



AGREEMENT FOR SALE

Purchaser/s Mrs. SAVITA RAGHUVIR SINGH
Flat No. 40/1133, Adarsh Nagar, Near New Passport Office, Worli
Colony S. O, Mumbai 400030

Vendor/s (1) Mr. RENOLD SOANS & (2) Mrs. ANITA RENOLD SOANS
Flat No. 33/1821, MHB Colony, Kher Nagar, Sukhsadan Society,
Bandra (East), Mumbai 400051

Property Flat No. C/103 admeasuring 455 sq. ft. carpet areas or thereabout in
the C wing on the First Floor of Building No. 2 known as "Aster" of the
Aster C. H. S Ltd., situated at Valley of Flowers, Thakur Village,
Kandivali (East) Mumbai 400101

Consideration ₹96,00,000 /- (Rupees Ninety Six Lakh only)

DOC No. 01045



KAMDHENU ASSOCIATES
ADVOCATES & LEGAL ADVISERS

LEGAL DOCUMENTATION * STAMP DUTY * REGISTRATION * ADJUDICATION OF DOCUMENTS
SOCIETY FORMATION & CONVEYANCE * DEEMED CONVEYANCES FOR SOCIETIES

13-14, Gokul Horizon, Opp. Gundecha's Trillium, Thakur Village, Kandivali (E), Mum -101.

Tel. : +91 22 2846 0444 / +91 99204 01790, Fax : +91 22 2846 0499.

E-mail - kamdhenu.associates@gmail.com

Valuation ID	202304064119	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	06 April 2023, 01:33:23 PM
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Receipt (pavti)

517/4396

पावती

Original/Duplicate

Thursday, April 06, 2023

नोंदणी क्र. :39म

1:47 PM

Regn.:39M

पावती क्र.: 4689 दिनांक: 06/04/2023

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल9-4396-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सविता रघुवीर सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

मुळ दस्त परत दिला

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:01 PM ह्या वेळेस मिळेल.

BRL9

वाजार मूल्य: रु.8934299.2 /-

मोबदला रु.9600000/-

भरलेले मुद्रांक शुल्क : रु. 576000/-

सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.860/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0504202317540 दिनांक: 06/04/2023

विकेचे नाव व पत्ता:

मुळ दस्त परत दिला

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH017941906202223E दिनांक: 06/04/2023

विकेचे नाव व पत्ता:

S. Singh.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202304064119			06 April 2023,01:33:23 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	78 गोईसर (बोरीवली)				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पूर्वेस 36.60 मी रुंद वि यो रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती महामार्ग				
सर्व्हे नंबर /न. भू. क्रमांक :	सि टी एस नंबर#809				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
82130	176080	2025487	251200	176080	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	50.74 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2थं	बांधकामाचा दर -
रस्ता सन्मुख -	Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ	= 100% apply to rate = Rs 176080/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= (((176080-82130) * (100 / 100)) + 82130)				
	= Rs 176080/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 176080 * 50.74				
	= Rs. 8934299 2/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मोर्टारान मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिल बात्कनी + मॅकेनिकल वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 8934299 2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs. 8934299 2/-				

06/4/2023

Home Print



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2022-2023

१. दस्ताचा प्रकार: करारनामा अनुच्छेद क्रमांक : २५(ब)
२. सादरकर्त्याचे नाव: Mrs. SAVITA RAGHUVIR SINGH
३. तालुका: Borivali
४. गावाचे नाव: Poisar
५. नगर भूमापन क्रमांक/सर्वे क्र./अंतिम भूखंड क्रमांक: 809/A/1/11 to 13 and 15 to 18
६. मूल्य दर विभाग (झोन): 78 उपविभाग: 349
७. मिळकतीचा प्रकार: निवासी प्रति चौ. मी. दर: 176080
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ: 455 sq. ft carpet areas being 50.74 sq. mtrs
built up area
९. कार पार्किंग: नाही गच्ची:
१०. मजला क्रमांक: 1st पोटमाळ
११. बांधकाम वर्ष: उद्वाहन सुविधा : आहे
१२. बांधकामाचा प्रकार: आरसीसी घसारा:
१३. बाजारमूल्यदर तत्त्यातील मार्गदर्शक सूचना क्र. :-..... ज्यान्वये दिलेली घट
१४. भाडेकरू व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र): अनुपयुक्त
२. नवीन इमारतीत दिलेले क्षेत्र: अनुपयुक्त
३. भाड्याची रक्कम: अनुपयुक्त
१५. लिक्व् एन्ड लायसेन्सचा दस्त
निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम: अनुपयुक्त
२. अनामत रक्कम / आगाऊ भाडे: अनुपयुक्त
३. कालावधी: अनुपयुक्त
१६. निर्धारित केलेले बाजारमूल्य:- ₹89,34,299.2/-
१७. दस्तामध्ये दर्शविलेला मोबदला:- ₹96,00,000/-
१८. देय मुद्रांक शुल्क:- ₹5,76,000/- भरलेले मुद्रांक शुल्क:- ₹5,76,000/-
१९. देय नोंदणी फी:- ₹30,000/-



