

पावती क्र.: 10579

दिनांक: 25/07/2023

गावाचे नाव: दहिमर

दस्तावेजाचा अनुक्रमांक: वरल8-10130-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: हितेश कांसा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:37 AM ह्या वेळेस मिळेल.

म दु नि का बोरीवनी 8

वाजार मूल्य: रु.8319703.12 /-

मोवदला रु.8350000/-

भरलेले मुद्रांक शुल्क : रु. 501000/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-


डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507202300652 दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005594844202324M दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2023072541				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	89-दहीसर (बोरीवली)				
सह मूल्य विभाग	मुभाग उत्तरेस शीव वल्लभ मार्ग पुर्वेस राष्ट्रीय उद्यान दक्षिणेस नदी व पश्चिमेस द्रुतगती मार्ग				
सर्वे नंबर न मू क्रमांक	सि टी एस नंबर#2302				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
मूली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनावे एकक
56580	129070	167100	228800	129070	चोरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	64.39 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	8 वर्ष	बांधकामाचा दर	Rs 30250/-
उद्दाहण स्वीकृती	आहे	मजला	5th floor To 10th floor		
रस्ता सन्मुख -					
Sale Type - Resale	First Sale Date - 16/07/2023				
Sale Resale of built up Property constructed after circular dt 02/01/2019					
मजला निहाय घट वाढ	= 105% apply				
					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर = ((135524-56580) * (92 / 100)) + 56580 = Rs 129208/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 129208 * 64.39 = Rs 8319703.12/-				
Applicable Rules	= 10.4				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझेनाईन मजला क्षेत्र मूल्य + लफातव्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त बाल्कन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + द्यारती मोबतीच्या सल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8319703.12 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 8319703.12/-				

Home

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सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



GRN	MR00594844202324M	BARCODE	Date 24/07/2023-09 44 26		Form ID	25 2									
Department	Inspector General Of Registration		Payer Details												
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)												
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8		PAN No.(If Applicable)												
Location	MUMBAI		Full Name	HITESH KANSA											
Year	2023-2024 One Time		Flat/Block No.	702 7TH FLOOR SIDDHIVINAYAK ANNEXE											
Account Head Details			Premises/Building	CHSL											
Amount In Rs.			Road/Street	CHOGLE NAGAR SAWARPADA BORIVALI E											
030045501 Stamp Duty	501000.00		Area/Locality	MUMBAI											
030063301 Registration Fee	30000.00		Town/City/District												
			PIN	4	0	0									
			Remarks (If Any)												
			Name=ASHIMKUMAR GANESHCHANDRA JANA-												
			<table border="1"> <tr> <td colspan="3">चरल - 6</td> </tr> <tr> <td>90930</td> <td>२</td> <td>30</td> </tr> <tr> <td colspan="3">२०२३</td> </tr> </table>				चरल - 6			90930	२	30	२०२३		
चरल - 6															
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Total	5,31,000.00	Words	Lakh Thirty One Thousand Rupees Only												
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK													
Cheque-DD Details		Bank CIN	Ref. No.	69103332023072414927	729574781										
Cheque/DD No.		Bank Date	RBI Date	24/07/2023-18 47:19	Not Verified with RBI										
Name of Bank		Bank-Branch	IDBI BANK												
Name of Branch		Scroll No. , Date	Not Verified with Scroll												



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Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Ashim Kumar Jana.

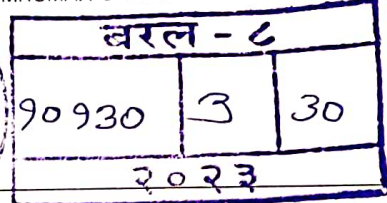
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CHALLAN
MTR Form Number-6



CHALLAN No. MH005594844202324M	BARCODE	Date 24/07/2023-09:44:26	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)		
Office Name BRL 8_JT SUB REGISTRAR BORIVALI 8	Full Name	HITESH KANSA	
Location MUMBAI	Flat/Block No.	702 .7TH FLOOR SIDDHIVINAYAK ANNEXE	
Year 2023-2024 One Time	Premises/Building	CHSL	
Account Head Details		Amount In Rs.	
30045501 Stamp Duty	501000.00	Road/Street	CHOGLE NAGAR SAWARPADA BORIVALI E
30063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 6
		Remarks (If Any)	
		Signature	ASHIMKUMAR GANESHCHANDRA JANA-
		Stamp	
		Amount in Words	Five Lakh Thirty One Thousand Rupees Only
Total	5,31,000.00	Words	
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023072414927 729574781
Cheque/DD No.		Bank Date	RBI Date 24/07/2023-18:47:19 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

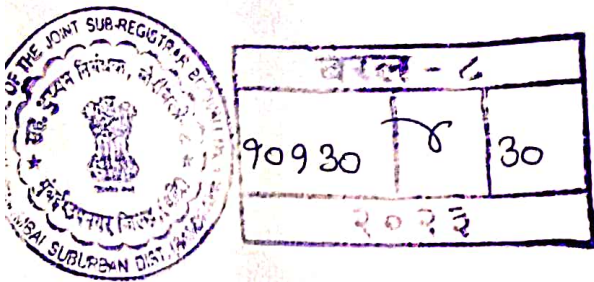
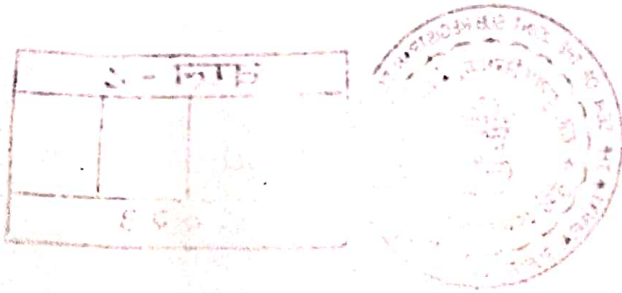


Department ID : Mobile No : 0000000000
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 शि: नवल कॅवळ दुरुम वलतक कारकामात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी व करावयाच्या दस्त्यासाठी सदर वलत लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-516-10130	0002920959202324	25/07/2023-11:16:35	IGR557	30000.00

GRN : MH005594844202324M		Amount : 5,31,000.00	Bank : IDBI BANK	Date : 24/07/2023-09:44
2	(IS)-516-10130	0002920959202324	25/07/2023-11:16:35	IGR557
Total Defacement Amount				5,31,000





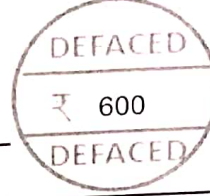
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2507202300652

Receipt Date 25/07/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 10130 dated 25/07/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.



