

New Agreement

Leasing

SANDEETA
SALE

70/2239

Monday, February 27, 2023

3:23 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 2994 दिनांक: 27/02/2023

गावाचे नाव: चिकणघर

दस्तऐवजाचा अनुक्रमांक: कलन1-2239-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेश कुमार दुबे --

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 38

रु. 30000.00
रु. 760.00

एकूण:

रु. 30760.00

Sub Registrar Kalyan 1

बाजार मुल्य: रु.3510000/-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 315000/-

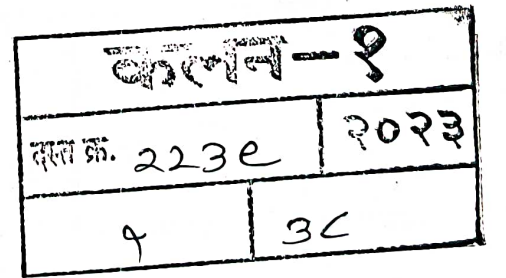
सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

- 1) देयकाचा प्रकार: DHC रक्कम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2702202306557 दिनांक: 27/02/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015958244202223E दिनांक: 27/02/2023
बँकेचे नाव व पत्ता:

J. Jesh Dubey

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202302275580
27 February 2023, 03:04:55 PM	
मूल्यांकनाचे वर्ष	2022
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	5/17-5ड) मुंबई आग्रा द्रुतगति नहामार्ग व तानसा पाईप लाईन यांच्या मधील भुभाग नगर रचना योजना क्रमांक। अंतिम भुखंड/ सर्वे नंबर
क्षेत्राचे नांव	Thane Municipal Corporation सर्व्हे नंबर/न. भू. क्रमांक : सर्व्हे नंबर#94
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
24000	63100
कार्यालय	दुकाने
72500	80100
औद्योगिक	मोजमापनाचे एकक
72500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र(Built Up)-	39.193चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्दवाहन सुविधा -	आहे
मिळकतीचा वापर-	निवसी सदनिका
मिळकतीचे वय -	0 TO 2वर्षे
मजला -	5th to 10th Floor
मिळकतीचा प्रकार-	बांधकामाचा दर-
कार्पेट क्षेत्र-	35.63चौ. मीटर
Sale Type - Resale	First Sale Date - 26/06/1996
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 105 / 100 Apply 1c Rate= Rs.65255/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((130305-24000) * (100 / 100)) + 24000) = Rs.130305/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 130305 * 39.193 = Rs.5107043.865/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5107043.865 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5107044/- = ₹ एककावन्न लाख सात हजार चव्वेचाळीस :-

Home Print



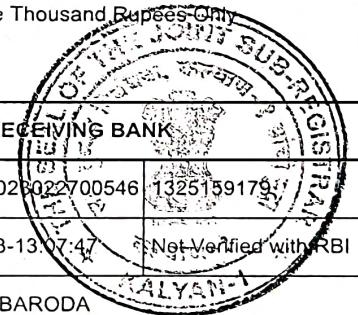


CHALLAN
MTR Form Number-6



RN	MH015958244202223E	BARCODE	[Barcode]		Date	27/02/2023-13:03:45	Form ID	25.1				
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)								
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			PAN No.(If Applicable)								
Location	THANE			Full Name	YOGESH KUMAR DUBEY AND VANDANA YOGSH DUBEY							
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 602 SIXTH FLOOR BLDG NO A-2 OM							
				Premises/Building	GANGA CHS LTD							
Account Head Details		Amount In Rs.										
30046401 Stamp Duty		315000.00		Road/Street	VILLAGE CHIKANGHAR SURVEY NO 94 H NO 0							
30063301 Registration Fee		30000.00		Area/Locality	KALYAN WEST							
				Town/City/District								
				PIN	4	2	1	3 0 1				
				Remarks (If Any)	SecondPartyName=SANGEETA DEVI PARASMAL SANGEETA							
				<table border="1"> <tr> <td>सं. 2230</td> <td>2023</td> </tr> <tr> <td>2</td> <td>30</td> </tr> </table>					सं. 2230	2023	2	30
सं. 2230	2023											
2	30											
				Amount In Words	Three Lakh Forty Five Thousand Rupees Only							
		3,45,000.00										
Payment Details		BANK OF BARODA			FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	02003942026022700546 1325159179								
Cheque/DD No.		Bank Date	RBI Date	27/02/2023-13:07:47 Not Verified with RBI								
Name of Bank		Bank-Branch			BANK OF BARODA							
Name of Branch		Scroll No. , Date			Not Verified with Scroll							

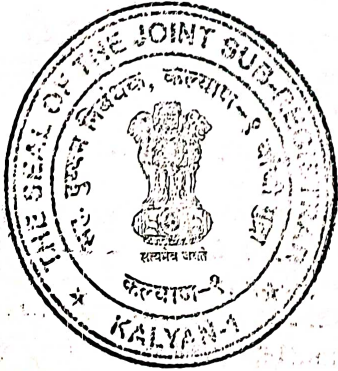
सं. 2230 2023
2 30



Department ID : Mobile No. : 9920977856
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चलान केवल दृश्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2702202306557	Date 27/02/2023
Received from YOGESH KUMAR DUBEY, Mobile number 9920977856, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name BARB	Date 27/02/2023
Bank CIN 10004152023022706010	REF No. 1342096682
This is computer generated receipt, hence no signature is required.	

कलम-१	
क्र. 223e	२०२३
3	3८





CHALLAN
MTR Form Number-6



GRN	MH015958244202223E	BARCODE	[Barcode]		Date	27/02/2023-13:03:45	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	YOGESH KUMAR DUBEY AND VANDANA YOGSH DUBEY			
Location	THANE			Flat/Block No.	FLAT NO 602 SIXTH FLOOR BLDG NO A-2 OM			
Year	2022-2023 One Time			Premises/Building	GANGA CHS LTD			
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty		315000.00		VILLAGE CHIKANGHAR SURVEY NO 94 H NO 0				
0030063301 Registration Fee		30000.00		Area/Locality				
				KALYAN WEST				
				Town/City/District				
				PIN				
				4 2 1 3 0 1				
				Remarks (If Any)				
				SecondPartyName=SANGEETADEVI PARASMAL SANKLESHA				
				<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">कलन-१</p> <p>दस्ता क्र. 223e 2023</p> <p style="text-align: center;">४ 3८</p> </div>				
				Amount In	Three Lakh Forty Five Thousand Rupees Only			
Total	3,45,000.00		Words					
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF BARODA			<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">THE JOINT STATE</p> <p style="text-align: center;">BANK OF BARODA</p> <p style="text-align: center;">KALYAN-1</p> </div>					
Cheque-DD Details			Bank CIN	Ref. No.	02003942028022700546/325159179			
Cheque/DD No.			Bank Date	RBI Date	27/02/2023-13:07:47			
Name of Bank			Bank-Branch		BANK OF BARODA कल्याण-१			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9920977856

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

अदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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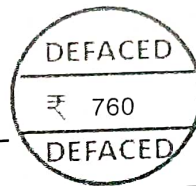


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

FRN 2702202306557 Receipt Date 27/02/2023

Received from YOGESH KUMAR DUBEY, Mobile number 9920977856, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 2239 dated 27/02/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.



