

90002 / 2028  
WIN - 30

# AGREEMENT

FOR

SALE

393/19938

पायरी

Original/Duplicate

Friday, November 08, 2024

नोंदणी क्र.: 39M

3:42 PM

Rogn.: 39M

पावली क्र.: 20906

दिनांक: 08/11/2024

मानाचे नाव: गिरे

दस्तावेजाचा अनुक्रमांक: टनन10-19938-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: सुब्रमण्य मृत्णा नायक -

नोंदणी फी

रु. 30000.00

दस्तऐवजाकणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त ,थंवनेल प्रिंट,मूची-२ अंदाजे

4:01 PM ह्या वेळेस मिळेल.

सह दुय्यम किराधर कार्यालयाचे माझे १०

वाजार मूल्य: रु.2814737 /-

मोवदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

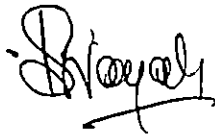
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124073319540 दिनांक: 07/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010827864202425R दिनांक: 07/11/2024

बँकेचे नाव व पत्ता: Panjab National Bank



मुळ दस्त परत मिळाला

## सूची क्र.2

सुपम निबंधक : सह मु.नि. ठाणे 10

पत्र क्रमांक : 19938/2024

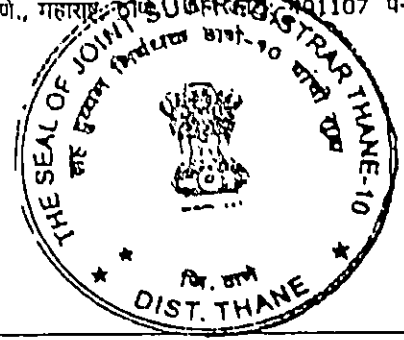
नोंदणी :

Rgn 63m

3/11/2024

## भावाचे नाम । गिरे

विशेषाचा प्रकार	करारनामा
मापदंड	3000000
बाजारभाव (भाडेपट्ट्याच्या बाबतिसापट्टाकार करणी देतो की पट्टेदार ते समुदा करणे)	2814737
म. माणन, पोटहिरसा व परवर्मांक (असल्यास)	1) पालिकेचे नाम: गिरा- भाईदर मनपा हत्तर मर्णन ; हत्तर माहिती: , हत्तर माहिती: गोजे गीरा, चार्ड क. सगु, विभाग क. 5/22, रावनिगा क. बी-जी-2, रावमजरा, शाहीभदा ग्राम बिल्डिंग नं. 6 आणि 7, न्यू शाहीभदा ग्राम को. ऑप. हो. सो. सी., काशिगिरा, गिरारोड पूर्व ठाणे. (वेवफळ 28.81 चौ.मी. सुपर बिल्ड-अप) ( Survey Number : OLD SURVEY NO. 19, NEW SURVEY NO. 74 ; )
क्षेत्रफळ	1) 28.81 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तरूहा.	
दस्तावेज करून देणा-या/सिहून ठेवणा-या नावाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा वा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- हिरस हार्दीप गिगानी - वय:-40; पत्ता:- प्लॉट नं: बी-जी-2, माळा नं: -, इमारतीचे नाव: शाहीभदा ग्राम बिल्डिंग नं. 6 आणि 7, ब्लॉक नं: न्यू शाहीभदा ग्राम को. ऑप. हो. सो. सी., काशिगिरा, रोड नं: गिरारोड पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMXPM6913B
दस्तावेज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:- सुबमण्य कृष्णा नाथक - वय:-46; पत्ता:- प्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: शाहीभदा टॉवर-2, ब्लॉक नं: गीरा भाईदर रोड, काशिगिरा, रोड नं: गिरारोड पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ADJPN8749D 2): नाव:- विनायक नारायण नाथक - - वय:-40; पत्ता:- प्लॉट नं: ए1-303, माळा नं:-, इमारतीचे नाव: तारामण को ऑप हो सोसा सी., ब्लॉक नं: प्लॉट पार्क, , रोड नं: गिरारोड पूर्व ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AEUPN8781M
दस्तावेज करून दिल्याचा दिनांक	08/11/2024
दस्त नोंदणी केल्याचा दिनांक	08/11/2024
भूकमांक, खंड व पृष्ठ	19938/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000



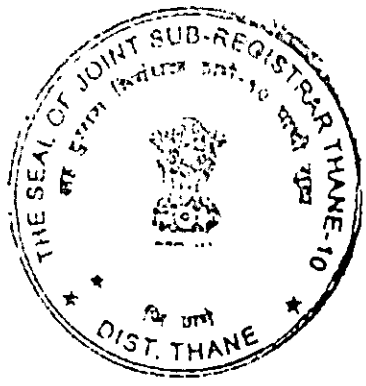
किनासाठी विचारात घेतलेला तपशील:-:

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

*(Signature)*  
सह दुय्यम निबंधक वर्ग २ ठाणे - १०

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Def Dat
1	VINAYAK NARAYAN NAYAK	eSBIR/Simple Receipt	03006172024110650239	MH010827864202425R	210000.00	SD	0005963497202425	08
2		DHC		1124073319540	600	RF	1124073319540D	08
3	VINAYAK NARAYAN NAYAK	eSBIR/SimpleReceipt		MH010827864202425R	30000	RF	0005963497202425	08

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Allocation ID: 305411081875

मूल्यांकनाचे वर्ष	2024
जिल्हा	नाशिक
मूळ विभाग	नाशिक जिल्हा
उप मूळ विभाग	22 वसुंधरा मालातील शेवटचे कर्मांक
क्षेत्राचे नाव	Mun. Bhamburda Municipal Corporation
सर्व्हे नंबर - न. मू. कर्मांक	सर्व्हे नंबर 871

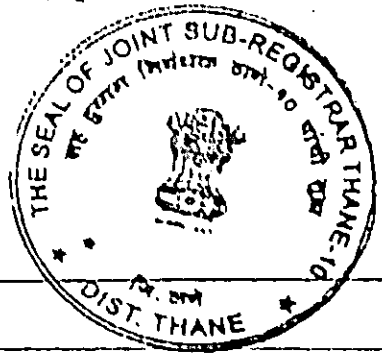
सांख्यिक मूल्य दर तक्त्यानुसार मूल्यादर रु.	क्षेत्री जमीन	निवासी सवनीका	कार्यालय	प्लॉट नं.	ओसोमीक	भोजगायनाचे एकक
28700	97700	111980	122100	111980	चौ. मीटर	

शहरी क्षेत्राची माहिती	अधिकृत क्षेत्राचा क्षेत्रफळ	28.81 चौ. मीटर	मिळकतीचा प्रकार	निवासी सवनीका	मिळकतीचा प्रकार	संश्लेष
अधिकृत क्षेत्राचा क्षेत्रफळ	1.22 आर.सी.सी.	मिळकतीचे मूल्य	0.11 2यर्ष	सामान्याचा दर		Rs. 26620/-
सहकारण सुविधा	आहे	मजला	Stilt floor Or Ground floor			

Sale type -  
 मजला निहाय घर बांध - 100 / 100 Apply to Rate - Rs.97700/-

धरानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 - (सांख्यिक मूल्यदर - खुल्या जमिनीचा दर) + धरानुसार टक्केवारी ( + खुल्या जमिनीचा दर )  
 - ((97700-28700) \* (100 / 100)) + 28700 )  
 - Rs.97700 -

खुल्या मिळकतीचे मूल्य  
 - परीस पमाणे मूल्य दर + मिळकतीचे क्षेत्र  
 - 97700 \* 28.81  
 - Rs.2814737/-



