

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 3639/2025

नोंदणी :

Regn 63m

गावाचे नाव : कळवा

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| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2962230 |
| (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे कळवा,ता.जि. ठाणे येथील सदनिका क्र. 203,दुसरा मजला,न्यु रामकृष्ण को.ऑप.ही.सो.लि.,कळवा नाका,कळवा-प,ठाणे; सदनिकेचे क्षेत्र 480 चौ.फुट बांधीव.((C.T.S. Number : 946, 951, 959, 963, 964 ; HOUSE NUMBER : 647 ;)) |
| (5) क्षेत्रफळ | 1) 480 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-वंदना विलास वाघमारे वय:-59; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं: सदनिका क्र. 203, दुसरा मजला, न्यु रामकृष्ण को.ऑप.ही.सो.लि., कळवा नाका, कळवा-प, ठाणे, रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AADPW8313M 2): नाव:-विलास बापुराव वाघमारे वय:-63; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं: सदनिका क्र. 203, दुसरा मजला, न्यु रामकृष्ण को.ऑप.ही.सो.लि., कळवा नाका, कळवा-प, ठाणे, रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AABPW5057E |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-पल्लवी संतोष महाडिक . वय:-44; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. रुम नं.303, 3रा मजला, न्यु रामकृष्ण को.ऑप.ही.सो.लि., कळवा नाका, कळवा-प, ठाणे, रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ANJPM4796R 2): नाव:-सोहम संतोष महाडिक वय:-18; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं: रुम नं.303, 3रा मजला, न्यु रामकृष्ण को.ऑप.ही.सो.लि., कळवा नाका, कळवा-प, ठाणे, रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-JPGPM8231B |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/02/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 18/02/2025 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 3639/2025 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 210000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

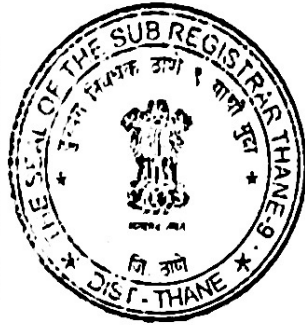
सह दुय्यम निबंधक वर्ग २ ठाणे क्र.९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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| दस्ता क्र. ३६३९ / २०२५ |
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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this ~~10th~~ ^{18th} day in the month of **FEBRUARY, 2025**.

B E T W E E N

MRS. VANDANA VILAS WAGHMARE, PAN No. AADPW8313M, aged 59 years, and MR. VILAS BAPURAO WAGHMARE, PAN No. AABPW5057E, aged 63 years, both Indian Inhabitant, residing at Flat No.203, 2ND Floor, NEW RAM KRISHNA Co-Op.Hsg.Soc.Ltd., Kalwa West, Thane 400605, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **FIRST PART**;

A N D

MRS. PALLAVI SANTOSH MAHADIK, PAN - ANJPM4796R, aged 44 years and MR. SOHAM SANTOSH MAHADIK, PAN - JPGPM8231B, aged 18 years Indian Inhabitants, residing at Room No.303, 3RD Floor, NEW RAM KRISHNA Co-Op.Hsg.Soc.Ltd., Kalwa Naka, Kalwa West, Thane 400605, herein after referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns) of the **SECOND PART**;

WHEREAS :-

1. WHEREAS TRANSFEROR herein is owner of the Flat bearing **Flat No. 203** admeasuring **480 sq. ft. Built-up area** on **2nd Floor**, in the said society known as **NEW RAM KRISHNA CO-OP. HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / (TC) / 20779 / 2009**, lying,

Waghmare

V. B. Waghmare

P. S. Mahadik

[Signature]

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| दस्ता क्र. 383e / 2024 |
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being and situated at **Kalwa Naka, Kalwa West, Thane** 400605, bearing House No. **647**, City Survey No. **946**, **951, 959, 963, 964** of Revenue Village **KALWA**, Taluka & District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "**SAID FLAT**").

AND WHEREAS, by and under an **Agreement** dated **19TH Nov. 2004** registered under Document No. **TNN-5-08315/2004** dated **19/11/2004**, entered into **BETWEEN M/S. SURAJ CONSTRUCTION** referred to as the "**THE BUILDERS**" of the **ONE PART** and **MRS. VANDANA VILAS WAGHMARE**, and **MR. VILAS BAPURAO WAGHMARE**, referred to as the "**PURCHASER/S** herein after **TRANSFEROR/S**" therein of the **OTHER PART**.