लिपिक

सह. दुय्यम निबंधक

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AGREEMENT FOR SALE

Articles of agreement made and executed at Mumbai on this 06th day of April, in the Gregorian calendar year 2023 (two thousand twenty three).

BETWEEN

(1) Mr. RENOLD SOANS alias RENOLD STEVEN SOANS
Aged about 64 years,
Holder of Income tax PAN: AAXPS0021Q
UID No:9846 3475 9196

(2) Mrs. ANITA RENOLD SOANS
Aged about 53 years,
Holder of Income tax PAN: AGPPS7670F
UID No:2369 8965 0725
Residents of Flat No. 33/1821, MHB Colony, Kher Nagar, Sukhsadan Society, Bandra (East), Mumbai 400051.



.....The "Owners/Vendors"

AND

Ms. SAVITA RAGHUVIR SINGH
Aged about 53 years,
Holder of Income tax PAN: AERPS1129M
UID No:3517 2904 5252
Resident of Flat No. 40/1133, Adarsh Nagar, Near New Passport Office, Worli Colony S. O, Mumbai 400030.

.....The "Purchaser"

- i. The term(s) "Owners/Vendors" and "Purchaser" used in these presents shall, unless contrary to the context or meaning thereof, shall mean and include, his/her/their heir(s) and legal representative(s), as the case may be.
- ii. This Agreement for sale may hereinafter be called and referred to as the said "Agreement".
- iii. The parties declare(s) and warrant(s) that they are inhabitant(s) and resident(s) of the Republic of India.
- iv. All the capitalised term(s), unless otherwise defined herein, shall mean and have the same meaning as assigned to them in the Agreement.
- v. In this Agreement the singular may include the plural and the masculine may include the feminine.
- vi. In determining the right(s) and duties of the parties under this Agreement, the entire Agreement must be read as whole and not in isolation.
- vii. The Owners/Vendors and the Purchaser shall individually be referred as party and collectively referred to as parties.

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[Signature] Mrs Anita R Soa

S. Singh.

- viii. Heading(s) are only for the sake of convenience and the same shall not influence the interpretation or meaning of the provisions of this Agreement in any manner whatsoever.
- ix. Any reference to the term(s) "herein", "hereto", "hereof", or "thereof", and any other similar term(s) used in this Agreement refer to this Agreement and not to the particular provision(s) in which the term(s) is used unless the context otherwise requires.



CITALS:

THAT M/s. GUNDECHA BUILDERS, a Partnership Firm, registered under Indian Partnership Act, 1932 having their office at Ashok Raj, S. V. Road, Borivali (West), Mumbai 400062 (the "Developers") proposed to construct a multi storeyed building comprising of commercial/residential units being building No.2 to be known as "Aster" (the said "building") on the land(s) or ground(s) bearing chain and triangulation survey (the "CTS") No. 809-A(pt.), 821, 822, 823, 824-A(pt.) situate lying and being at Poisar, Taluka Borivali, in the registration district and sub-district of Mumbai Suburban vide Commencement Certificate (the "CC") bearing No. CHE/A-2062/BP(WS)AR, dated 02/04/2002 duly issued by the Municipal Corporation of Greater Mumbai (the "MCGM");