Applicable Rules - 3, 9, 18, 19

एकत्रित अंतिम मूल्य  
 - मुख्य मिळकतीचे मूल्य + सज्जप्राचे मूल्य + गेहों-मार्द्वीन मजला क्षेत्र मूल्य + समतल्या मजलीचे मूल्य, सुखी बाळकणी + उरीस मजलीचे मूल्य + बंदिस्त बाह्य तळाचे मूल्य + खुल्या जमिनीवरील बाह्य तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + स्वयंचलित बाह्यतळा  
 - A + B + C + D + E + F + G + H + I + J  
 - 2814737 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 - Rs.2814737/-  
 - २ अष्टावीस लाख चौदा हजार सात शें सदतीस /-

सह दुय्यम निबंधक ठाणे - १०

ट न न - १०	
१२२३८/२०२४	
१	३०

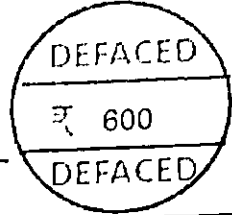


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1124073319540	Receipt Date	08/11/2024
-----	---------------	--------------	------------

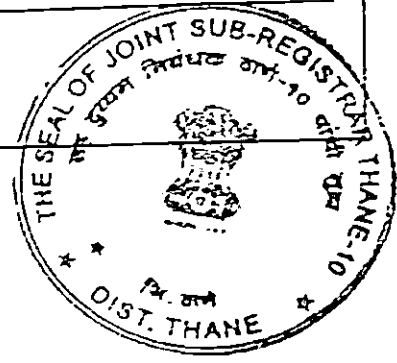
Received from SELF, Mobile number 9320224829, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 19938 dated 08/11/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



**Payment Details**

Bank Name	SBIN	Payment Date	07/11/2024
Bank CIN	10004152024110718529	REF No.	467801971289
Deface No	1124073319540D	Deface Date	08/11/2024

This is computer generated receipt, hence no signature is required.



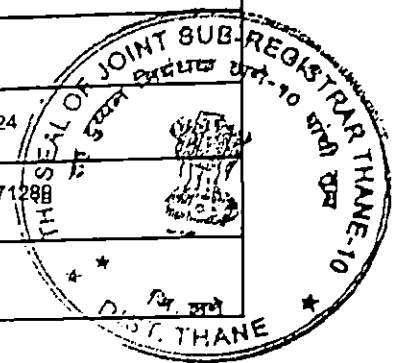
*Pratap*

*[Signature]*

*H. Bhavan*

ट न न - १०	
१२२३८/२०२४	
२	३०

<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN 1124073319540	Date 07/11/2024
Received from SELF, Mobilo number 9320224829, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 07/11/2024
Bank CIN 10004152024110718529	REF No. 467801971298
This is computer generated receipt, hence no signature is required.	



H. Bhimani

Prayal

*[Handwritten signature]*

ट न न - १०	
१९९३८/२०२४	
३	३०

# Data of Bank Receipt for GRN MH010827864202425K

## Bank - PUNJAB NATIONAL BANK

Bank/Branch :  
 Amt Txn Id : 071124M684307 Simple Receipt  
 Amt DtTime : 07/11/2024 02:54:35 Print DtTime :  
 ChallanIdNo : 03006172024110650239 GRAS GRN : MH010827864202425R  
 District : 1201 / THANE GRN Date : 07/11/2024 19:12:25  
 Office Name : IGR122 / THN10\_THANE NO 10 JOINT SUB REGISTR

Duty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
 Duty Amt : Rs 2,10,000.00/- (Rs Two Lakh Ten Thousand Rupees Only )

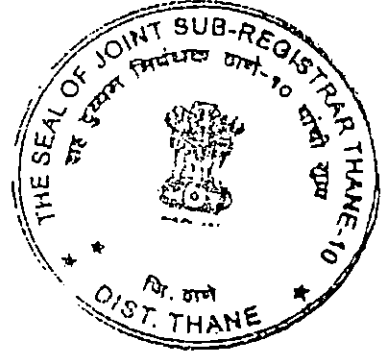
Reg Fee Schm : 0030063301-70 / Registration Fee  
 Reg Fee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification and to be printed and used

Title : B25  
 Prop Mvblty : Immovable Consideration : 30,00,000.00/-  
 Prop Descr : Flat No. B-G-2,Shalibhadra Gram,Building No 6-7, , Kashmirira  
 : Mira Road East,Thane,Maharashtra  
 : 401107  
 Payer : DLN-- VINAYAK NARAYAN NAYAK  
 Recv Party : DLN-- HIRAL HARDIP BHIMANI

Bank Scroll No :  
 Bank Scroll Date :  
 Credit Date :  
 400000.00  
 8169997854

DEFACED  
 Defaced Details



No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-393-19938	0005963497202425	08/11/2024-15:42:24	IGR122	30000.00
2	(iS)-393-19938	0005963497202425	08/11/2024-15:42:24	IGR122	210000.00
Total Defacement Amount					2,40,000.00

*Vinayak*

*H. Bhimani*

*[Signature]*

ट न न - १०	
१००३८/२०२४	
४	३०

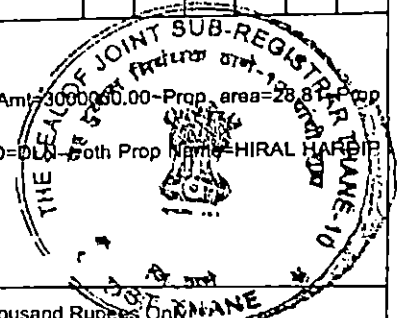




**CHALLAN**  
MTR Form Number-6



SRN	MH010827864202425R	BARCODE	[Barcode]		Date	07/11/2024-19:12:25	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			Full Name	VINAYAK NARAYAN NAYAK			
Location	THANE			Flat/Block No.	Flat No. B-G-2,Shalibhadra Gram,Building No 6-7.			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Kashimira			
30046401	Stamp Duty(Bank Portal)	210000.00		Area/Locality	Mira Road East,Thane,Maharashtra			
30063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 1 1 0 7			
				Remarks (If Any)	<p>Prop mvblty=immovable-Prop Amt=300000.00-Prop area=28.81-Prop area UOM=Sq.Meter-oth Prop ID=DU-oth Prop Name=HIRAL HARSHI BHIMANI-</p>			
				Amount In Words	Two Lakh Forty Thousand Rupees			
Total				2,40,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172024110650239	071124M684307	
Cheque-DD Details				Bank Date	RBI Date	07/11/2024-02:54:35	Not Verified with RBI	
Name of Bank				PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date	[Handwritten]			



Department ID : [Blank]  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हे चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करवयाच्या दस्त्यासाठी केवळ लागू आहे.

Mobile No. : 8169997854  
 [Handwritten numbers: 4 30]

H. Bhimani

[Handwritten signature]

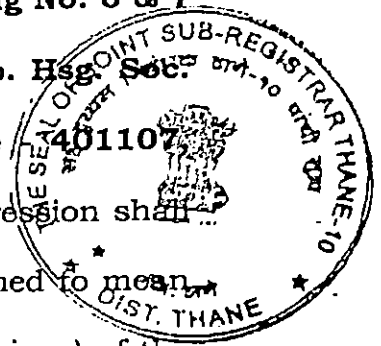
[Handwritten signature]

# AGREEMENT FOR SALE

THIS AGREEMENT is made and entered in to at MIRA ROAD EAST, on this 08<sup>th</sup> Day Of NOV 2024. B E T W E E N

## HIRAL HARDIP BHIMANI

an adult Indian Inhabitant, owner of Flat No. B-G-2, on the Ground Floor, in the Building known as Shalibhadra Gram Building No. 6 & 7 and the Society known as New Shalibhadra Gram Co. Op. Hsg. Soc. Ltd., situated at Kashimira, Mira Road (E), Dist: Thane 401107 hereinafter referred to as "THE TRANSFEROR", (Which expression shall unless it be repugnant to the context or meaning to be deemed to mean and include his/her heirs, executors, administrators and assigns) of the ONE PART AND



## 1] MR. SUBRAMANYA KRISHNA NAYAK

an adult Indian Inhabitant resident of 102, Shalibhadra Tower No. 2, Mira Bhayander Road, Next to Octroi Naka, Kashimira, Mira Road East, Dist. Thane-401107,

## 2] MR. VINAYAK NARAYAN NAYAK

an adult Indian Inhabitant resident of A-1/308, Farangan CRS Ltd., Pleasant Park, Mira Road East, Dist. Thane 401107, hereinafter referred to as "THE TRANSFEREES", (Which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include their heirs, executors, administrators, and assigns) of the OTHER PART.

