

Receipt (pavti)

324/11767

पावती

Original/Duplicate

Monday, July 31, 2023
1:39 PM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 12985 दिनांक: 31/07/2023

गावाचे नाव: मालवणी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -11767-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चेतन प्रताप राणे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.


दु.निबंधक बोरीवली 1

ब. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु.3378545.6 /-

मोबदला रु.3800000/-

भरलेले मुद्रांक शुल्क : रु. 228000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

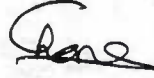
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2807202308629 दिनांक: 28/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005780406202324M दिनांक: 27/07/2023

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 01 AUG 2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202307312280			31 July 2023,01:17:15 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	69-मालवणी (बोरीवली)					
उप मूल्य विभाग	रस्ता:मालाड मार्ग (खाडी ते मालवणी चर्च)					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#6					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
61790	112570	129460	140720	112570	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	31.6चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	20 वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.118198/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((118198-61790) * (80 / 100))+61790) = Rs.106916/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 106916 * 31.6 = Rs.3378545.6/-					
Applicable Rules	= .10.4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधकामाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 3378545.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3378545.6/-					



Home

Print

(Signature)
**सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.**

बरत - १		
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CHALLAN
MTR Form Number-6



GRN	MH005780406202324M	BARCODE	Date 26/07/2023-19:53:40		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	BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name	CHETAN PRATAP RANE AND VEENA CHETAN RANE		
Location	MUMBAI		Flat/Block No.	FLAT NO 504 BLDG NO 50 MALWANI		
Year	2023-2024 One Time		Premises/Bulding	PRATHAMESH CHS LTD		
Account Head Details		Amount In Rs.				
0030045501	Stamp Duty	228000.00	Road/Street	CODE NO 159 CHHATRAPATI SHIVAJI RAJE COMPLEX		
0030063301	Registration Fee	300000.00	Area/Locality	KANDIVALI WEST MUMBAI		
			Town/City/District			
			PIN	4 0 0 0 6 7		
			Remarks (If Any)	SecondPartyName=PRATIK NATHUBHAI RATHOD-		
			Amount In	Two Lakh Fifty Eight Thousand Only		
Total			Words	2,58,000.00		
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN REGISTER		
Cheque-DD Details		Bank CIN	Ref. No.	03006172023072601417	270723M158785	
Cheque/DD No.		Bank Date	RBI Date	27/07/2023-11:01:07	Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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CHALLAN
MTR Form Number-6



GRN	MH005780406202324M	BARCODE			Date	26/07/2023-19:53:40	Form ID	25.2
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	BRL4_JT SUB REGISTRAR BORIVALI NO 4	Full Name	CHETAN PRATAP RANE AND VEENA CHETAN RANE					
Location	MUMBAI	Flat/Block No.	FLAT NO 504 BLDG NO 50 MALWANI					
Year	2023-2024 One Time	Premises/Building	PRATHAMESH CHS LTD					
Account Head Details	Amount In Rs.	Road/Street	CODE NO 159 CHHATRAPATI SHIVAJI RAJE COMPLEX					
0030045501 Stamp Duty	228000.00	Area/Locality	KANDIVALI WEST MUMBAI					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4 0 0 0 6 7					
		Remarks (If Any)	SecondPartyName=PRATIK NATHUBHAI RATHOD~					
		Amount In	Two Lakh Fifty Eight Thousand Rupees Only					
Total	2,58,000.00	Words						
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	03006172023072601417		270723M158785			
Cheque/DD No.	Bank Date	RBI Date	27/07/2023-11:01:07		Not Verified with RBI			
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch	Scroll No. ..Date		1 , 28/07/2023					



Department ID :
NOTE: This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चेतना केवल दुरायम निबंधक कार्यालय में ही प्रयोग किया जा सकता है। नोट: अनपंजीकृत दस्तावेजों के लिए यह चालान वैध नहीं है।

Mobile No. : 0000000000

99064 3 72
2023

Challan Defaced Details

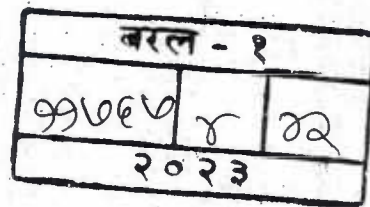
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH005780406202324M Amount : 2,58,000.00

Bank : PUNJAB NATIONAL BANK

Date : 26/07/2023-19:53:40

1	(IS)-324-11767	0003078889202324	31/07/2023-13:38:56	IGR190	30000.00
2	(IS)-324-11767	0003078889202324	31/07/2023-13:38:56	IGR190	228000.00
Total Defacement Amount					2,58,000.00





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

Receipt of Document Handling Charges

PRN 2807202308629

Receipt Date 31/07/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 11767 dated 31/07/2023 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name SBIN

Payment Date 28/07/2023

Bank CIN 10004152023072808095

REF No. 320961612705

Deface No 2807202308629D

Deface Date 31/07/2023

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



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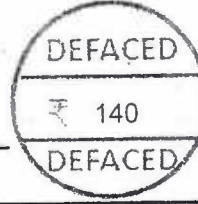


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3107202309935	Receipt Date	01/08/2023
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Received from DHC, Mobile number 0000000000, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 01/08/2023 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	31/07/2023
Bank CIN	10004152023073109255	REF No.	321276643196
Deface No	3107202309935D	Deface Date	01/08/2023

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



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One
Pratik
Alena



*** AGREEMENT FOR SALE ***

This "AGREEMENT FOR SALE" is made and entered into at Mumbai, on this 31 day of July, 2023.

BETWEEN:

MR. PRATIK NATUBHAI RATHOD, aged 47 Years, Adult, Indian Inhabitant of Mumbai, residing at Flat No.504, Building No. 50, 5th Floor, Malwani Prathamesh Co-operative Housing Society Ltd., Code 159, S. No. 263, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067; Hereinafter called and referred to as the "THE VENDOR" (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the ONE PART;

AND:

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1) **MR. CHETAN PRATAP RANE**, aged 34 Years, AND 2) **MRS. VEENA CHETAN RANE**, Aged 30 Years, both Adults, Indian Inhabitants, residing at 2/304, Rehab Building, Plot No. 10/2A, Ganesh Mandir Road, Behind Ambedkar College, Wadala Village CHS, Wadala, Mumbai- 400 011; Hereinafter called and referred to as the "THE PURCHASERS" (which expression unless repugnant to the context or meaning thereof shall mean and include his / her / their heirs, executors, administrators and assigns) of the OTHER PART;

Pratik
Alena

WHEREAS

a) The Building No.50 known as "MALADMALWANI PRATHAMESH CHS LTD." was constructed on MHADA complex in the year 2001 and that the said society was formed as per Maharashtra Co-operative Soc. Act 1960 and duly registered thereunder. And whereas the Vendor is the absolute owner, well seized and possessed and well and sufficiently entitled to Flat No. 504, 5th Floor, Admeasuring 340 Sq. Ft. Built-up Area in MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd., building No.50, Shree Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067. (Hereinafter for the sake of brevity referred to as the "said flat")

b) And whereas by virtue of a certificate from MHADA vide allotment letter dated 12/06/2000, Possession Letter No. 1413 duly issued in the name of MR. PRATIK NATUBHAI RATHOD as per his application towards the open sale scheme No. 263, Code 159 of open sale of tenement under the outside sale basis at Malwani for a plint area of 340 sq.ft. built up area.



AND WHEREAS, the original allottee i.e. MR. PRATIK NATUBHAI RATHOD lost/misplaced three original payment receipts bearing nos. 1) B-0/3489, 2) B-013299 and 3) B- 012844 and the original certificate of Allotment dated 12/06/2000 having certificate no. BB/ALLOT/MAL/1060/2000 in respect of Flat No.504, Building No. 50, 5th Floor, Malwani Prathamesh Co-operative Housing Society Ltd., Code 159, S. No. 263, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067 and that the then owner and now vendor had given an affidavit to the concerned Kandivali Police Station and that the concerned Kandivali Police Station issued the vendor a certificate vide no. 109/2021 dated 14/05/2021 acknowledging the lost/misplaced documents.

