

Receipt (pavti)

PT

86/5816

पावती

Original/Duplicate

Thursday, July 20, 2023

नोंदणी क्र. :39म

1:59 PM

Regn.:39M

पावती क्र.: 7704 दिनांक: 20/07/2023

गावाचे नाव: कामोठे

दस्तऐवजाचा अनुक्रमांक: पवल1-5816-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दिपक सदानंद दळवी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:18 PM ह्या वेळेस मिळेल.

JOINT S & PAVVEL

सह दुय्यम निबंधक पनवेल १

बाजार मूल्य: रु.3290154/-

मोबदला रु.4550000/-

भरलेले मुद्रांक शुल्क : रु. 318500/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2007202302828 दिनांक: 20/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005457663202324E दिनांक: 20/07/2023

बँकेचे नाव व पत्ता: दस्त परत मिळाला

प्रकाराची सही

मूळ दस्त परत दिला

दिपक,

स निबंधक, पनवेल



20/07/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 5816/2023

नोंदणी :

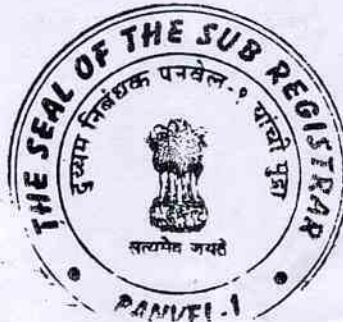
Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4550000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3290154
(4) भू-मापन, पोटहिम्मा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: विभाग क्र 15अ/11 दर रु 79800/ प्रती चौ मी. सदनिका 202 ए विंग दुसरा मजला बसंत बहार सी एच एस लि. प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड. क्षेत्रफळ 43.40 चौ मी बिल्टअप. ((Plot Number : 05 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 43.40 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:-अशापोगु शेषना -- वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-410206 पॅन नं:-AFHPA2311L 2): नाव:-सरोजा शेषना अशापोगु -- वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(ं:). पिन कोड:-410206 पॅन नं:-BJXPA4466M 3): नाव:-आनंद शेषना आशापोगु -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(ं:). पिन कोड:-410206 पॅन नं:-ARGPA0305F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपक सदानंद दळवी -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं- बी-15 रूम नं 03 देवनार मुन्सिपल कॉलनी गोवंडी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-AJMPD8804A 2): नाव:-दृष्टी दिपक दळवी -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं- बी-15 रूम नं 03 देवनार मुन्सिपल कॉलनी गोवंडी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-ATWPD0041M
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5816/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	318500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



[Signature]
सह दुय्यम निबंधक पनवेल १

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK SADANAND DÁLVI	eChallan	69103332023072012522	MH005457663202324E	318500.00	SD	0002815315202324	20/07/2023
2		DHC		2007202302828	600	RF	2007202302828D	20/07/2023
3	DEEPAK SADANAND DALVI	eChallan		MH005457663202324E	30000	RF	0002815315202324	20/07/2023

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



CHALLAN
MTR Form Number-6



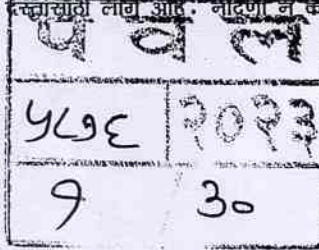
GRN	MH005457663202324E	BARCODE			Date	20/07/2023-11:49:54	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				PNL4_PANVEL NO 4 SUB REGISTRAR					
Location				RAIGAD					
Year				2023-2024 One Time					
Payer Details				TAX ID / TAN (If Any)					
PAN No.(If Applicable)				AJMPD8804A					
Full Name				DEEPAK SADANAND DALVI					
Flat/Block No.				BASANT BAHAR CHS LTD FLAT NO 202 A					
Premises/Building				WING					
Account Head Details		Amount In Rs.		Road/Street					
0030046401 Stamp Duty		318500.00		PLOT NO 05 SECTOR NO 11 KAMOTHE					
0030063301 Registration Fee		30000.00		Area/Locality					
				NAVI MUMBAI					
				Town/City/District					
				PIN					
				4 1 0 2 0 6					
				Remarks (If Any)					
				PAN2=AFHPA2311L~SecondPartyName=ASHAPOGU					
				SHESHANNA~CA=4550000~Marketval=3464000					
				Amount In					
				Three Lakh Forty Eight Thousand Five Hundred Rupee					
Total		3,48,500.00		Words					
				s Only					
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		69103332023072012522 2819216692	
Cheque/DD No.				Bank Date		RBI Date		20/07/2023-11:51:16 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI 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.

Mobile No. : 9322267458

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



Accler

Dousloti

Print Date 20-07-2023 11:51:32

A. Anand
A. Anand

A. Anand

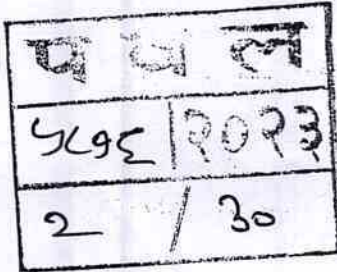


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2007202302828	Date 20/07/2023
Received from DEEPAK SADANAND DALVI, Mobile number 9322267458, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 20/07/2023
Bank CIN 10004152023072002632	REF No. 320187663189
This is computer generated receipt, hence no signature is required.	