A-1/308, Farangan CRS Ltd.,	
Pleasant Park, Mira Road East, Dist. Thane 401107,	
9	10/10/2024
2	30

H. Bhimani

*[Signature]*

*[Signature]*

WHEREAS RANDIVE VIJAY ASHRU was the First purchaser of Flat No. B-G-2, on the Ground Floor, in the Building known as Shalibhadra Gram Building No. 6 & 7 and the Society known as New Shalibhadra Gram Co. Op. Hsg. Soc. Ltd., situated at Kashmirira, Mira Road (E), Dist: Thane - 401107, been purchased from M/S. S. B. CONSTRUCTION COMPANY, by under an Agreement for sale Dated 10/10/2000.

AND the said original agreement dated 10/10/2000 was lodged for registration at the office of the sub-registrar of assurance at Thane under Doc. No. CHHA-1128/2000 on dated 10/10/2000.

AND WHEREAS the 1<sup>st</sup> Purchaser RANDIVE VIJAY ASHRU agreed to sale the same flat to HIRAL HARDIP BHIMANI (herein referred as the TRANSFEROR) by under an Agreement for sale dated 12/03/2024.



And the same Agreement dated 12/03/2024 was also lodged for registration at the office of the sub-registrar of assurance at Thane under No. TNN-10-4646-2024 on dated 12/03/2024.

AND WHEREAS the TRANSFEROR is the absolute owner of Flat No. B-G-2, on the Ground Floor, in the Building known as Shalibhadra Gram Building No. 6 & 7 and the Society known as New Shalibhadra Gram Co. Op. Hsg. Soc. Ltd., Admeasuring area about 310 Sq. Ft. (S. Built-up) i.e. area 28.81 Sq. Mtrs. (S. Built-up), in the society known as NEW SHALIBHADRA GRAM CO-OPERATIVE HOUSING SOCIETY LIMITED, a registered society and bearing Registration No. TNA/(TNA)/HSG/(TC)/14657/2003, on dated 30/05/2003, situated at Kashmirira, Mira Road (E), Dist: Thane - 401107, and constructed on Plot of land bearing Old Survey No. 19, New Survey No. 74,

ट न न - १०	
09/03/2024	
Registration No. TNA/(TNA)	
30/05/2003	3P

H. Bhimani

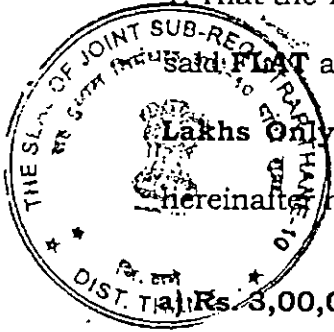
Prayal

situated at Village **MIRA**, Taluka & Dist: Thane hereinafter referred to as "THE SAID SOCIETY".

AND WHEREAS the TRANSFEROR has agreed to Transfer to the TRANSFEREES the said **FLAT** and Shares Certificate bearing No. **32 & Distinctive No. 156 To 160** issued by the society with consideration and on the terms and conditions contained hereinafter.

**NOW IT IS AGREED CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS UNDER:**

1. That the TRANSFEROR shall sell and transfer to the TRANSFEREES the said **FLAT** at or for the consideration of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** to be paid by the TRANSFEREES to the TRANSFEROR as hereinafter mentioned:-



**Rs. 3,00,000/- (Rupees Three Lakhs only)** the TRANSFEREES paid to the TRANSFEROR on or before of the execution of this agreement as & by way Part payment of the agreed consideration.

b) Balance Amount of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs only)** the TRANSFEREES shall pay to the TRANSFEROR on or before 45 days from date of registration of this agreement through any Financial Institution as per the loan applied. And the transfer fee of the society will be borne equally by both the parties.

2. It is made clear and it is agreed and confirmed and declared by the TRANSFEROR and the TRANSFEREES that the TRANSFEREES shall be bound and liable to pay the Stamp Duty as per the Bombay Stamp Duty Act, and Registration Charges, as per the existing market rate on the said Transfer and in the event if the TRANSFEREES fails to pay the Stamp Duty

ट न न - 90	
9003/2024	
Act,	Registration

H. Bliman

Prayal

*[Signature]*

and Registration Charges as mentioned herein above then the TRANSFEREES herein shall pay all the fines, penalties, interest, etc. levied by the Stamping Authorities and shall indemnify and keep the TRANSFEROR and the Society including the office bearers of the society against all such stamp duty, penalties, fines etc., as above mentioned.

3. The TRANSFEROR agree to hand over to the TRANSFEREES all original receipts writings and papers pertaining to the said shares and the said FLAT and incidental rights thereto transferred in the records of the society to the name of the TRANSFEREES immediately after the full and final payment.

4. The TRANSFEROR hereby agrees that immediately after the full and final payment of this agreement the TRANSFEROR shall hand over quiet, vacant and peaceful possession of the said FLAT to the TRANSFEREES.



5. It is agreed by and between the TRANSFEROR and TRANSFEREES to execute the necessary instrument of Transfer of the said FLAT and to lodged the same with the said Society together with the share certificates for the purpose of transferring the said shares and the said unit to the names of the TRANSFEREES in the record of the said Society.

6. The TRANSFEROR further agrees and undertakes to obtain all the necessary sanctions, permissions and signs on all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be necessary and expedient for absolutely and effectively transferring the said FLAT in favour of the TRANSFEREES.

२२-११-२०१८	
१०	
३०	

7. The TRANSFEROR shall give all co-operations to the TRANSFEREES to get the approval of the said Society for the transfer of the said FLAT in the

H. Bhimani

*Principal*

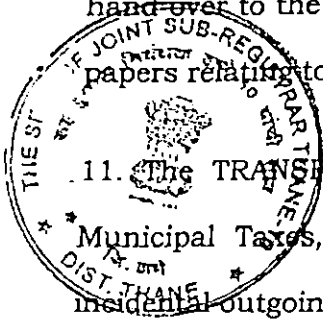
*[Signature]*

name of the TRANSFEREES and the admission of the TRANSFEREES as the member of the Society.

8. The TRANSFEROR shall sign all Transfer forms for transfer, the said **FLAT** to the names of TRANSFEREES in the records of the said Society.

9. The TRANSFEREES shall be entitled to get the said **FLAT** transferred to his/her/their names at any time hereinafter.

10. The TRANSFEROR shall execute all necessary Transfer forms and other Documents of transfer in favour of the TRANSFEREES and shall hand over to the TRANSFEREES the original share certificates and other papers relating to the said **FLAT** in his/her possession.



11. The TRANSFEROR hereby agrees and undertakes to pay all the Municipal Taxes, Electricity Charges, Water Charges etc., and other incidental outgoing charges by the Society for the said **FLAT** up to date of handing over the possession by the TRANSFEROR to the TRANSFEREES.

