



25/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14998/2023

नोदणी :

Regn.63m

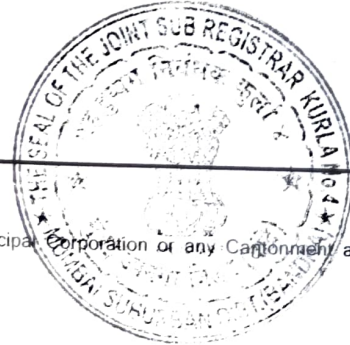
गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	9300000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6967160
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव.मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॅट नं. 302,तिसरा मजला,बी विंग,स्वप्न महल ऑफ स्वप्न महल को-ऑप. ही. सोसा. ली.,90 फीट वाईड रोड,ऑफ. बालराजेश्वर रोड,मुलुंड पश्चिम मुंबई 400080..... सदर दस्तात मिळकतीचे क्षेत्र 495 चौ फूट बांधीव आहे. PUI: TX0413605680000 ((C.T.S. Number : 24(PART) & 25(PART) ;))
(5) क्षेत्रफळ	1) 46 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-विपुल विशनजी सोनी वय-48; पत्ता-प्लॉट नं. फ्लॅट नं.302, माळा नं. तिसरा मजला, बी विंग, इमारतीचे नाव- स्वप्न महल को ऑप ही सोसा ली, ब्लॉक नं. मुलुंड पश्चिम, रोड नं. 90 फीट वाईड रोड, ऑफ. बालराजेश्वर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AMGSP6138R 2): नाव-रेश्मा विपुल सोनी वय-48; पत्ता-प्लॉट नं. फ्लॅट नं.302, माळा नं. तिसरा मजला, बी विंग, इमारतीचे नाव- स्वप्न महल को ऑप ही सोसा ली, ब्लॉक नं. मुलुंड पश्चिम, रोड नं. 90 फीट वाईड रोड, ऑफ. बालराजेश्वर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AJGPS8655N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-माटिन पतीनाथन - - वय-45; पत्ता-प्लॉट नं. रुम नं.1, माळा नं. -, इमारतीचे नाव: सिताराम मुसाई चाळ, ब्लॉक नं. भाडुप पूर्व, रोड नं. अशोक नगर, दत्त मंदिर जवळ, महाराष्ट्र, MUMBAI. पिन कोड-400042 पॅन नं-AYFPP7674N 2): नाव-मरियाजया संगीथा माटिन वय-34; पत्ता-प्लॉट नं. रुम नं.1, माळा नं. -, इमारतीचे नाव: सिताराम मुसाई चाळ, ब्लॉक नं. भाडुप पूर्व, रोड नं. अशोक नगर, दत्त मंदिर जवळ, महाराष्ट्र, MUMBAI. पिन कोड-400042 पॅन नं-DYOPM2884R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2023
(10)दस्त नोदणी केल्याचा दिनांक	25/07/2023
(11)मनुक्रमांक,खंड व पृष्ठ	14998/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	558000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला मनुचौदे :-

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



391/14998

पावती

Original/Duplicate

Tuesday, July 25, 2023

नोंदणी क्र. :39म

4:12 PM

Regn.:39M

पावती क्र.: 16156

दिनांक: 25/07/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-14998-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मार्टिन पतीनाथन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

मुळ दस्त परत मिळाला

एकूण:

रु. 30880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:33 PM ह्या वेळेस मिळेल.


सह.दु.निबंधक कुर्ला - 4

बाजार मुल्य: रु.6967160 /-

मोबदला रु.9300000/-

भरलेले मुद्रांक शुल्क : रु. 558000/-

सह दुय्यम निबंधक वर्ग-२
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1907202303827 दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005431294202324E दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

करल ४		
१४००६	४	४
२०२३		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 25th Day of July, 2023 BETWEEN **(1) MR. VIPUL VISHANJI SONI** aged about 48 years (**PAN: AMGPS6138R**) & **(2) MRS. RESHMA VIPUL SONI** aged about 48 years (**PAN: AJGPS8655N**) both of them Hindu, Adult, Indian Inhabitants, owners of Flat No. 302, Third Floor, "B" Wing, Swapna Mahal Co-op. Hsg. Soc. Ltd. 90 Feet Wide Road, Off. Bal Rajeshwar Road, Mulund (West), Mumbai-400 080, jointly hereinafter referred to as the "**TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART;

AND

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

करल ४	
१४००८	५
२०२३	२

(1) **MR. MARTIN PATHINATHAN** aged about 45 years (PAN: AYFPP7674N) & (2) **MRS. MARIYAJAYA SANGEETHA MARTIN**

aged about 34 years (PAN: DYOPM2884R), both of them Christian,

Inhabitants, residing at Room No. 1, Sitaram Musai

Nagar, Near Datta Mandir, Bhandup (East), Mumbai-

400 002, hereinafter jointly referred to as the "**TRANSFEREES**"

(which expression shall unless it be repugnant to the context or

of shall mean and include their heirs, executors,

and assigns) of the **OTHER PART**.