Payment Details

Bank Name sbiepay

Payment Date 25/07/2023

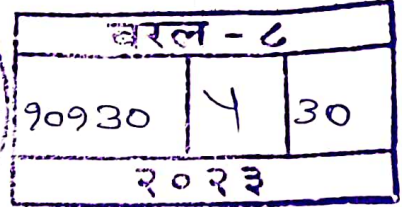
Bank CIN 10004152023072500623

REF No. 202320628648289

Deface No 2507202300652D

Deface Date 25/07/2023

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





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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai this 25th day of July 2023

BETWEEN

Mr. Ashimkumar Ganeshchandra Jana, Aged 43 Years [PAN – AOWPJ8939H] & Mrs. Kakali Ashimkumar Jana, Aged 36 Years [PAN – ARSPJ6609F], Indian Inhabitants, addressed at Flat No. 702, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066. Hereinafter referred to as the “Transferors” [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

Ashim
Kakali
Mr. Hitesh Kansa, Aged 32 Years [PAN – BLXPK7507H] and Mrs. Deepika Hitesh Kansa, Aged 32 Years [PAN – CKKPK7733E], Indian Inhabitants, addressed at Flat No. 701, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066. Hereinafter referred to as the “Transferees” [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns] of the **SECOND PART**;

WHEREAS:-

a. Vide an Agreement for Sale [Articles of Agreement] dated 16-09-2013 registered under the Registration No. BRL - 8 – 5279 - 2013, M/s. Ravikiran Enterprises, the Developers therein the agreement sold the Flat No. 702, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066 [hereinafter referred to as the “said Flat”] admeasuring 53.64 Sq. Mtrs. [577.38 Sq. Feet] Carpet and more particularly described in the schedule hereunder written for the consideration and on the terms and conditions contained therein to Mr. Ashimkumar Ganeshchandra Jana & Mrs. Kakali Ashimkumar Jana, the Purchasers therein the agreement.

Ashim Kumar Jana

Kakali



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b. The society viz "Siddhivinayak Annexe Co-operative Housing Society Limited" registered under the provision of Maharashtra Co-operative Societies Act, 1960 registration No. MUM/WR-N/HSG/TC/15701/2017-18/2017 dated 17-04-2017, [hereinafter referred as the "said Society"] and the said society has issued Share Certificate No. 032 dated 18-06-2018 and allotted 10 fully paid shares, sum of Rs. 50/- each bearing Shares distinctive Nos. 311 to 320 [both inclusive] [hereinafter referred as the "said Shares"] to Mr. Ashimkumar Ganeshchandra Jana & Mrs. Kakali Ashimkumar Jana.

c. In view of the above, Mr. Ashimkumar Ganeshchandra Jana & Mrs. Kakali Ashimkumar Jana owns the Flat No. 702, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066 and the said Shares.

d. By virtue of the aforesaid facts, the Transferors herein are absolutely possessed and seized of and otherwise well and sufficiently entitled to the said Shares with the incidental right thereto to use and occupy the said Flat and have every right to sell and transfer the said Flat & said Shares.

e. The Transferors herein have acquired the said Flat & said Shares with all their right, title and interest along with all the deposits and contributions made with various local authorities including Electricity Company, Gas Company and all other charges and expenses, for the beneficial enjoyment and occupation of said Flat & said Shares.

f. The Transferors herein have approached the Transferees to sell the said Flat & said Shares and the Transferors have agreed to sell all their rights, title and interest in the said shares and the said Flat to and in favour of the Transferees, free from all encumbrances except Home Loan from Piramal Capital & Housing Finance Ltd, for the total consideration of Rs.83,50,000/- [Rupees Eighty Three Lakhs Fifty Thousand only].

g. The Transferors have represented to the Transferees that the Transferors' title to the said Flat & said Shares is marketable and free from all and whatsoever encumbrance except Home Loan from Piramal Capital & Housing Finance Ltd.

Ashimkumar Jana.

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h. The parties hereto are desirous of recording the terms and conditions agreed to by and between them.

NOW, THESE PRESENTS WITNESSETH AND THE PARTIES HERETO HEREBY AGREE AND UNDERTAKE AS FOLLOWS:

1) The Transferors shall sell, transfer and assign to the Transferees and the Transferees shall purchase from the Transferors and accept the said Flat & said Shares more particularly described in the Schedule hereunder written and all the beneficial rights, title, deposits if any and interest of the Transferors in and upon the said Flat & said Shares, free from all and whatsoever encumbrance except Home Loan from Piramal Capital & Housing Finance Ltd for the aggregate consideration of **Rs.83,50,000/- [Rupees Eighty Three Lakhs Fifty Thousand only]**.

2) The Transferees shall pay the sum of **Rs.83,50,000/- [Rupees Eighty Three Lakhs Fifty Thousand only]** to the Transferors, being the full and final consideration for the purchase of the said Flat & said Shares in the following manner:-

i) A sum of **Rs.17,66,503/- [Rupees Seventeen Lakhs Sixty Six Thousand Five Hundred Three Only]** have been paid by the Transferees to the Transferors as Token & Part Consideration as mentioned in the receipt hereto towards the purchase of the said Flat & said Shares before the registration of this Agreement for Sale [the Transferors hereby admit and acknowledge the receipt of the token & part consideration and give valid discharge to that part hereof].

ii) The Transferees shall deposit the sum of **Rs.83,500/- [Rupees Eighty Three Thousand Five Hundred only]** being 1% of consideration as TDS under the provisions of Section 194-IA of Income Tax Act, 1961 to the Government of India against the PAN of the Transferors at the time of such payment by the Transferees to the Transferors and handover the challan/s to the Transferors. This amount will be deducted from the total consideration.