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d) Whereas, The Vendor is the Bonafide member of MALAD MALWANI PRATHAMESH Co-Operative Housing Society Limited; registered under the Maharashtra Co-operative Society Act, under registration No.

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MUM/MHADDB/HSG/(TC)/12547/2005-06., (Hereinafter referred to as "The Said Society") and as such, is the registered holder of 5 (Five) shares of face value of Rs.50/- (Rupees fifty only) each, of the aggregate value of Rs.250/- (Rupees Two hundred Fifty only) bearing distinctive nos. 126 to 130, (both inclusive) (hereinafter referred to as "The Said Shares") and bearing Certificate No. 26, in respect of the ownership of the said Flat. The said Flat is more particularly described in the Schedule hereunder written and are hereinafter collectively referred to as "The Said Premises".

e) AND WHEREAS the original allottee i.e. the party of the FIRST PART herein has agreed to sale, transfer and assign their rights, title and interest under this Agreement for sale of the above said Flat No. 504, 5th Floor, Admeasuring 340 Sq. Ft. Built-up Area in MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd., building No.50, Shree Chattrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 060. The Vendor has agreed to purchase, acquire the said premises on terms, conditions and obligations hereinafter. And since then the Vendor is in use, occupation and possession of the said flat premises and holding all the documents in support of his title to the same.



f) WHEREAS the Vendor further declares that his title over the said Flat is clear, marketable and free from all encumbrances.

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g) WHEREAS the Vendor has paid upto date land cost and also paid up-to-date construction cost of the said Flat and the Vendor has also cleared society's monthly outgoings, Electricity & Gas Bill, & any other taxes etc. at the time of this Agreement.

h) AND WHEREAS the Vendor has personal reasons and therefore agreed to assign and transfer all his right, title and interest in the above said Flat in favour of the Purchasers for the total price/consideration amount of Rs.38,00,000/- (Rupees Thirty-Eight Lakhs Only).

P. N. [Signature]
P. N. [Signature]
Alena

Whereas The Purchasers have already paid to THE VENDOR Rs.2,00,000/- being token amount and part consideration on or before Signing & execution of this Agreement for Sale. (The receipt of which THE VENDOR does hereby admit and acknowledge).

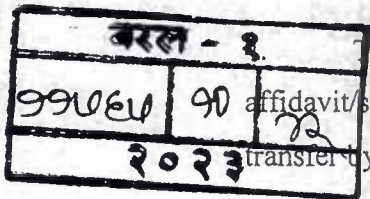
AND whereas Purchasers agreed to pay to THE VENDOR Rs.36,00,000/- (Rupees Thirty-Six Lakhs Only) being Full & Final Consideration by raising Housing Loan from Bank or any Financial Institutions or own funds on or before 60 working days from the date of registration of this Agreement for Sale. And at the time of receiving vacant, physical & peaceful possession of the said Flat by the Vendor to the Purchasers.



1. AND WHEREAS the PURCHASERS have accepted the above offer of the Vendor with the liability to pay the society's further outgoings, taxes in respect of the said Flat to the concerned authorities directly on the following terms and conditions as mutually agreed by and between the parties hereto as under:-

2. The Vendor hereby agreed to co-operate with the PURCHASERS for the transfer of the above said Flat and its cost price and membership, share, interest in the said society unto and in favour of the PURCHASERS.

3. That the Vendor further undertakes to co-operate with the PURCHASERS for the transfer of membership/shares/ interest of MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd; to the name of the PURCHASERS.



4. The Vendor hereby agreed to sign necessary application/s, form/s, affidavit/s, letter/s, N. O. C. and other documents as may be required for above transfer by the concerned authorities in favour of the PURCHASERS.

5. The Vendor hereby declares that he/she himself/herself, his/her family members, nominees etc. have No Objection of whatsoever nature for above

P. P. Pruthi
Gene Pruthi

transfer and none of them shall claim rights, title and interest in the above said Flat in future.

6. The Vendor hereby declares that: -

a) The Vendor has not entered into any agreement/s any other person/s in respect of the above said Flat.

b) That he has not assigned/transferred his rights, title and interest in the said flat/premises to any other person/s.

c) He has not mortgaged the said flat alienated or charged with the said Flat.

d) Except the Vendor no other person/s has any claim in the above said Flat premises and he being the occupant of the said premises has got absolute rights to assign and transfer his rights in the above said Flat in favour of the PURCHASERS.

e) That the Vendor hereby declares that the allotment of the said Flat premises has been made to him on the terms and conditions stipulated in the allotment letter/Offer which are governed under the provisions of M. H. & A. D. Act, 1976 and rules regulations framed there under.



7. The Vendor hereby declares that he has paid up to date land cost of the said Flat to the M.H. & A.D. Authority and also paid upto date construction cost of the said Flat and the Vendor has also cleared society's monthly outgoings, Electricity & Gas Bill, & any other taxes etc. upto date and if not paid then the Vendor undertakes to clear the same till the date of physical possession of the said flat.

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8. The PURCHASERS shall be responsible for the payment of balance land cost and of society's monthly outgoings, taxes, society charges, MHADA's transfer/regularization charges and all other amounts in respect of

V. P. ...
Deena

the said Flat to the concerned authorities directly from the date of execution/possession hereof, for which the Vendor shall not be held responsible.

9. The PURCHASERS hereby undertakes to join the membership of the said MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd; and abide by the rules and regulations and bye-laws of the said society and discharge all the liabilities of the said Flat from time to time.



10. The PURCHASERS hereby declare that they are fully aware of the terms and conditions of allotment of the said Flat premises to the Vendor which are governed under the provisions of M.H. & A.D. Act, 1976 and rules and regulations framed there under.

11. The Vendor hereby declares that on receipt of full and final consideration amount of the said Flat from the PURCHASERS, the Vendor shall have no more claim, rights, title and interest, share on the said Flat and the PURCHASERS shall be entitled to hold, occupy, use and enjoy the said Flat without any interruption by the Vendor or any other person/s claiming through or under him.

12. The Vendor further declares that he has no objection for transfer/regularization of the said Flat along with the cost price thereof in favour of the PURCHASERS.

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13. The Vendor further declares that he has No-Objection for the transfer of membership/shares/interest of MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd; in favour of the PURCHASERS.

14. The Vendor hereby hands over the legal possession of the said Flat along with the all the original documents, papers receipts, Certificate/s, allotment order etc. pertaining to the said Flat/Society to the PURCHASERS on receipt of Full & Final Consideration hereof.

M. N. Pruthi

Chase

Deena

15. The Society transfer charges/donations will be paid by Vendor and PURCHASERS equally.



SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of Flat No. 504, Building No.50, on 5thFloor, Admeasuring 340 Sq. Ft. Built-up Area in MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd., having Regd. No. MUM/MHADDB/HSG/TC/12547/2005-06, having share certificate No. 26, code No.159, S. No. 263 situated at Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067, having Ground + 7 floors; Constructed in the year 2001 on the Plot of land bearing Of C.T.S. No. 6-A-6 of Malwani Village, In Borivali Taluka, in the Registration Sub-District of Borivali, Mumbai Suburban District or thereabout:-

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

SIGNED, SEALED AND DELIVERED }
By the within named "THE VENDOR" }
MR. PRATIK NATUBHAI RATHOD }
[PAN - AEBPR4942R]

P. N. Rathod



Who has hereunto affixed his }
Signature in the presence of }
1) Shri *[Signature]* }

2) *[Signature]* }
SIGNED, SEALED AND DELIVERED }
By the within named "THE PURCHASERS" }

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२०२३		

1)MR. CHETAN PRATAP RANE }

Chetan



[PAN - ALDPR3509F]

2) MRS. VEENA CHETAN RANE } Veena
[PAN - BNZPG5473J]



Who has hereunto affixed their }
Signatures in the presence of }

1) Shri 

2) 

Witnesses:

1.



2.