- 1.2. THAT by and under an Agreement for sale dated 17/12/2003, made and executed between the Developers herein, therein referred to as "the Builders" of the one Part, and (1) Mr. RENOLD SOANS (2) Mrs. ANITA RENOLD SOANS (Owners/Vendors herein), therein referred to as "the Purchaser/s" of the other Part, duly registered vide registration receipt No. 10872 dated 22/12/2003 under Serial No. BDR-5/10701 dated 22/12/2003, at the office of the joint sub-registrar of assurances Borivali 2 MSD (hereinafter called and referred to as the "Principal Agreement"). The Mr. RENOLD SOANS (2) Mrs. ANITA RENOLD SOANS had agreed to purchase a self-contained residential unit being "Flat No. C/103 admeasuring 455 sq. ft. carpet areas or thereabout in the C wing on the First Floor of Building No. 2 known as "Aster" (now Aster C. H. S Ltd., situated at Valley of Flowers, Thakur Village, Kandivali (East) Mumbai 400101)", constructed on land(s) or ground(s) bearing CTS No. 809-A(pt.), 821, 822, 823, 824-A(pt.) situate, lying and being at Poisar, Taluka Borivali in the registration district and sub district of Mumbai Suburban, within the assessment jurisdiction of "R/South" ward of the MCGM hereinafter for the sake of brevity and convenience called and referred to as the said "Flat", at a valuable consideration and on the term(s) and conditions more particularly cited in the said Principal Agreement;

बरल - ९/	809-A(pt), 821, 822, 823, 824-A(pt.) situate, lying and being at Poisar,
४३६६	Taluka Borivali in the registration district and sub district of Mumbai
२०२३	Suburban, within the assessment jurisdiction of "R/South" ward of the
	MCGM hereinafter for the sake of brevity and convenience called and
	referred to as the said "Flat", at a valuable consideration and on the term(s)
	and conditions more particularly cited in the said Principal Agreement;

- 1.3. THAT for the purchase of the said Flat, the Owners/Vendors herein has availed of a housing loan or finance from Saraswat Bank (hereinafter

[Signature] Mr. Anita Soans

[Signature] S. Singh

called and referred to as the "Saraswat Bank") being loan account no.:016700100007118, an amount of ₹20,28,475/- (Rupees Twenty Lakh Twenty Six Thousand Four Hundred Seventy Five only) approximately is outstanding till date (hereinafter called and referred to as the "Loan") and all the document(s) evidencing the title of the Owners/Vendors to the said Flat are kept lying with the said Bank as security for repayment of the foresaid Loan, on repayment of the said outstanding amount along with accrued interest and incidental charge(s) thereon to the said Saraswat Bank, the said Flat shall deemed to be free from all claim(s) of the said Saraswat Bank beyond reasonable doubt(s) whatsoever. Further the Owners/Vendors have approached and informed the said Saraswat Bank that they intend(s) to sell, assign, convey, transfer and assure the said Flat to the Purchaser herein and the said Saraswat Bank shall handover the custody of the documents of title alongwith the letter of no objection to the said Flat to the Owners/Vendors within 15 (fifteen) days from the date of registration of this Agreement;



1.4. THAT on compliance of the terms and conditions inter alia to the completion of the said building the MCGM issued permission to occupy bearing No. CHE/A-2062/BP(WS)AR dated 12/08/2003 and accordingly, the said plot of land bearing CTS No. 809-A(pt.), 821, 822, 823, 824-A(pt.) was subdivided and new CTS No. 809/A/1/11 to 13 and 15 to 18 were allotted to the plot of land wherein the said building is constructed upon payment of the agreed consideration and other amounts set out in the said Principal Agreement, the (1) Mr. RENOLD SOANS (2) Mrs. ANITA RENOLD SOANS were put to the quiet, vacant, peaceful, and physical possession of the said Flat;

1.5. THAT the said building was duly assessed as property No. RS-3123(25) under account No. RS0600929650000 by the Asst. Assessor and collector R/South ward of the MCGM

RS-3123(25)		
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1.6. THAT all the Purchaser(s) or Owner(s) of residential and other units of the said building viz. "Aster" formed and registered a housing society under the name and style the Aster Co-operative Housing Society Limited, situated at Gundecha Valley of Flowers, Thakur Village, Kandivali (East) Mumbai 400101, being a co-operative housing society (the "CHS") limited, duly formed, registered and incorporated under the provisions of The Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act XXIV of 1961) under registration No. MUM/WR/HSG/TC/12895/2005-06 year 2005, dated 08/04/2005, (hereinafter called and referred to as the said "Society").

