRANSFEREE hereby agrees that, on becoming the member of the said society, the TRANSFEREE shall abide by all the bye - laws, rules and regulations adopted by the society.
7. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the **Electricity Meter No. 05375511133** having **Consumer No. 000020334789** installed in the said premises to her name and the TRANSFERORS shall, if required give their fullest co-operation in that regard.
8. The TRANSFEREE, 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 TRANSFEREE can hold the same for unto and to the use and benefit for herself, her heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFERORS or any person on

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on behalf or who may claim through them or in trust for them, subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.



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 TRANSFEREE declare that, she 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 declares 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 TRANSFEREE in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of the defect in title.

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11. The TRANSFERORS shall obtain the necessary No-Objection Certificate (NOC) from the "Om Sai Ashirwad Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREE 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 TRANSFERORS hereby agree, assure and declare that, there is no suit or litigation pending in any court of law in respect of the said premises.
14. The TRANSFEREE are bound to get the said premises legally transferred in her 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 TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.
15. 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 TRANSFEREE.
16. The TRANSFERORS shall indemnify and keep indemnified to the TRANSFEREE for any further debits, which shall accrue upon the

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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 TRANSFEREE.

17. The charges of stamp duty, registration fees, and the charges of this agreement, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.

18. 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 bearing Flat No. 303, admeasuring 375 Sq. Ft. (Built-up) area on 3<sup>rd</sup> Floor, in the A - Wing, of the "Om Sai Ashirwad Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 82/4, Village - Kharegaon, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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

SIGNED SEALED AND DELIVERED  
by the withinnamed "TRANSFERORS"



*Shetty*  
1) SMT. SHAKILA JAYARAM SHETTY

*Dhiraj*



**2) MR. DHIRAJ JAYARAM SHETTY**

*Deeksha*



**3) MS. DEEKSHA JAYARAM SHETTY**

in presence of .....

*OmESH*

1) OMESH DEVENDRA MELGIRI

2) TUSHAL D. MELGIRI

*Sheetal*

SIGNED SEALED AND DELIVERED

by the withinnamed "TRANSFEREE"

*M. Sheetal*



**MRS. SHEETAL OMESH MELGIRI**

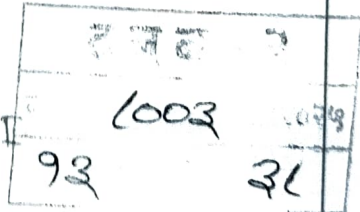
in the presence of ....

*OmESH*

1) OMESH DEVENDRA MELGIRI

2) TUSHAL D. MELGIRI

*Sheetal*



**:: RECEIPT ::**

**RECEIVED** of and from **MRS. SHEETAL OMESH MELGIRI (TRANSFEREE)** a sum of **Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand Only)** as the **Earnest Money / Part Payment** against the sale of **Flat No. 303**, admeasuring **375 Sq. Ft. (Built-up)** area on **3<sup>rd</sup> Floor**, in the **A - Wing**, of the "**Om Sai Ashirwad Co-operative Housing Society Ltd.**", situated at **Pakhadi, Kharegaon, Kalwa, Thane - 400605**, in the following manner :

Rupees	RTGS/NEFT / *Cheque No.	Dated	Bank
Rs. 50,000/-	000085	21/01/2025	HDFC Bank
Rs. 3,90,000/-	RTGS/HDFC/ IDIBR52025031144187711	11/03/2025	Indian Bank

**Rs. 4,40,000/-**


**WE SAY RECEIVED**


  
**SMT. SHAKILA JAYARAM SHETTY**

  
**MR. DHIRAJ JAYARAM SHETTY**

  
**MS. DEEKSHA JAYARAM SHETTY**  
**"TRANSFEROR"**

**WITNESSES :-**

1)  **Omesh Devendra Melgiri**

2)  **Tushal D. Melgiri**

१९  
 १९९०/१९२  
 १९०३

**THANE MUNICIPAL CORPORATION, THANE.**  
 (Regulation No. 37)  
 Occupancy Certificate

357

नगरपालिका

[ तलाक आधिकारिता वरवीं प्रदान ]

V. P. No. १९९०/१९२ MC/TC १९०३ Date १५/०२/२०००

To: मे. नाबुदा अंतर्गत  
 १०१ नम्वर १२४ तीदागर  
 मोहला मण्डिद जबाब जिबडी  
 ठाणे ४२१ ३०२

तदर्थ:- बरबानगी / तीती. नं. बि. ५-१११०/१९२  
 नामना/साबिब/दि. १८/०४/१९९०

जागामालक: श्री महेश बिष्णु जोर्डर

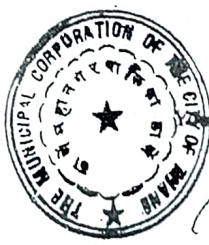
Sub: तहें नं. ८२ हीस्ता नं. ४ मोजे खारेगाथ  
 ठाणे येथील बांधकाम पूर्ण झालेबाबत!

Ref. P. No. ११११/१९२  
 Your Letter No. २१३१/दि. १५/०२/२०००

Sir, The part / full development work (erection / reconstruction or alteration in/of building) part building, No. \_\_\_\_\_ situated, मोजे-खारेगाथ Road/Street ठाणे Ward No. \_\_\_\_\_ हीस्ता नं. ४ T. No. / C. T. S. No. / P. No. तहें नं. ८२ Village खारेगाथ under the supervision of मे. नाबुदा अंतर्गत Licenced कार्यवाही may be occupied on the following Condition:

- अट-१) तदमाकांत बरबानगी/तीती/मधी अट क्र. ५, ६, या अटा बंधनकारक राहतील.
- २) विषयातली बांधकामे तुरुबात बांधणी करणयांत येईल.

