

Receipt (pavti)

71/18480

Monday, August 21, 2023

8:28 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 20102

दिनांक: 21/08/2023

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन2-18480-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ऐश्वर्या सतीश मेराला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
8:48 AM ह्या वेळेस मिळेल.

*Suhail*  
Joint/Sub Registrar Kalyan 2  
सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

बाजार मुल्य: रु.2620000/-

मोबदला रु.4250000/-

भरलेले मुद्रांक शुल्क : रु. 297500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823181201977 दिनांक: 21/08/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006766783202324E दिनांक: 21/08/2023

वँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाले.

*Aishwarya*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202308093800	09 August 2023,02:50:34 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	51/161-मौजे घेसर गावातील इतर रहोवास क्षेत्रातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Muncipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#69		
वाषेक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	ओद्योगीक	मोजमापनाचे एकक
4300	39900	45900	50000	45900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	70.7चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	8 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type -	First Sale Date - 30/04/2012				
Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.39900/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (( (39900-4300) * (92 / 100 ) ) + 4300 )				
	=				
	Rs.37052/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 37052 * 70.7				
	= Rs.2619576.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2619576.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.2619576/-				
	= ₹ सव्वीस लाख एकोणवीस हजार पाच शो शहात्तर /-				

Home Print



क. न. २	
दस्त क्र. १८४२०	२०२३
१	५०



CHALLAN  
MTR Form Number-6



GRN	MH006766783202324E	BARCODE			Date	17/08/2023-21:03:02	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	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AUYPN7447E			
Location	THANE			Full Name	AISHWARYA SATHEESH MERALA			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 104 VIVIANA CHS LTD			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	297500.00		Road/Street	CASA RIO GOLD PROJECT				
0030063301 Registration Fee	30000.00		Area/Locality	DOMBIVLI				
			Town/City/District					
			PIN	4 2 1 2 0 4				
			Remarks (If Any)	PAN2=ATRPP4231C-SecondPartyName=ALTAF SULTAN PATEL-CA=4250000-Marketval=4250000				
			Amount In	Three Lakh Twenty Seven Thousand Five Hundred Rupe				
Total	3,27,500.00		Words	es Only				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332023081810436	2824030518		
Cheque/DD No.			Bank Date	RBI Date	17/08/2023-21:05:11	Not Verified with RBI		
Name of Bank			IDBI BANK			Not Verified with Scroll		
Name of Branch								

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 करवायाच्या दस्तासाठी लागू आहे. नोंदणी करवायाच्या दस्तासाठी सदर चलन लागू नाही.



व. नं. २
दस्ता क्र. ८४० २०२३
Page 1/1 २ ३०

Print Date 17-08-2023 09:05:22

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823181201977	Date 18/08/2023
Received from Sro, Mobile number 6666666666, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 18/08/2023
Bank CIN 10004152023081801861	REF No. 323093624034
This is computer generated receipt, hence no signature is required.	



कल्याण क्र. २	
१९/०८/२०२३	२०२३
३	५६

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Dombivli on the 17<sup>th</sup> of August 2023.

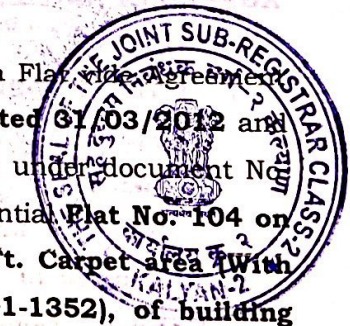
**B E T W E E N**

**MR. ALTAF SULTAN PATEL**, aged 43 years, Pan No. ATRPP4231C AND **MRS. ZAIBA ALTAF PATEL**, aged 37 years, Pan No. BNCPS5259M, Both Residing at: B-605, Shephard Residency, Mitha Nagar, Opposite B.M.C. Ward Office, Goregaon (West), Mumbai-400104 Maharashtra, Hereinafter referred to as **"THE TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the **FIRST PART**.

**AND**

**MRS. AISHWARYA SATHEESH MERALA**, aged about 28 years, PAN No. AUYPN7447E AND **MR. SATHEESH CHANDRAIAH MERALA**, aged about 33 years, PAN No. CATPM8613A, an adult, Indian Inhabitant of Thane and residing at A-104, Viviana Co-Operative Housing Society Limited, Casa Rio Gold, Palava City, Dombivali (East), Taluka Kalyan, Dist: Thane-421204. Hereinafter referred to as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the **SECOND PART**.