A. Anand
A. Anand

A. Anand

Saleem
Douslat



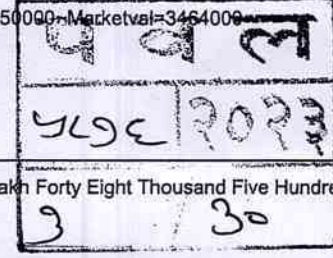


CHALLAN
MTR Form Number-6



GRN	MH005457663202324E	BARCODE	1100 11 10000 000 0011 00 0000 00000000 0000 0000 0000 0000	Date	20/07/2023-11:49:54	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)	AJMPD8804A		
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR	Full Name	DEEPAK SADANAND DALVI				
Location	RAIGAD	Flat/Block No.	BASANT BAHAR CHS LTD FLAT NO 202 A				
Year	2023-2024 One Time	Premises/Building	WING				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	318500.00	PLOT NO 05 SECTOR NO 11 KAMOTHE	NAVI MUMBAI		4 1 0 2 0 6
0030063301 Registration Fee	30000.00				
Remarks (If Any)					
PAN2=AFHPA2311L~SecondPartyName=ASHAPOGU					
SHESHANNA~CA=4550000~Marketval=3464000					
Total		Amount In Words	Three Lakh Forty Eight Thousand Five Hundred Rupees Only		
		Words	3 30		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	60703332023072012522 2810216692			
Cheque/DD No.		Bank Date	RBI Date	20/07/2023-11:51:16		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. 9322267458
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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-5816	0002815315202324	20/07/2023-13:57:22	IGR146	30000.00



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

Receipt of Document Handling Charges

PRN 2007202302828

Receipt Date 20/07/2023

Received from DEEPAK SADANAND DALVI, Mobile number 9322267458, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5816 dated 20/07/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name SBIN

Payment Date 20/07/2023

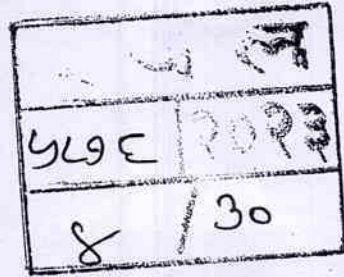
Bank CIN 10004152023072002632

REF No. 320187663189

Deface No 2007202302828D

Deface Date 20/07/2023


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

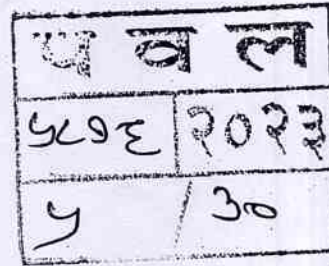


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202307203904	20 July 2023,01:16:54 PM			
पवला					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	15अ/11-कामोठे सिडको से.क्र.11				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
29600	79800	91800	97000	91800	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	43.4चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	नाही	मजला -	Second		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 95 / 100 Apply to Rate= Rs.75810/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
		= ((75810-29600) * (100 / 100)) + 29600)			
		= Rs.75810/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 75810 * 43.4			
		= Rs.3290154/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 3290154 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.3290154/-			
		= ₹ बत्तीस लाख नव्वद हजार एक शें चोपन्न /-			

Home

Print

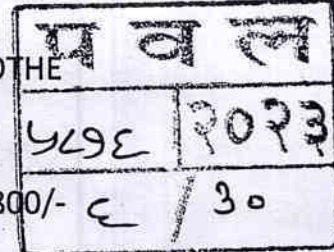

 सह दुय्यम निबंधक, पनवेल-?



AGREEMENT TO SELL

FLAT NO: 202, 'A' WING, SECOND FLOOR,
BLDG. KNOWN AS "BASANT BAHAR CHS LTD"
PLOT-05, SECTOR-11,
KAMOTHE, NAVI MUMBAI.

NODE : KAMOTHE
BUILT UP AREA IN SQ. MTRS. : 43.40
RATE PER SQ.MTR : Rs.79,800/-
MARKET VALUE : Rs.34,64,000/-



=====

SALE PRICE : Rs.45,50,000

=====

TOTAL STAMP DUTY : Rs.3,18,500/*

REGISTRATION FEES : Rs.30,000/-

=====

THIS AGREEMENT is made at Navi Mumbai, on this 26th day of July . 2023.

A. P. Singh
A. R. D. S.
A. Anand

Calu
Dusketi

AGREEMENT TO SELL

BETWEEN

MR. ASHAPOGU SHESHANNA, aged 71 years, [PAN NO: AFHPA 2311 L] & MRS. SAROJA SHESHANNA ASHAPOGU, aged 70 years, [PAN NO: BJXPA 4466 M] & MR. ANAND SHESHANNA ASHAPOGU, aged 50 years, [PAN NO: ARGPA 0305 F], all adults, Indians, Inhabitants, having address at FLAT NO: 202, A WING, BASANT BAHAR CHS LTD, PLOT NO: 05, SECTOR NO: 11, KAMOTHE, NAVI MUMBAI 410 206., hereinafter for brevity's sake called and referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MR. DEEPAK SADANAND DALVI, aged 42 years, [PAN NO: AJMPD 8804 A] & MRS. DRUSHTI DEEPAK DALVI, aged 42 years, [PAN NO: ATWPD 0041 M], both adult, Indian, Inhabitant, residing at BLOCK NO: B-15, ROOM NO: 03, DEONAR, MUNICIPAL COLONY, GOVANDI (WEST), MUMBAI 400 043., hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

प व ल	
५८७६	२०२३
८	३०
FLAT NO:	WING

DESCRIPTION OF PROPERTY



FLOOR PLOT NO: SECTOR
SECOND 05 11

: "BASANT BAHAR CHS LTD"
: KAMOTHE, NAVI MUMBAI.
: 43.40

SALE PRICE : Rs.45,50,000/- (RUPEES FORTY FIVE LAKHS FIFTY THOUSAND ONLY)

Hereinafter referred to as 'THE SAID FLAT'

A. Anand

A. Anand

A. Anand

Dalvi
Drushti

WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD ., a Company incorporated under the Companies Act,1956, (I of 1956) and having its Registered Office at Nirmal, 2ND Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "CIDCO" is Government Company wholly owned by the State Government and is also the New Town development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (i) and (3-A) of section – 113 of the Maharashtra Regional & Town Planning Act , (hereinafter referred to as the said Act)

WHEREAS:

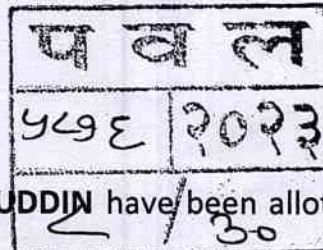
The State Government of Maharashtra has been acquired lands pursuant to Section -113 A of the said Act, and is vesting such lands in Corporation for it's development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.