बरल - १		
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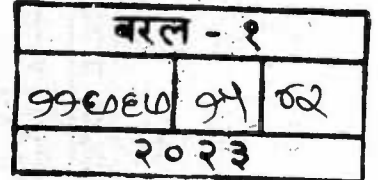


RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of Rs.2,00,000/- (Rupees Two Lakhs Only) as and by way of part payment consideration by way of RTGS/NEFT as per following particulars, being the part consideration from within named PURCHASERS i.e. 1) MR. CHETAN PRATAP RANE and 2) MRS. VEENA CHETAN RANE towards the sale of Flat No. 504, Admeasuring 340 Sq. Ft. Built-up Area in MALAD MALWANI PRATHAMESH Co-Operative Housing Society Ltd., Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067;

Dated	RTGS/NEFT UTR No.	Bank	Amount
14/06/2023	MUBL142316528007	The Municipal Co-Op Bank Ltd., Goregaon Mumbai,	Rs.2,00,000/-

I, SAY RECEIVED Rs. 2,00,000 /-
(Rupees Two Lakhs Only)


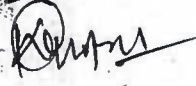


P. N. Rathod

(MR. PRATIK NATUBHAI RATHOD)

"THE VENDOR"

WITNESSES:-

1. 
2. 



बाल - १		
११०६०	१६	४२
२०२३		



प्रमाणपत्र

कांदिवली पोलीस ठाणे, मुंबई
दिनांक:- 14/05/2021

मुंबईसे प्रमाणित करण्यात येते की, श्री/श्रीमती प्राणिक जगदुभाई नाठीस
वय 45 वर्षे, धंदा सिडीया राठि मुम् - 603, एमिशन पेसीडेंसी मुम्-जी
रोड, कांदिवली (प.) मु-67.

यांनी कांदिवली पोलीस ठाणे, मुंबई येथे येऊन समक्ष कळविले
रोजी सुमारे.....वा. कांदिवली पोलीस ठाणे हद्दीत प्रवास
नमूद वर्णनाचे कागदपत्र/वस्तू पडून/विसरून गहाळ झाले आहेत.


सदरबाबत कांदिवली पोलीस ठाणे, मुंबई येथे हरविलेली वस्तू गादवही क्र. 109/21
दिनांक. 14/05/2021 अन्वये नोंद घेण्यात आली असून सदरचे प्रमाणपत्र त्यांच्या विनंतीवरून
त्यांना देण्यात येत आहे.



गहाळ वस्तुचे/कागदपत्रांचे वर्णन:-

बरल - १		
९९७६७	९७	७२
२०२३		

The original payment three receipts bearing Nos. B-013489,
B-013299 and B-012844 and original certificate of allotment
dated 26/06/2000, of certificate No. BB/Alot./Mal/1060/2000
in respect of Flat No. 504 on 5th floor building No. 50 of code
No. 159, area measuring 340 Sq. Ft. carpet area in the
building known as "Malad Malwani Prathmesh Co-op. Hsg.
Society Ltd" situated at M.H.A.D.A. Chhatrapati Shivaji Raju
Complex, Kandivli (W) Mumbai - 400067.


ठाणे अंमलदार
कांदिवली पोलीस मुंबई



महाराष्ट्र NOTARASHTRA

YW 613632



मान मुद्रांक कार्यालय, मुंबई
मुद्रांक क्र. ८००००९८
3 AUG 2021

AFFIDAVIT

I, MR. PRATIK NATUBHAI RATHOD, aged _____ years, an adult, Indian Inhabitant of Mumbai, residing at 50/504, 5th Floor, PRATHAMESH Co-op. Hsg. Soc. Ltd., Chhatrapati Shivaji Raje Complex, Kandivali (W), Mumbai - 400 067, do hereby state and declare on solemn affirmation as under :-

99	96	82
30	23	

- I state that I am absolute owner in respect of Room No. 504 in PRATHAMESH Co-op. Hsg. Soc. Ltd., situated at Building No. 50, Chhatrapati Shivaji Raje Complex, Kandivali (W), Mumbai - 400 067.
- I hereby declare that the said Room's Original Allotment Letter dated 26/06/2000 issued by the MHADA, in the name of its original allottee MR. PRATIK NATUBHAI RATHOD, alongwith copy of Receipt No. B-013489, B-013299 & B-012844 has been missing from my records. Despite my best efforts, I could not trace it.

....2

Pratik Rathod

अनुसूची-५ Annexure 5
करका प्रतिष्ठापनासाठी

मुद्रांक विकत घेणाऱ्याचे नाव Sreedada M Surana
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता MICU

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 12

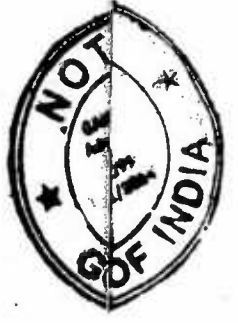
मुद्रांक विकत घेणाऱ्याची सही परवानाकारक मुद्रांक शिफ्टिंगसाठी सही
परवाना क्रमांक : 6000090

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

प्लॉट नं. ४, भाग्योदय व्हिल्डिंग, ७९ न्यूनेदस मास्टर रोड, फ्लॅट, मुंबई-४००००५.

शासकीय दफतरीकरणासाठी न्यायपालिकासमोर प्रतिष्ठापन सादर करणेसाठी मुद्रांक
कागदाची अंमलबजावणी आहे. (आ.स. ३०/००४) नुसार
ज्या कारणामुळे मुद्रांक खरेदी करणे याची त्याची करणासाठी मुद्रांक
खरेदी करण्यापासून ६ महिन्यात यापुढे बंधनकारक आहे.

-5 AUG 202



बराल - १		
९९४६१०	९९	४२
२०२३		

: 2 :

3. I hereby further declare that the said Original Allotment Letter and copy of Receipt No. B-013489, B-013299 & B-012844 are missing and I have not deposited the same with anybody for mortgaging, charging, encumbering or creating any third party rights over the said Room. In future if any problem arise I will be held responsible for the same.

4. I hereby undertake that if I found my original Allotment Letter and copy of Receipt No. B-013489, B-013299 & B-012844 in future, I shall not misuse the same.

That I am making this affidavit in order to show the above fact to the concerned police authorities enabling them to lodge the complaint of lost of all the aforesaid documents / title in respect of my said premises as stated herein.

Whatever stated hereinabove is true and correct.

Solemnly affirmed at Mumbai

on this ____ day of September, 2023

MR. PRATIK NAYUBHAI RATHI

In the presence of

वरल - ६		
११/०९/२०	२०	२०२३
२०२३		



Deponent

Before me;



BEFORE ME
Ganesh B. Desai
GANESH B. DESAI,
 B.Com., LL.B.
 Advocate High Court & Notary
 MUMBAI
 MAHARASHTRA
 GOVT. OF INDIA

Swamy

-5 AUG 2023





MALAD MALWANI PRATHAMESH CO.OP. HSG. SOC. LTD., MUMBAI

(Reg. No. MUM/MHADB/HSG/(TC)/12547/2005-2006)

Bldg. No. 50, Shree Chatrapati Sivaji Raje Complex, Opp. Ekta Nagar, Kandivali (West), Mumbai - 400 067.

Ref.:

Date: 20/06/23

नाहरकत प्रमाणपत्र

उपरोक्त संस्थेतील सदनिका क्र. ५०४ चे सदनिक धारक श्री. प्रतीक नथुभाई राठोड यांनी सदर सदनिका खरेदी तत्वावर श्री. चेतन प्रताप राणे व सौ. विना प्रताप राणे यांस विकत आहे. सदर खरेदीखतावर मुद्रांक शुल्क व नोंदणी करण्यात संस्थेची हरकत नाही.

सदर सदनिकेचे बांधिव क्षेत्रफळ ३४० चौ. फूट असून इमारत तळमजला अधिक ७ माळ्याची आहे. इमारतीस लिफ्ट असून, इमारतीचे बांधकाम वर्ष सन २००१चे आहे.