WHEREAS originally **SHRI CHAMPSHI D. HEFFA** had purchased,

vide Agreement dated 23rd January, 1985 a Residential Flat bearing

No.302 admeasuring about 495 Sq. Feet Built Up Area on the Third

Floor in "B" Wing of the building known as Swapna Mahal, situated at

90 Feet Wide Road, Off. Bal Rajeshwar Road, Mulund (West),

Mumbai-400080 from **Builders MESSRS SRI DEVELOPER** for the

consideration and conditions agreed between themselves, more

particularly described in the schedule written hereunder, hereinafter

for brevity's sake referred to as the "**Said Premises**". The said

Agreement is registered in the office of the Sub Registrar of Mumbai,

vide Sr. No.PS-486-1985 on 24th January, 1985.

AND WHEREAS all the flat owners of the building 'Swapna Mahal'

had formed and registered a Co-operative Housing Society Ltd. named

SWAPNA MAHAL Co-operative Housing Society Ltd., a society duly

registered under Registration No. **BOM/WT/HSG/TC/6032/91**

DATED 29-11-1991 under the Maharashtra Co-operative Societies

Act 1960 (hereinafter referred to as the "**Said Society**").

Martin Pathinathan

Mariyajaya Sangeetha

[Handwritten signatures]

करल ४		
१२	२	३
२०२३		

11. Upon receipt of full and final payment, the Transferors shall authorize the Transferees to represent themselves and to sign, execute and deliver any letters, writings or documents or forms of the society which may be required to sign in respect of the Premises on behalf of the Transferors.

12. The Transferees shall apply in the prescribed forms for membership of the said society and shall always be bound by the rules and regulations and byelaws of the said society.

13. It is specifically agreed between both the parties that the Transferees will pay proper Stamp Duty and registration charges payable on this Agreement for Sale.

SCHEDULE

A Flat bearing No.302 admeasuring about 495 Sq. Feet Built Up Area on the Third Floor in "B" Wing of the building known as Swapna Mahal of Swapna Mahal Co-op. Hsg. Soc. Ltd., situated at 90 Feet Wide Road, Off. Bal Rajeshwar Road, Mulund (West), Mumbai-400080, bearing Survey No.243, Hissa No.3 and Survey No. 246, Hissa No.1 & 2 and C.T.S. No.24(part) & 25(part), Village Mulund (West), Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of 'T' Ward.

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

[Handwritten signature]

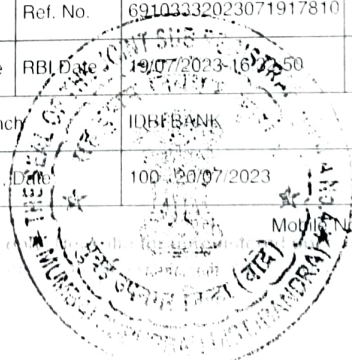
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[Handwritten signature]

CHALLAN
MTR Form Number-6



GRN MH005431294202324E	BARCODE	Date 19/07/2023-16 31 08	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 KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(If Applicable)	
Location MUMBAI		Full Name	MARTIN PATHINATHAN
Year 2023-2024 One Time		Flat/Block No.	FLAT NO 302 B WING SWAPNA MAHAI
Account Head Details		Amount In Rs.	Premises/Building
0030045501 Stamp Duty		558000.00	Road/Street 90 FEET WIDE ROAD OFF B R ROAD MULUND WEST
0030063301 Registration Fee		300000.00	Area/Locality MUMBAI
			Town/City/District
			PIN 4 0 0 0 8 0
		Remarks (If Any)	
		Second Party Name=VIPUL V SONI 	
588000.00		Amount In	Five Lakh Eighty Eight Thousand Rupees Only
Total		Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	69103332023071917810
		Ref. No.	2819089954
Cheque/DD No.		Bank Date	19/07/2023-16 31 08
		RBI Date	20/07/2023
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No.	100 20/07/2023



Department ID :
 Challan is valid for document to be registered in Sub-Registrar office of the jurisdiction of the Challan.

Validity unknown

Digitally signed by
 DIRECTORATE
 ACCOUNTS AND
 TREASURY MUMBAI 02
 Date: 2023.07.25 16:34:34
 IST
 Reason: GPRS Secure
 DocId:39114998
 Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(iS)-391-14998	00029379/420232	25/07/2023-16 17 34	IGR200	30000.00
2	(iS)-391-14998	00029379/420232	25/07/2023-16 17 34	IGR200	558000.00
Total Defacement Amount					5,88,000.00