WHEREAS:

MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN, others were legal owners of PLOT NO:5 are seized off and / or otherwise well and sufficiently entitled to all the piece and parcel of land lying and situated at Village Kamothe, Taluka Panvel District Raigad. Being PLOT NO:5, in SECTOR-11, area admeasuring about 2150.00 Sq.Mtrs. within the limits of CIDCO, Taluka Panvel, District Raigad, within the registration District Thane, Sub Registration Urban (hereinafter for brevity's sake called and referred to as '**THE SAID PROPERTY**)

AND WHEREAS

The said **MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN** have been allotted the said plot by CIDCO under their 12.5% scheme



AND WHEREAS

The CIDCO under have further executed the necessary Agreement to Lease in respect of the said property in favor of the said **MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN** on 28/04/2003 being Lessees.



AND WHEREAS

The said **MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN** are entitled to dispose off the development rights in respect of the said plot to the rules and regulations of CIDCO.

A. Anand
A. Anand
A. Anand

Salun
Mustafi

AND WHEREAS

By the Development Agreement dated 28/04/2003 the said **MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN** have entrusted the development work to M/S. **OMKAR KRUPA ASSOCIATES**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 having its office at 001, SAFFRON, PLOT NO: 11, SECTOR – 1, SCM MARG, PANVEL MATHERAN ROAD, NEW PANVEL (E), NAVI MUMBAI DIST- RAIGAD (hereinafter referred to as THE DEVELOPER / BUILDER) for proper consideration.

AND WHEREAS

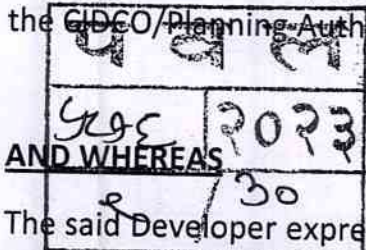
In pursuance to the said Agreement, the said **MR. KAZI ABDUL REHMAN KAZI KAMALUDDIN** also executed the necessary power of attorney in favor of M/S. **OMKAR KRUPA ASSOCIATES**, for the purpose of development.

AND WHEREAS

The said Builders/Developers in pursuance to the said Agreement and Power of Attorney Dated:27/05/2003 have obtained the necessary building permission from CIDCO vide their No. CIDCO/EE(BP)/ATPO/148 dated 11/07/2003.

AND WHEREAS

The said Builder / Developer have constructed a building known a "BASANT BAHAR", as per the plans and specifications approved and the development permission granted by the CIDCO including such addition , modification, revisions, alterations, therein in if any from time to time as may be approved by the CIDCO/Planning Authorities:



AND WHEREAS

The said Developer expressed their intention to dispose off the Flats/Shops in the new building as on ownership basis to the prospective PURCHASER.

AND WHEREAS

Under an Agreement for Sale Dated 18/01/2005, the said Developer have sold one of the Flat bearing No.202, in the 'A' Wing on the SECOND Floor to the **PRESENT SELLER** for a proper consideration. The said Agreement has been registered with the Sub-Registrar of assurances Panvel-2, vide Document No: 01277/2005, vide Receipt No: 1276, Dt: 05/02/2005, by paying proper Stamp duty and Registration charges.

A. J. A. M.
A. B. O. R. U.
A. Anand

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AND WHEREAS

The OCCUPANCY CERTIFICATE has been obtained from CIDCO vide their No. CIDCO/BP/ATPO/1633, dated 26/10/2007.

AND WHEREAS

THE SAID Building known as "BASANT BAHAR" has been Registered as "BASANT BAHAR CHS LTD." Under Registration No. NBOM / CIDCO / HSG / OH / 3323 / JTR / 2010-2011. Where ever "BASANT BAHAR" is mentioned be read as "BASANT BAHAR CHS LTD".

AND WHEREAS

The SELLER is fully seized and well possessed to hold Flat No. 202, 'A' Wing on SECOND Floor, in the Bldg. Known as "BASANT BAHAR" constructed on GES PLOT NO:5, SECTOR-11, Kamothe, Navi Mumbai.

AND WHEREAS

THE PURCHASER being interested in one such Flats, been constructed over thereon and requested the SELLER to sell and assign all their rights in and upon one of the said Flat and accordingly the SELLER agreed to sell and transfer the said Flat.