सदरचे प्रमाणपत्र अर्जदारच्या विनंती अर्जानुसार देण्यात येत आहे.


प्राधिकृत अधिकारी



बरल - १		
११६०६०	२१	०२
२०२३		

Share Certificate No. 26 Member's Regn. No. 26 No. of Shares 5

Share Certificate

MALAD MALWANI PRATHMESH CO-OPERATIVE HOUSING SOCIETY LTD.

Bldg. No. 50, MHADA, Chhatrapati Shivaji Raje complex, Kandivali-w.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50/- each

Registration No. MUM/MHAD@/HSG/TC/12547/2005-2006 Date 25/07/2005

This is to certify that Shri/ Smt./ M/s. P. N. RAHOU
Flat No. 504 is the Registered Holder of five fully paid up shares
of Rs. **FIFTY** each numbered from 126 to 130 both inclusive, in

MALAD MALWANI PRATHMESH CO-OPERATIVE HSG. SOCIETY LTD. Mumbai.
Subject to the Bye-laws of the said Society

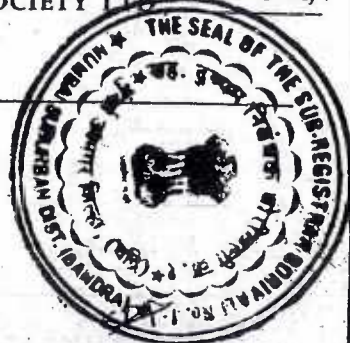
Given under the Common Seal of the said Society at Mumbai.
this _____ day of _____ 20 _____



[Signature]
Authorised
M.C. Member

126	127	128	129	130
-----	-----	-----	-----	-----

[Signature]
Secretary

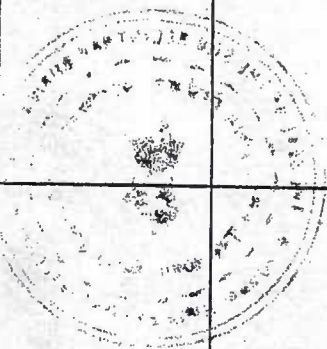


Chairman

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary



बल - ११ १० १९६६ २०२३

MUNICIPAL CORPORATION OF GREATER MUMBAI
 No. CHS/7/2001

31 MAY 2001
 B'dg
 50
 copy
 ok

To,
 Executive Engineer - 1115/2119
 Maharashtra Housing & Area Development Board,
 Grilla Nirman Bhavan,
 Bandra (East),
 Mumbai 400 051.

Office of the
 Ex. Eng. Oldn. Proj. No. 1115/2119
 Dr. Gajananbhai Arundhati
 Kandivall (West), Mumbai-400 007

Sub: Permission to occupy the completed Bldg. No. 50 on land bearing S. No. 263, CTS No. 6A (part) of village Malavani, of Mass Housing Project MHP-11 of MHADA situated at Malavani (West), Mumbai.

Ref: Your letter No. DY/CE/SPD/EG-111/1 dated 10.05.2001
248/2001.

The development work of Bldg. No. 50, comprising of Ground + 7 floors on land bearing S. No. 263, CTS No. 6A (part) of village Malavani situated at Malavani (West), Mumbai completed under the supervision of Shri. Atul C. Desai (Architect) of Consultants (P) Ltd. having Licence No. CA/15/1230, Shri. Jankhulekar R. P. of B. G. Sate Construction Technology Ltd. Licensed Structural Engineer Licence No. ST/14/30 and under supervision of Shri. V. D. Surlkar Engineer - 1115/2119 MHADA, may be occupied on the following conditions:

1. That the certificate U/s. 270A of I.L.M.A. Act shall be obtained from A.E. No. 1115/2119 and a certified copy of the same shall be submitted to this office.
 2. That all the terms and conditions of layout subdivision/amalgamation for plot under reference within a month and terms and conditions shall be complied with.
 3. That all the remaining work should be completed within two months.
 4. That the water supply for premises for which occupation is restricted as per I.L.E. requirements and no complaint for short supply be entertained in future.
 5. That D.L.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.C.D. shall be submitted before D.C.C.
 6. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, in before D.C.C. whichever is earlier.
 7. That the separate POC for CTS No. 6A (part) shall be submitted before D.C.C. before requesting occupation for the other buildings.
- All the conditions mentioned in this letter No. CHS/102 TO 115/2119/WS/AP/9001 dated 03.05.01 shall be complied within two months or before requesting for D.C.C., whichever is earlier.



बदल - १		
990610	24	72
२०२३		

118 6/6/01

True copy
 [Signature]

[Signature]
 E.E. (P. O.S.)
 P&KAV

बदल-१२/		
9043	190	
२०११		

नोंदणी क्रमांक : एमयुएम / ~~व्हेन्स~~ / एमएचएडीबी / एचएसजी / (टिओ) /
(टिसी) / १९५४७ / सन २००५ - २००६

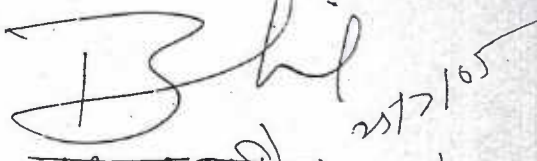
* नोंदणीचे प्रमाणपत्र *

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, सालाड माल्कवणी
प्रथमेश को ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड
द्वारा क्रमांक ५० धत्रपती शिवाजी राजे संकुल
कांदीवली (पश्चिम) मुंबई ४०००६७

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये महाराष्ट्र
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे
संस्था असून उपवर्गीकरण ~~भाडेवक्त्यासाठी~~ / भाडेकरू सहभागीदारी गृहनिर्माण
आहे.




प्रमाणित आहे
उपनिबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

मुंबई :

दिनांक २५/०१/२००५.

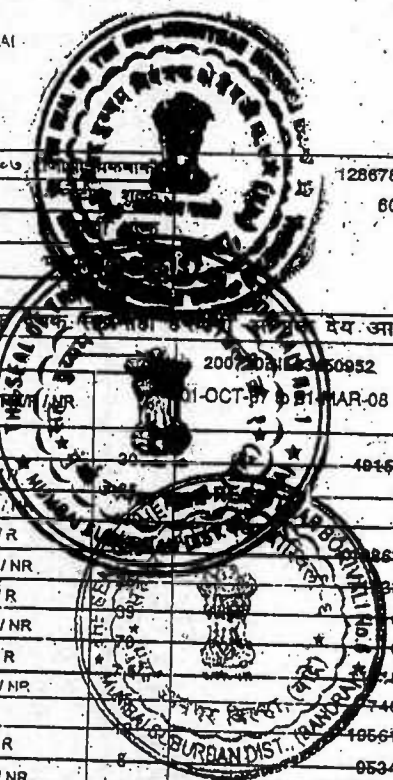
बरल - १		
२५	२६	२७
२०२३		

सहाय्यक करनिर्धारक व संकलक
 00102540- PN4405351820800- 2007-2008
 (टपाल दाखला घेऊन)
 THE SECY VASTU NIKETAN CHS
 LDGE NO 50 SHRI CHHATRAPATI SHIVAJI RAJ COMPLEX MHADA, KANDIWALI (W) MUM
 'P/North' Ward, Municipal Office Building,
 Liberty Garden, Mamlatdar Wadi Marg, Malad
 (W),
 Mumbai 400 064
 याज्यवस्तु

समस्ता क्रमांक, सदनिष्ठा क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस.क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण,
 समतलेचे वर्णन, करदात्याची नावे :
 PN 12108 [60] S-NO 263 PT CTS NO 6A PT MALVANI MALAD [W] BUILDING NO 50, MUMBAI
 MHADA EE/IV/SRO/MB BLDG NO 50

प्रथम करनिर्धारण दिनांक	20-06-2001	३१/०७/२००७	1286781
एकूण करपात्र मूल्य रु	327670		600
करमाफी दिलेले मूल्य रु	0		0
निवासी करपात्र मूल्य रु	317810		0
अनिवासी करपात्र मूल्य रु	9860		0
एकूण वार्षिक देय कर	278472	सूचना : वार्षिक देय कर	0