The same shall be paid by the TRANSFEREES thereafter. The TRANSFEROR and the TRANSFEREES mutually agree to indemnify each other against any claim in respect thereof. The TRANSFEREES hereby agree and undertakes to pay the regular maintenance, municipal taxes and other taxes as may become payable under the by-laws of the society and under any other law. The TRANSFEREES hereby agree to indemnify

the TRANSFEROR against such claims that may be if any made by the society against the TRANSFEROR in future.

the TRANSFEROR against such claims that may be if any made by the society against the TRANSFEROR in future.	
त न न - १०	
१००३/२०११	
१०	३०

12. The TRANSFEROR hereby declares that the TRANSFEROR have/has not created any right, title or interest in favour of any other Third party or have not created any encumbrances on the said **FLAT**. The TRANSFEROR

H. Bhimani

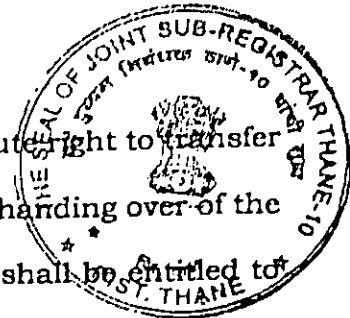
Prayati

*[Signature]*

further declares that he/she has not received any Notice of any nature whatsoever whereby the said TRANSFEROR is not prohibited or prevented from Transferring the shares, or the said **FLAT** in favour of the TRANSFEREES.

13. The TRANSFEROR has represented and assured to the TRANSFEREES that TRANSFEROR has complied with and perform all the obligations on the part of the TRANSFEROR to be performed as member of the society and has in no manner committed any breach of the rules and regulations of the said society and further that the right of the TRANSFEROR as such is in no way affected.

14. The TRANSFEROR declares that he/she has absolute right to transfer the said **FLAT** to the TRANSFEREES, from the date of handing over of the possession by the TRANSFEROR, the TRANSFEREES shall be entitled to quiet and peaceful possession occupation and enjoyment of the said **FLAT** without any hindrance of any nature whatsoever by the TRANSFEROR or any other person lawfully or equitably claiming through under or in trust for the TRANSFEROR.



15. The TRANSFEREES hereby agree to abide by the rules and regulations and by-laws of the society being admitted as the member and to pay and discharge all the cost demands contribution dues in respect of the said **FLAT** after the date of handing over the possession of the said **FLAT** by the TRANSFEROR to the TRANSFEREES.

९९३८/२०२४	
१९	३०

16. The TRANSFEROR hereby covenants with the TRANSFEREES that the TRANSFEROR shall from time to time and at all times hereinafter whenever called upon by the TRANSFEREES or their Advocates or Attorneys do and execute or cause to be done and executed at the cost

H. Blimani

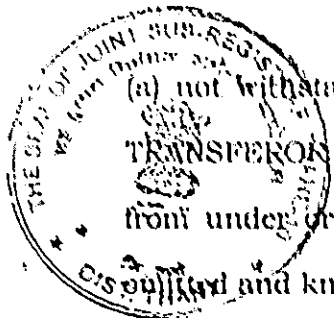
Prayal

[Handwritten signature]

charges and expenses of the TRANSFEREES all such acts, deeds and things including executing the necessary documents as may be reasonably required by the TRANSFEREES for more perfectly securing the interest of the TRANSFEREES in the said FLAT agreed to be hereby transferred to the name of the TRANSFEREES.

17. The TRANSFEROR further declares that the TRANSFEROR has not encumbered and or mortgaged or otherwise dealt with the said FLAT in any manner whatsoever except by this agreement.

18. The TRANSFEROR hereby agrees, confirms and declares that:



(a) notwithstanding any act, deed matter or things whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by from under or in trust for the TRANSFEROR made, done, committed, ~~and~~ and knowingly suffered to the contrary the TRANSFEROR have in his/her-self good right. Full power and absolute authority in his/her/their own right to assign and transfer the said FLAT and the said Shares in favour of the TRANSFEREES.

(b) that neither the TRANSFEROR nor the Society nor any persons claiming by from or under in trust for them or any of them have created any trust charges mortgage lien or any other encumbrances on the said FLAT or any part thereof and that there is no notice of impendence or attachment pending or subsisting in respect of the said FLAT or the said

₹ 27.00 - 90	
Shares into any agreement or documents for sale, lease, mortgage or	
9 Charges of the said FLAT or any part thereof.	
92	30
of the TRANSFEROR	

has not received any notice of requisition of the said FLAT or any part thereof.

H. Bhmani

Prayal



19. The TRANSFEROR hereby agree and undertake not to dealt with the said FLAT etc., in any manner whatsoever or to create any right therein hereinafter. The TRANSFEROR hereby agrees to pay all such taxes and out-goings payable in respect of the said FLAT till the date of handing over possession of the said unit to the TRANSFEREES and hereby agree to indemnify and keep indemnified to TRANSFEREES against all claims demands and actions in that behalf.

20. If the transaction is not completed on account of the wilful default on the part of the TRANSFEROR the TRANSFEREES shall be entitled to require specific performance of this agreement by the TRANSFEROR and also claim damages without prejudice to his/her other rights and remedies in law.

21. If the transaction is not completed on account of the wilful default of the TRANSFEREES, the TRANSFEROR shall be entitled either to require specific performance of this Agreement by the TRANSFEREES and also without prejudice to their other rights and remedies in law.

22. The TRANSFEROR doth hereby agree and covenants with the TRANSFEREES that the TRANSFEROR shall from time to time and at all times hereafter at the request and costs of the TRANSFEREES do and execute at the costs of the TRANSFEREES all such acts, deeds, matters, things, papers or documents as shall be reasonably required by the TRANSFEREES assigning and vesting the said FLAT and the said Shares unto the TRANSFEREES for their benefit.

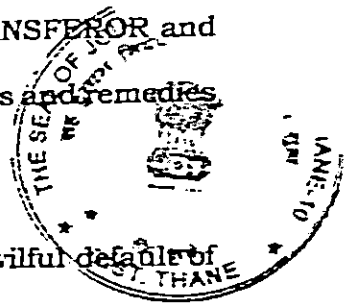
9232 2028	
93	30

23. This agreement shall always be subject to the provision contained in the Maharashtra Ownership FLATS Act 1963 and Maharashtra Ownership Rules 1964 or any other provision of law applicable here to.

H. Bhimani

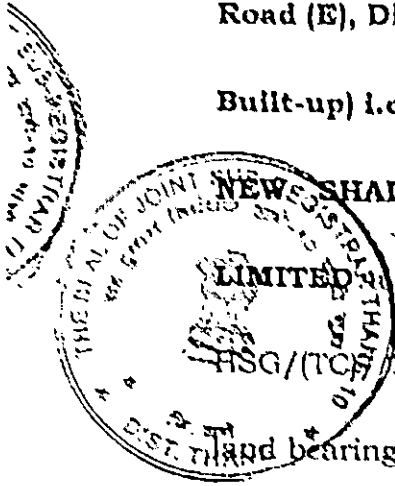
*[Signature]*

*[Signature]*



**: SCHEDULE ABOVE REFERRED TO:**

Flat No. B-G-2, on the Ground Floor, in the Building known as  
Shalibhadra Gram Building No. 6 & 7 and the Society known as New  
Shalibhadra Gram Co. Op. Hsg. Soc. Ltd., situated at Kashmirra, Mira  
Road (E), Dist: Thane - 401107, Admeasuring area about 310 Sq. Ft. (S.  
Built-up) i.e. area 28.81 Sq. Mtrs. (S. Built-up), On the Ground Floor, in



**NEW SHALIBHADRA GRAM CO-OPERATIVE HOUSING SOCIETY  
LIMITED** registered society and bearing Registration No. TNA/(TNA)/  
HSG/(TNA)/14657/2003, on dated 30/05/2003, constructed on Plot of  
land bearing Old Survey No. 19, New Survey No. 74, situated at Village

MIRA, in the Registration District, Sub- District of Thane.