Payment Details

Bank Name BARB	Payment Date 27/02/2023
Bank CIN 10004152023022706010	REF No. 1342096682
Deface No 2702202306557D	Deface Date 27/02/2023

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

2239	
2239	2023
4	3C





WARD No.: 9 (2/16) CHIKANGHAR;
FLAT AREA: 570.00 Sq.Feets Built-up
= 52.97 Sq.Meters Built-up

ACTUAL VALUE : RS. 45,00,000/-
MARKET VALUE : RS. 35,10,000/-

AGREEMENT FOR SALE OF FLAT

THIS ARTICLE OF AGREEMENT is made and entered into at KALYAN, Taluka KALYAN, District Thane on this 27th day of **FEBRUARY, 2023**

BETWEEN :

MRS. SANGEETADEVI PARASMAL SANKLESHA (As per Agreement)
MRS. SANGEETA PARASMAL JAIN (As per Pan and Aadhar Card)

Age **57** Years, Occupation - **Housewife**

(PAN NO. **ADZPJ6309B**) (AADHAR NO. **2450 2219 1122**)

Residing at Flat No. 602, Sixth Floor, Om Ganga Building, Santoshi Mata Road, Near HDFC Bank, KALYAN (West)-421301, Tal. Kalyan, Dist. Thane, hereinafter called as the "**TRANSFEROR/SELLER**", (which expression unless it be repugnant to the context or meaning thereof, mean and include or deem to include his/her/their heirs, executors, administrators and assigns) being party of the "**FIRST PART**".

AND

1) **MR. YOGESH KUMAR DUBEY,**

Age about **43** Years, Occupation-Service/Business,
(PAN NO. **APEPD5005R**)(AADHAAR NO. **7247 4563 4117**)

2) **MRS. VANDANA YOGESH DUBEY,**

Age about **40** Years, Occupation-Housewife/Service,
(PAN NO. **CPGPD2707E**)(AADHAAR NO. **9073 7711 2259**)

Both at present Residing at Awaas Apartment CHS.LTD., A Wing, 3rd Floor, Room No. 11, Rambaug Lane No.2, Kalyan (W)-421301, Tal. Kalyan, District Thane; hereinafter called as the "**TRANSFEREES/PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include or deem to include his/her/their heirs, executors, administrators and assigns) being party of the "**SECOND PART**";

WHEREAS Transferor own and possess and being absolute owner of a Flat being Flat No. **602**, on the **6th** Floor, admeasuring about **570** Sq. Feets BUILT-UP = **52.97** Sq. Meters BUILT-UP (which is inclusive of area of balconies) in Building No. **A-2** of the building known as **GANGA/JAMUNA**, now the Society known as **OM GANGA CO-OPERATIVE HOUSING SOCIETY LTD.**, having Reg. No. TNA /KLN /HSG/(TC)/**11093**/1999-2000, Dated 30/11/1999. Constructed on all that piece and parcel of N.A. Land bearing Survey No. 94, Hissa No. 0, situated at Village **CHIKANGHAR**, Taluka **KALYAN**, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, in the Sub-Registration District Thane, Sub-District of **KALYAN** and more particularly described in the schedule, attached hereunto and hereinafter referred to as the SAID PREMISES.

कलन-१	
वस. क्र. २२३९	२०२३
६	३८

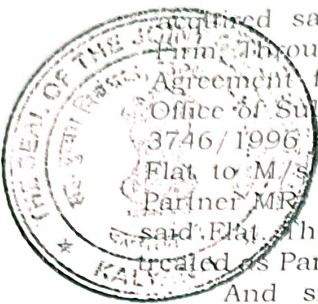


संजीवना देवी

Yogesh Dubey

वंदना दुबे

कलन-१	
क्र.सं. 223e	००९३
७	३८



AND WHEREAS **FIRSTLY** TRANSFEROR i.e. **MRS. SANGEETADEVI PARASMAL SANKLESHA** had purchased and acquired said Flat from M/s. **VIKAS ENTERPRISES**, A Partnership Firm through its Partner **MR. RAMNIK M. DEDHIA** by and under an Agreement for Sale dated 22/05/1996, which is duly registered at Office of Sub-Registrar of Assurances **KALYAN-1**, under Sr.No. **CHHA-3746/1996** dated 22/06/1996 and paid full consideration of the said Flat to M/s. **VIKAS ENTERPRISES**, A Partnership Firm, Through its Partner **MR. RAMNIK M. DEDHIA** and taken peaceful possession of the said Flat. The contents of said registered Agreement for Sale shall be treated as Part and parcel of this Agreement for Sale.

And since then the Transferor i.e. **MRS. SANGEETADEVI PARASMAL SANKLESHA**, is in possession and enjoyment of the said Flat is the absolute and self-acquired property of the TRANSFEROR.

AND WHEREAS the Transferor/Seller are in exclusive possession of the said Flat No. **602**, on **6TH Floor** in **Building No. A-2** of **GANGA/JAMUNA**, now known **OM GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED**,

The Transferor/Seller have got cleared and absolute title over the said Flat No. **602**, on **6TH Floor** in **Building No. A-2** of **GANGA/JAMUNA**, now known **OM GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED**,

AND WHEREAS the said Transferors became the member of the **OM GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED** having Registration No. **TNA/KLN/ HSG/ (TC)/11093/1999-2000**, Dated 30/11/1999. TRANSFEROR / SELLER entitled to the **FIVE** Shares of Rs. 50/- each, and accordingly the TRANSFEROR/SELLER has been issued Share Certificate No. **24**, Membership Registration No. **24**, having distinctive Share No. **116 To 120** (Both inclusive) dated **26/01/2000**.