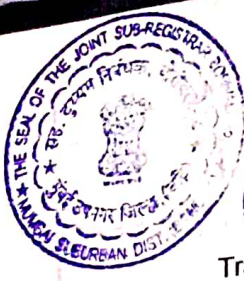
iii) The balance sum of **Rs.64,99,997/- [Rupees Sixty Four Lakhs Ninety Nine Thousand Nine Hundred Ninety Seven Only]** payable by the

Ashim Kumar Jena

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Transferees to the Transferors towards the Purchase of the said Flat & said Shares as loan from Bank/Financial Institution Or from own source/s within 60 working days from the registration of this Agreement for Sale or submitting the copies of the title documents of the said Flat for loan from the Transferors [whichever is later]. The Bank of Transferees shall pay the outstanding dues to the Piramal Capital & Housing Finance Ltd and balance shall pay to the Transferors.

iv) In the event the Transferees herein fail to pay the balance consideration as mentioned in 2[iii], then the Transferees shall liable to pay 12% p. a. interest on balance payment till the final payment to the Transferors OR this Agreement for Sale shall be terminated and this Agreement for Sale shall stand cancelled and remain null and void after 90 working days from date of registration and the Transferors shall return the token & part consideration to the Transferees within 7 days from date of cancellation & the Transferors shall not be liable for any loss in Stamp Duty & Registration Fees.

If the said transaction is cancelled due to any title document defect or in case the Transferors will back out from the transaction then the Transferors will be liable to pay penalty of Rs.1,00,000/- and 12% p. a. interest on the amount which the Transferors have received from the Transferees and refund the paid Consideration within 10 days from the cancellation of the transaction along with the cost of registration, legal charges, difference in refund of stamp duty and all the charges incurred to purchase the said Flat & said Shares.

3. **The Transferors hereby covenants with the Transferees as follows:**

a) The Transferors are entitled to the beneficial interest in and upon the said Flat & said Shares hereby agreed to be transferred and sold and no other person/s has/have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Flat & said Shares and the Transferors have good right, full power and absolute authority to transfer and sell the same to the Transferees.

Ashwin Kumar Jena.

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[Signature]

[Signature]



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b) The Transferors shall obtain No Dues Pending Certificate from the said society and other document for loan or transferring the said Flat & said Shares to the Transferees herein.

c) The Transferors shall at the time of completion of the sale as provided under this Agreement for Sale apply to the said society for transfer of the said Flat & said Shares along with the required documents in the name of the Transferees.

d) The Transferors have duly complied with and observed and performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferors have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor there any actions or proceedings pending against the Transferors instituted by the said Society or any member of the said society in respect of the said Flat and said Shares including any notice or action for expulsion or termination of the Transferors as the member of the said society. The Transferors have also not received any notice for acquisition or requisition of the said Flat and/or the said shares.

e) The Transferors have confirmed and declared that the said Flat together with the said shares and interest in the capital of the society is free from all encumbrances, lien, mortgage, hypothecation except Home Loan from Piramal Capital & Housing Finance Ltd and hereby further undertake to indemnify and always kept the Transferees indemnified of and from the same. The Transferors undertake to indemnify and keep indemnified the Transferees against loss, costs, charges and expenses in respect of the Stamp Duty, Registration Fees, the Transferees may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Flat & said Shares further undertake to bear all costs, charges and duties that the Transferees may suffer or incur on account of defending such claim in respect of the said Flat & said Shares or any part thereof and/or from and against all actions, claims, demands, costs, charges and expenses etc. in respect of all the dues of the said Flat & said Shares claimed as falling due prior to the registration of these presents

Ashim Kumar Janna

Kakali

Ram

Devika



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and until the date of handing over the vacant and peaceful physical possession of the said Flat & said Shares whichever is later.

- f) The Transferors shall whenever require to do so from time to time and at all the time hereafter, at the cost of the Transferees, execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Flat & said Shares unto and to the use of the Transferees forever.
- g) The Transferors have duly paid and discharged in full all the dues and liabilities in respect of the said Flat & said Shares including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society upto the date hereof and shall pay all the dues till handing over possession of the said Flat & said Shares to the Transferees.
- h) The Transferors are the sole and absolute, legal and beneficial owner of the said Flat & said Shares and no other person has any right, title and interest therein. However, no attachment order has been passed of any nature whatsoever and the same are not attached either before or after judgment or at the instance of any court or other forum or tax authorities or any other statutory authorities and government authorities and the Transferors have not given any undertaking to any statutory authority not to deal with or dispose of the said Flat & said Shares.
- i) No person has any claim, share, right, title or interest past or subsisting of whatsoever nature including by way of sale, exchange, lease, sub-lease, license, mortgage, [equitable or otherwise], gift, trust, inheritance, tenancy, license, lien minority or otherwise howsoever in the said Flat & said Shares and the Transferors are competent and entitled to sell and transfer the same in the manner provided in these presents.
- j) The Transferees shall be entitled to hold and own the said Flat & said Shares without any hindrances, obstruction, denial, interruption or eviction by or from the Transferors or from any person or persons lawfully or equitably claiming through under or in trust for the Transferors.

Ashim Kumar Jana.

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- k) There are no proceedings instituted or pending in any Court judicial, quasi-judicial or statutory body or arbitral forum as on date concerning, touching, affecting or related to the said Flat & said Shares either directly or indirectly. There is no attachment or prohibitory order issued prohibiting the sale or transfer of the said Flat & said Shares as contemplated under these presents; The Transferors are not restrained either under any other statute from selling or transferring the said Flat & said Shares.
- l) The Transferors have not alienated nor agreed to alienate in favour of any third party nor has the Transferors entered into any agreement or arrangement with any other person/s save and except the Transferees, their right, title and interest in the said Flat & said Shares or any part thereof in any manner whatsoever and has not taken or accepted any token deposit or earnest money from any third party in respect of the said Flat & said Shares.
- m) No notice has been issued for acquisition or requisition of the said Flat & said Shares or any part thereof and further that there are no outstanding notices received from the Municipal Corporation or any other public authority.
- n) Neither the Transferors nor anyone on their behalf have done committed or omitted to do or commit any act, deed, matter or thing whereby their rights and benefits in respect of the said Flat & said Shares or any part thereof become or may be prejudicially affected in any manner whatsoever.
- o) As far as the Transferors are aware there are no other circumstances or factors that prevent the Transferors from dealing with, transferring or selling the said Flat & said Shares to the Transferees.
- p) The Transferors shall honestly, bonafidely, truly and faithfully and in good faith discharge all the express and implied obligations hereunder and shall not do any act to the prejudice of the Transferees.
- q) The Transferors shall make the necessary representation to the said Society, for accepting the Transferees as members thereof. The Transferors

Ashim Kumar Jaiswal

Kakali

Ram Debn



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shall fully co-operate in getting the said Flat & said Shares transferred to the Transferees' name in the records of the said Society.