1.7. THAT the (1) Mr. RENOLD SOANS (2) Mrs. ANITA RENOLD SOANS are a registered member of the said Society, being a registered member of the

Renold Soans *Anita Soans* *S. Singh*

THE SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO

IN AND ABOUT ALL THAT a self-contained residential unit on absolute ownership basis being "Flat No. C/103 admeasuring 455 sq. ft. carpet areas or thereabout in the C wing on the First Floor of Building No. 2 known as "Astor" of the Astor C. H. S Ltd., situated at Valley of Flowers, Thakur Village, Kandivall (East) Mumbai 400101", alongwith the undivided shares and interest in the capital/property of the Astor Co-operative Housing Society Limited constructed on the plot of land bearing CTS No. 809/A/1/11 to 13 and 15 to 18, situate, lying and being at Palsar, Taluka Borivall, in the registration District and Sub District of Mumbai Suburban, duly assessed as property No. RS 3123(25) under account No. RS0600929650000 by the Asst. Assessor and collector R/South ward of the MCGM.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR SIGNATURE, AFFIXED THEIR MOST RECENT PHOTOGRAPHS, AND IMPRINTED THEIR LEFT HAND THUMB AT MUMBAI ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED AND DELIVERED by
(1) Mr. RENOLD SOANS



(2) Mrs. ANITA RENOLD SOANS
 the "Owners/Vendors" withinnamed. In the presence of the following witnesses: -



1) G. Sawade.....

2) [Signature].....

SIGNED AND DELIVERED by
Ms. SAVITA RAGHUVIR SINGH
 the "Purchaser" withinnamed. In the presence of the following witnesses: -



S. Singh

1) G. Sawade.....

2) [Signature].....

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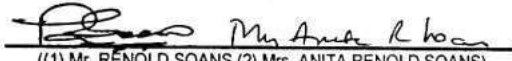


RECEIPT

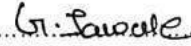
Received of and from Ms. SAVITA RAGHUVIR SINGH the Purchaser withinnamed, a sum of ₹35,04,000/- (Rupees Thirty Five Lakh Four Thousand only) being the payment of the part Consideration/Price for the sale and transfer of "Flat No. C/103 admeasuring 455 sq. ft. carpet areas or thereabout in the C wing on the First Floor of Building No. 2 known as "Aster" of the Aster C. H. S Ltd., situated at Valley of Flowers, Thakur Village, Kandivali (East) Mumbai 400101", in the manner specified hereinafter: -

Ser. No	Mode of Payment	Instrument Number	Instrument Date	Drawn on Bank	Branch	Amount
1	Cheque	520786	22/03/2023	SBI	Nariman, Point Mumbai	1,00,000/-
2	RTGS	SBINR52023040542024812	05/04/2023	SBI	Kher Nagar	16,52,000/-
3	RTGS	SBINR52023040541889006	05/04/2023	SBI	Kher Nagar	17,52,000/-
Rupees Thirty Five Lakh Four Thousand only						₹35,04,000/

WE SAY RECEIVED, ₹35,04,000/- (Rupees Thirty Five Lakh Four Thousand only) as aforesaid.


 ((1) Mr. RENOLD SOANS (2) Mrs. ANITA RENOLD SOANS)

In the presence of the following witnesses: -

1) .....

2) .....

*Cheque/s and negotiable instrument/s issued herein is/are subject to realisation.



Mumbai
Date: 06.04.2023

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Office of the
Ex. Eng. Bldg. Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali (West), Mumbai-400 001

12

17

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/A-2062/BP (WS) BR

11 2 AUG 2003

To: Shri K.E. Vaidya
A. to Owner.

Subject : Permission to occupy the completed
bldg. No.2 on plot No.II of land
bearing C.T.S. No. 809/A/1/11 to 13
and 15 to 18 of village Poisar at
Kandivali (East)

Reference : Your Arch's letter dated 13.1.2003.



The development work of building Wing, A to C comprising
- Stilt + 8 upper floors on plot No.II bearing C.T.S. NO
809/A/1/11 to 13 and 15 to 18 of Village Poisar situated at Kandivali
(East) is completed under the supervision of Shri H.A. Mehta, Licenced
Architect having Lic. No. M-53, Shri Vikram Mehta, Licenced Structural
Engineer, having Licence No.STR/M/83 and Lic. Site Supervisor, Shri
M. Vadagama, having Licence No.V/30/SS-1, may be occupied on the fol-
lowing conditions.

That the certificates U/s 270A of B.M.C. Act shall be obtained
from A.E.W.W.R/South and a certified copy of the same shall be
submitted to this office.

That N.O.C. from Addl. Collector (ENC) after rehabilitation all
the slum dwellers shall be obtained before asking occupation of
last building in the same layout.

That the Co-op. Hsg. Society shall be formed and registered
within three months from the date of issue hereof, or before
B.C.C. whichever is earlier.