**WHEREAS** The **TRANSFERORS** has purchased a Flat ~~with the agreement~~ for sale from **M/S. LODHA DWELLERS PVT. LTD.**, Dated 31/03/2012 and registered with Sub-registrar **Kalyan-4** on 11/05/2012 under document No **03503/2012** and as such he is lawful owners of residential **Flat No-104** on **1st Floor, A-Wing** and admeasuring about **634 Sq. Ft. Carpet area** with **One Four Wheeler Open Car Parking Space No. G1-1352**, of building known as **"VIVIANA" Co-operative Housing Society Limited** in **"CASA RIO GOLD "** Project, Village Nilje, Kalyan Shil Road, Dombivali (E) 421204. Taluka Kalyan, Dist. Thane. (More particular described in the schedule hereinafter referred to as "the said Flat").



104	
31/03/2012	
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**AND WHEREAS** the **TRANSFERORS** is the members of **"VIVIANA" Co-Operative Housing Society Limited**, registered under the Maharashtra Co-

*Altaf Sultan Patel*      *M. Satheesh*      *Zaiba Altaf Patel*

operative Housing Society Act 1960 vide Registration No. **TNA/DOM/HSG(TC)/28151/2015**. Dated:- **30/11/2015** (hereinafter referred to as "the said Society").

**AND WHEREAS** by virtue of the **TRANSFERORSS** being the holder of **10** shares of total value of **Rs.500/-** bearing Nos. from **081 to 090** and Share Certificate No. **9** (hereinafter referred to as the said shares).

**AND WHEREAS** the **TRANSFERORS** are absolutely seized and possessed of and are otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

**AND WHEREAS** the **TRANSFERORS** have agreed to sell and transfer and the **TRANSFEREES** have agreed to purchase all right, title and interest of the **TRANSFERORS** in the said Flat and the said Shares and the right of occupation of the said Flat in the said building of the said Society including his right, title and interest in the said Flat for a total sale consideration of **Rs.42,50,000/- (Rupees Forty Two Lakh Fifty Thousand Only)**.

**AND WHEREAS** the Parties hereto agreed to record the Terms and Conditions on which the **TRANSFERORS** have agreed to sell and the **TRANSFEREES** have agreed to purchase and acquire the right, title and interest of the **TRANSFERORS** in the said Flat including the said shares of the **TRANSFERORS** in the said Society;

**NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The **TRANSFEREES** already inspected the said **Flat No. 104 on 1st Floor, A-Wing** and admeasuring about **634 Sq. Ft. Carpet area (With One Four Wheeler Open Car Parking Space No. G1-1352)**, of building known as "**VIVIANA**" Co-operative Housing Society Limited in "**CASA RIO GOLD**" Project, Village Nilje, Kalyan Shil

Road, Dombivli, **421204**, Taluka Kalyan, Dist. Thane.

Have investigated the title of flat and they have satisfied and willingly agreed to purchase on as is whereas is basis.

2. The **TRANSFERORS** hereby agreed to transfer unto the **TRANSFEREES** and the **TRANSFEREES** hereby agree to purchase and acquire all the rights, title and interest of the **TRANSFERORS** in the said Society including the said of **Flat No. 104 on 1st Floor, A-**

*Dishkumar*

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*atay*

*Zaiba*

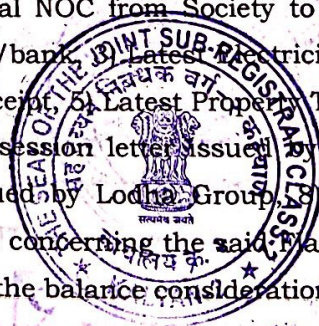
Wing and admeasuring about 634 Sq. Ft. Carpet area (With One Four Wheeler Open Car Parking Space No. G1-1352), of building known as "VIVIANA" Co-operative Housing Society Limited in "CASA RIO GOLD" Project, Village Nilje, Kalyan Shil Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane. The TRANSFERORS has also agrees to transfer all the rights of the TRANSFERORS as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the TRANSFERORS in the said Society, and The TRANSFERORS agrees to transfer the said flat & shares to the TRANSFEREES for a total consideration of Rs.42,50,000/- (Rupees Forty Two Lakh Fifty Thousand Only).