4. **The Transferees hereby covenants with the Transferors as follows:**

i) From and after the date of taking over possession of the said Flat & said Shares, the Transferees shall regularly pay to the said society their contribution of all taxes and outgoings including electricity charges payable in respect of the said Flat & said Shares.

ii) On being admitted as the member of the said Society to duly observe, perform and abide by the rules, regulations and bye-laws of the said society from time to time in force.

iii) The Transferees shall be entitled, upon payment of full and final consideration, to peacefully hold, possess and enjoy the said Flat & said Shares without any claim or demand whatsoever from the Transferors or any person or any persons lawfully or equitably claiming by, from, under or in trust for the Transferors.

iv) The Transferees undertake to make arrangement of payment of consideration agreed herein within stipulated time mentioned in this Agreement for Sale.

5. The stamp duty and the registration charges in respect of this Agreement for Sale shall be borne by the Transferees only and the Transferors shall pay the stamp duty & registration charges on earlier documents if any pending. It is agreed by and between the parties hereto that the Transfer charges of the said society shall be borne and paid by the Transferors and Transferees in equal proportion.

6. The Transferors shall sign and execute all further and necessary documents, papers, forms and writings as may be necessary for more perfectly transferring the said Flat & said Shares unto and to the use of the Transferees.

7. The Transferors shall handover and deliver the Original Agreement/Deed, Receipt for payment of Stamp Duty and Registration Fees, Share Certificate

Ashwin Kumar Jaina.

Manu

Deenish

Kapoor



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and all such other necessary documents and papers to the Bank / Financial Institute of the Transferees for full & final loan disbursement and further, the Transferors shall handover the vacant and peaceful physical possession of the said Flat & said Shares to the Transferees herein within 7 days from the receipt of the full and final consideration. If the Transferors fail to handover the peaceful and vacant possession to the Transferees on receipt of the full and final consideration, the Transferors will be liable to pay 12% p. a. interest on the amount which the Transferors have received from the Transferees and refund the paid Consideration within 10 days from the cancellation of the transaction along with the cost of registration, legal charges, difference in refund of stamp duty and all the charges incurred to purchase the said Flat & said Shares.

8. The Transferors declare that on and after registration hereof and on giving the vacant and peaceful physical possession of the said Flat & said Shares, the Transferees shall be the exclusive owner of the share, right, title and interest which the Transferors have in the said Flat & said Shares and then the Transferees shall quietly and peacefully hold, possess, occupy and enjoy the said Flat & said Shares without any let or hindrance or denial or demand or interruption or eviction or claim by the Transferors or any other person or persons lawfully or equitably claiming through under or interest for the Transferors.
9. The Transferors have no objection in favour of the Transferees for enabling Transferees to transfer all the record and documents etc. in their names in relation to the said Flat & said Shares, with Society, Government of Maharashtra, Municipal Corporation, District Collector, MHADA, MMRDA etc or any other concerned authority/authority.
10. The Transferors have no objection for getting & transfer the Gas Connection, Telephone Connection, Ration Card, Electric Meter, Aadhar Card, Voting Card in the names of Transferees on the address of above said Flat & said Shares before the concerned authority.

Ashim Kumar Juna.

[Handwritten signature]

[Handwritten signature]

Kakali



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11. The Transferors shall not demand any additional payment of any other sum of money other than that have been expressly agreed upon in this Agreement for Sale from the Transferees.

SCHEDULE OF THE PROPERTY

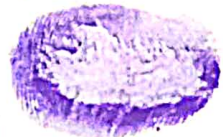
Flat No. 702, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066 admeasuring 53.64 Sq. Mtrs. [577.38 Sq. Feet] Carpet on the land bearing C. T. S. No. 2302/1/A[part], 2302/1/D/1, 2302/1/D/2, 2302/1/D/3, 2302/1/B, 2302/1/C of Village - Dahisar, Taluka - Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

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

SIGNED AND DELIVERED
By the withinnamed "Transferors"
Mr. Ashimkumar Ganeshchandra Jana



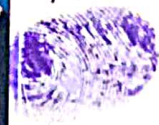
Ashim kumar J



Mrs. Kakali Ashimkumar Jana
In presence of...
[1] *[Signature]*



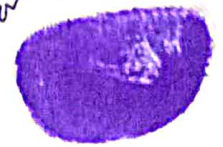
Kakali



SIGNED AND DELIVERED
By the withinnamed "Transferees"
Mr. Hitesh Kansa



Hitesh

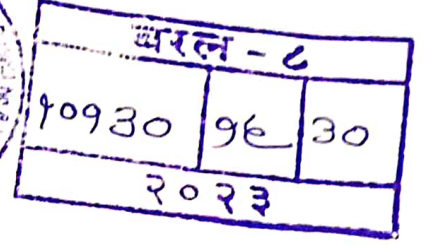


Mrs. Deepika Hitesh Kansa
In presence of...
[1] *[Signature]*



Deepika





RECEIPT

Received from the withinnamed Transferees, **Mr. Hitesh Kansa & Mrs. Deepika Hitesh Kansa**, a sum of **Rs.17,66,503/- [Rupees Seventeen Lakhs Sixty Six Thousand Five Hundred Three Only]** as Token / Part consideration towards the sale of Flat No. 702, 7th Floor, Siddhivinayak Annexe Co-operative Housing Society Limited, Chogle Nagar, Sawarpada, Borivali [East], Mumbai – 400 066. The details of payment are as under:

Cheque/Ref/UTR No.	Amount [in Rs.]	Date	Bank
345764207762	50,003	01-04-2023	ICICI Bank
COSBH23205322255	8,33,250	24-07-2023	The Cosmos Co-op. Bank
COSBH23205322419	8,83,250	24-07-2023	The Cosmos Co-op. Bank
Total	17,66,503		

We say Received the sum of **Rs.17,66,503/-**

Ashim Kumar Jana

Kakali

Mr. Ashimkumar Ganeshchandra Jana & Mrs. Kakali Ashimkumar Jana
[Transferors]

WITNESSES: -

1. *[Signature]*

2. *[Signature]*
m s r v

ANNEXURE B

बोरल - 6
 यशोवत्ये
 २०१३

मालमत्ता पत्रक

दिनांक/मार्ग -- दरिस्त

गावक/न.पु.मा.का. -- न.पु.अ.बोरीवली
 जिल्हा -- मुंबई उपनगर जिल्हा
 तासनाला दिसेल्ल्या आकाराचा 1/2चा भाग पाहता
 तयारस आरंभ स्वच्छ क्षेत्र मालमत्ताको दिवस वेंचे।