2. The **TRANSFEROR** have paid up the consideration amount payable by them towards the said Flat and have been absolute owner of the said Flat.
3. The **TRANSFEROR** are in possession of the said Flat as members of the said Society and holds Share Certificate No. ____ Comprising Shares from ____ to ____ and have all the rights, title and interest to deal with the said Flat in whatever way they likes.
4. The **TRANSFEROR** have now agreed to sell the said Flat to the **TRANSFEREES** and the **TRANSFEREES** have agreed to purchase the same from the **TRANSFEROR** on ownership basis.

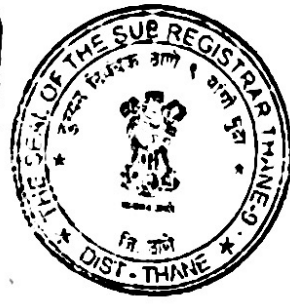
Waghmare

Waghmare

P.S. Mahadik

PS Mahadik

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दस्ता क्र. ३६३९ / २०२५
५ / २६



5. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the Flat.
6. The parties hereto being now desirous of recording the said terms and conditions in writing.
7. The Society has no objection for this transaction and agrees to admit the TRANSFEREES instead of TRANSFEROR herein as a member of the society.
8. The TRANSFEROR now intends to sell all their rights, titles, interest and benefits in the said Flat and the TRANSFEREES agree to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

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

1. The TRANSFEROR are the sole and absolute owners of the said Flat, and have got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFEROR 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.
2. The TRANSFEROR has not agreed to sell, transfer, alienate or encumber the said Flat and or any part thereof and has not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the

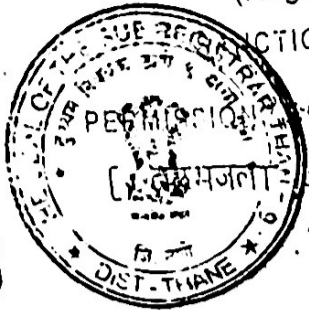
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P.S. Mahadik

San

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



PERMISSION TO COMMENCEMENT CERTIFICATE
[अधिक चार मजले करीता]

908

क्र. ३६३९/२०२५
१०/२६

V. P. No. 03/1790

TMC/TDD

2659

Date 28/11/2003

To,

Shri / Smt. SUHAS DESHPANDE

(Architect)

Shri / Smt. MAHAMAD HUSAIN YUNUS CHEULKAR & OTHERS

(Owner)

Sir,

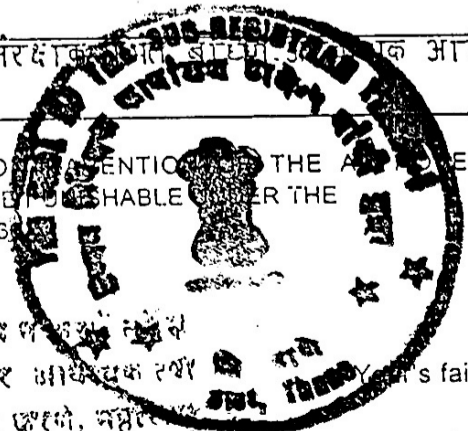
With reference to your application No. 861 dated 2.9.2003 or development permission / grant of commencement certificate under sections 45 & 69 of Maharashtra Regional and Town planning Act, 1966 to carry out development work and or to erect building No. _____ In Village KALWA Section No. - ward No. - situated at Road / Street /S.No./ City S. No. /F.R. No. 946, 951, 959, 963, 964 H.No./T. No. _____

the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in cosequence of the enforcement of the set back line shall form oart 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 gruaned.
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 the land which does not vest in you.

अंकेसत्र रस्ता तयार करणे, तसेच तदर क्षेत्र ठाणे महानगरपालिकेकडे ताब्यात देणे
विकसिते फार्म ता. ता. पूर्वी सादर करणे आवश्यक आहे व तदर रस्त्याबाबत
टि. आय. एल. आर. कठोर मोजणी नकाशा व मालकीबाबत या ७/१२ उतारा [ठाणे
महानगरपालिकेच्या नाते] नोंत्यापूर्वी सादर करणे आवश्यक आहे.
आर. जी. विकसित करणे आवश्यक आहे [नियमावलीनुसार]
नियमानुसार विकास शुल्क भरणे आवश्यक आहे.
जीता व माणसत्रापूर्वी भूखंडाच्या हद्दीवर संरक्षक भूत बांधणे आवश्यक आहे.

WARNING: NOTE THAT THE DEVELOPMENT IN COMPLIANCE WITH THE APPLICABLE PLANS AMOUNTS TO COGNASIBLE OFFENCE UNDER THE MAHARASTRA REGIONAL AND TOWN PLANNING ACT, 1966



Office No.