क्र / Tax	निवासी / अनिवासी / NR	देय क्र.	2007-2008	2008-09
40151 सर्वसाधारण कर / General Tax	निवासी / R		40151	
0 पाणीपट्टी / Water Tax	अनिवासी / NR		0	
19883 जललाभकर / Water Benefit Tax	निवासी / R		19883	
1332	अनिवासी / NR		1332	
0 मलनिःसारण कर / Sewerage Tax	निवासी / R		0	
0	अनिवासी / NR		0	
11918 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R		11918	
740	अनिवासी / NR		740	
10661 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	निवासी / R		10661	
9534 राज्य शिक्षण उपकर / State Education Cess	अनिवासी / NR		9534	
592	अनिवासी / NR		592	
148 रोजगार हमी उपकर / Emp. Gua. Cess	अनिवासी / NR		148	
820 वृक्ष उपकर / Tree Cess			820	
24576 पथकर / Street Tax			24576	
138236			138236	
13/06/2007		देय दिनांक (Due Date)		



अभिदान महापालिकेच्या कुठल्याही केंद्रावर दिशकारले जाईल.
 पुढील पत्रव्यवहारासाठी मालमत्तेच्या तथीन क्रमांक नमूद करावा.
 लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९०
 बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क- २५५३३३००.
 व अधिक माहितीसाठी कृपया मागे पहावे.
 Billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with errors if any.



बर्ल - १२
 327670
 २००८
 बर्ल - ७
 300900
 २०२०



बरल - १		
११०६१०	२०	४२
२०२३		



बरल - ७		
३००	२०	४४
२०२०		

First Doc

११ ३१

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD (अभिनिवम क्रमांक २०[१][अ] पहा
(A MHADA UNIT)

: नमुना ४ :

म्हाडा
MHADA



क्रमांक मुं. मं. /संचालक(पणत) / २०००.
कोड क्रमांक
गृहनिर्माण भवन, वानोर्वा पूर्व, मुंबई-४०० ०५१.
दिनांक:

घाटप पत्र

प्रति,
श्री/श्रीमती/कुमारी राठोड प्रतीक जगदुकाड
दा- ३०३ निवृत्त्याय को. गुणप. हा. रंग. नि. स्टे. मल २०३
नाम रंगणाराचु जि. का. भा. - ४००२०३



विषय:- प्रत्येकी येथील कोड क्रमांक
एक एकमी विक्री योजनेतील
गाळ्यांच्या एकूणपत्तीत ३४८८
गाळ्यांचे घाटप. जे. मं. १/१९९९
संदर्भ:- आपला अर्ज क्रमांक ता. ३०/११/९९
पूर्वी

महोदय/महोदया,
आपणास या कार्यालयाच्या दिनांक १२-६-२०००
६२३ ही याच्या क्रमांक
पत्राअन्वये गाळ्यांचा देऊ केलेला देकार आपण स्विकारणार
आहे. तसेच विक्री किंमतीपोटी देय रकमेचा भरणा केला असून आपणच स्विकारणार
व आवश्यक शर्थांवर दिले आहे. आपणास पुढे कळविण्यात येत की वरतून
३५८ येथील उच्च/मध्यम/अल्प प्रमाणे घर योजनेत इतर
क्रमांक ५० मधील ५०४ क्रमांकाच्या गाळ्यांचे घाटप आपल्या ना
करण्यात आले आहे.

११	२९
११	२९
२०२३	२९

घरील गाळा राहण्यासाठी दिनांक पासून तयार आत
आहे. याबाबत आपणास कळविण्यात येत की, आपण या कार्यालयातून खात्री सही
केलेल्या अधिका-यांकडून सदरहू गाळ्यांचे ताबा पत्र स्विकारून गाळ्यांचा प्रवेश
घेण्यासाठी संबंधित उपअभियंता तु. मं. ३०/११/९९ विभाग उपविभाग
क्रमांक मुंबई मंडळ यांच्या कार्यालयीन वेळेत एखाद्या अधिका-या-
च्या ठिकाणी १० दिवसांच्या आत हजेरतीस: संपर्क साधून सदरहू गाळ्यांचा ताबा

सत्य प्रत
Miran Bhavan, Bandra (E-55), Mumbai - 400 051.
Phone : 6428331-35, 6426411-15 Telex : 117529 AWAN IN
Post Box No. 8135

मिळकत व्यवस्थापक मालाड
मुंबई मंडळ

न्यायाः साबखत संबंधित अधिका-यांना योग्य त्या सूचना देण्यात आणल्या आहेत.

देकार पत्रात गांधारकांनी स्थापन करावयाच्या सहकारी गृहनिर्माण संस्थेबाबत उल्लेख केल्यानुसार आपणात इमारत क्रमांक ५० आणि या इमारती मधील गांधारकांची रकम सहकारी गृहनिर्माण संस्था स्थापन करणे बंधनकारक राहिल. तसेच आपणात वाटप केल्या गांधारकांच्या यादीस आकारणी वीटी क्रमांक दिनांक पासून



व्यवस्थापकांच्या वसाहतीतील भाडे वसुलीकाराकडे परस्पर तारबद्ध भरणे करावी लागेल. करण्यात येते की, आपण गांधारका ताबा घेतल्यानंतर गांधारकांच्या संदर्भात निम्नी तीव्रत जोडलेल्या नमुन्याप्रमाणे गांधारका ताबा याकडे घापी लागेल. आपणात वाटप केल्या गांधारकात आ आपण किट्टे या व्यतिरिक्त अन्य अनधिकृत व्यक्ती रहात असल्याचे आढळून आल्यात अंमर गांधारका परस्पर हस्तांतरण-घिकी केल्याचे आढळून आल्यात आपणात वाटप केल्या गांधारका देकारपत्र व या पत्राद्वारे दिलेल्या गांधारका वाटपपत्र आदिना "रहस्य" करण्यात येतील. तसेच अनधिकृत व्यक्तींना गांधारकायून जाऊन टाकण्यात येईल व वाटप केलेला गांधारका मंडळ परत आपल्या ताब्यात घेईल.

सत्य प्रत

आपला विश्वासू,

मिळकत व्यवस्थापक मालाड

मुंबई मंडळ

संचालक (पणन) / मुंबई मंडळ / मुंबई.

कार्यकारी अधिकारी ५५५ आ. ३१ विभाग / मुंबई मंडळ

९९०८०	३०	२०२३
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वरील यादी माहितीसाठी तहनेह रवाना.

तुम्हाकडे/तुम्हाकडे व उपविभाग क्र.

वरील यादी माहितीसाठी तहनेह रवाना. वरील अर्जादारांकडून ताबा घेतल्यानंतर त्या अर्जादाराला ५०४ क्रमांकाच्या गांधारका ताबा देण्यात यावा आणि त्याला/तिला गांधारका ताबा घेतल्यानंतर त्यांच्याकडून/तिच्याकडून त्यांना देण्यात येतील. नमुन्याच्या पावतीमध्ये कृपया या कार्यालयात अडविले जाऊ नये.

पुनः- मिळकत वती, संचालक/पणन/मु.मं. ३/५/२३

M.H. & A.D. BOARD

No. DIR/MKT/MAL./ /2000.
Office of the Director Marketing, 19 Gr.
Floor, G.N. Bhavan, Bandra (E),
Mumbai No. - 400 051.
Date:

POSSESSION LETTER CUM POSSESSION RECEIPT

Shri. Rathod Pratik Natubhai, has been hereby permitted to take the possession of flat No. 504 in Bldg. No. 50 of Code No. 159 at Malwani constructed under open sale scheme by M.H. & A.D. Board.

If it is revealed that in the flat allotted to you, someone else, other than you and your family members, is residing in the flat No. 504 in Bldg. No. 50 at Malwani or if it is found out that the said flat has been sold/ transferred with permission of M.H. & A.D. Board, the M.H. & A.D. Board will cancel the allotment of your flat and the unauthorized occupant will be removed from the said flat and the said flat will be taken in the possession of M.H. & A.D. Board.