R. C. C. Ground + 4 Upper Floor

Depreciation Allowed — %

Hh.Bhimani

Prayali

[Signature]

ट न न - १०	
१००३८/२०२४	
१४	३०

IN WITNESS WHEREOF THE PARTIES HERETO have/has hereunto set and subscribed their respective hands and seals the day and year First herein above written.

SIGNED AND DELIVERED by the within named TRANSFEROR

**HIRAL HARDIP BHIMANI**

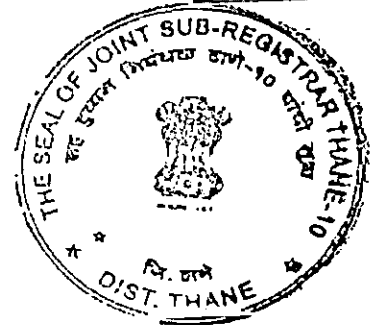
HrBhimani  
Sign

Thumb



In the presence of

SIGNED AND DELIVERED by the within named TRANSFEREES



1] **MR. SUBRAMANYA KRISHNA NAYAK**

Subramanya  
Sign

Thumb



2] **MR. VINAYAK NARAYAN NAYAK**

Vinayak  
Sign

Thumb



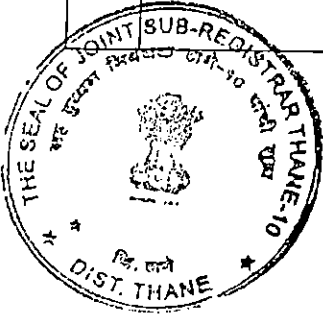
In the presence of

ट न न . - १०  
१००३८ / २०२४  
१५ ३०

## RECEIPT

Received of and from the within named "TRANSFEREES" a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) Being Part Payment in respect of Sale of Flat No. B-G-2, on the Ground Floor, in the Building known as Shalibhadra Gram Building No. 6 & 7 and the Society known as New Shalibhadra Gram Co. Op. Hsg. Soc. Ltd., situated at Kashimira, Mira Road (E), Dist: Thane - 401107 as per the Agreement for Sale entered into Between the TRANSFEROR & TRANSFEREES as per clause No. 1 of the same:-

No.	Amount	Reference No.	Date	Bank Name
1.	11,000/-	426148041247	17/09/2024	Bank of India
2.	2,89,000/-	Cheque-157773	05/10/2024	Union Bank of India



**I Say Received Rupees 3,00,000/-**

*H. Bhimani*

**HIRAL HARDIP BHIMANI**

ट न न - १०
१००३८ / २०२४
WITNESSES:- ३०

1. *[Signature]*  
.....

2. *[Signature]*  
.....

393/4646

Tuesday, March 12, 2024  
4:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M  
Regn.: 39M

गावाचे नाव: भिरे  
दस्तावेजाचा अनुक्रमांक: टनम10-4646-2024  
दस्तावेजाचा प्रकार: कपातनामा  
सादर करणाऱ्याचे नाव: हिरत हार्दीप विमायी - -

पावती क्र.: 4821 दिनांक: 12/03/2024

नोंदणी फी ₹. 24200.00  
दस्त हाताळणी फी ₹. 740.00  
पृष्ठांची संख्या: 37

एकूण: ₹. 24940.00

आपणास मूळ दस्त , संभल विट, सुधी-२ बंगाले  
5:09 PM ह्या वेळेत मिळेल.

Joint Seal of Registrar, Thane-10

बाजार मूल्य: ₹. 2417200/-  
मोबदला ₹. 2180000/-  
मरलेले मुद्रांक शुल्क: ₹. 145100/-

सह दुय्यम निबंधक वर्ग-२३)

- 1) देयकाचा प्रकार: DHC रकम: ₹. 740/-  
सीडी/घनादेश/पे ऑर्डर क्रमांक: 0324126415754 दिनांक: 12/03/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 24200/-  
सीडी/घनादेश/पे ऑर्डर क्रमांक: MHD16493310202324R दिनांक: 29/02/2024  
बँकेचे नाव व पत्ता: Panjab National Bank
- मुद्रांक शुल्क माफी असल्यास उपशिल :-  
.1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Corporations Area  
नोंदणी फी माफी असल्यास उपशिल :-  
1) Fee Adjustment : Fee Adjustment (yashada training) code added for Keeping tack of adjusted fees



H. Bhmani

ibcod

3/12/2024

टनम - 90	
9ee3L/2024	
96	30



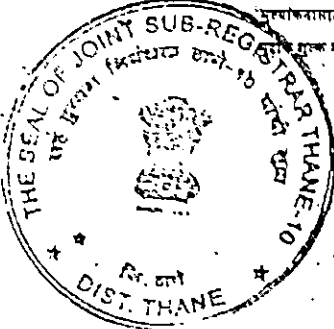
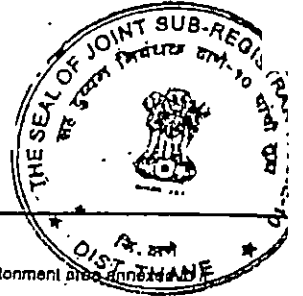
12/03/2024

सूची क्र. 2

दुपयम निबंधक : सह दु.नि. क्र. 10  
दस्ता क्रमांक : 4646/2024  
मोब. नं. :  
Regn. 63m

मासिके मास : मिं

(1) विरोधाचा प्रकार	करारनामा	
(2) मोबदला	2180000	
(3) बाजारभावासाठी परतण्याच्या बाबतितपट्टाकार आकारणी देतो की परतेशार ते मगुब करावे	2417200	
(4) भू. मापन, रोड शिवाय व वरकरमांक (अवस्थाप)		1) पाकिसेचे मास: मिरा-भाईबर मनचा दत्तर कार्यन : इतर गाहिती: मोजे मिरा, मोजे-रु. विभाग क्रमांक:-522, पत्रे. म क्रमांक:-बी-बी-2, मळ मजला, शालीमदा ग्राम विस्वींग नं. 6 आणि 7, मू. शालीमदा ग्राम को. ऑ. व. ही. लोगा. सी., काशिमिरा, मिा रोड पूर्व, ठाणे-401107. जुना सर्वे नं. 19, नवीन सर्वे नं. 74, क्षेत्रकळ:-28.81 बी. सी. सुपर विस्टअप., (31 मार्च 2021 चे वासन आवेस सं. मुद्रांक -2021/अनु. सं. 12/म्व. सं/107/म-1 (रोडकट्टा वरतरेवजाग महिला घरेलीदारास मुद्रांक शुल्काची सनसत देण्यास आसी आहे. ( Survey Number : 74 ; )
(5) क्षेत्रकळ		1) 28.81 चौ. मीटर
(6) आकारणी किंवा सुयी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करम देणा-वटविहून देवणा-वा पत्रकाराचे मास किंवा विवाची स्थापनाचा हजुमनाचा किंवा आवेस बसल्यास, प्रतिवादिचे मास व दत्ता.		1): मास:-एवदीचे विजय प्रभू - - वय:-54; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. बी. बी-2, मळ मजला, शालीमदा ग्राम विस्वींग नं. 6 आणि 7, मू. शालीमदा ग्राम को. ऑ. व. ही. लोसा. सी., काशिमिरा, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पत्र नं:-AJKPR0348B
(8) दस्तऐवज करम देणा-वा पत्रकाराचे व किंवा विवाची स्थापनाचा हजुमनाचा किंवा आवेस असल्यास, प्रतिवादिचे मास व दत्ता		1): मास:-दिल्ल हारीप भिमानी - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. ए-38, हावरीत विस्वींग, एम.एम. रोड, मेट्रो इमेक्युलेट स्कूल समोर, बोटीवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पत्र नं:-AMXPM6813B
(9) दस्तऐवज करम दिव्याचा दिनांक	12/03/2024	
(10) दस्त मोवणी केल्याचा दिनांक	12/03/2024	
(11) अनुक्रमांक, संद व पृष्ठ	4646/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	145100	
(13) बाजारभावाप्रमाणे मोबदली शुल्क	24200	
(14) वेप		