AND WHEREAS the Transferor/Seller as recited hereinabove, are seized and possessed of and/or well and sufficiently entitled to the said premises as the absolute owners thereof.

AND WHEREAS the Transferor/Seller are desirous of selling and transferring the said flat along with the benefit of the Share Certificate and right in capital and assets of the said Society.

AND WHEREAS the TRANSFEREES/PURCHASERS being in need of suitable accommodation came to know of the same, approached the Transferor/Seller and during the course of meetings and negotiations, the Transferor/Seller represented that the title to the said premises is clear, marketable and free from encumbrances and doubts and they are well and sufficiently entitled to sell and transfer the said premises and the share certificate.

The Transferees/Purchasers has taken inspection of the said agreement and made enquiries about the title of the owner of the land mentioned in Schedule hereunder and of the builder and has also taken inspection of the building plans including that of the said flat and that they are satisfied about the same and will not take any objection against the Transferor/Seller on that account and the Transferor/Seller will not be bound to refund any amount paid to them by the Transferees/Purchasers on account of any dispute arising thereafter.

AND WHEREAS the Transferees/Purchasers relying upon the representations of the TRANSFEROR/SELLER offered to acquire the said flat premises free from encumbrances and doubts at and for the lump sum price / consideration of Rs. **45,00,000/-** (Rupees Forty Five Lakhs only)

विकला देवी

Jogesh Delevy

संगीता देवी

AND WHEREAS the offer and assurance of the Transferees/Purchasers is accepted by the Transferor/Seller and the parties hereto are desirous of reducing to writing the undertaking reached between the parties by executing this presents.

NOW THEREFORE, this Agreement witnesseth and it is hereby mutually agreed by and between the parties hereto as under :-

1. The Transferor/Seller are the sole and absolute owner of the Flat No. 602, on the 6th Floor, admeasuring about 570 Sq. Feets BUILT-UP = 52.97 Sq. Meters BUILT-UP (which is inclusive of area of balconies) in Building No. A-2 of the building known as GANGA/JAMUNA, now the Society known as OM GANGA CO-OPERATIVE HOUSING SOCIETY LTD., having Reg. No. TNA /KLN /HSG/ (TC)/ 11093/ 1999-2000, Dated 30/11/1999. Constructed on all that piece and parcel of N.A. Land bearing Survey No. 94, Hissa No. 0, situated at Village CHIKANGHAR, Taluka KALYAN, Taluka KALYAN, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, in the Sub-Registration District Thane, Sub-District of KALYAN (hereinafter for the sake of brevity called and referred to as the "said premises") and more particularly described in the Schedule hereunder written.

2. IT is agreed between the parties that the above mentioned price consideration includes the payment of the deposits as mentioned in the agreement for sale between them i.e. Deposit paid for electric meter and any other such as One time maintenance charges, club house charges, utility charges, service tax, vat and other deposits sinking fund etc; paid by the seller/Transferor for the flat to the Builder.

3. The Transferors doth hereby assign, convey, transfer and the Transferees acquires the right, title and interest of the Transferors in the said premises free from encumbrances and doubts more particularly described in the SCHEDULE hereunder written along with the membership and occupancy rights in respect of the said premises in the said society along with the membership benefits and other rights and interest in the said shares to be issued by the said Society together with the benefits of Electric Meter connection at and for the consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) which the Transferees has agreed to pay to the TRANSFERORS in the following manner :-

- a) Rs.1,08,000/- (Rupees One Lakh Eight Thousand Only) paid by Cheque Bearing Cheque NO. 779991 dated 04/01/2023 drawn on STATE BANK OF INDIA, Murbad Road, Kalyan West Branch before execution & registration of this Agreement as a PART payment.
- b) Rs.1,72,430/- (Rupees One Lakh Seventy Two Thousand Four Hundred Thirty Only) paid by Cheque Bearing Cheque NO. 779993 dated 10/02/2023 drawn on STATE BANK OF INDIA, Murbad Road, Kalyan West Branch before execution & registration of this Agreement as a PART payment.

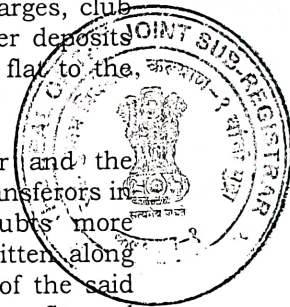
(the payment and receipt whereof the Transferors doth hereby admit, acknowledge and acquit and discharges the Transferees absolutely and forever) .

सोनीरादेवी

Yogesh Dubay

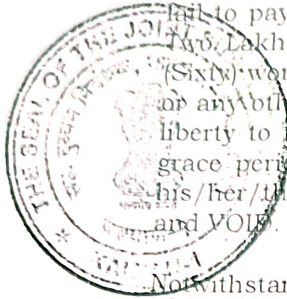
चंद्रशेखर दुबे

दस्तावेज क्र. 2232	2023
36	



रु. 42,19,570/-	
विवरण - 8	
दिनांक. 22/3/2023	
e	3C

(Rupees Forty Two Lakhs Nineteen Thousand Five Hundred Seventy only) payable by way of taking Loan from HDFC BANK ; or any Nationalized or Scheduled Bank or any other financial institute or any other source, within 60 (SIXTY) working days from the date of registration of this Agreement for Sale.



The time is essence of this contract. If TRANSFEREES/PURCHASERS fail to pay the said balance amount of Rs. 42,19,570/- (Rupees Forty Two Lakhs Nineteen Thousand Five Hundred Seventy only) within 60 (Sixty) working days after Original Agreement submitted to HDFC Bank or any other Financial Institute, the TRANSFEROR /SELLER is/are at liberty to rescind this Agreement giving 15 (Fifteen) days' (notice as a grace period) in writing to the TRANSFEREES /PURCHASERS about his/her/their intention to do so, and this Agreement will then be NULL and VOID.

Notwithstanding the provisions made hereinabove the TRANSFEROR/SELLER shall be at liberty to allow extension of time to the TRANSFEREES/PURCHASERS for making the entire consideration subject to payment of interest @ 18% PA on balance amount.