AND WHEREAS

On satisfying the Plans and other terms and conditions including the Title, the PURCHASER hereby agree to purchase the said Flat from the SELLER, for a total consideration of Rs. 45,50,000/- (RUPEES FORTY FIVE LAKHS FIFTY THOUSAND ONLY)

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A. Anand

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Balew
Doushti



The SELLER do hereby covenant as follows :

- a) There are no suits, litigations civil or any other proceedings pending in any competent court, as against the SELLER personally affecting the said Flat.
- b) There are no attachments or prohibitory orders as against or affecting the said Flat.
- c) There are no charges and the said flat is not the subject matter to any lispendens or easements or attachments either before or after judgment. The SELLER has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.
- d) The SELLER has paid all the necessary charges of any nature whatsoever in respect of the said Flat.
- e) The SELLER has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The SELLER has paid all the necessary charges till the date of execution of this Agreement and shall pay till the physical possession is given to the PURCHASER.
- f) The SELLER has not entered into any agreement of Leave and License with any person/persons, which is still subsisting or any other right nature, wherein he is prevented from disposing or dealing with this Flat.
- g) The SELLER has not received any notice from CIDCO/Municipal corporation/MSEDCL and any other statutory body or authorities regarding the acquisition and/ or requisition of the said Flat.

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The SELLER is in exclusive use, occupation and possession of the said Flat and every part thereof and except the SELLER no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.



i) The SELLER is not restricted either in the Income Tax Act, Gift Act, or under statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

j) The SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASER and the SELLER has all the rights , titles and interests to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein

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A. अ. अ. अ.
A. Anand

Seller
Drushti

Relying upon the said aforesaid representations and declarations made by the SELLER herein, the PURCHASER has agreed upon to purchase the said Flat.

AND WHEREAS:

The PURCHASER have taken the inspection of all the various documents, which the SELLER has provided for inspection and the PURCHASER are fully satisfied about the title of the SELLER and they have inspected the Flat.

Both the parties are desirous of recording the terms and conditions of these presents so reached between them.

NOW THIS AGREEMENT WITNESSETH IS MUTUALLY AGREED AS FOLLOWS:

1. THE SELLER has agreed to sell assign all interest and benefit in and upon Flat.

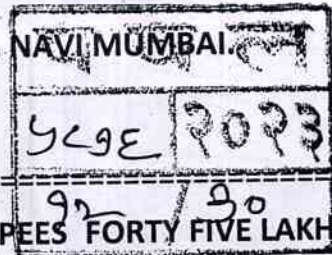
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FLAT NO:	WING	FLOOR	PLOT NO:	SECTOR
202	A	SECOND	05	11

BUILDING KNOWN AS : "BASANT BAHAR CHS LTD"

NODE : KAMOTHE, NAVI MUMBAI

BUILT UP AREA IN SQ.MTRS. : 43.40



=====

to the PURCHASER for a total sum of Rs. 45,50,000/- (RUPEES FORTY FIVE LAKHS FIFTY THOUSAND ONLY) which shall be paid in the following manner:

- i) Rs.1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY) paid by cash per Receipt attached.
- ii) And the Balance sum of Rs. 44,00,000/- (RUPEES FORTY FOUR LAKHS ONLY) shall be paid WITHIN 45 DAYS from the date of registration of this agreement on raising loan from ANY NATIONALISED /CO-OPERATIVE BANK/ FINANCIAL INSTITUTION.



TIME IS THE ESSENCE OF THE CONTRACT.

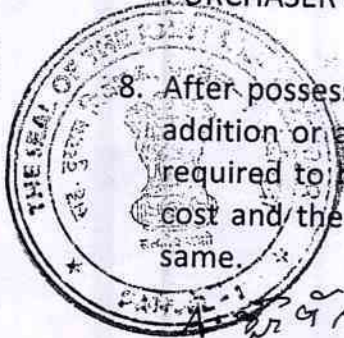
A. Anand
A. Anand
A. Anand

A. Anand
Dushti

1. The PURCHASER agree to purchase the said Flat been constructed over the said Plot from the SELLER, which has been inspected and found to be in good and tenantable condition by the PURCHASER at or for the price of the said consideration.
2. The PURCHASER has to pay to the SELLER, the said consideration of **Rs.1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY)** being the **PART PAYMENT** of the said flat, which amount the SELLER admits of having received the same and acknowledge the receipt at the end of this Agreement.
3. The SELLER ON RECEIVING FULL AND FINAL CONSIDERATION shall hand over the Physical and vacant possession of the said Flat to the PURCHASER.
4. It is hereby further agreed that in any event after taking 'over the possession, the PURCHASER shall not have any right to make any grievance in respect of the construction thereof.
5. The SELLER doth hereby agrees that he shall sign, and execute all the papers, applications, documents, and do all acts, deeds and things the PURCHASER may require from him to do in order to become members of the Company / Society and also to do the safe – guarding the interest of the SELLER and PURCHASER of all other Flats.
6. The PURCHASER shall from the date of possession, pay the provisional amount payable towards the taxes, maintenance and other charges as per the proportionate share and in case of any deposit is demanded by the Water/ Electricity /Municipal authorities shall be borne by the PURCHASER only.

प व ल	7. The PURCHASER shall maintain at their own costs the Flat acquired by them in the same good conditions, state and order in which it is delivered to them and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO and other concerned bodies and keep INDEMNIFIED the Developers in respect of any such breach, non-performance PURCHASER or non-observance of any of the conditions, rules or bye-laws.
579 E	
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7. The PURCHASER shall maintain at their own costs the Flat acquired by them in the same good conditions, state and order in which it is delivered to them and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO and other concerned bodies and keep INDEMNIFIED the Developers in respect of any such breach, non-performance PURCHASER or non-observance of any of the conditions, rules or bye-laws.

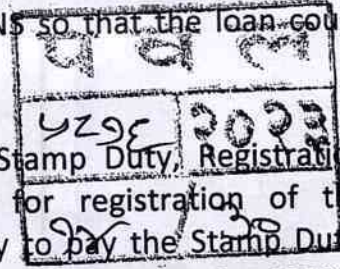


8. After possession of the said Flat is handed over to the PURCHASER if any addition or alteration in or about or relating to said building is thereafter required to be carried out by the PURCHASER in the said building at their cost and the SELLER shall not in any manner liable or responsible for the same.