२३०२/१/अ : २३०२/१/अ

- (३८५५.८)
- (१११५२.१)
- (+ ४०४६.५)
- (+ १२४०५.०)
- (+ २४३०.३)
- (+ १२००.१)
-
- (२५५६६.८)
- (२८१३२.४)
- (-२८६५२.४)
-
- (४८०.०)
- १८५५.८ न.पु.क. २३०२
- ११११६.६
- १२८०५.९ २३०४ ते २३०७
- २४३०.३
- १२००.१
-
- २११३२.२
- १७८४.० मालमत्ता प्रमाण
- N.R.
- NO.८८/७७
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- विधाननामूनं
-
- ४८०.०
- +१११६०.५ न.पु.क. २३०२/२
- ते ४३.४६.४७ पे
- क्षेत्र मालमत्ता
- ११८४०.५
- १२५२७.५
- न.पु.क. २३०२/२
- ते १ क पे क्षेत्र कसो
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मुंबई उपनगर				
मालमत्ता नुसार	(मालमत्ता)			
मा. ११८८				
पू.मा.				
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पू.मा.	पू.मा.	पू.मा.	पू.मा.	पू.मा.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

5279516
24-07-2023

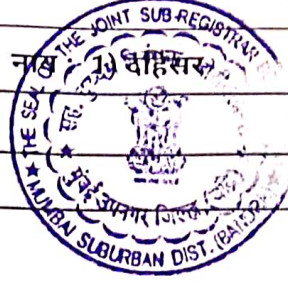
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contact concern SRO office.

दस्त क्रमांक : 5279/2013

नोदणी :

Regn:63m

गावाचे नाव



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(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5362000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ७०२ , माळा नं: ७ वा मजला , इमारतीचे नाव: सिद्धिविनायक अँनेक्स , ब्लॉक नं: चोगले नगर, बोरीवली पूर्व, मुंबई-४०००६६ , रोड : सावरपाडा, इतर माहिती: क्षेत्र-५७७.३८ चौ फुट कारपेट((C.T.S. Number : 2302 ;))
(5) क्षेत्रफळ	1) 64.39 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रवीकिरण इंटरप्रायझेस चे भागीदार विनय चोगले तर्फे मुखत्यार मंगेश पी परब वय:-40; पत्ता:- प्लॉट नं: १/ए , माळा नं: - , इमारतीचे नाव: गणेश अपार्टमेंट , ब्लॉक नं: चोगले नगर, बोरीवली पूर्व, रोड नं: सावरपाडा, . . पिन कोड:-400066 पॅन नं:-AAHFR1882J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशिमकुमार गणेशचंद्र जाना वय:-33; पत्ता:-प्लॉट नं: ४०२ , माळा नं: ४ था मजला , इमारतीचे नाव: बिल्डींग नं-बी-१८, शिव दर्शन को ऑप हौ सो ली , ब्लॉक नं: बोरीवली पु, रोड नं: अशोकवन , . . पिन कोड:-400066 पॅन नं:-AOWPJ8939H 2): नाव:-काकोली अशिमकुमार जाना वय:-26; पत्ता:-प्लॉट नं: ४०२ , माळा नं: ४ था मजला , इमारतीचे नाव: बिल्डींग नं-बी-१८, शिव दर्शन को ऑप हौ सो ली , ब्लॉक नं: बोरीवली पु, रोड नं: अशोकवन , . . पिन कोड:-400066 पॅन नं:-ARSPJ6609F
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/09/2013
(10)दस्त नोदणी केल्याचा दिनांक	21/09/2013
(11)अनुक्रमांक,खंड व पृष्ठ	5279/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	275000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सिद्धिविनायक अँनेक्स सहकारी गृहनिर्माण संस्था लिमिटेड

Siddhivinayak Annexe Co-op. Housing Society Limited

Regn. No. MUM/WR-N/HSG/TC/15701/2017-18/2017 DT 17.04.2017

चोगले नगर, संत ज्ञानेश्वर रोड, शनिमंदिरा शेजारी, बोरीवली (पुर्व), मुंबई - ४०० ० ६६.

18th July, 2023.

Mr. Ashimkumar G. Jana,
702, Siddhivinayak Annexe CHS
Chogle Nagar, Borivali (East)
Mumbai - 400 066.



फल - ८		
१०१३०	१९	३०
२०२३		

Dear Sir,

Sub:- 'No Dues' Confirmation

This refers to your request letter dated 16th July, 2023 for 'Share Certificate' and 'No Dues' Certificate.

In respect of your Flat, after carefully perusing the Society records it is confirmed that the said Flat No. 702 stands jointly in your name i.e. Mr. Ashimkumar Ganeshchandra Jana and Mrs. Kekali Ashimkumar Jana and that the dues in respect of said Flat No. 702, till date, have been paid by you and further that as per the Society records there are no other Dues of the Society.

This letter is issued only on request of the Member to the Secretary.

Thanking you,

Yours faithfully,

Rahoul M. Teli

(Rahoul M. Teli)
Secretary.



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मासगता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मासगता कराचे देयक.

लेखा क्रमांक RN1101132420032	मासगता करवर्ष 2022-2023	देयक क्रमांक 202210BIL17255679 202220BIL17255680	देयक दिनांक 12/11/2022
कराचे नाव व पत्ता : The OWNER / OCCUPIER 22, 7TH, 5, SIDDHI VINAYAK ANNEX, SANT GADGE MAHARAJ MARG, HOGLE NAGAR, BORIVALI EAST, MUMBAI-400066		प्रेषक - Assst. Assessor & Collector, B North Ward, Municipal Office Building, Below Sangeetkar Sudhir Phadke Flyover Bridge, Jaywant Sawant Marg, Dahisar (West), Mumbai - 400 092. ईमेल - aacrn.ac@mcgm.gov.in दुरध्वनी नं. 022 2895 9797	
मासगता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस. क्र. / प्लॉट क्र., गाव/जिल्हा, शहर, मासगता कर देण्यात येणाऱ्या व्यक्तीचे नाव SIDDHI VINAYAK ANNEX CHOGLE NAGAR BORIVALI (EAST) VILLAGE, महाराष्ट्र, मुंबई, शिरी जयवंत सावंत चौक, चोगले		90930 20 30 2761885	
प्रथम करनिर्धारण दिनांक: 04/03/2014	जलजोडणी क्रमांक:		
पूर्ण भाडवती मूल्य: ₹ Twenty Seven Lakh Sixty One Thousand Eight Hundred Eighty Only			
31/03/2010 या तारखेपर्यंतची घकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची घकबाकी ₹ 0		
घक कालावधी: 01/04/2022 ते 31/03/2023			



कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
बसाधारण कर			1519			1519
त कर			0			0
त लाभ कर			953			953
तनि सारण कर			0			0
तनि सारण लाभ कर			592			592
न.पा. शिक्षण उपकर			553			553
उच्च शिक्षण उपकर			484			484
जगार हमी उपकर			0			0
भू उपकर			28			28
घ कर			691			691
कृष देयक रद्दम			4820			4820
लम 152 अ नुसार दंडाची रद्दम			0			0
रत्नाव्यावरील व्याजाची वसुली			0			0
पणाऊ अधिदानाचे समायोजन			0			0
गावगानी निव्वळ रद्दम			4820			4820
विदानाची निव्वळ रद्दम			0			0
सयरी रुपये	₹ Four Thousand Eight Hundred Twenty Only			₹ Four Thousand Eight Hundred Twenty Only		
नतिम देय दिनांक			12/02/2023			12/02/2023

*To make payment through NEFT:
[FSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRN1101132420032, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मासगता कर व शास्त्री बराबिणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात अग्रेसरीपर्वतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आण प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मासगता भोगवट्यादार यांनी अधिप्रतिबंधक व अधिसूचित बांधकाम सुस्थितीत असल्याचे प्रपत्र-ब अधिसूचित दलास प्रतिबर्षी जाणेबाबरी व जुलै मह्ये सादर करावे.

The outstanding against main property, prior to flatwise billing shall be treated as collective responsibility of flat owners.

सदरचे मासगता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ब) चा अंतर्भाव होण्यासापेक्ष नाही करण्यात ये आहे.



Rif
महेश पाटील
करनिर्धारक व संकलक

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CHE/A-4132/BP(WS)/AR of

11 FEB 2014

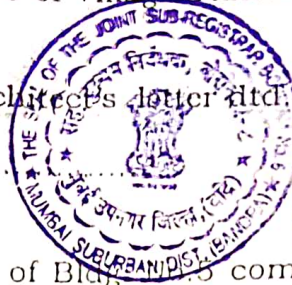
FULL OCCUPATION CERTIFICATE

To,
Shri Jaywant Ganpat Chogle,
Owner

उपरोक्त अभियंता द्वारा प्रस्तावित प.उ. शीत
मासिकालिका इमारत, सी. विंग, संतकृती कॉम्प्लेक्स
१०, एड. डी.पी. रोड, सीट लॉटिंग, बोरिवली (पूर्व),
कोरिवली (पूर्व), मुंबई-४००१०१

Sub : Permission to occupy the completed bldg. No.5, on
plot bearing C.T.S. No.2302/1D/1, 2302/1D/2,
2302/1D/3 of Village Dahisar at Borivali (East),
Mumbai.

Ref :- Your Architect's letter dtd.11.03.2013



न.प्ल - ६		
१०९३०	२९	३०
२०२३		

Sir,

The development work of Block No. 5 comprising of Stilt + 10th
upper floors on plot bearing CTS No. 2302/1D/1, 2302/1D/2,
2302/1D/3 of village Dahisar at Borivali (East), Mumbai completed
under the supervision of Shri Anil S. Kalgutkar, Architect having Lic.
No. CA/84/08647 Shri P.K. Sura, Lic. Structural Engineer having Lic.
No. STR/S/76 and Lic. Site Supervisor, Shri Yagnesh I. Shah having
Lic. No.S/20/SS-I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.M.C. Act shall
be obtained from A.E.W.W. 'R/North' Ward and a certified copy
of the same shall be submitted to this office.
- 2) 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.
- 3) That the balance I.O.D. condition shall be complied with before
requesting for B.C.C.
- 4) That all balance layout terms and conditions issued under
No.CHE/282/LOR shall be complied with before requesting
O.C. of last building in the layout or B.C.C. of the building
under reference whichever is earlier.

b) That the Co.Op. Hsg. Society of prospective buyers shall
formed.

A set of certified completion plan is returned herewith

Yours faithfully,

W.S. 'R' Ward 11/02/14
Ex. Eng.(Bldg.Prop.) W.S. 'R' Ward



90930 2/30

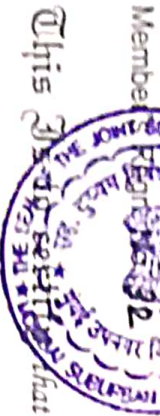
Siddhivinayak Amnexe Co-op. Housing Society Limited

70930
Chogale Nagar, Near Shanmandir, Borivall (East), Mumbai- 400 066.

Regn. No.: MUM /WR-N /HSG /TC /15701 /2017-18/2017 dt. 17.04.2017

SHARE CERTIFICATE

Share Certificate No. 032



Member
This is to certify that Mr./Mrs. ASHZMKUMAR GANESHCHANDRA JANA
MRS. KAKALI ASHZMKUMAR JANA

Flat No. 702 is /are the Registered Holder/s of TEN (10) fully paid up shares of Rs. 50/- (Rupees Fifty only) each bearing Distinctive Nos. from 311 to 320 both inclusive in Siddhivinayak Co-op. Housing Society

Limited, Chogale Nagar, Mumbai-400066 as specified in the Bye-Laws of Co-op. Housing Society Limited. Given under the

Common Seal of the said society, this 18th day of JUNE 2018

RS. 500/-



[Signature]
Chairman

[Signature]
Treasurer

[Signature]
Secretary

Ashim Kumar Jana.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIMKUMAR GANESHCHANDRA
JANA
GANESHCHANDRA JANA

01/11/1979
Permanent Account Number
AOWPJ8939H

Ashim Jana
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ARSPJ6609F



नाम / Name
KAKALI JANA

पिता का नाम / Father's Name
ANIL HOWIADER

जन्म की तारीख /
Date of Birth
13/11/1987

Kakali
हस्ताक्षर / Signature

0411202



अरल - 6		
90930	24	30
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HITESH KANSA
PUKHRAJ KANSA

13/04/1991
Permanent Account Number
BLXPK7507H

Hitesh
Signature



09122016

Hitesh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPIKA HITESH KANSA
THANAJI KUMAVAT

11/08/1990
Permanent Account Number
CKKPK7733E

Deepika
Signature



16082016

Deepika



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/00677/46723

To
Ashim Kumar Jana

C/O: Ganesh Chandra Jana,
Taki Road,
Near Purba Barasat Adarsha Vidyapith,
Monoranjan Pally, Kalikapur,
VTC: Barasat - I, PO: Barasat - I,
Sub District: Barasat - I, District: North 24 Parganas,
State: West Bengal, PIN Code: 700124,
Mobile: 9082292129

49177629



KF491776296F!