That all the deposit shall be claimed within 6 years from the
date of payment or within a year from the date of B.C.C. whichever
is earlier, failing which the same shall be forfeited.

That the provisions for Rain Water Harvesting as per the design
prepared by approved consultants in the field shall be made.

That the borewell shall be constructed in consultation with H.E.

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RECEIVED
MUMBAI SUBURBAN DISTRICT
MUMBAI

7. The R.R.G. & Infrastructure shall be handed over to Federation Society for maintenance.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

[Signature]
Ex. Engineer. Bldg. Proposal
(Western Suburbs.) R Wards.

CERTIFIED TRUE COPY

H. A. MEHTA, B.E. (C), A.M.I.C.E.
Architects & Engineers



बरल - १/		
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ASTER CO-OP HOUSING SOCIETY LTD.

VALLEY OF FLOWERS, THAKUR VILLAGE, KANDIVALI (E), MUMBAI - 400 101
REG. NO. MUMW-R/HSG/TC/12895/2005-2006

SHARE CERTIFICATE

Certificate No.: 067. Member Register No.: 067
Authorised share Capital Rs. 200000.00 (Rupees TWO LAKH ONLY)
Divided into 4000 Shares each
of Rs. 50/- (Rupees FIFTY)

1. MR. RENOOLD SOANIS
2. MRS. ANITA RENOOLD SOANIS

THIS IS TO CERTIFY that Mr. / Mrs./ Miss / M/s 2. MRS. ANITA RENOOLD SOANIS
of flat No. 103 in C Wing is the Registered holder of 5 (Five) Shares from
No. 431 to No. 435 of Rs. 50/- (Rupees FIFTY Only) each (both unclusive) of
ASTER CO-OP. HOUSING SOCIETY LTD. Subject to the Bye Laws of the said
Society and that upon each of such shares of the sum of Rs. 50/- (Rupees
FIFTY only) has been paid

Given under the Common Seal of the said Society
Mumbai this 18th day of MAY 2007


Hon. Chairman


Hon. Secretary


Managing Committee Member

ASTER

CO-OP HOUSING SOCIETY LTD.

(Regn. NO. MUM/W-R/HSG/TC/12895/25-2006)

Gundecha Valley of Flowers, Thakur Village, Kandivali (E), Mumbai - 101.

Email - asterhousing@gmail.com | ☎ 022-49728075

TO WHOM IT MAY CONCERN

Date: 24th March 2023

This is to certify that as per Society records MR. RENOLD SOANS AND MRS. ANITA RENOLD SOANS are a bonafide member of "Aster Co-operative Housing Society Limited, situated at Valley of Flowers, Thakur Village, Near Gundecha Education Academy, Thakur Village, Kandivali (East), Mumbai: 400101.

We hereby confirm that there are no society dues outstanding as per society records as on date against Flat No. C/103.

Society has 'No Objection' on selling Flat No: 103 in 'C' Wing to MISS SAVITA RAGHUVIR SINGH subject to the requisite transfer charges are being paid to the Society by them.

This certificate of Provisional NOC is issued to MR. RENOLD SOANS AND MRS. ANITA RENOLD SOANS on their own request for the purpose of Sale of Flat No. 103 in 'C' Wing.

Thanking you,

For Aster Co-operative Housing Society Limited.


Hon. Secretary



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सूची क्र.2

दुयम निबंधक : बोरीवली 2 (कांदिवली)

दस्त क्रमांक : 10701/2003

नोंदणी :

Regn:63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 1482910
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1012263
(4) भू-मापन, पोटहिस्सा व दरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - पोईसर (बोरीवली), उपविभागाचे नाव - 78/351 - भुभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रुंद वि.यो. रस्ता. सदर मिळकत सि.टी.एस. नंबर - 809 मध्ये आहे. सदनिका नं.सी 103, पहिला मजला, सी वींग, अ स्ट्र
(5) क्षेत्रफळ	वांधीव मिळकतीचे क्षेत्रफळ 50.74 चौ.मी. आहे.
(6) आकारणी किंवा जुडी देण्यात असेल का.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गुंडेचा बिल्डर्सचे भागीदार पारस गुंडेचा तर्फे मुखत्यार विवेक - कदम वय:-??पत्ता:-बी १०२पिन कोड:-१०१पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-रेनॉल्ड - सोअन्स वय:-??पत्ता:-३३/१८२१पिन कोड:-५१पॅन नं:- 3): नाव:-अनिता रेनॉल्ड सोअन्स वय:-??पत्ता:-वरीलप्रमाणे पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	17/12/2003
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2003
(11) अनुक्रमांक, खंड व पृष्ठ	10701/2003
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	67730
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14830
(14) शेरा	-



बरल - १/		
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08/23, 1:48 PM

517/4396
गुरुवार, 06 एप्रिल 2023 1:48 म.नं.