A. N. D. S.
A. Anand

Seller
D. M. S. H.

9. The SELLER shall keep the PURCHASER fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the SELLER and all costs, charges and expenses which the PURCHASER may suffer incur or be put on the behalf.
10. All costs charges and expenses in connection with the cost of the prejudices, engrossing, stamping and registering this Agreement / Conveyance Deed and any other document required to be executed by the PURCHASER, shall be borne by the PURCHASER only.
11. The SELLER do hereby declare that he has paid all the Stamp Duty and Registration charges to the Revenue Authorities and in case any notice of recovery is received by the PURCHASER in respect of this Flat that shall be paid by the SELLER and or settle the same with the Revenue Authorities on his own cost.
12. This Agreement shall always be subjected to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Rules 1964 or any other provisions of law applicable thereto.
13. The Transfer charges payable to the Society shall be paid by the SELLER.
14. As it is mandatory for disbursement of the loan that all the original documents pertaining to the said Flat should be handed over to ANY NATIONALISED /CO-OP / FINANCIAL INSTITUTIONS so that the loan could be disbursed in time.
15. The PURCHASER do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement to Sell/ Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act 1958.
16. The SELLER do hereby covenant and perform the following:
- To pay the maintenance charges to the society /Builder till the date of physical possession.
 - To pay the Electricity bill till the date of physical possession.
 - To pay the Property tax Bill till the date of possession.
17. The PURCHASER do hereby agree as follows:
- To pay the Stamp Duty and Registration Charges payable to the Revenue authorities.
 - To pay the Transfer Charges payable to the CIDCO.



A. 25/08/23
 A. 25/08/23
 A. Anand

(Signature)
 Anand

THE TRANSFER CHARGES PAYABLE TO CIDCO

The Transfer charges payable to CIDCO if any for transfer in the name of SELLER in records of CIDCO shall be paid by the SELLER. However the transfer charges for the transfer in the name of the PURCHASER shall be paid by the PURCHASER.

SCHEDULE

All that piece and parcel of Land under 12.5% Gaothan Expansion Scheme being Plot known as GES PLOT NO:5, SECTOR-11, Kamothe, Navi Mumbai, Taluka Panvel and District Raigad, containing by measurement 2150.00 Sq.Mtrs. Registration District and Sub District Uran/Panvel bound as follows:

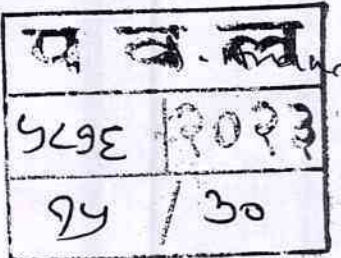
ON THE EAST BY : 11.0 METERS WIDE ROAD
ON THE WEST BY : 32.0 METERS WIDE ROAD
ON THE SOUTH BY : PLOT NO- 5A
ON THE NORTH BY : COLLEGE PLOT.

SCHEDULE OF FLAT

Flat NO: 202, 'A' Wing, on the SECOND Floor, in the building known as "BASANT BAHAR CHS LTD", constructed on PLOT NO: 5, SECTOR-11, Kamothe, Navi Mumbai, admeasuring 43.40 Sq.Mtrs. (Built up Area).

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Salee
DmshH



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year SIXTH hereinabove written:

SIGNED AND DELIVERED by the

Within named SELLER

MR. ASHAPOGU SHESHANNA

A. Ashapogu



MRS. SAROJA SHESHANNA ASHAPOGU

S. Saroja



MR. ANAND SHESHANNA ASHAPOGU

In presence of

A. Anand



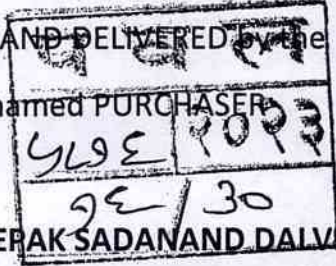
1) Suzyakant Babaji Dhoke.

S. Suzyakant

2) Reghunath Nandyappa shetty R. N. Shetty

SIGNED AND DELIVERED by the

Within named PURCHASER



MR. DEEPAK SADANAND DALVI

D. Dalvi



MRS. DRUSHTI DEEPAK DALVI

In presence of

D. Drushti



1) Suzyakant Babaji Dhoke.

S. Suzyakant



2) Reghunath Nandyappa shetty R. N. Shetty

RECEIPT

Received of and From the within named PURCHASER, **MR. DEEPAK SADANAND DALVI & MRS. DRUSHTI DEEPAK DALVI**, sum of **Rs.1,50,000/- (RUPEES ONE LAKHS FIFTY THOUSAND ONLY)** being the **PART PAYMENT** of Flat being :

=====

FLAT NO:	WING	FLOOR	PLOT NO:	SECTOR
202	A	SECOND	05	11

BUILDING KNOWN AS : "BASANT BAHAR CHS LTD"

NODE : KAMOTHE, NAVI MUMBAI.