सुप्याकरनासाठी विचारणत वेतसेमा, तपसीस, -  
सुप्याकरनासाठी विचारणत वेतसेमा, तपसीस, -

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

सुनिता पांडेवले  
सह दुपयम निबंधक वर्ग-२  
ठाणे क्र. १०

ट न न - १०  
१००३८/२०२४  
१८ | ३०

गाँव नमूना याग (नमूना नं. १८)

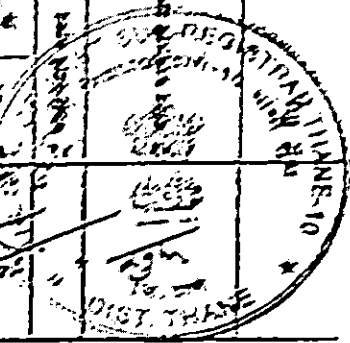
मा. नमूना  
 नमूना-१/१

सूचना नं. ७४	सूचना नं. ७५	सूचना नं. ७६	सूचना नं. ७७	सूचना नं. ७८	सूचना नं. ७९	सूचना नं. ८०

सूचना नं. ८१  
 १८११ १८१२ १८१३  
 १८१४ १८१५ १८१६  
 १८१७ १८१८  
 १८१९

गाँव नमूना याग (नमूना नं. १८)

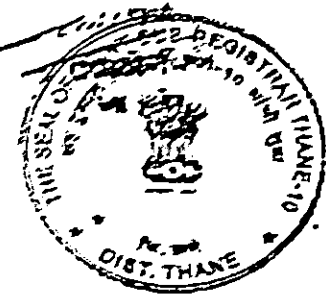
क्र.सं.	विशेष विवरण										अन्य विवरण	टिप्पणी	
	विशेष विवरण					विशेष विवरण							



गाँव नमूना याग (नमूना नं. १८)

नमूना

नमूना



टन न - १०  
 १८१६/२०२४  
 १५ ३०

टन न - १०  
 १८२३८/२०२४  
 १८ ३०

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय, भाईंदर (पश्चिम)

उपवती सिपाजी महाराज मार्ग, भाईंदर (पश्चिम) विन कोड नं. ४०१ १०१.

17

जा. क्र. नगपा/मर/एच/११८१/१८.०८

बाबते :- १) श्री श्रीमती ~~ने. ललित~~ ~~ने. शरदा~~

बाबा दि. ~~६/८/१८~~ ~~ना अज्ञ.~~

२) अर्जत सेंट्रल सिविल खात्रील सक्षम प्राधिकारी नागरी संकुलन ठाणे वांच्याकडून अर्जत

क. यु. ए. ए. (सी. / टी. अ.) ~~१९८५~~ ~~प्रा.~~

दि. ~~३०/६/१८~~ ~~ना अज्ञ.~~

३) वे. जिरदाधिकारी सो., ठाणे वांच्याकडून अर्जत अर्जाक मरमर (दि. ११/११/१८)

एन. ए. ए. / एच. ए. ~~१२/१८~~ दि. ~~११/११/१८~~ ~~ना अज्ञ.~~

४) मिरा-भाईंदर नगरपालिका परिषद जा. क्रमांक ~~११८१/१८~~ ~~११/११/१८~~

दि. ~~११/११/१८~~ ~~ना अज्ञ.~~

५) ~~श्रीमती~~ ~~ने. ललित~~ ~~ने. शरदा~~

~~१२/१८~~ ~~दि. ११/११/१८~~

आदेश :-

बाबते नं. ~~१८~~ ~~ने. शरदा~~

बाबत विरोधित बाबकाबाबे नकारां श्री/श्रीमती ~~ने. ललित~~ ~~ने. शरदा~~

बाबते नं. ~~१५६/१८~~ ~~ने. शरदा~~ ~~ने. शरदा~~ ~~ने. शरदा~~

बाबत संकुलन ठाणे वांच्याकडून दि. ~~११/११/१८~~ ~~ने. शरदा~~

बाबत मरमर एन. ए. (अर्जाक मरमर) नगरपालिकेने जा. क्र. ~~११८१/१८~~ ~~११/११/१८~~

दि. ~~११/११/१८~~ ~~ने. शरदा~~ ~~ने. शरदा~~ ~~ने. शरदा~~

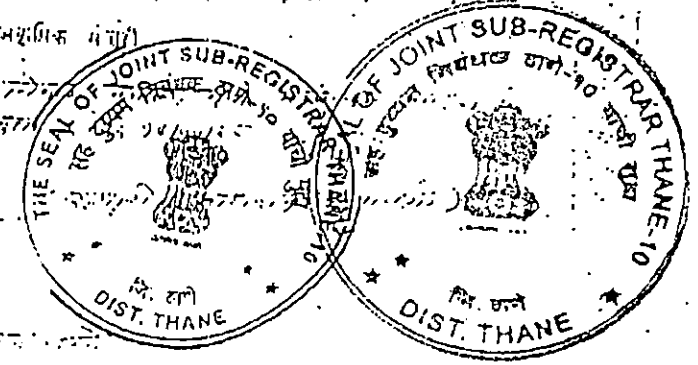
आदेश क्र. ~~११८१/१८~~ ~~११/११/१८~~ ~~११/११/१८~~ ~~११/११/१८~~

ने. शरदाकडून अर्जाक बाबत नं. ~~११८१/१८~~ ~~११/११/१८~~

बाबत नं. ~~११८१/१८~~ ~~११/११/१८~~ ~~११/११/१८~~ ~~११/११/१८~~

बाबत नं. ~~११८१/१८~~ ~~११/११/१८~~ ~~११/११/१८~~ ~~११/११/१८~~

बाबत नं. ~~११८१/१८~~ ~~११/११/१८~~ ~~११/११/१८~~ ~~११/११/१८~~



बाबत नं. ~~११८१/१८~~ ~~११/११/१८~~ ~~११/११/१८~~ ~~११/११/१८~~

११/११/१८

टनन-१०	
१८८३८/२०१८	
२०	३०



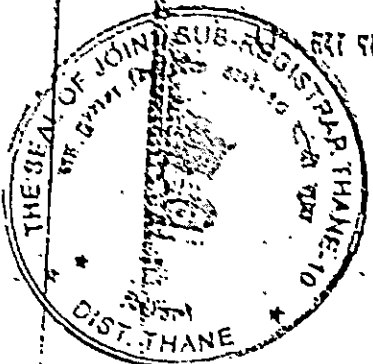
१) एकदल वर अ. ... दि. ... मधील अदावत  
 दाखल झाल्याची नोंद घेतली असून त्याच उद्देशाने सादरपत्र पावलेली ११ वेळी अंत  
 र त्याची नोंद घेतली असून सादरपत्र राहिले.

२) हे. निदेशिकांनी लो. जेणे संबंधित आदेश दि. ... वे घालून  
 झाल्याची नोंद घेतली असून मध्य तसेच सादरपत्राची प्रती सादरपत्राची नोंद घेतली  
 असून सादरपत्र राहिले.

३) लो. तसेच सादरपत्र न देता पुढील सादरपत्र घेऊन उद्देशाने सादरपत्राची ११ कालात देईल.

४) तर सादरपत्राची उरत दि. ... घालून दि. ...  
 रत राहिले.