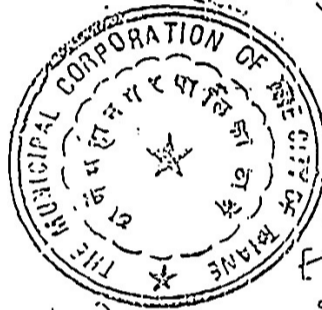
Office Stamp

Date

३६३९/२०२५
१०/२६

Dy. City Engineer,
(Planning & Development)
Municipal Corporation
the city of Thane.

- १०] जोता प्रमाणपत्रापूर्वी पाणी विभागाकडे अर्ज करून वापरपरवान्यापूर्वी नाहरकत दाखला सादर करणे आवश्यक आहे.
- ११] वापर परवान्यापूर्वी वृक्ष विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक आहे.
- १२] जोत्याचे उंचीबाबत मलनिस्तारण विभागाकडील ना हरकत प्रमाणपत्र सो. सो. पूर्वी सादर करणे आवश्यक आहे.
- १३] पार्किंग प्लेसेतये वेव्हिंग करणे आवश्यक आहे.
- १४] महापालिकेकडून तदर्थ बांधकामास पाणीपुरवठा केला जाणार नाही.



उषा नारायण अभियंता
[नियोजित व नियोजन]
शहर विकास विभाग
ठाणे महानगरपालिकापु ठाणे

प्रत -

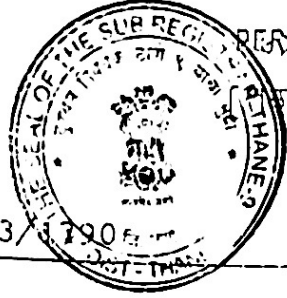
- १] मालक
२] उपआयुक्ता, पारिमंडळ
३] दक्षाता फक्त शहर विकास विभाग
ठाणे महानगरपालिका ठाणे.

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| दस्ता क्र. ३६३९/२०२५ |
| १६/२६ |



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| ट न न - ९ |
| दस्ता क्र. ३६३९/२००८ |
| २२/२९ |

कम न - ९
3839/2003
90/28 V.P No. 03/1790



[मजला अधिक वार मजले करिता]

TMC / TDD 2659

Date 17.10.2003

To,
Shri / Smt. SUHAS DESHPANDE (Architect)
Shri / Smt. Mahamad Husain Mahamad Yunus CHEULKAR & OTHERS (Owner)

Sir, _____

With reference to your application No. 705 dated 21.08.2003 or development permission / grant of commencement certificate under sections 45 & 69 of Maharashtra Regional and Town planning Act, 1966 to carry out development work and or to erect building No. _____ In Village KALWA Section No. _____ ward No. _____ situated at Road / Street _____ City S. No. / E. S. No. 946; 951; 959; 963; 964 H. No. / T. No. _____

the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in cosequence of the enforcement of the set back line shall form oart 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 the land which does not vest in you.

जमिनी एकत्रित केल्याबाबतचा दाखला जिल्हा एकत्रीकरण अधिकारी यांचेकडून मिळवून वापर परवान्यापूर्वी सादर करावा.

वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाचा अंतिम दाखला सादर करावा.

बांधकाम तुरु करण्यापूर्वी आर. सा. सा. तज्ञा यांचे नेमणूक केल्याचे पत्र व त्यांना नेमणूक त्वीकारल्याचे पत्र सादर करावा.

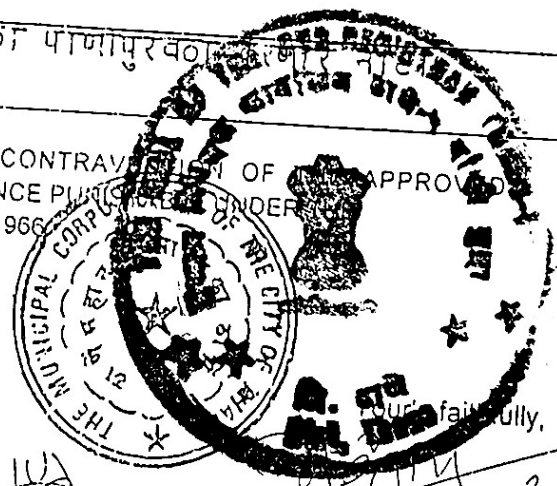
जोत्यापूर्वी उर्वरित विक्रीत शुल्क भरावा.

बांधकाम व पिण्यात ठाणे महानगरपालिका पाण्यापुरवठा

WARNING: NOTE THAT THE DEVELOPMENT IN CONTRAVENION OF APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER MAHARASTRA REGIONAL AND TOWN PLANNING ACT, 1966

सादरभाव

Office No. _____
Office Stamp _____
Date _____



Dy. City Engineer,
Planning & Development
Municipal Corporation
the city of Thane.

कम न - ९
3839/2003
29/10