3. The said consideration of Rs.42,50,000/- (Rupees Forty Two Lakh Fifty Thousand Only). to be paid by the TRANSFEREES to the TRANSFERORS in the manner hereinafter mentioned:

a. Rs. 3,82,500/-/- (Rupees Three Lakh Eighty Two Thousand Five Hundred Only) paid before the execution of this agreement as Token Money or Deposit (the receipt whereof the TRANSFERORS hereby admit and acknowledge in the presence of witnesses);

b. Rs.38,25,000/- (Rupees Thirty Eight Lakh Twenty Five Thousand Only) Will be payable within 60 working days after receiving Original mortgage NOC from "VIVIANA" Co-Op. Housing Society Limited" to create mortgage in favor of financial institute/bank, 1) Original Agreement for Sale from M/S. LODHA DWELLERS PVT. LTD., Under Document No.KLN04/03503/2012 with Original Registration Receipt & Original Index II, 2) Original NOC from Society to create mortgage in favor of financial institute/bank, 3) Latest Electricity Bill, 4) Latest Society Paid Maintenance Receipt, 5) Latest Property Tax Bill with Payment receipt, 6) Original Possession letter issued by Lodha Group, 7) Original Parking letter issued by Lodha Group, 8) Share Certificate (If issued), including papers concerning the said Flat to the TRANSFEREES against the receipt of the balance consideration.

c. The TRANSFEREE will withhold a sum of Rs.42,500/- (Rupees Forty Two Thousand Five Hundred Only) being 1% TDS as per NRI TDS Section 195 of the Income Tax Act 1961, from the total consideration. The TRANSFEREE will deposit the same with the appropriate authorities and provide the relevant receipts and



Stamp: Rs. 42,500/- (Rupees Forty Two Thousand Five Hundred Only)  
 Signature: [Handwritten signature]  
 Date: 23/03/23

*Ali khang*

*W. Jadhav*

*AKG*

*Zaiba*

Challan to the **TRANSFERORS**, for appropriate tax credits. The said tax will be deposited in favour of **TRANSFERORS**. Copies of the said Challan will be transferred in due course and the **TRANSFERORS** have applied for Tax Exempted Certificate from the Income Tax Of India and TDS % will be applicable as per the Tax Exempted Certificate.

4. The **TRANSFERORS** have represented to the **TRANSFEREES**:-

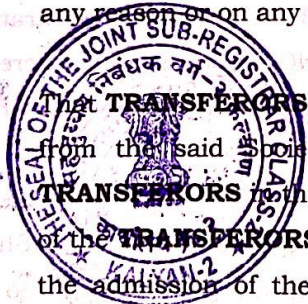
a. That the **TRANSFERORS** have paid all the dues and outgoing in respect of the said Flat up-to-date.

b. That the said Flat is free from any kind of encumbrances.

c. That the said Flat and shares belong to the **TRANSFERORS** absolutely and that no other person/s have any right, title or interest whatsoever therein by way of gift, exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares / said flat.

d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the **TRANSFERORS** or any person/s lawfully or equitably claiming by, through or in trust the **TRANSFERORS** have full right, power and absolute authority to sell or transfer to the **TRANSFEREES** the said Flat and the **TRANSFERORS** has full right, title and interest in the said shares and that the **TRANSFERORS** has not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the **TRANSFERORS** may be rendered illegal and/or unauthorized for any reason or on any account.

e. That **TRANSFERORS** shall obtain the necessary No Objection Certificate from the said Society for transfer, and sale of the interest of the **TRANSFERORS** in the said Society, as well as the right, title and interest of the **TRANSFERORS** in the said Flat to the **TRANSFEREES** and also to the admission of the **TRANSFEREES** to the membership of the said



13	
70	36

Society in place of the **TRANSFERORS** when the **TRANSFERORS** herein is completed by delivering the vacant and peaceful possession of the said flat to the **TRANSFEREES**.

f. On payment of the full purchase price herein received, the **TRANSFEREES** shall be entitled to full free vacant and peaceful possession of the said Flat.

*Signature*      *u. jathur*      *attay*      *Zaidy*



g. The **TRANSFERORS** have represented to the **TRANSFEREES** that the total transfer fee/ NOC payable to the said Society for transfer of the said flat/ said shares of the said society in the name of the **TRANSFEREES** shall be borne and paid by both the parties **TRANSFERORS** and **TRANSFEREES** equally.