Summary 1 (Dastgoshwara bhag 1)

25

दस्त गोपवारा भाग-1

वरल 9
दस्त क्रमांक: 4396/2023

दस्त क्रमांक: वरल 9 /4396/2023

बाजार मूल्य: रु. 89,34,299/-

भारतेने मुद्रांक शुल्क: रु.5,76,000/-

मोवदला: रु. 96,00,000/-

ड. नि. मह. दु. नि. वरल 9 यांचे कार्यालयाने

अ. क्र. 4396 वर दि.06-04-2023

जेजी 1:40 म.नं. वा. हजर केला.

पावती:4689

पावती दिनांक: 06/04/2023

मादरकरणागचे नाव: सविता रघुवीर सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

एकुण: 30860.00

S. Singh.

दस्त हजर करणाऱ्याची मही:

सह. दुय्यम निबंधक, बोरिवली क्र. ९,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरिवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कगरनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 06 / 04 / 2023 01 : 40 : 18 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 06 / 04 / 2023 01 : 41 : 11 PM ची वेळ: (फी)

अतिज्ञापत्र
अदर दस्तावेज हा मोठ्या कायदा २९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेजातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदार व सौबत जोडलेल्या कायदाप्रमाणे सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर याबाबतची दस्त निष्पादक व कबुलीधारक संपूर्णपणे जबाबदार राहतील.

(Signature)

लिहुन देणारे :

S. Singh.

लिहुन घेणारे :

Mu Anur Khan



वरल - ९/		
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6/23 1:50 PM

Summary-2







दस्त गोपवारा भाग-2

बरल 0

दस्त क्रमांक: 4396/2023




06/04/2023 1 51:45 PM

दस्त क्रमांक : बरल 9/4396/2023
पक्षाचा प्रकार :- करारनामा

शु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दृश
1	नाव: रेनोल्ड मोन्स उर्फ रेनोल्ड स्टीवन मोन्स पत्ता: प्लॉट नं: मदनिका क्र. 33/1821, माळा नं: -, इमारतीचे नाव: मुखमदन मोसायटी, ब्लॉक नं: एमएचबी कॉलनी, खेर नगर, रोड नं: बांद्रा (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AAXPS0021Q	लिहून देणार वय :- 64 स्वाक्षरी:-		
2	नाव: अनिता रेनोल्ड मोन्स पत्ता: प्लॉट नं: मदनिका क्र. 33/1821, माळा नं: -, इमारतीचे नाव: मुखमदन मोसायटी, ब्लॉक नं: एमएचबी कॉलनी, खेर नगर, रोड नं: बांद्रा (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AGPPS7670F	लिहून देणार वय :- 53 स्वाक्षरी:-		
3	नाव: सविता रघुवीर सिंह पत्ता: प्लॉट नं: मदनिका क्र. 40/1133, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आदर्श नगर, न्यू पामपोर्ट ऑफिस जवळ, रोड नं: वरळी कॉलनी एम. ओ. मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर: AERPS1129M	लिहून घेणार वय :- 53 स्वाक्षरी:-		

पिन दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र. 3 ची वेळ: 06 / 04 / 2023 01 : 43 : 56 PM

टिप:- नोंदवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार रेनोल्ड मोन्स उर्फ रेनोल्ड स्टीवन मोन्स	06/04/2023 01:44:42 PM	रेनोल्ड स्टीवन मोन्स M XXXX XXXX 9196 
2	लिहून देणार अनिता रेनोल्ड मोन्स	06/04/2023 01:45:00 PM	अनिता रेनोल्ड मोन्स F XXXX XXXX 0725 
3	लिहून घेणार सविता रघुवीर सिंह	06/04/2023 01:44:22 PM	सविता रघुवीर सिंह F XXXX XXXX 5252 

क्र. 4 ची वेळ: 06 / 04 / 2023 01 : 45 : 01 PM

क्र. 5 ची वेळ: 06 / 04 / 2023 01 : 45 : 29 PM नोंदवज

RLD
सुप्रीम निबंधक, बोरिवली क्र. ९,
मुंबई उपनगर जिल्हा.



बरल - ९/		
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