- The TRANSFEROR/SELLER hereby declares and covenant with the TRANSFEREES/PURCHASERS that the TRANSFEROR have the right to enter into this Agreement for Sale with the TRANSFEREES /PURCHASERS.
- Time is essence of this agreement if the party of the First part fails to provide N.O.C. from Society in the format of the financial institution and necessary documents for getting housing loan from Financial institutions, then in this event the party of the Second Part shall have right to extend / terminate this agreement, This Agreement will be NULL & VOID, The TRANSFEREES /PURCHASERS will thereupon cease to have any right or interest in the said premises In this event all the money paid herein by PURCHASERS i.e. TRANSFEREES for Part Payment, Stamp duty, registration charges and legal advisor charges and bank processing fees and any interest or losses incurred by the TRANSFEREES/PURCHASERS shall be returned by the first part i.e. TRANSFEROR/SELLER within 30 (Thirty) days of such termination.
- The TRANSFEROR/SELLER hereby declares that the Flat agreed to be sold is free from any kind of encumbrances, charges, liabilities etc; And in the event of any objection or claim is preferred by any person over the said flat the TRANSFEROR/SELLER is responsible and shall indemnify and keep indemnified the TRANSFEREES /PURCHASERS from any loss occasioned to and/or sustained by the TRANSFEREES/PURCHASERS on account of objection or claim by Third Party and the TRANSFEROR/SELLER being the absolute owners of the said Flat, they have every right to dispose off the said Flat and every right to dispose off the same to the TRANSFEREES /PURCHASERS. The TRANSFEROR/SELLER hereby declares that he has not received any notice of acquisition/requisition from the Government, Semi-Government, local authorities and any such other competent authority. The TRANSFEROR/SELLER hereby declares that they have not entered into any kind of transaction in respect of the said Flat with any other person and has not created any third party's interest over the same.

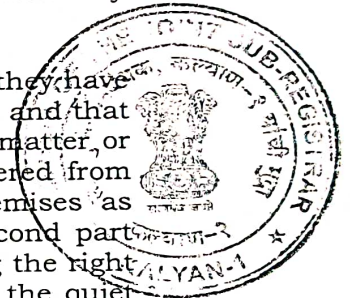
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7. The TRANSFEROR/SELLER declares that the title to the said flat is free from all charges, lien, tenancy or license and encumbrances and there is no liability on the said flat. And in the event of any objection or claim is preferred by any person over the said flat the TRANSFEROR/SELLER are responsible and shall indemnify and keep indemnified the TRANSFEREES/PURCHASERS from any loss occasioned to and/or sustained by the TRANSFEREES /PURCHASERS on account of objection or claim by Third Party.
8. The TRANSFEROR/SELLER declares and covenant with the TRANSFEREES /PURCHASERS that he has paid all the taxes, outgoings etc; in respect of the said Flat to all the concerned authorities including the Builders and nothing is due and payable for the period till possession is given. However, should there be any such dues unpaid for the period in the event the TRANSFEROR /SELLER shall pay the same. That however, if the TRANSFEREES/PURCHASERS pays the same, they shall have the right to RECOVER THE SAID AMOUNT from the TRANSFEROR /SELLER. That all his outgoing, taxes etc; pertaining to the period from after taking possession the TRANSFEREES /PURCHASERS shall only pay the same.
9. Sinking fund / corpus fund / Deposit if any credited to the account of the TRANSFEROR/SELLER herein into Society stands transferred in the name of the TRANSFEREES/PURCHASERS without any reservation whatsoever.
10. The party of the first part also hereby further declare that they have full right and absolute authority to enter in this agreement and that they have not done or performed or caused any act deed matter, or things whereby they may be obstructed, prevented, hindered from entering in this agreement or transferring the said premises as purported to be done hereby or whereby the party of second part here to may be obstructed, prevented hindered in enjoying the right to be comfort or transferred hereby in favour or whereby the quiet and peaceful possession of the party of the second part in respect of the said premises may be disturbed and in the event of being found so that the party of the first part was not entitled to entering in this agreement and transfer his rights sought or purported to be transferred hereby and the party of the second party is not able to enjoy quiet and peaceful possession of the said premises due to any such reason the party of the first part shall within the limit of the consideration herein reserved be liable to compensate, indemnify and or reimburse, damages which the said party of the second part may suffer or sustained.
11. The party of the second part i.e. TRANSFEREES/PURCHASERS are bound to get the said premises legally transferred in their own names.
12. The TRANSFEROR/SELLER or his/her/their nominee/s or legal heirs during the deal or completion of sale shall execute all deed documents and writings as the TRANSFEREES /PURCHASERS may require so as vesting the said Flat in the name of the TRANSFEREES / PURCHASERS or his/her/their nominee/s or legal heirs.

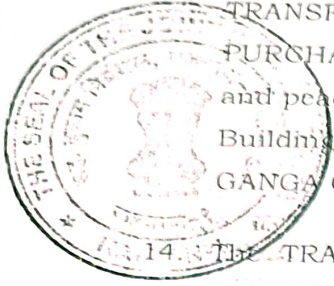
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13. On completion of the said sale and transfer of the aforesaid Flat the TRANSFEROR/SELLER shall put the TRANSFEREES / PURCHASERS or his/her/their nominee or nominees into vacant and peaceful possession of the said Flat No. 602, on the 6th Floor, in Building No. A2 of GANGA/JAMUNA, now society known as OM GANGA C.H.S. LTD.,

14. The TRANSFEROR/SELLER have agreed to give the vacant and peaceful possession of the said Flat to the TRANSFEREES / PURCHASERS herein 07 (Seven) workings days after the payment of full and final consideration. If the TRANSFEREES/PURCHASERS has made full and final payment to the TRANSFEROR/SELLER and TRANSFEROR/SELLER is not giving quite and vacant possession to the TRANSFEREES / PURCHASERS than TRANSFEREES / PURCHASERS shall be entitled to specific performance of this Agreement with the right to claim a cost charges, expenses and loss from the SELLER/TRANSFEROR .