बरल - ८
90930 24 30
२०२३

आपका आधार क्रमांक / Your Aadhaar No. :

4923 5454 4298

मेरा आधार, मेरी पहचान

in kumar Jana.



भारत सरकार
Government of India



Issue Date: 22/05/2013



Ashim Kumar Jana
DOB: 01/11/1979
Male

4923 5454 4298

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kakali Jana
Date of Birth/DOB: 08/04/1987
Female/ FEMALE

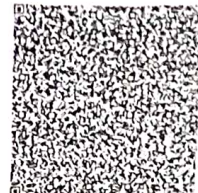
6572 9005 4989
VID : 9195 7068 5438 3932



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
C/O: Ashim Kumar Jana, Taki Road, Near
Purba Barasat Adarsha Vidyapith, Monoranjan
Pally, Kalikapur, Barasat - I, North 24
Parganas,
West Bengal - 700124



6572 9005 4989
VID : 9195 7068 5438 3932


 भारत सरकार
 Government of India

उमेश महादेव सालवी
 Umesh Mahadev Salvi
 जन्म तारीख / DOB 05/10/1974
 पुरुष / Male





6919 2608 9038

माझे आधार, माझी ओळख

Umesh Salvi

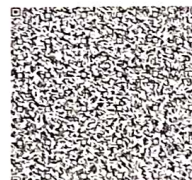


बरला - ८		
१०९३०	२६	३०
२०२३		





 भारतीय विशिष्ट ओळख पाधिकरण
 Unique Identification Authority of India

पत्ता फ्लॅट नं २००२ मा शक्ति विंग, दहीसर उद्याचल को ओप हाउसिंग सोसाइटी, शिव वल्लभ रस्ता अशोकवन, दहीसर ईस्ट, मुंबई, दहिसर, महाराष्ट्र, ४०००६८

Address: Flat No 2002 ma shakti Wing, Dahisar Udyachal Co op Housing Society, Shiv vallabh Road Ashokvan, Dahisar East, Mumbai, Dahisar, Maharashtra. 400068



6919 2608 9038

 1947
  help@uidai.gov.in
  www.uidai.gov.in



संघीय सरकार
GOVERNMENT OF INDIA



देवेंद्र महादेव साळवी
Devendra Mahadev Salvi
जन्म तारीख / DOB: 07/09/1980
पुरुष / MALE



2632 8682 5626

माझे आधार, माझी ओळख



खरल - 6		
90930	20	30
२०२३		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
२/ सी/ ११७-११८,
उदयचल को. ऑप. होसिंग
सोसायटी, शिव वल्लभ रोड,
इंडियन बँक संभोर,
अशोकवन, बोरिवली पूर्व,
मुंबई,
महाराष्ट्र - 400066

Address:
2/ C/ 117-118, Udyachal Co.
Op. Housing Society, Shiv
Vallabh Road, Opp. Indian
Bank, Ashokvan, Borivali
East, Mumbai, Maharashtra -
400066



1927
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

दस्त गोपवारा भाग-1

वर्ग 8

दस्त क्रमांक: 10130/2023

0130
25 जुलै 2023 11:17 म.पु.

वर्ग 8 / 10130/2023

मूल्य: ₹. 83,19,703/-

मूलांक शुल्क: ₹. 5,01,000/-

मोचदला: ₹. 83,50,000/-

मह. नु. ति. वर्ग 8 यांचे कार्यालयान

10130 वर दि. 25-07-2023

11-16 म.पु. वा. हजर केला.

पावनी: 10579

पावनी दिनांक: 25/07/2023

मादरकरणाचे नाव: हितेश कामा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

हजर करणाऱ्याची मही:

Musee

दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

Musee

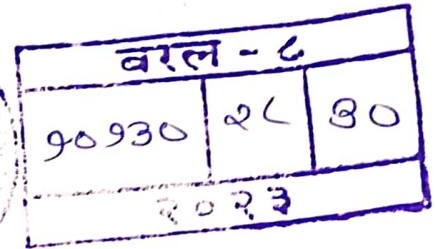
सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

जा प्रमाण: करारनामा

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमुद न
या कोणत्याही नागरी क्षेत्रात

दि. 125 / 07 / 2023 11 : 16 : 30 AM ची वेळ: (मादरीकरण)

दि. 225 / 07 / 2023 11 : 17 : 24 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी काबदा १९०८ अंतर्गत असलेल्या तयारीद्वाराच नोंदणीस दाखल केलेला आहे. "दस्तावीस संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व नोंदणी जोडलेल्या फागदपत्रांची सत्यता तपासली आहे, " दस्तावी सत्यता, घेता फायदेशीर बाबीसाठी दस्त निष्पादक व कपुलीदारक हे संपूर्णपणे जबाबदार राहतील.

Ashim Kumar Jana

Kolkata

लिहून देणारे :

Devin

लिहून घेणारे :

दस्त गोपवारा भाग-2

वरलठ

दस्त क्रमांक:10130/2023

23/11 25:12 AM

वरलठ/10130/2023

वरलठ-वरलठनामा

पक्षकाराचे नाव व पत्ता

नाव:अशिमकुमार गणेशचंद्र जाना
पत्ता:प्लॉट नं: 702, माळा नं: 7वा मजला, इमारतीचे नाव:
मिड्डीविनायक अॅनेक्स को-ऑप हौ सो लि, ब्लॉक नं: सावरपाडा,
रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI.
पॅन नंबर:AOWPJ8939H

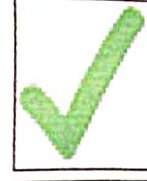
पक्षकाराचा प्रकार

लिहून देणार
वय :-43
स्वाधरी:-

छायाचित्र



टया प्रमाणित



नाव:काकोली अशिमकुमार जाना
पत्ता:प्लॉट नं: 702, माळा नं: 7वा मजला, इमारतीचे नाव:
मिड्डीविनायक अॅनेक्स को-ऑप हौ सो लि, ब्लॉक नं: सावरपाडा,
रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI.
पॅन नंबर:ARSPJ6609F