तर सादरपत्राची जातीत जास्त रोन देला नूतनीकरण करणेत देईल.



मुद्रापत्रकारी  
 निदेशिकांनी देत नगरपालिका परिषद

टनन - १०  
 १३०५ / २०१५  
 २० ५२

टनन - १०  
 वस्त क्रमांक १४५२२०७  
 २१/२५

टनन - १०  
 १००३६ / २०१५

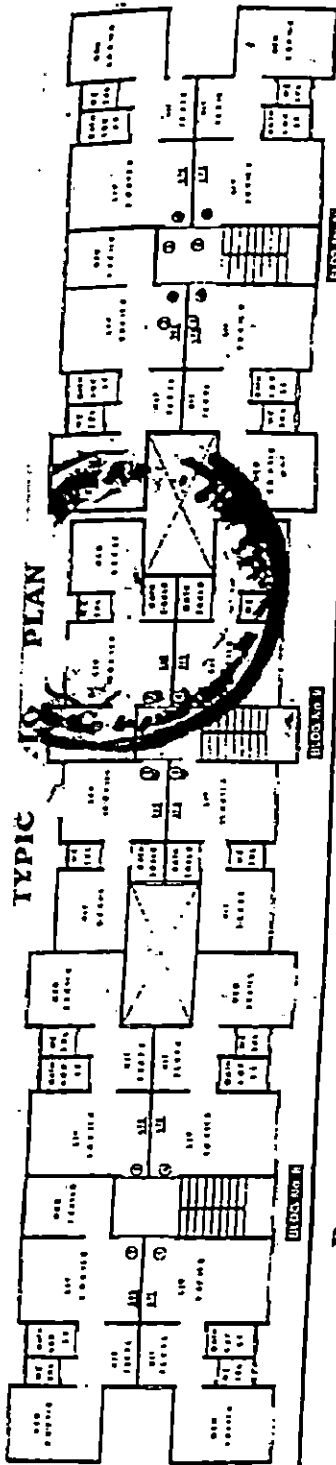
२१ ३०







**TYPICAL FLOOR PLAN**

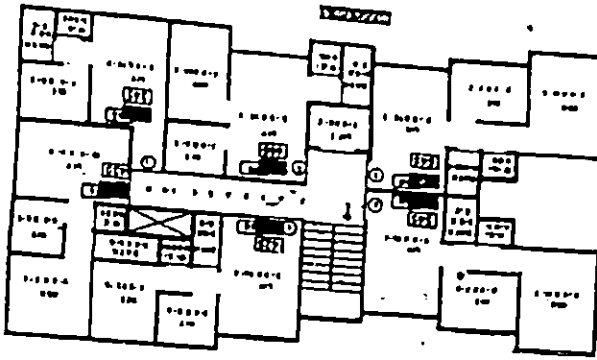


R O A D

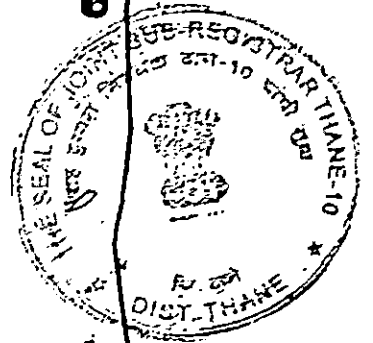
**AMENITIES**

- ★ **GENERAL**  
The Building Shall be in R.C.C. frame structure. Internal & External Walls will be block work.
- ★ **FLOORING**  
Spatek tiles flooring in all rooms.
- ★ **WINDOWS**  
Aluminium sliding windows. Stone patli for all windows. The windows in the Bathroom & W.C. will have louver & M.S. Bars. Kitchen windows will be of Wooden frame and openable shutters.
- ★ **DOORS**  
The main door will be flush door with polish finished having Call ball, Magic Eye, Beautiful Handle, Safety Chain. The W. C. & Bath will have Syntex Door.
- ★ **KITCHEN**  
Kadappa platform in Kitchen, 2' Ceramic tiles dado over platform &
- ★ **BATHROOM**  
Kota flooring. Full height ceramic tiles R.C.C. Loft.
- ★ **W.C.**  
3' Ceramic tiles dado. Safety grill for W.C. & Bath.
- ★ **PLUMBING**  
Concealed plumbing with good quality fixtures & excellent sanitarywares.
- ★ **ELECTRIFICATION**  
Copper wiring with extensive electrical layout.
- ★ **LUXURY**  
A beautiful & attractive main entrance, Car & Motor, Cycle Parking, Beautiful Garden with Children Playing Equipments.

A D R O A D



TYPICAL FLOOR PLAN G + 7  
\* Can Possible from P.C.I.C. Other Project/Inst. N. City



ट न न - १०	
१९९३८/२०२४	
२५	३०

# NEW SHALIBHADRA GRAM CO-OP. HSG. SOC. LTD

REGD NO : TNA / TNA / HSG / TC / 14857 / 2003-04  
MIRA BHAYANDER ROAD, KASHIMIRA, MIRA ROAD THANE 401 107

## MAINTENANCE BILL

Flat / Shop No	7/002	Period	September-2024	Bill No	287
Bill Date	01-Sep-24	Area	0	Due Date	15-Sep-24
Member	Mrs. HIRAL HARDIP BHIMANI				

Sr. No	Particulars	Total
1	Repair & Maintenance Fund (L)	50
2	Maintenance Charges	700
3	Sinking Fund (L)	50
4	Non-Occupancy Charges	80
5	Cultural Charges	100
6	Breakrage Charges	420
<b>Total</b>		<b>1,400</b>



**Notes**

Members are requested to make payment before 25th of the Month, failing which interest @ 21% P.A. will be levied.

Please mention your Flat No. and Mobile No. on reverse of your Cheque. Receipts of the current month bill will be attached with the next bill.

This is computer generated bill hence signature or stamp is not required.

**Payable Amount : Rupees One Thousand Four Hundred Only**

**Remarks :- Bill For Sep-2024**

Summary	Amount
Bill Amount	1,400
Interest	0
Arrears	0
<b>Grand Total</b>	<b>1,400</b>

### RECEIPTS

No.	Mode	Receipt No.	Date	BankName	Chq / Ref. No	Amount
1	Bank	138	20-Aug-2024		75559 चक न - 90	3,430

Received Amount :- Rupees Three Thousand Four Hundred Thirty Only  
(Subject to realisation of Cheque)

90036/2024

28      30

For NEW SHALIBHADRA GRAM CO-OP. HSG. SOC. LTD

Download our app and see your ledger or visit <https://bit.ly/Supw01w>  
Use your registered mobile number or email to create your account

Now you can pay your society maintenance bill via GPay, PayTM, PhonePe,  
Debit Cards, Credit Cards & Net Banking through societymind.in for more  
details contact

**Societymind.in** Online Billing, Accounting, Auditing, Member Recovery, Legal Matters,  
Society Conveyance, Insurance, Income Tax, etc..

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव  
श्री सुप्रभात गुरुव

0007 0007 4010

श्री सुप्रभात गुरुव

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव  
Suhramanya Krishna  
Nayak

जन्म तिथि / DOB  
17/11/1978

लिंग / GENDER  
MALE

8784 3876 2888

भारत सरकार, भारती अकाउंट्स

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

*Prayag*

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

7829 3904 2092

भारत सरकार, श्री पहचान

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

श्री सुप्रभात गुरुव

ट न न - 90

92232 / 2028

26 : 30



भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव  
SUNAS ANANT GURAV

ANANT GURAV

02204/1001

BSUPG8338L

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

श्री सुप्रभात गुरुव  
SHEKHAN VANTI

MOHD MASHAO VANTI

ANANT GURAV

*Prayag*

*Prayag*

3:43 PM  
1993/19938  
मार्च 08 नॉव्हेंबर 2024 3:43 म.न.  
दस्तावेज क्र. 10/19938/2024  
मूल्य रु. 28,14,737/-  
अन्य मूल्य रु. 2,10,000/-

मोबदला: रु. 30,00,000/-

सि. नं. 10 याचे कार्यालय  
19936 व. दि. 08-11-2024  
दि. 3:43 म.न. वा. हजर येना.