Director Marketing,
Mumbai Mandal.

Specimen Signature/s of the Applicant/s.

- 1) P. N. Rathod 1)
- 2) P. N. Rathod 2)

बरल - १		
९९०६०	३९	२
२०२३		

Copy f.w.c.s w to:

- 1) Estate Manager - 4/M.B. for information please. It is informed to E.M.-4 /M.B. that the said flat's allotment has come in force from the date-15/11/2000
- 2) Executive Engineer, S.R.D.Dn. For information and necessary action please.
- 3) Deputy Engineer, S.R.D. Sub Dn. - 4 for information and necessary action please.

The Dy. Engineer is requested to verify the above attested signature of the applicant before handing over the possession of the above-mentioned flat. Dy. Engineer is also requested to maintain a register of allotment and submit the report of handing over the possession of the above mentioned flat within a week positively.



M. P. M.



बरल - १		
९९१०६१०	०२	०२
२०२३		

प्रतिक नटुभाई राठोड
Pratik Natubhai Rathod
 जन्म तारीख / DOB: 21/01/1976
 पुरुष / MALE

Issue Date: 21/12/2012

6981 6606 5767

मेरा आधार, मेरी पहचान

पत्ता: एफ - 603 धीराज प्रेसिडेंसी, एम. ग. रोड, नरवने
 रावला समार, कांदिवली वेस्ट, मुंबई, महाराष्ट्र, 400067

Print Date: 02/06/2012

Address: F - 603 Dheeraj Presidency, M.G
 Road, Opp. Naravane School, Kandivali
 West, Mumbai, Maharashtra, 400067

6981 6606 5767

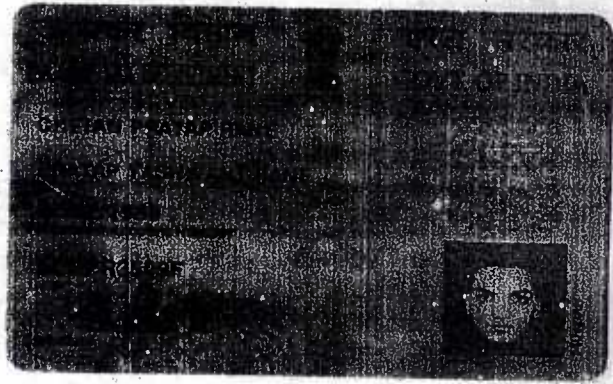
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the p@uidai.gov.in www.uidai.gov.in



M. N. [Signature]

बरल - १		
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Ans.



बरत - १		
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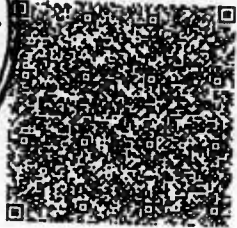


भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/11106/88534

To
चेतन प्रताप राणे
Chetan Pratap Rane
2/304 REHAB BLDG PLOT 10/2A
GANESH MANDIR ROAD
BEHIND AMBEDKAR COLLEGE
WADALA VILLAGE CHS
Mumbai
400031



Handwritten signature

आपला आधार क्रमांक / Your Aadhaar No. :

2889 9165 1879

VID : 9163 2658 3172 1738

माझे आधार, माझी ओळख



भारत सरकार
Government of India

Issue Date: 11/06/2013



चेतन प्रताप राणे
Chetan Pratap Rane
जन्म तारीख/DOB: 11/02/1988
पुरुष/ MALE

बरेल - १		
११०६१०	३५	०२
२०२३		

2889 9165 1879


VID : 9163 2658 3172 1738

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या कार्ड
 Permanent Account Number Card
BNZPG547381



नाम / Name
VEENA GHETAN RANE

पिता/माता का नाम / Father's Name
SAMBHAJI WAMAN GURAM

जन्म तिथि / Date of Birth
17/11/1983



Veena



बरल - १		
990E10	39	82
२०२३		



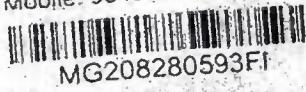
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2722/24127/00165

To
विद्या चेतन राणे
Veena Chetan Rane
2/304, REHAB BLDG, PLOT 10/2A, GANESH MANDIR,
RD., BEHIND AMBEDKAR COLLEGE, WADALA
VILLAGE,
CHS, WADALA WEST,
VTC: Mumbai,
PO: Wadala,
Sub District: Mumbai City, District: Mumbai City,
State: Maharashtra,
PIN Code: 400031,
Mobile: 9049345370

120828059



MG208280593F1



आपला आधार क्रमांक / Your Aadhaar No.

7262 6431 3005

माझे आधार, माझी ओळख

बरत - १		
९९७६१०	३५	४२
२०२३		

Veena

Issue Date: 09/10/2012



विद्या चेतन राणे
Veena Chetan Rane
जन्म तारीख / DOB: 17/11/1993
स्त्री / Female

7262 6431 3005

माझे आधार, माझी ओळख

भारत सरकार
National Identification Authority of India

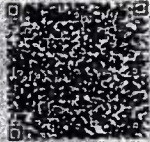
निर्दिष्टिकाया क्रमांक / Enrollment No 1218/61242/03757

To
कृष्ण नारायण मेस्त्री
Krishna Narayan Meshri
Atmaram Jadhav Chawl
Akurdi Road
Joshi Pada
Mumbai
Kandivah East Mumbai Mumbai
Maharashtra 400101
9920908337

Ref: 79 / 100 / 114339 / 1154 / 5 / P



SE04799205FT



आपला आधार क्रमांक / Your Aadhaar No. :

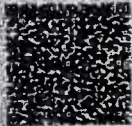
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आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

कृष्ण नारायण मेस्त्री
Krishna Narayan Meshri
जन्म तारीख / DOB: 20/08/1977
पुरुष / Male



2554 6595 4956

आधार - सामान्य माणसाचा अधिकार

बरल - १		
११७६१०	३६	२२
२०२३		

K. Meshri



विशाल संजय गमारे
Vishal Sanjay Gamare
जन्म तारीख/DOB: 23/12/1989
पुरुष/ MALE

Mobile No: 8976310564

2205 8957 3803

VID : 9103 1996 1523 5416

मेरा आधार, मेरी पहचान



संयुक्त प्रमाणन प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Sanjay Gamare, Room No. B1/103
Chandresh Corner, Station Road, Near Sai
Baba Mandir, Sai Nagar, Nallasopara(West),
Thane,
Maharashtra - 401203

2205 8957 3803

VID : 9103 1996 1523 5416

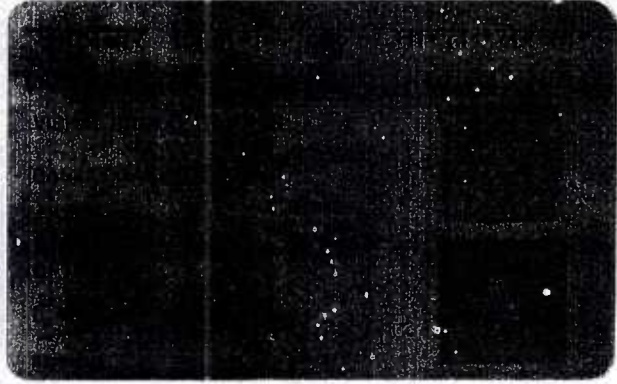


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बल - १		
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[Handwritten signature]



बरल - १		
९९०६०	१०	२
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दस्त गोषवारा भाग-2