15. The TRANSFEREES/PURCHASERS has agreed to abide by the rules and regulations of the Co-op. Housing Society and has agreed to be governed by the same.
16. The TRANSFEROR/SELLER have agreed to extend all sorts of co-operation, as may be legally necessary to the TRANSFEREES /PURCHASERS in the proper enjoyment and holding of the said Flat.
17. The parties have incorporated all the points agreed by them. That however, if any aspect point is missed out inadvertently, the parties are bound to incorporate the same in the Agreement for Sale by mutual consent in writing without disturbing the very structure of the Agreement for Sale.
18. As on this date, to be best knowledge of parties and their information, there is no other dues payable by the TRANSFEROR /SELLER either to the society or to the Governmental / Local authorities relating to the period of occupancy or prior to that and confirms the same. However, should there be any such dues coming to the knowledge of either to the TRANSFEROR/SELLER or TRANSFEREES /PURCHASERS and should such dues be legally payable by the said TRANSFEROR/SELLER to any Governmental /

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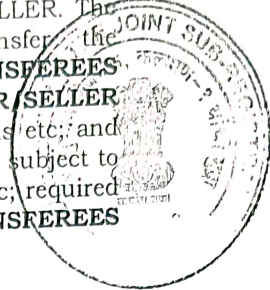
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Local authorities, then in such an eventuality, the
/SELLER shall pay off the same.

TRANSFEROR	
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19. It is agreed and understood by and between the parties that the aforesaid consideration includes the cost of Electric Meter No. **08203052409** Consumer No. **020020677172** along with the deposits standing in the name of the TRANSFEROR/SELLER. The **TRANSFEROR/SELLER** do hereby Agree to transfer the M.S.E.D.C.L. electricity Meter, in the name of the **TRANSFEREES/PURCHASERS** and for that purpose, **TRANSFEROR/SELLER** shall sign all the necessary applications, affidavits, forms etc; and shall co-operate with the **TRANSFEREES/PURCHASERS** subject to provision that all the expenses deposits, fees, charges etc; required to be paid are borne and paid by the **TRANSFEREES/PURCHASERS** alone.



20. The TRANSFEROR/SELLER and/or the TRANSFEREES /PURCHASERS shall not commit any breach of the terms and conditions of this Agreement.

21. The parties hereto agree that after the execution of this Agreement for sale the same would be lodged for registration with the concerned Sub-Registrar of Assurances at Kalyan and both the parties would admit execution thereof before the said concerned TRANSFEROR/SELLER and the TRANSFEREES/PURCHASERS is correct and reasonable as per market rate of the year 2022-2023 and there is no dispute regarding the rate of flat.

22. The transfer fees, donations, and all other costs, charges, fees and expenses payable to the said society for transfer of the said premises shall be borne in ~~equally 50:50% ratio and/or~~ paid by the TRANSFEREES/PURCHASERS alone.

2-12/11/2021
12/11/21

23. Stamp duty and registration charges payable on this Agreement for Sale shall be borne and paid by the TRANSFEREES /PURCHASERS alone.

24. The PURCHASERS/TRANSFEREES has agreed to abide by the rules and regulations of the Co-op. Housing Society and has agreed to be governed by the same.

25. The TRANSFEREES/PURCHASERS has taken inspection of the said agreement and made enquiries about the title of the owner of the land mentioned in Schedule hereunder and of the builder and has also taken inspection of the building plans including that of the said flat and that they are satisfied about the same and will not take any objection against the TRANSFEROR/SELLER on that account and the TRANSFEROR/SELLER will not be bound to refund any amount paid to them by the TRANSFEREES/PURCHASERS on account of any dispute arising thereafter.

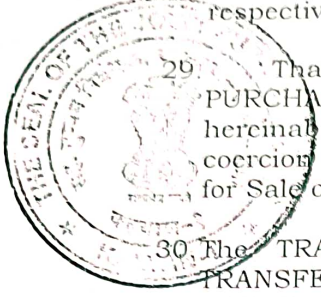
26. The TRANSFEROR/SELLER has agreed to extend all co-operation, as may be legally necessary to the TRANSFEREES/PURCHASERS in the proper enjoyment and holding of the said Flat.

27. The TRANSFEROR/SELLER covenants to hand over such of the documents in his possession pertaining to the said flat to the TRANSFEREES / PURCHASERS after completion of the Sale and receipt of full purchase price.

संजीवतादेवी जगेशु डेबाय 12/11/21

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28. Each party shall bear and pay the professional fees of their respective Legal Advisors.



29. That TRANSFEROR/SELLER and TRANSFEREES / PURCHASERS are understood the contents whatever written hereinafore and there is no collusion, fraud, undue influence, coercion for the execution and registration of the present Agreement for Sale of Flat.

30. The TRANSFEROR/SELLER further declare and assures the TRANSFEREES/PURCHASERS that TRANSFEROR/SELLER have paid all the Taxes, dues, bills, charges, cess and demands of the said Builder / Society upto the date of Agreement and nothing is pending or in arrears. Despite of this, if any demand from the said Builder / Proposed Society comes, for arrears of flat the TRANSFEROR alone are liable to pay it. All these Taxes and charges for come in future are to be paid by the TRANSFEREES /PURCHASERS.

31. The TRANSFEROR/SELLER and TRANSFEREES/PURCHASERS do hereby agree that this Lawfully executed and registered Agreement is binding on all their heirs, executors, Administrators and Assigns of both the parties herein.
32. Identifier has identified parties to this Agreement for Sale only on the basis of Photo Copies of Identity Proof attached herewith.
33. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act (Mah. Act XV of 1971) and the rules made there under.
34. The parties have incorporated all the points agreed by them. That however, if any aspect point is missed out inadvertently, the parties are bound to incorporate the same in the Agreement for Sale by mutual consent in writing without disturbing the very structure of the Agreement for Sale.