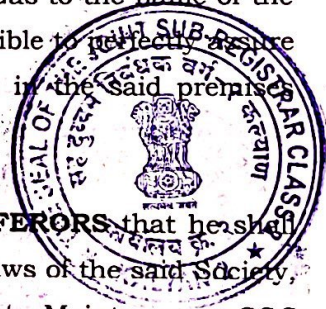
5. The **TRANSFERORS** declare and covenants with the **TRANSFEREES** that the said Flat and their shares are free from encumbrances of any nature whatsoever and that the **TRANSFERORS** have full right, title and interest in the said Flat and have full right and authority to assign and transfer their entire interest in the said Society including the said Flat and the said Shares to the **TRANSFEREES**.

6. The **TRANSFERORS** covenants and assures the **TRANSFEREES** that their Membership of the said Society is subsisting and is in full force and has not been terminated.

7. The **TRANSFERORS** shall (on payment of the full and final consideration) sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer of all utility connections and security deposits available with the utility service providers of Water, Electricity and Gas to the name of the **TRANSFEREES**. The **TRANSFERORS** are responsible to perfectly effect and effectually transferring the utilities available in the said premises unto and to the use of the **TRANSFEREES**.

8. The **TRANSFEREES** covenants, with the **TRANSFERORS** that he shall always abide by the Rules, Regulations and Bye-laws of the said Society. **TRANSFERORS** will pay the Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges, in respect of the said Flat before delivers the Possession to the **TRANSFEREES**.

9. **TRANSFEREES** will not liable to pay any Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges in respect of the said Flat to the said Society before the possession. After Handing over Possession the **TRANSFERORS** shall not be liable to pay any Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges in



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*Signature*

*u. Jathu*

*away*

*Zaiba*

respect of the said Flat to the said Society and the same shall be borne by the **TRANSFEREES**.

10. It is agreed between the **TRANSFERORS** and the **TRANSFEREES** that the expenses for stamp duty on these presents or on final sale deed and registration charges in respect of this transfer shall be borne and paid by the **TRANSFEREES** alone and the **TRANSFERORS** shall not be liable to pay the same or any part thereof. However, the stamp duty or duties and charges in respect of all previous transfers in respect of the said flat shall be the responsibility of the **TRANSFERORS**.

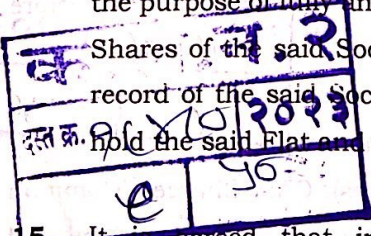
11. The **TRANSFERORS** shall sign and execute any deed or writing as well as all other papers and documents as may be required by the **TRANSFEREES** for transferring the said Flat and the said shares to the name of the **TRANSFEREES** in pursuance of this Agreement and payment of the balance sale consideration.

12. The **TRANSFERORS** undertake to hand over all the documents including share certificate, transfer forms, receipts, papers concerning the said Flat to the **TRANSFEREES** against the receipt of the balance consideration of **Rs.38,25,000/- (Rupees Thirty Eight Lakh Twenty Five Thousand Only)**.

13. **TRANSFEREES** will pay the total consideration to **TRANSFERORS** through Loan or own contribution and completion of all the formalities of transfer and registration of Sale Deed will be done immediately after receipt of full and final payment by **TRANSFERORS**.

The **TRANSFERORS** undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favor of the **TRANSFEREES** in the record of the said Society to enable the **TRANSFEREES** to have and to hold the said Flat and the said Shares absolutely.

15. It is agreed that in the event of any delay or default by the **TRANSFEREES** in making payment of the balance consideration on the due date, and the **TRANSFERORS** are ready to complete the transaction, the **TRANSFERORS** shall give 30 days' notice in writing to the **TRANSFEREES** and if the **TRANSFEREES** delays to make payment within such notice period, then and in that event this Agreement shall



*Signature*

*u. Jathant*

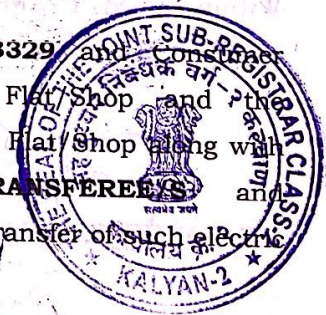
*Signature*

*Signature*

stand terminated, only the balance amount, if any, paid by the **TRANSFEREES** will be refunded without any interest thereon at the time of Registration of Deed of Cancellation to be executed by the parties herein, after which this, Agreement for Sale will become null and void and will stand cancelled and fully terminated. All the rights, title, claim and interest, if any, of the **TRANSFEREES** which may have accrued to them under or by virtue of this Agreement shall stand terminated and extinguished and the **TRANSFERORS** shall be at liberty thereafter to sell the said premises to any other person or persons as the **TRANSFERORS** may deem fit and the **TRANSFEREES** or any person or persons lawfully or equitably claiming through, under or in trust for the **TRANSFEREES** shall not be entitled to question such sale nor stake any claim, right, title or interest of whatsoever nature in the said premises or on the **TRANSFERORS**.