BUILT UP AREA IN SQ.MTRS. : 43.40

=====

DETAILS OF PAYMENT

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CHEQUE NO.	DATE	AMOUNT (Rs.)	BANK
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869708	11/07/2023	Rs.1,00,000/-	SBI BANK
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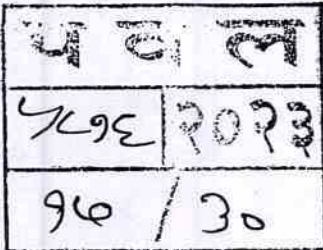
869709	18/07/2023	Rs.50,000/-	SBI BANK
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TOTAL	:	Rs.1,50,000/-
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WE SAY RECEIVED

Rs.1,50,000/-




X a Asha Pogus Sheshanna

(MR. ASHAPOGU SHESHANNA)

(MRS. SAROJA SHESHANNA ASHAPOGU)

(MR. ANAND SHESHANNA ASHAPOGU)

SELLER





Saturday, February 05, 2005
11:12:17 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1276
दिनांक 05/02/2005
गावाचे नाव कामोठे
दस्तऐवजाचा अनुक्रमांक उरण 01277 2005
दस्ता ऐवजाचा प्रकार करारनामा

सादर करण्याचे नाव: शेषना आशापोय

नोंदणी फी	:	5700.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:	520.00
एकूण रु.		6220.00

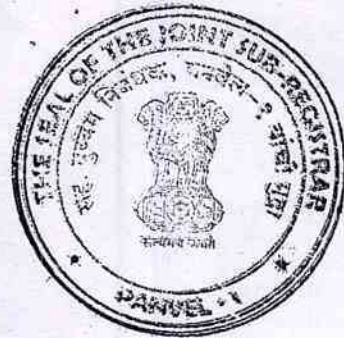
आपणास हा दस्त अंदाजे 1:26PM ह्या वेळेस मिळेल

[Signature]
प्र. दुय्यम निबंधक
उरण (पनवेल 2)

बाजार मूल्य: 570000 रु. मोबदला: 416805 रु.
भरलेले मुद्रांक शुल्क: 18000 रु.

[Signature]
उपनिदेशक अभियन्ता (सिविल).
भारत संचार निगम लिमिटेड (सिविल) उपनिदेशक
नया पनवेल, जिला रायगड पिन-४१०२०६.

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१८	/ ३०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

REF NO: CIDCO/BPI/ATPO/1633

Date : 26/10/07

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA=2750.98 Sq.mtrs., Comm. BUA= 473.76 Sq.mtrs. Total BUA=3224.74 Sq.mtrs. (No. of Units R-104, C-34)] on Plot no.05, Sector-11 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Sheshnath & Associates has been inspected on 26/07/2007 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11/07/2003 and that the development is fit for the use for which it has been carried out.

V. Venu Gopal
26/10/07

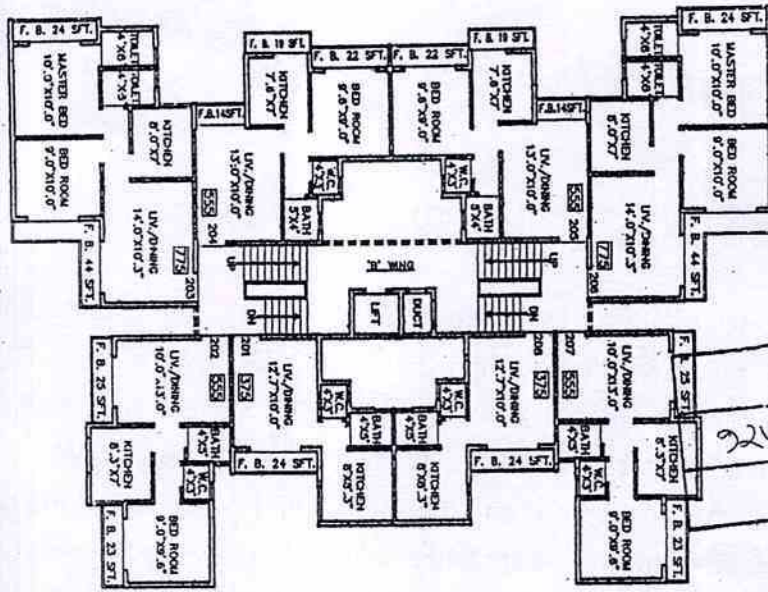
(V. Venu Gopal)
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

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१८ / ३०	



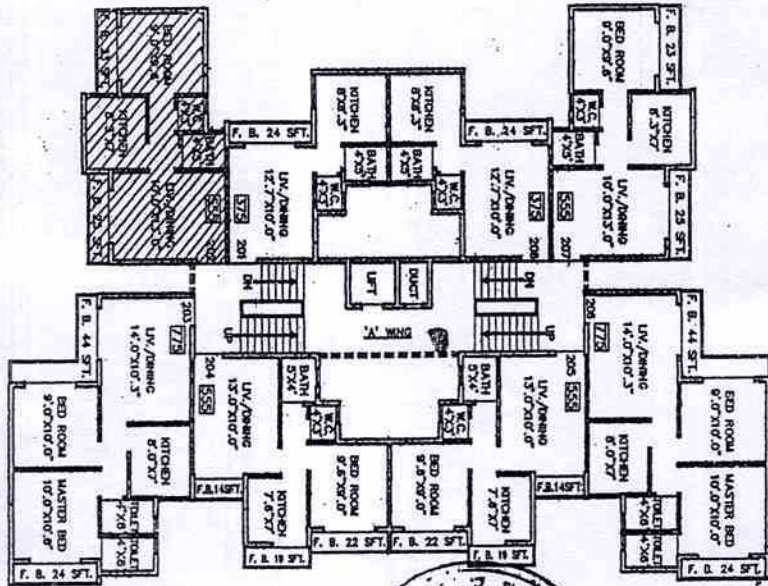
11.00 M. WIDE ROAD SIDE

PATH WAY & COLLEGE SIDE



उरण
2206 2005
2997

794 No. P.01A



34.00 M. WIDE ROAD SIDE

उपमंडळ-कृष्णवस्ती (सिविल)
भारत सुधीर निगम लिमिटेड (सिविल) उपमंडळ
नया पतवेळ, जिल्हा-रायगड पिन-४१० २०६.