THE SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of the Flat No. **602**, on the **6th** Floor, admeasuring about **570** Sq. Feets BUILT-UP = **52.97** Sq. Meters BUILT-UP (which is inclusive of area of balconies) in Building No. **A-2** of the building known as **GANGA/JAMUNA**, now the Society known as **OM GANGA CO-OPERATIVE HOUSING SOCIETY LTD.**, having Registration No. TNA/KLN/HSG/(TC)/**11093**/1999-2000, Dated 30/11/1999. Constructed on all that piece and parcel of N.A. Land bearing Survey No. 94, Hissa No. 0, situated at Village **CHIKANGHAR**, Taluka KALYAN, Taluka KALYAN, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, bearing Property Tax No. **C1A00092400** in the Sub-Registration District Thane, Sub-District of KALYAN.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND BY THE WITHINNAMED "TRANSFEROR/SELLER"

संगीता देवी



MRS. SANGEETADEVI PARASMAL SANKLESHA
(As per Agreement)
MRS. SANGEETA PARASMAL JAIN
(As per Pan and Aadhar Card)

TRANSFEROR

SIGNED, SEALED AND BY THE WITHINNAMED "TRANSFEREES/PURCHASERS"
1) Mr. YOGESH KUMAR DUBEY

Yogesh Dubey



TRANSFEREES

करना - १	
पाना क्र. 223e	२०२३
१४	३८

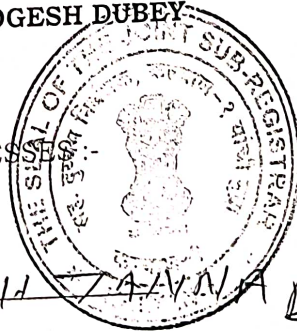


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2) Mrs. VANDANA YOGESH DUBEY

TRANSFEREES

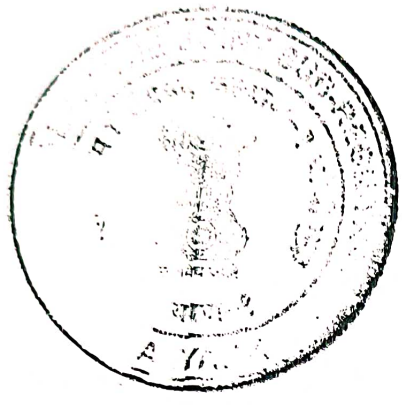
WITNESSES



1) *RAJESH ZAVANA*

2) *Sulapi shivas N. shimpi*

कक्षा-१	
सं. 223e	२०१३
१५	३८



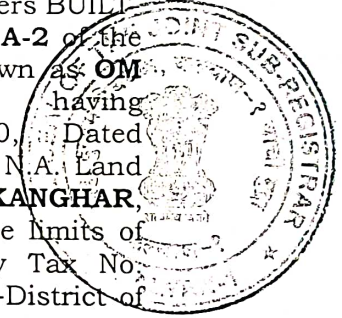
RECEIPT

Acknowledged to have received from the TRANSFEREES 1)Mr. **YOGESH KUMAR DUBEY** 2)Mrs. **VANDANA YOGESH DUBEY** the sum of RS. **2,80,430/-** (Rupees Two Lakhs Eighty Thousand Four Hundred Thirty only) as under :-

- a) Rs. **1,08,000/-** (Rupees One Lakh Eight Thousand Only) paid by Cheque Bearing Cheque NO. **779991** dated **04/01/2023** drawn on STATE BANK OF INDIA, Murbad Road, Kalyan West Branch before execution & registration of this Agreement as a PART payment.
- b) Rs. **1,72,430/-** (Rupees One Lakh Seventy Two Thousand Four Hundred Thirty Only) paid by Cheque Bearing Cheque NO. **779993** dated **10/02/2023** drawn on STATE BANK OF INDIA, Murbad Road, Kalyan West Branch before execution & registration of this Agreement as a PART payment.

being the PART PAYMENT Rs. **2,80,430/-** towards the cost and consideration of Rs. **45,00,000/-** (Rupees Forty Five Lakhs only) Transfer of ownership rights of Flat No. **602**, on the **6th** Floor, admeasuring about **570** Sq. Feets BUILT-UP = **52.97** Sq. Meters BUILT-UP (which is inclusive of area of balconies) in Building No. **A-2** of the building known as **GANGA/JAMUNA**, now the Society known as **OM GANGA CO-OPERATIVE HOUSING SOCIETY LTD.**, having Registration No. TNA/KLN/HSG/(TC)/**11093/1999-2000**, Dated 30/11/1999. Constructed on all that piece and parcel of N.A. Land bearing Survey No. 94, Hissa No. 0, situated at Village **CHIKANGHAR**, Taluka KALYAN, Taluka KALYAN, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, bearing Property Tax No. **C1A00092400** in the Sub-Registration District Thane, Sub-District of KALYAN

223e	1099
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Rupees Two Lakhs Eighty Thousand Four Hundred Thirty Only
I SAY RECEIVED

Witness

1)

2)

MRS. SANGEETADEVI PARASMAL SANKLESHA

(As per Agreement)

MRS. SANGEETA PARASMAL JAIN

(As per Pan and Aadhar Card)

04-02-2023

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम् निबंधक : दु.नि. कल्याण [KLN]

दस्त क्रमांक : P3746/1996

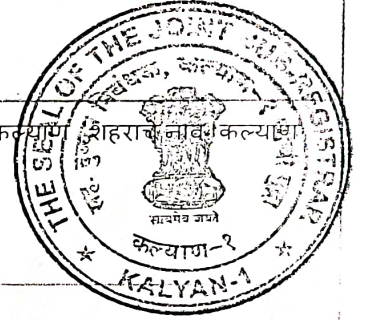
नोंदणी :

Regn:63m

गावाचे नाव : 1) चिकणघर

(1) विलेखाचा पत्तार	करारनामा
(2) मोबदला	Rs.399000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: सदनिका, गाव मोंजे चिकणघर स.न.94 हि.न. 0 या नियोजित जागेवरील गंगा जमुना अपार्टमेंट मधील फ्लॅट न 602 सहावा मजला क्षेत्र 570 चौ फुट((Survey Number : स.न.94 हि.न. 0 ;))
(5) क्षेत्रफळ	1) 570 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.प्रतिव दिचे नाव व पत्ता.	1): नाव:- - मे विकास एन्टरप्रयोजेस तर्फे भागीदार श्री रमणिक एम देटीया वय:- पत्ता: रा.कल्याण, शहराचे नाव: कल्याण पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:- - श्रीमती संगीतादेवी संकलेश वय:-; पत्ता:-रोड नं: रा कल्याण शहराचे नाव: कल्याण पिन कोड:- पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	26/06/1996
(10) दस्त नोंदणी केल्याचा दिनांक	26/06/1996
(11) अनुक्रमांक.खंड व पृष्ठ	P3746/1996
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.8750/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14) शेर	-
ल्यांकनासाठी विचारात घेतलेला पशील:-:	
द्रांक शुल्क आकारताना निवडलेला नुचछेद :-:	

कल्याण-१	
दस्त क्र. 223e	२०२३
५६	३८



11/11/2013

OM GANGA CO-OP. HSB. SOC. LTD.
Santoshi Maid Mandir Road
HORDS/MS/33 SECTOR 17
KALYAN (W)-421301
CO-OPERATIVE

Registered under the M. C. S. Act. 1960 (Registration No. 24)

Opp. Vikas Apartment
KALYAN (W)-421301
11093/1999-2000

Share Capital Rs. 10,00,00/- Divided into 200 Shares each of Rs. 50/-

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SANGEETADENI PARASMAL
For Om Ganga Co-op. Hsg Soc. Ltd.