लिहून देणार
वय :-36
स्वाधरी:-



नाव:हितेश कांसा
पत्ता:प्लॉट नं: 701, माळा नं: 7वा मजला, इमारतीचे नाव:
मिड्डीविनायक अॅनेक्स को-ऑप हौ सो लि, ब्लॉक नं: सावरपाडा,
रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI.
पॅन नंबर:BLXPK7507H

लिहून घेणार
वय :-32
स्वाधरी:-



नाव:दिपिका हितेश कांसा
पत्ता:प्लॉट नं: 701, माळा नं: 7वा मजला, इमारतीचे नाव:
मिड्डीविनायक अॅनेक्स को-ऑप हौ सो लि, ब्लॉक नं: सावरपाडा,
रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI.
पॅन नंबर:CKKPK7733E

लिहून घेणार
वय :-32
स्वाधरी:-



ऐवज करून देणार तथाकथित वरलठनामा चा इस्त ऐवज करून दिल्याचे कबुल करतात.
ची वेळ:25 / 07 / 2023 11 : 22 : 05 AM

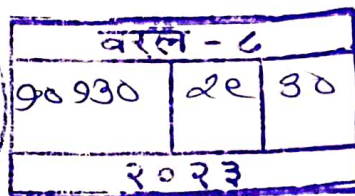
निष्पन्नाचा कवुनीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार अशिमकुमार गणेशचंद्र जाना	25/07/2023 11:21:24 AM	Ashim Kumar Jana M XXXX XXXX 4298
लिहून देणार काकोली अशिमकुमार जाना	25/07/2023 11:23:08 AM	Kakali Jana F XXXX XXXX 4989
लिहून घेणार हितेश कांसा	25/07/2023 11:19:09 AM	हितेश कांसा M XXXX XXXX 8626
लिहून घेणार दिपिका हितेश कांसा	25/07/2023 11:20:27 AM	दीपिका हितेश कांसा F XXXX XXXX 8113

क्र.4 ची वेळ:25 / 07 / 2023 11 : 23 : 09 AM

क्र.5 ची वेळ:25/07/2023 11 : 26 : 02 AM नोंदणी पुस्तक 1 मध्ये

पिन क्र.मुंबई उपनगर, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HITESH KANSA	eChallan	69103332023072414927	MH005594844202324M	501000.00	SD	0002920959202324	25/07
2		DHC		2507202300652	600	RF	2507202300652D	25/07
3	HITESH KANSA	eChallan		MH005594844202324M	30000	RF	0002920959202324	25/07

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

1013

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



बरल - ८		
१०९३०	१०	३०
२०२३		

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ३० पाने आहेत.

[Signature]

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

बरल-८/१०९३० / २०२३
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला.
दिनांक: २५ जुलै २०२३

[Signature]

सह. दुय्यम निबंधक, बोरीवली-८,
मुंबई उपनगर जिल्हा.

गावाचे नाव : दहिसर

विवाचा प्रकार
 विवना
 वाजारभाव(भाडेपट्ट्याच्या
 विवाहासार आकारणी देतो की पट्टेदार
 वर करावे)
 असापन,पोस्टलिम्मा व
 नाम(अगल्यास)

करारनामा
 8350000
 8319703.12

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :गदनिका नं: 702, माळा नं: 7वा मजला, इमारतीचे नाव: मिट्टीविनायक अँकम को-ऑप ही गो लि, ब्लॉक नं: गावरगाडा, रोड नं: चोगले नगर, बोरीवली पूर्व मुंबई 400066 PUI: RN1101132420032 ((C.T.S. Number : 2302/1/A(pl), 2302/1/D/1, 2302/1/D/2, 2302/1/D/3, 2302/1/B, 2302/1/C ;))

1) 64.39 चौ.मीटर

अनफळ
 आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या/विटून देवणा-या
 नावाचे नाव किंवा दिवाणी न्यायालयाचा
 नामा किंवा आदेश अगल्यास,प्रतिवादिचे
 व पत्ता.

1): नाव:-अशिमकुमार गणेशचंद्र जाना वय:-43; पत्ता:-प्लॉट नं: 702, माळा नं: 7वा मजला, इमारतीचे नाव: मिट्टीविनायक अँकम को-ऑप ही गो लि, ब्लॉक नं: गावरगाडा, रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AOWPJ8939H

2): नाव:-काकोली अशिमकुमार जाना वय:-36; पत्ता:-प्लॉट नं: 702, माळा नं: 7वा मजला, इमारतीचे नाव: मिट्टीविनायक अँकम को-ऑप ही गो लि, ब्लॉक नं: गावरगाडा, रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ARSPJ6609F

दस्तावेज करून देणा-या पक्षकाराचे व
 दिवाणी न्यायालयाचा हक्कनामा किंवा
 आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-द्विनेश कांसा वय:-32; पत्ता:-प्लॉट नं: 701, माळा नं: 7वा मजला, इमारतीचे नाव: मिट्टीविनायक अँकम को-ऑप ही गो लि, ब्लॉक नं: गावरगाडा, रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-BLXPK7507H

2): नाव:-दिपिका द्विनेश कांसा वय:-32; पत्ता:-प्लॉट नं: 701, माळा नं: 7वा मजला, इमारतीचे नाव: मिट्टीविनायक अँकम को-ऑप ही गो लि, ब्लॉक नं: गावरगाडा, रोड नं: चोगले नगर, बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-CKKPK7733E

दस्तावेज करून दिल्याचा दिनांक

25/07/2023

0)दस्त नोंदणी केल्याचा दिनांक

25/07/2023

1)अनुक्रमांक,खंड व पृष्ठ

10130/2023

2)वाजारभावाप्रमाणे मुद्रांक शुल्क

501000

3)वाजारभावाप्रमाणे नोंदणी शुल्क

30000

14)शेन



व्यावसायिक विचारान घेतलेला नपशीत:-

द्विच शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची क्र. II
 खरी प्रत

(Signature)

सह दुय्यम निबंधक बोरीवली क्र. ८
 मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	HITESH KANSA	eChallan	69103332023072414927	MH005594844202324M	501000.00	SD	0002920959202324	25/07/23
2		DHC		2507202300652	600	RF	2507202300652D	25/07/23
3	HITESH KANSA	eChallan		MH005594844202324M	30000	RF	0002920959202324	25/07/23

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



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