WING - A
FLOOR - second
PURCHASER'S SIGNATURE
SELLER'S SIGNATURE



SECOND FLOOR PLAN

BASANT BAHAR
PLOT NO.-05, SECTOR-11, KAMOTHE,
MANSAROYAR, NAMI MUMBAI.

DEVELOPERS
OMKAR KRUPA ASSOCIATES



05/02/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

दस्त क्र 1277/2005








1:14:50 pm

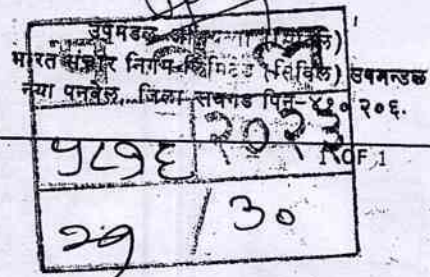
उरण (पनवेल 2)

२४/२५

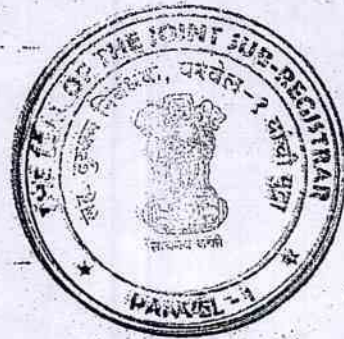
दस्त क्रमांक : 1277/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामः शबना आशापोगु - - पत्ता: घर/फ्लॅट नं: ई-1/2, सांताक्रुझ पु, नेहरु रोड, बकोला, मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AFH	लिहून घेणार वय 50 सही <i>A. S. Patil</i>		
2	नामः सरोजा शेषना आशापोगु - - पत्ता: घर/फ्लॅट नं: II गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: घोषत्र	लिहून घेणार वय 49 सही <i>S. S. S.</i>		
3	नामः आनंद शेषना आशापोगु - - पत्ता: घर/फ्लॅट नं: II गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: II	लिहून घेणार वय 28 सही <i>Anand</i>		
4	नामः मे. ओम्कार कृपा असोशिएट्स तर्फे भागीदार शशिकांत कृष्णाजी पाटील - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: 001, सॅक्रॉन, फ्लॉट 11, सेक्टर 1, एससीएम मा	लिहून घेणार वय 48 सही <i>S. K.</i>		



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.



Attorney dated 27/05/2003 both executed by the said Shri Kazi Abdul Rehman Kazi Kamaluddin in favour of the Developers M/S. OMKAR KRUPA ASSOCIATES. The said Shri Kazi Abdul Rehman Kazi Kamaluddin thereby agreed to assign and transfer the rights title and interest in the said plots and Development Rights pertaining thereto and the benefits under the said Agreement and Power of Attorney in favour of the Developers, M/S. OMKAR KRUPA ASSOCIATES, subject to the terms and conditions as contained in the said Agreement and Power of Attorney.

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२२/०७	२००५

AND WHEREAS THE DEVELOPERS herein have decided to construct buildings on the said Plot of land to be known as "BASANTBAHAR" and to sell the said flat/shop/office in the said buildings to the prospective purchaser/s and have obtained commencement certificate and building permission vide CIDCO letter No. CIDCO/EE (BP)/ATPO/148 dated - 11/07/2003

AND WHEREAS the Purchaser/s hereby agree/s to acquire the said Flat/Shop/office bearing No. 202 Wing A on the second floor, having a carpet area of 389 Sq.Ft. (i.e Built-up Area = 467 Sq.Ft. = 43.40 Sq. Mtr.) and chargeable Loft Area /open Terrace having carpet area - Sq. Ft. (i.e. Built-up Area of. Loft/ Terrace = - Sq. Ft. = - Sq. Mtr.), So total Built Up Area is 467 Sq. Ft. (43.40 Sq. Mtr. Including Loft/Terrace Area) including undivided proportionate share in the common area, such as common passages, staircases, lift well, machine room, terrace area, meter area, recessed space below window sills, extra space provided by way of lofts, overhead tank, stilt area, and common facilities provided to the said building which work out to 533 Sq. Ft. of super covered area at or the price of Rs. 4,16,805- (Rupees Four Lac sixteen Thousand Eight Hundred Five Only).

AND WHEREAS other terms and conditions as agreed between the parties are appearing herein below.

NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP/OFFICE ON OWNERSHIP BASIS WITNESSETH AS FOLLOWS:

NOW THESE PRESENTS WITNESSETH that the parties hereto as follows is hereby agreed by and between

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५७६	२०७
२२	३०



अनाद Cont.4





सत्यमेव जयते

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.वी.ओ.एम/ सिडको/ एच एस जी (ओ एच) / २२२२ / जे टी आर / सन २०१७ -२०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

बलंत बहार

सहकारी

गृहनिर्माण संस्था मर्यादित

मुंबई ५०५, टिक्टर-११,

का मोठे, नवी मुंबई

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरु-सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई.