5) Shares from No. 116
TWO HUNDRED FIFTY ONLY
CO-OPERATIVE HOUSING SOCIETY

OM GANGA CO-OP. HSB. SOC. LTD.
Santoshi Maid Mandir Road
Opp. Vikas Apartment

subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at KALYAN (W) this 11/11/2013

48 2000



भारत सरकार
Government of India

वन्दना योगेश दुबे
Vandana Yogesh Dubey
विवेक नथ तिवारी
Vivek Nath Tiwari
23/02/2023



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अधार - सामान्य माणसाचा अधिकार



करण-१	
दिनांक. 223e	2023
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VANDANA YOGESH DUBEY
VISHAMBHAR NATH TIWARI
05/08/1982

Permanent Account Number
CPGPD2707E

वन्दना दुबे
Signature



एन.डी.ए.ए. अथवा
Unique Identification Authority of India

एन.डी.ए.ए. कार्यालय, अशोक नगर
Address: Ashok Nagar
Kanjur Village, Mumbai - 400042
Manarashtra, 400042

9073 7711 2259



श्री. गीतादेवी

वन्दना दुबे

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YOGESH KUMAR DUBEY

ASHARAM DUBEY

01/01/1979

Permanent Account Number
APEPD5005R

Yogesh Dubey
Signature



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

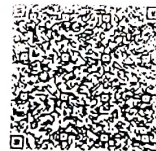
मोडर्नी क्रमांक / Enrolment No.: 1502/761 12/00220

To
योगेश कुमार दुबे
Yogesh Kumar Dubey
Awaas Apartment Chs A-Wing 2nd Floor Room No.07
Rambaug Lane-2, Kalyan West
Kalyan
Kalyan Dist.
Thane Maharashtra - 421301
7738702138

Document Date: 01/12/2017

Generation Date: 20/03/2017

Signature/Seal



आपला आधार क्रमांक / Your Aadhaar No. :

7247 4563 4117

माझी आधार, माझी ओळख



भारत सरकार
Government of India



योगेश कुमार दुबे
Yogesh Kumar Dubey
जन्म तारीख/DOB: 01/01/1979
पुरुष/ MALE

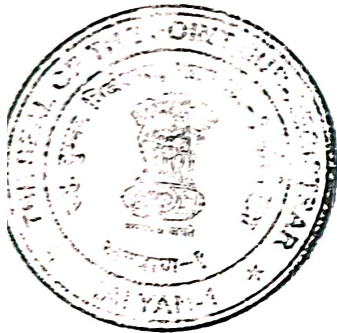
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माझी आधार, माझी ओळख

Yogesh Dubey

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भारत सरकार
Government of India



भारत सरकार
GOVERNMENT OF INDIA

शिवदास नारायण शिंदे
Shivdas Narayan Shinde
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male



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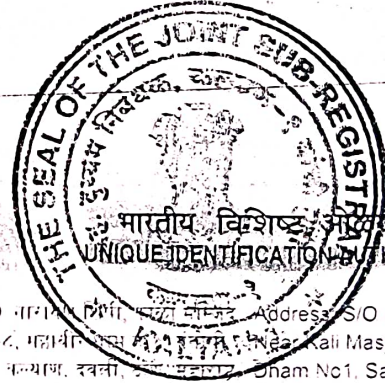
आत्म आदमी का अधिकार

सामान्य माणसाचा अधिकार

Shivdas Narayan Shinde

कल्याण - २	
पत्र क्र.	223e 1023
34	34

Unique Identification Authority of India



भारतीय विशिष्ट आंकड़ें प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
C/O. 202 दूसरा फ्लॉर आदिशक्ती
अपाट, राम बैंग गलि न.02, कल्याण
वेस्ट, कल्याण, कल्याण डी.सी., ठाणे,
महाराष्ट्र, 421301

Address:
C/O. , 202 2nd Flr Adishakit Appt.,
Ram Bag Lane No.C2, Kalyan
West, Kalyan, Kalyan D.c., Thane,
Maharashtra, 421301

पता S/O नारायण शिंदे
नवक, सी-८, महावीर नगर
माना रोड, कल्याण, दक्कन,
421301

Address: S/O Narayan Shinde
Near Kali Masjid, B-6, Manav
Dham No1, Santosh Mata Road
Kalyan Dwaru, Thane
Maharashtra, 421301

4652 9948 2011

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

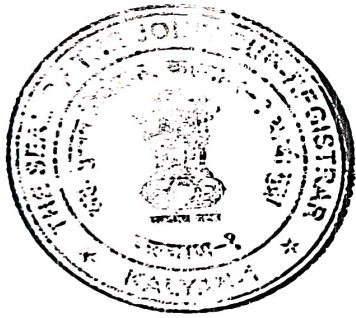
1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

कलन-१	
क्र. 223e	२०२३
3E	3C



2239

वार, 27 फेब्रुवारी 2023 3:22 म.नं.

दस्त गोपवारा भाग-1

कलन1

30/30

दस्त क्रमांक: 2239/2023

क्रमांक: कलन1/2239/2023

जगर मूल्य: रु. 35,10,000/-

मोबदला: रु. 45,00,000/-

तेले मुद्रांक शुल्क: रु. 3,15,000/-

नि. मह. दु. नि. कलन1 यांचे कार्यालयात

पावती: 2994

पावती दिनांक: 27/02/2023

क्र. 2239 वर दि. 27-02-2023

मादरकरणाचे नाव: योगेश कुमार दुबे - -

शी 3:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृथांची संख्या: 38

एकूण: 30760.00

योगेश दुबे

ते हजर करणाऱ्याची मही:

Sub Registrar Kalyan 1
ह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १
नाचा प्रकार: करारनामा