बरल-१

दस्त क्रमांक:11767/2023

31/07/2023 1 46:22 PM

दस्त क्रमांक :बरल-१ /11767/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रतीक नटूभाई राठोड पत्ता:प्लॉट नं: सदनिका क्र - 504, बिल्डिंग नं - 50, माळा नं: 5 वा मजला, इमारतीचे नाव: मालवणी प्रयमेश को ऑप हो सोसा लि, ब्लॉक नं: छत्रपती शिवाजी राजे कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AEBPR4942R	लिहून देणार वय :-47 स्वाक्षरी:		
2	नाव:चेतन प्रताप राणे पत्ता:प्लॉट नं: 2/304, माळा नं: ,, इमारतीचे नाव: रेहाब बिल्डिंग, ब्लॉक नं: प्लॉट नं -10/2ए, गणेश मंदिर रोड, रोड नं: वडाळा मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ALDPR3509F	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:विणा चेतन राणे पत्ता:प्लॉट नं: 2/304, माळा नं: ,, इमारतीचे नाव: रेहाब बिल्डिंग, ब्लॉक नं: प्लॉट नं -10/2ए, गणेश मंदिर रोड, रोड नं: वडाळा मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:BNZPG5473J	लिहून घेणार वय :-30 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 07 / 2023 01 : 44 : 09 PM

ओळख:-

खालील इशम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां च्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विशाल संजय गमरे
वय:33पत्ता:रूम नं - बी 1/103 चंद्रेश कॉर्नर स्टेशन रोड नालासोणरा पश्चिम ठाणे
पिन कोड:4012032 नाव:कृष्णा नारायण मेळी
वय:45पत्ता:आत्माराम जाधव चाळ आकुर्ली रोड कांदिवली पूर्व मुंबई
पिन कोड:400101

छायाचित्र

ठसा प्रमाणित



बरल - १

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शिक्का क्र.4 ची वेळ:31 / 07 / 2023 01 : 46 : 33 PM

प्रमाणित करून घेतले, की का
प्रमाणित करून घेतले, की का

बरल-१/ 990E0 / 2023

पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. १1/07/2023

दिनांक:

सह. दुय्यम निबंधक, बोरीवली क. १

मुंबई उपनगर जिल्हा

Used At Deface Number

Deface Date

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHETAN PRATAP RANE AND VEENA CHETAN RANE	eChallan	03006172023072601417	MH005780406202324M	228000.00	SD	0003078889202324	31/07/2023
2		DHC		2807202308629	700	RF	2807202308629D	31/07/2023
3	CHETAN PRATAP RANE AND VEENA CHETAN RANE	eChallan		MH005780406202324M	30000	RF	0003078889202324	31/07/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Defacement and Dues Charges]

11767 /2023

Know Your Rights as Registrants

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

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



01/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 11767/2023

नोंदणी :

Regn:63m

गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3378545.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 504,बिल्डिंग नं - 50, माळा नं: 5 वा मजला, इमारतीचे नाव: मालवणी प्रथमेश को ऑप हौ सोसा लि, ब्लॉक नं: कोड 159,छत्रपती शिवाजी राजे कॉम्प्लेक्स, रोड : कांदिवली पश्चिम मुंबई -400067 PUI: PN4405351820000 ((C.T.S. Number : 6-A-6 ;))
(5) क्षेत्रफळ	1) 31.60 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:-प्रतीक नटूभाई राठोड वय:-47; पत्ता:-प्लॉट नं: सदनिका क्र - 504, बिल्डिंग नं - 50, माळा नं: 5 वा मजला, इमारतीचे नाव: मालवणी प्रथमेश को ऑप हौ सोसा लि, ब्लॉक नं: छत्रपती शिवाजी राजे कॉम्प्लेक्स, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AEBPR4942R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चेतन प्रताप राणे वय:-34; पत्ता:-प्लॉट नं: 2/304, माळा नं: ,, इमारतीचे नाव: रेहाब बिल्डिंग, ब्लॉक नं: प्लॉट नं -10/2ए, गणेश मंदिर रोड, रोड नं: वडाळा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:-ALDPR3509F 2): नाव:-विणा चेतन राणे वय:-30; पत्ता:-प्लॉट नं: 2/304, माळा नं: ,, इमारतीचे नाव: रेहाब बिल्डिंग, ब्लॉक नं: प्लॉट नं -10/2ए, गणेश मंदिर रोड, रोड नं: वडाळा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:-BNZPG5473J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11767/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

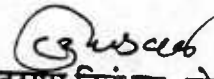
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 01/08/2023) toMunicipal Corporation of Greater Mumbai.

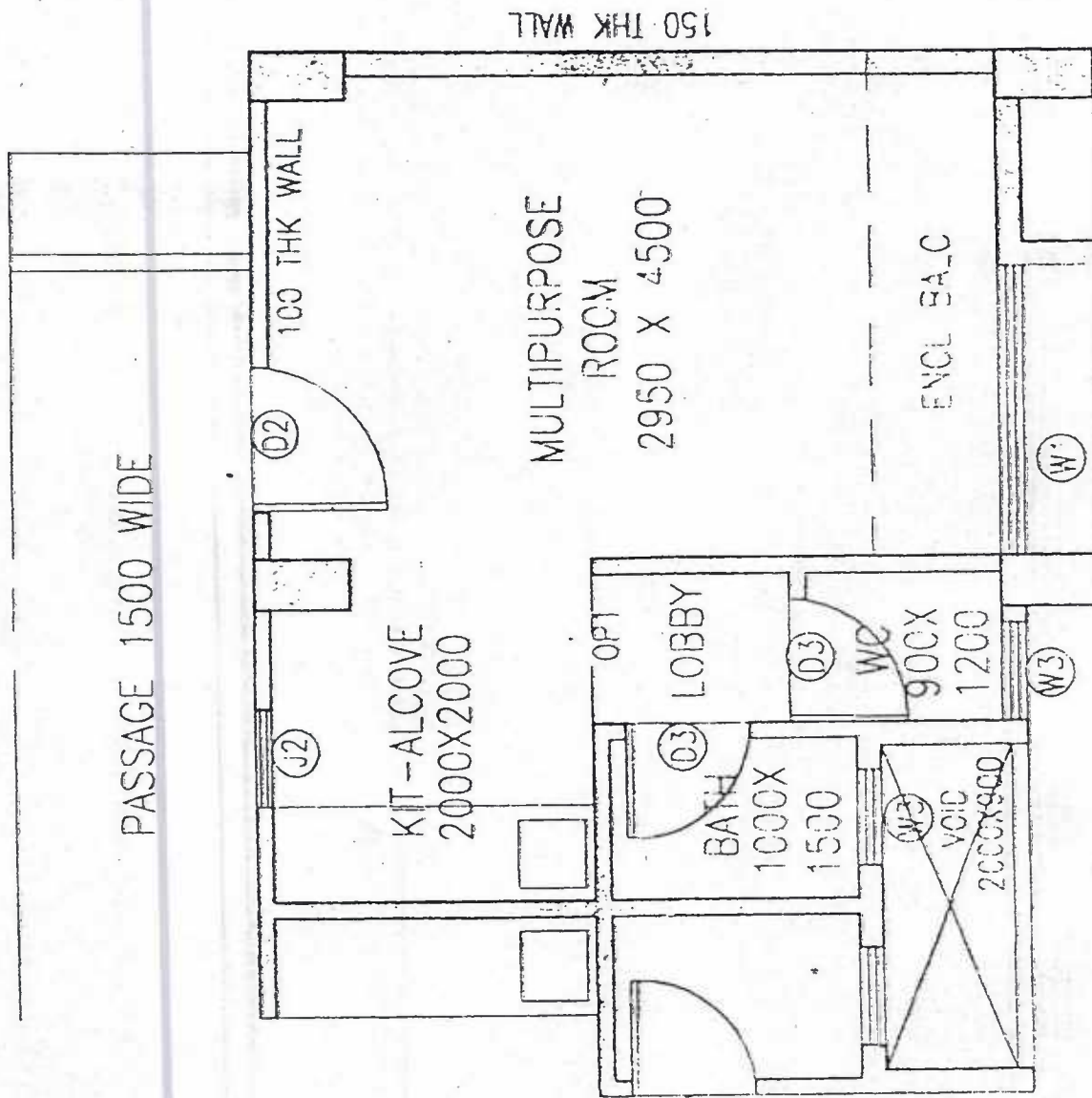
No need to spend your valuable time and energy to submit this documents in person.