दिनांक : १४/०६/२०१७



[विक्रम राजेंद्र]

सहनिर्देशक


सहकारी संस्था (सिडको), नवी मुंबई

५७९८ २०२२

२३ / ००

Chairman / Secretary / Treasurer





 आनंद शेषना अशापोगु
 Anand Sheshana Ashapogu
 जन्म तारीख/DOB: 28/12/1973
 पुरुष/ MALE

2767 1968 1825
 VID: 9158 4154 7201 5627


माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

आयकर खाते संख्या/काउंट
 Permanent Account Number (PAN)
 ARGP40305F

आयकर धारक/आयकर होल्डर
 ANAND SHESHANA ASHAPOGU
 आयकर खाते संख्या/काउंट
 SHESHANA TIPPANNA ASHAPOGU
 जन्म तारीख/Date of Birth
 28/12/1973

A. Anand



 शेषना टीपना अशापोगु
 Sheshanna Tippanna Ashapogu
 जन्म वर्ष / Year of Birth : 1952
 पुरुष / Male

6183 6162 7015

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

आयकर खाते संख्या/काउंट
 Permanent Account Number (PAN)
 AFHPA23111

A. Anand

प व ल
 ५८९६ २०२३
 २५ / ३० / २०२३

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA


आयकर खाते संख्या/काउंट
 Permanent Account Number (PAN)
 AFHPA23111



 रघुनाथ नांद्याप्पा शेटी
 Raghunath Nandyappa Shetty
 जन्म तारीख/DOB: 04/04/1952
 पुरुष / MALE

8993 9313 6798

आधार-सामान्य माणसाचा अधिकार



 सुर्यकांत बाबाजी धोके
 Suryakant Babaji Dhoke
 जन्म तारीख/DOB: 30/07/1973
 पुरुष/ MALE

8906 1202 1257
 VID: 9120 9340 2549 7379

माझे आधार, माझी ओळख

R. N. Shetty

Suryakant



Dms H



Scellu

प व ल
५९९/२०२०
२९/३०



86/5816

गुरुवार, 20 जुलै 2023 1:59 म.नं.

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्रमांक: 5816/2023

दस्त क्रमांक: पवेल 1 /5816/2023

बाजार मूल्य: रु. 32,90,154/-

मोबदला: रु. 45,50,000/-

भरलेले मुद्रांक शुल्क: रु.3,18,500/-

दु. नि. सह. दु. नि. पवेल 1 यांचे कार्यालयात

पावती:7704

पावती दिनांक: 20/07/2023

अ. क्रं. 5816 वर दि.20-07-2023

सादरकरणाचे नाव: दिपक सदानंद दळवी --

रोजी 1:54 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची सही:

JOINT S R PANVEL 1

JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 20 / 07 / 2023 01 : 54 : 30 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 20 / 07 / 2023 01 : 58 : 21 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी काबदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोडला गेलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर पार्यायशी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. * दस्तऐवजासोबत सोडलेले कागदपत्रे कुलपणुद्वारापत्र व्यक्ती इत्यादी वगळता जबाबदार असलेल्या व्यक्ती संपूर्ण जबाबदारी निष्पादकाची राहिल

लिपुन देणारे

लिपुन घेणारा

A N 08 24
A. Anand

पवेल

498 2023

२० / ३०



10.10.246.39/MarathiReports/HTMLreports/htmldastGoshwara1.aspx?cross=77U2JphXcoH प्रमाणित करणेत येते की, या दस्तामध्ये 1/1 पृष्ठे आहेत.

सह-दुय्यम निबंधक, पवेल-१

दस्त क्रमांक :पवल1/5816/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अशापोगु शेषना - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नंबर:AFHPA2311L	लिहून देणार वय :-71 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:सरोजा शेषना अशापोगु - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, महाराष्ट्र, राईगार्:(०:). पॅन नंबर:BJXPA4466M	लिहून देणार वय :-70 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:आनंद शेषना आशापोगु - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र -ए-202 दुसरा मजला बसंत बहार सोसायटी प्लॉट नं 05 सेक्टर 11 कामोठे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार्:(०:). पॅन नंबर:ARGPA0305F	लिहून देणार वय :-50 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:दिपक सदानंद दळवी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं- बी-15 रूम नं 03 देवनार मुन्सिपल कॉलनी गोवंडी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AJMPD8804A	लिहून घेणार वय :-42 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव:दृष्टी दिपक दळवी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लॉक नं- बी-15 रूम नं 03 देवनार मुन्सिपल कॉलनी गोवंडी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ATWPD0041M	लिहून घेणार वय :-42 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 07 / 2023 02 : 23 : 22 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:रघुनाथ शेटी - -
वय:71
पत्ता:बसंत बहार सोसायटी सेक्टर 11 कामोठे नवी मुंबई
पिन कोड:410206

छायाचित्र



ठसा प्रमाणित

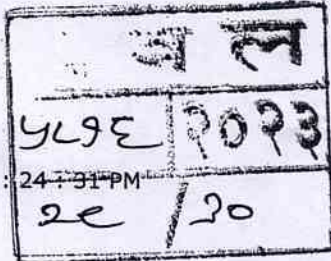


- 2 नाव:सुर्यकांत बाबजी धोके - -
वय:50
पत्ता:सेक्टर 34 कामोठे नवी मुंबई
पिन कोड:410206



शिक्का क्र.4 ची वेळ:20 / 07 / 2023 02 : 24 : 31 PM

JOINT S R PANVEL 1



Payment Details.

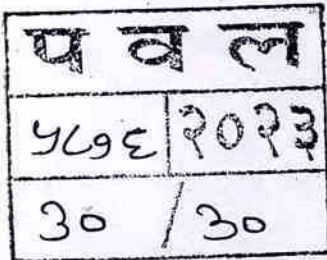
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK SADANAND DALVI	eChallan	69103332023072012522	MH005457663202324E	318500.00	SD	0002815315202324	20/07/2023
2		DHC		2007202302828	600	RF	2007202302828D	20/07/2023
3	DEEPAK SADANAND DALVI	eChallan		MH005457663202324E	30000	RF	0002815315202324	20/07/2023

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

5816 /2023

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

पुस्तक क्र. ९
दस्त क्र. ५८९६ वरुनोदला.

[Signature]
सदर मुद्रा निदेशक, पंजवेल-१,
दि. २० माह ०७ सन २०२३