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

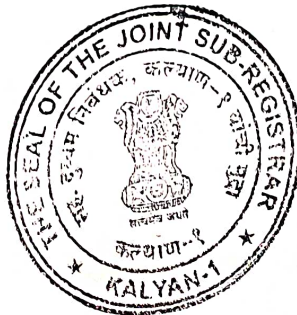
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
लेल्या कोणत्याही नागरी क्षेत्रात

गुट्टा क्र. 1 27 / 02 / 2023 03 : 17 : 45 PM ची वेळ: (मादरीकरण)

गुट्टा क्र. 2 27 / 02 / 2023 03 : 18 : 41 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर प्रत्येक नोंदी पत्रावर १२०० किंवा १३५२ डॉलर वार्षिक दराने नोंदणी शुल्क वेतवणे. उच्चमूल्य असणाऱ्या व, निष्काळ शुल्की
सहकारिता या संस्थांमध्ये वसवण्यात येणाऱ्या संपत्ती, जैविक
व्यावसायिक व, यादीवरील निष्काळ शुल्की किंवा कोणत्याही अर्थी
सरोज सदर प्रत्येक नोंदी पत्रावर निष्काळ शुल्काचे प्रत्येक वर्षी
कायदा/नियम/दंडानुसार वेतवणे आवश्यक आहे.

योगेश दुबे
शिवू देवात सही/
वांदना दुबेसोनीता देवी
शिवू देवात सही

22/02/2023 3 29:38 PM

दस्तावेज क्रमांक: कलन1/2239/2023
चा प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मंगीनादेवी पारममल शंकरेशा (करारनाम्या प्रमाणे) मंगीना पारममल जैन (पैन आणि आधार कार्ड प्रमाणे) - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फर्स्ट नं. 602, ओम गंगा विल्डिंग, मंगोपी माता रोड, एचडीएमसी बँक जवळ, कल्याण पश्चिम, महाराष्ट्र, THANE. पैन नंबर: ADZPJ6309B	निहून देणार वय :- 57 स्वाधरी:- <i>मंगीनादेवी</i>		
2	नाव: योगेश कुमार दुबे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. आबाम अपार्टमेंट को. ऑप. हौ. सो. ली., ए विंग, तिसरा मजला, रूम नं. 11, रामबाग लेन नं. 2, कल्याण पश्चिम, महाराष्ट्र, THANE. पैन नंबर: APEPD5005R	निहून घेणार वय :- 43 स्वाधरी:- <i>Yogesh Dubey</i>		
3	नाव: वंदना योगेश दुबे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. आबाम अपार्टमेंट को. ऑप. हौ. सो. ली., ए विंग, तिसरा मजला, रूम नं. 11, रामबाग लेन नं. 2, कल्याण पश्चिम, महाराष्ट्र, THANE. पैन नंबर: CPGPD2707E	निहून घेणार वय :- 40 स्वाधरी:- <i>वंदना दुबे</i>		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कवुल करतात.
क्र. 3 ची वेळ: 27 / 02 / 2023 03 : 25 : 03 PM

दख:-

नील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

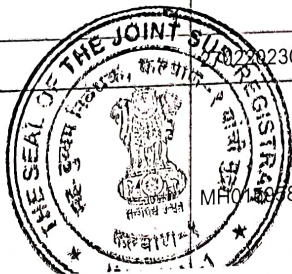
क्र.	पक्षकाराचे नाव व पत्ता	स्वाधरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजेश तन्ना - - वय: 63 पत्ता: कल्याण पश्चिम पिन कोड: 421301	<i>Rajesh Tanna</i> स्वाधरी		
2	नाव: शिवदास नारायण धिंगी - - वय: 71 पत्ता: कल्याण पश्चिम पिन कोड: 421301	<i>Shivdas Dhangar</i> स्वाधरी		

प्रमाणित करण्यात येते की,
द.क्र. 2239 / 2023 मध्ये
..... 32 पाने आहेत.
पुस्तक 09 द.क्र. 2239
..... 20/02 / 2023 दर नोंदला.

दस्तावेज क्र. 4 ची वेळ: 27 / 02 / 2023 03 : 25 : 56 PM

Sub Registrar (Kalyan)
सह. दय्यास निवेदक वर्ग ?
कार्याण क्र. ?

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	YOGESH KUMAR DUBEY AND VANDANA YOGSH DUBEY	eChallan	02003942023022700545	MH015958244202223E	315000.C0	SD 0007946747202223	27/02/2023
2		DHC		02202306557	760	RF 2702202306557C	27/02/2023
3	YOGESH KUMAR DUBEY AND VANDANA YOGSH	eChallan		MH015958244202223E	30000	RF 0007946747202223	27/02/2023



सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 2239/2023

नोंदणी :

Regn 63m

27/02/2023

गावाचे नाव : चिकणघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3510000
(4) भू-मापन, पोटहिस्ना व धरक्रमांक(अमल्याम)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: 2/16 विभाग 9 दर रु 63100/- प्रती चौ.मी. मौजे चिकणघर येथील सर्व्हे नं 94, हिस्सा नं. 0 यावरील ओम गंगा को.ऑप.हौ.मो.की. विल्डिंग नं. ए-2, मध्यम सदनिका क्रमांक 602, 6वा मजला, क्षेत्र 570 चौगम फूट विल्टअप कल्याण डोंविवली महानगरपालिका मालमना क्रमांक सी1ए00092400. ((Survey Number : 94 ;))
(5) क्षेत्रफळ	1) 52.97 चौ.मीटर
(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:-संगीतादेवी पारसमल शंकलेशा (करारनाम्या प्रमाणे) संगीता पारसमल जैन(पॅन आणि आधार कार्ड प्रमाणे) - - वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॉट नं.602, ओम गंगा विल्डिंग, संतोपी माता रोड, एचडीएफसी बँके जवळ, कल्याण पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ADZPJ6309B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश कुमार दुबे - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- आवाम अपार्टमेंट को.ऑप.हौ.मो.ली., ए विंग, तिसरा मजला, रूम नं. 11, रामवाग लेन नं.2, कल्याण पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-APEPD5005R 2): नाव:-वंदना योगेश दुबे - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- आवाम अपार्टमेंट को.ऑप.हौ.मो.ली., ए विंग, तिसरा मजला, रूम नं. 11, रामवाग लेन नं.2, कल्याण पश्चिम, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-CPGPD2707E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2239/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

सह. दुय्यम निबंधक सर्ग २
कल्याण क्र. १

ल्यांकनासाठी विचारात घेतलेला तपशील:-

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