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHETAN PRATAP RANE AND VEENA CHETAN RANE	eChallan	0300617202307260141''	MH005780406202324M	228000.00	SD	0003078889202324	31/07/2023
2		DHC		2807202308629	700	RF	2807202308629D	31/07/2023
3	CHETAN PRATAP RANE AND VEENA CHETAN RANE	eChallan		MH005780406202324M	30000	RF	0003078889202324	31/07/2023

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



TYPICAL UNIT PLAN

MASS HOUSING PROJECT AT MALAVANI, MALAD (WEST), MUMBAI.

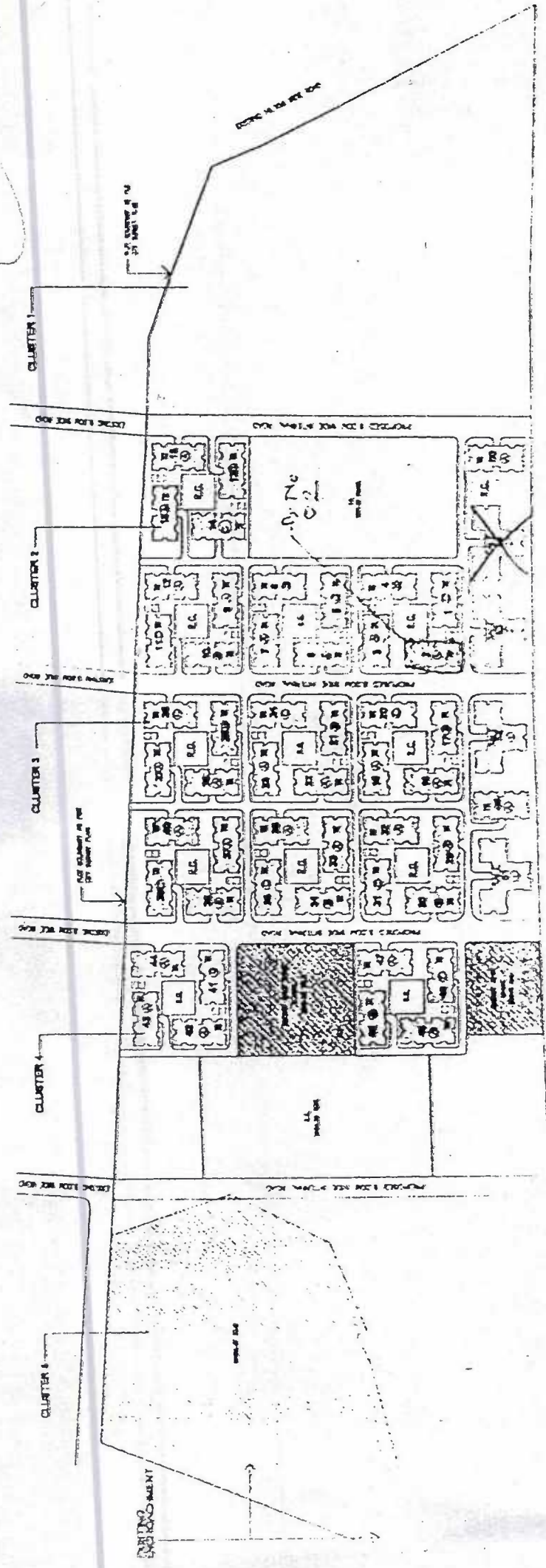
DATE: 27/08/2000

JAG CONSULTANTS (P) LTD




REGD. OFFICE: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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O.C. approval No. SUE/104/PP No. 6100

Date: 01.03.2001



 CITY AND MUNICIPAL CORPORATION, MUMBAI

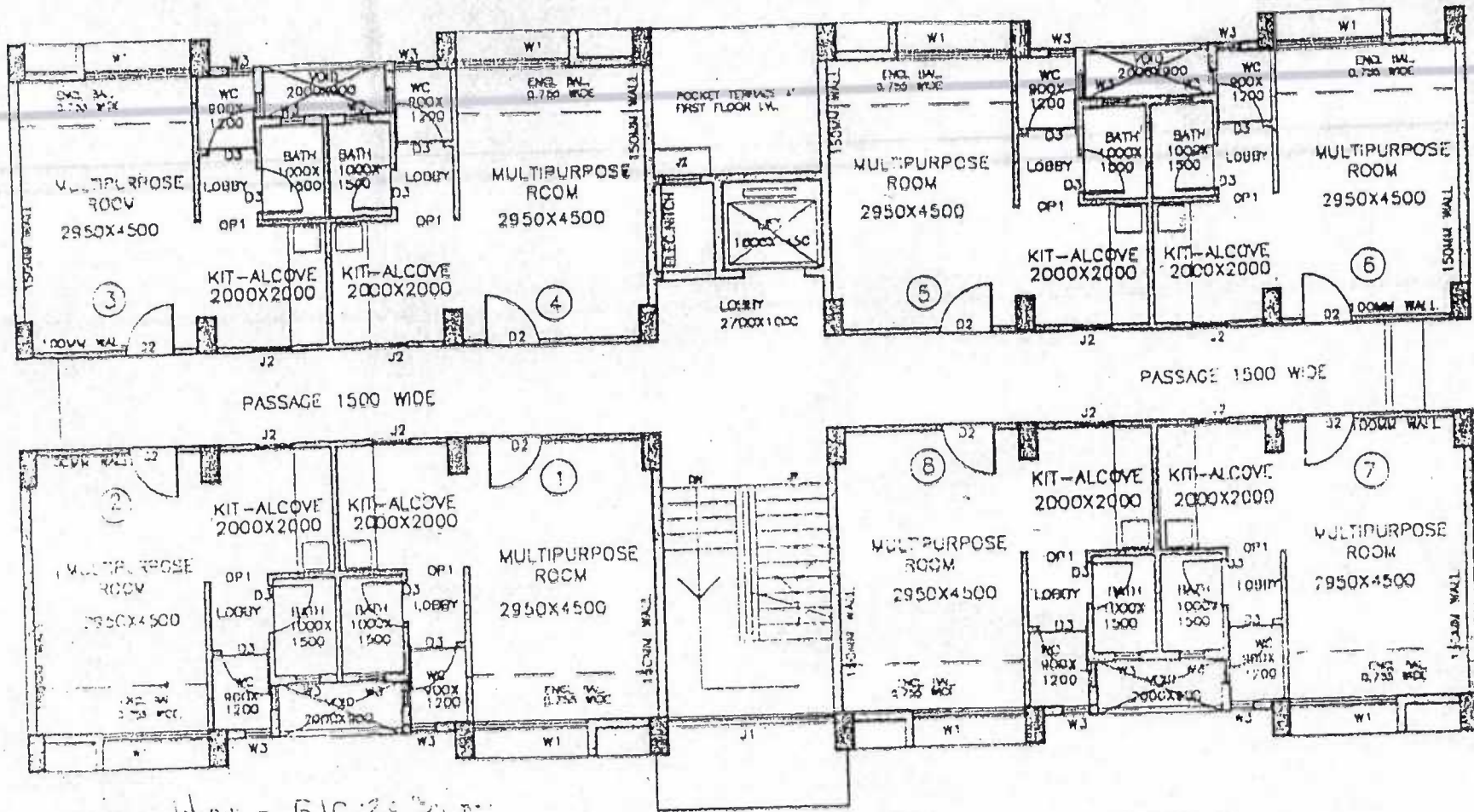
 LAYOUT



 MAHARASHTRA STATE PLANNING COMMISSION

 AGGREGATE PLAN NO. 111

HOUSING PROJECT AT WELLY/ANILNALAD (WEST), MUMBAI



50/202/2022

Flat area of the wing - 510.20 Sqm
 Built up area of the wing - 31.60 Sqm
 Carpet area of the wing - 20.91 Sqm

TYPE - A, B, C, D, E.
 TYPICAL FLOOR PLAN
 (1st TO 7th UPPER FLOORS)

DATE 28-08-2000
 IAG CONSULTANTS (P) LTD

MASS HOUSING PROJECT AT MALAVANI, MALAD (WEST), MUMBAI.