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Copy to: \_\_\_\_\_



15/02/2000  
 उप नगर आभयता,  
 [ विकास व नियोजन ]

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone \_\_\_\_\_ TMC
- 3) E. E. (Water works), TMC
- 4) Supervisor Tax Dept. TMC

Municipal Corporation of the city of Thane.



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

099

SANCTION OF DEVELOPMENT  
PERMISSION/COMMENCEMENT CERTIFICATE

for

[ तऱ अधिक शात षरषे ढजले ]

1997/192/

TMC/TDD / 889

Date	26/12/1996
Architect	1003/2023
Owner	99 31

Shri/Smt. /M/s. Nakhuda & Associates.

Shri. Mahesh Vishnu Bhoir

With reference to your application No. 609 dated 26/12/1996 for development permission

under sections 46 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No.

Kharegaon

Section No. --

Ward No. 2

S. No. 7 S. No. 82

H. No./T. 4



The development permission / the commencement certificate is granted subject to the following conditions  
1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.

2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted

3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.

4) This permission does not entitle you to develop the land which does not vest in you.

5) रस्त्यावरील जागा कराशाचवे ठाणे महानगरपालिकेच्या ताब्यात देणे आवश्यक व वापरपरवान्यापूर्वी रस्त्यावरील जागा ठाणे महानगरपालिकेचे नविऱ्करणे आवश्यक आहे.

6) रस्त्यावरील जागा कराशाचवे ठाणे महानगरपालिकेकडून वाणीपुरवठा प्रणाली देणार नाही. विण्याकडून प्रयोजनासाठी फक्त उपलब्धतेनुसार वाणीपुरवठा करण्यात येईल.

7) काम सुरु करण्यापूर्वी भूखंडाच्या हद्दी कायम करून रस्ताहद्दीरेषेचे सिमांकन करून देणे आवश्यक आहे.

8) काम सुरु करणेची नोंदीस देण्यापूर्वी भोवड्या जागेचा कर भरल्याचा दाखला सादर करणे आवश्यक.

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.



Yours faithfully,

13-1-1997

Asstt. Director of Town Planning,  
Municipal Corporation  
the city of Thane.

Office No.

Office Stamp

*[Handwritten signature and initials]*

**SHARE CERTIFICATE**

**OM SAI ASHIRWAD CO-OP. HSG. SOCIETY LTD.**

Opp. Sai Shrinchhi, Pakhadi, Kharigach, Kalwa, Thane-400 582.

(Register under Maharashtra Co-operative Societies Act 1960)

( Reg. No. TNA / (TNA) / HSG / (TC) / 13122 / 2001 Dt. 2-11-2001 )

This is to certify that Shri / Smt / M/s JAYARAM EHOJA SHEITY

is the Registered Holder of 5 (FIVE) fully paid up shares of Rs. FIFTY each numbered from 51 to 55 both inclusive, in OM SAI ASHIRWAD

CO-OPERATIVE HOUSING SOCIETY LTD., PAKHADI, KHARIGACH, THANE: Subject to the Bye-laws of the said society.

Given under the Commission Seal of the said Society at Thane this 15 day of JANUARY 2003

Handwritten numbers: 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55. A stamp with 'THE SOCIETY' and 'SECRETARY' is visible.



Handwritten signature of the Chairman.

Chairman

Handwritten signature of the Secretary.

Secretary

Handwritten signature of M. G. Member.

Authorised

M. G. Member

( F.T.O. )

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHEETAL OMESH MELGIRI  
SAIBANNA MARIYAPPA GONDE  
06/06/1988  
Permanent Account Number  
AQJPG1470H

*Melgiri*  
Signature



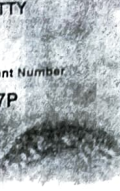
*Melgiri*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHAKILA JAYARAM SHETTY  
VITTAL SHETTY  
25/02/1970  
Permanent Account Number  
FTXPS0587P

*Shetty*  
Signature




*Shetty*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DHIRAJ JAYARAM SHETTY  
JAYARAM BHOJA SHETTY  
25/04/1996  
Permanent Account Number  
FTWPS8454Q

*Dhraj*  
Signature



*Dhraj*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्वायी लेखा संख्या कार्ड  
Permanent Account Number Card  
NGSPS4530L

नाम / Name  
DEEKSHA JAYARAM SHETTY

पिता का नाम / Father's Name  
JAYARAM BHOJA SHETTY

जन्म की तारीख  
Date of Birth  
02/07/1993

31082020

हस्ताक्षर / Signature

*Dhraj*


*Dhraj 003 / 2024*  
*३३*  
*३८*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MELGIRI TUSHAL DEVENDRA  
DEVENDRA TAYAPPA MELGIRI  
17/11/1990  
Permanent Account Number  
AXLPM2970P

*Melgiri*  
Signature



*Melgiri*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

OMESH DEVENDRA MELGIRI  
DEVENDRA TAYAPPA MELGIRI  
18/03/1989  
Permanent Account Number  
AXLPM2950K

*Omesh*  
Signature



*Omesh*