पारणी: 20906

पारणी दिनांक 08-11-2024

नादन करणाऱ्याचे नाव: सुबलक्ष्म कृष्णा नादनक -

नोंदणी की = 30000.00  
दस्त्यावळणी की = 500.00  
पृष्ठांची संख्या: 30

रुप 30500.00

*Royal*

दस्त्यावळणीची नोंदी:

*[Signature]*

Joint Sub Registrar Thane 10

*[Signature]*  
Joint Sub Registrar Thane 10

दस्तावेज प्रकार: करारनामा

नोंदणी शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा न्यायालय अखत्येत्या कोणत्याही कटक क्षेत्राच्या हद्दीत देवा-वेडे (येना) याचे मूल्य व  
दस्तावेजाच्या कोणत्याही नागरी क्षेत्रात

दिनांक. 108 / 11 / 2024 03 : 40 : 19 PM ची वेळ: (मादनीकरण)

दिनांक. 208 / 11 / 2024 03 : 41 : 34 PM ची वेळ: (फी)



प्रतिज्ञापत्र  
बदल दस्तावेजा हा नोंदणी कायदा 1908 अंतर्गत  
अखत्येत्या महानगरपालिकेच्या नोंदणीस दस्त्यावळणी  
आहे, दस्तावेजात संतुष्ट भंडारण निष्पादन व्यक्ती,  
साक्षीदार व सोबत जोडलेल्या कागदापत्रांची सत्यता  
तपासली आहे. दस्तावेजास सत्यता, वैधता, कायदेशीर  
मालकी इत्यादी बाबींसाठी दस्त्यावळणी निष्पादन व  
जबाबदार आहे, हे संपूर्णपणे जबाबदार राहिले.

*Royal*

*H. Bhina*

*[Signature]*



1 3 50 PM

11/2024 3 49:28 PM  
क्रमांक: 10/19938/2024  
प्रकार: करारनामा

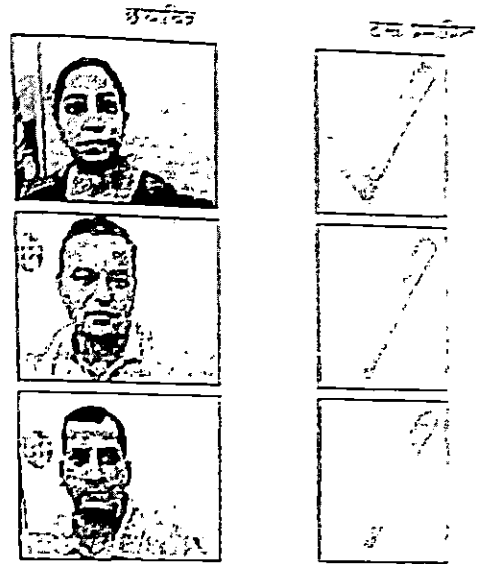
दस्त नामदार भाग-2

30/30  
क्रमांक: 19938/2024

1. पक्षकाराचे नाव व पत्ता  
नाम: हिरल हादीप हिमानी -  
पत्ता: फ्लॉट नं: बी-जी-2, माळा नं: -, इमारतीचे नाव: शालीभद्रा ग्राम  
विल्डिंग नं. 6 आणि 7, ब्लॉक नं: न्यू शालीभद्रा ग्राम को.ऑप.हो.सो.ली.,  
काशिमिरा, रोड नं: मिरारोड पूर्व ठाणे., महाराष्ट्र, ठाणे.  
पिन नंबर: AMXPM6913B

पक्षकाराचा प्रकार  
लिहून घेणार  
वय :-40  
स्वाक्षरी:-

Mr. Shivan



2. नाव: सुब्रह्मण्य कृष्णा नायक -  
पत्ता: फ्लॉट नं: 102, माळा नं: -, इमारतीचे नाव: शालीभद्रा टॉवर-2,  
ब्लॉक नं: मीरा भाईदर रोड, काशिमिरा, रोड नं: मिरारोड पूर्व ठाणे.,  
महाराष्ट्र, ठाणे.  
पिन नंबर: ADJPN8749D

लिहून घेणार  
वय :-46  
स्वाक्षरी:-

Subrahmany

3. नाव: विनायक नारायण नायक - -  
पत्ता: फ्लॉट नं: ए1-303, माळा नं: -, इमारतीचे नाव: तारांगण को ऑप हो  
सोसा ली., ब्लॉक नं: प्लेझंट पार्क, , रोड नं: मिरारोड पूर्व ठाणे., महाराष्ट्र,  
ठाणे.  
पिन नंबर: AEUPN8781M

लिहून घेणार  
वय :-40  
स्वाक्षरी

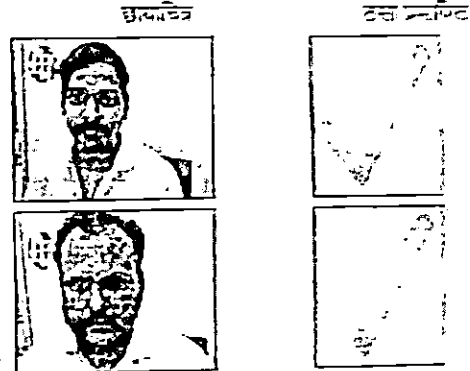
Vinayak

दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कदुल करतात.  
क्र.3 ची वेळ: 08 / 11 / 2024 03 : 47 : 17 PM

हसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने

1. पक्षकाराचे नाव व पत्ता  
नाव: सुहास गुरव -  
वय: 33  
पत्ता: दुकान नं. 9, अस्मिता ओरीयेंट, मिरारोड पूर्व ठाणे.  
पिन कोड: 401107

Suhass



नाव: शेख इमाम वंती -  
वय: 38  
पत्ता: दुकान नं. 6, शालीभद्रा ग्राम, काशिमिरा, मिरारोड पूर्व ठाणे.  
पिन कोड: 401107

स्वाक्षरी

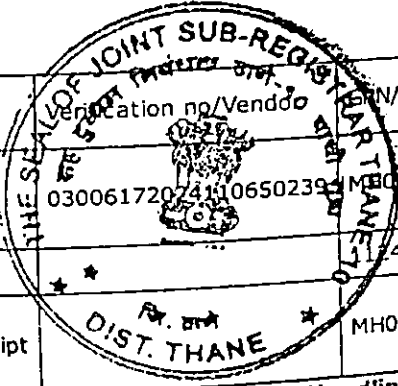
Shaykh

क्र.4 चा वेळ: 08 / 11 / 2024 03 : 48 : 34 PM

Sub Registrar Thane 10

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक  
11111 मध्ये 30 पाने आहेत  
पुस्तक क्रमांक 11111 वर नोंदला

ent Details.		दिनांक:-	Used	Deface	Deface
Purchaser	Type	Amount	At	Number	Date
VINAYAK NARAYAN NAYAK	eSBTR/Simple Receipt	210000.00	SD	0005963497202425	08/11/2024
	DHC				
VINAYAK NARAYAN NAYAK	eSBTR/Simple Receipt	30000	RF	0005963497202425	08/11/2024



Stamp Duty [RF:Registration Fee] [DHC: Document Handling Charges]

19938/2024

Know Your Rights as Registrants

Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
Print immediately after registration.  
For feedback, please write to us at feedback.isanta@gmail.com