16. It is agreed that in the event of any delay or default by the **TRANSFERORS** by any means, any reasons like, If **TRANSFERORS** fail to provide Legal/Statutory property documents required by the **TRANSFEREES**, If the **TRANSFEREES** find out any legal defect in property before execution of sale deed If the **TRANSFERORS** fail to provide all original documents to **TRANSFEREES** Bank. If the **TRANSFERORS** fail to provide vacant possession of property at the time of execution of sale deed. In this context then the **TRANSFEREES** shall give Thirty days notices in writing to the **TRANSFERORS** and if the **TRANSFERORS** fail to provide complete necessary documents, then and in that event this Agreement shall stand terminated.

17. The Electric Meter Bearing No. 07622583329 No.020650058713 is affixed to the said Flat/Shop and **TRANSFEROR/S** has agreed to transfer the said Flat/Shop along with the said Electric Meter & Connection to the **TRANSFEREES** and further agrees to sign all the necessary paper for transfer of such electric meter.



18. The agreement is subject to Maharashtra Ownership of Flats Act 1963.

**FIRST SCHEDULE OF PROPERTY**

7.2	
90	2023
90	50

All that piece and parcel of land bearing Survey No. 101, 100, 99, 98, 97, 96, 102, 103, 104, 105, 106, 107, 108, 109, 123, 137, 138, 226, 232, 235, 236 of Village Nilje, and 68,70/62,70/65, 70/66, 73/3,173/12 And 73/12,

*Signature*

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of Village Ghesar, Taluka Kalyan, Dist. Thane. And within the limits of Kalyan Dombivali Municipal Corporation, Dombivali Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan in its Dombivali Division.

**SECOND SCHEDULE OF PROPERTY**

Flat No. 104 on 1st Floor, A-Wing and admeasuring about 634 Sq. Ft. Carpet area (With One Four-Wheeler Open Car Parking Space No. G1-1352), of building known as "VIVIANA" Co-operative Housing Society Limited in "CASA RIO GOLD" Project, Village Nilje, Kalyan Shil Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the date and the year first herein above stated.

SIGNED AND DELIVERED by the }  
Within named "TRANSFERORS" }  
MR. ALTAF SULTAN PATEL }

*altaf*



MRS. ZAIBA ALTAF PATEL }

*zaiba*



SIGNED AND DELIVERED by the }  
Within named "TRANSFEREES" }

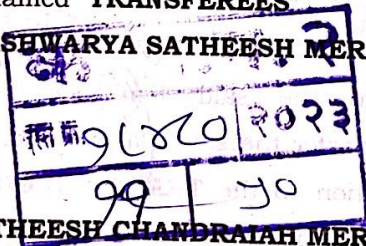
MRS. AISHWARYA SATHEESH MERALA }

*Aishwarya*



MR. SATHEESH CHANDRAIAH MERALA }

*Satheesh*



Witness:-

1. \_\_\_\_\_

2. \_\_\_\_\_

**RECEIPT**

Received of and from the above-named "TRANSFEREES" 1) MRS. AISHWARYA SATHEESH MERALA & 2) MR. SATHEESH CHANDRAIAH MERALA a sum of Rs.3,82,500/- (Rupees Three lakh Eighty Two Thousand Five Hundred Only) as an earnest money for the transfer of the said Flat No. 104 on 1st Floor, A-Wing and admeasuring about 634 Sq. Ft. Carpet area (With One Four Wheeler Open Car Parking Space No. G1-1352), of building known as "VIVIANA" Co-operative Housing Society Limited in "CASA RIO GOLD " Project, Village Nilje, Kalyan Shil Road, Dombivali (E) 421204, Taluka Kalyan, Dist. Thane. And said Shares to be paid by them to me as within mentioned.

IMPS	DATE	BANK NAME	AMOUNT
322608017453	14/08/2023	STANDARD CHARTERED BANK	3,82,500/-
Total=( Three lakh Eighty Two Thousand Five Hundred Only)			

We Say Received Rs. 3,82,500/-

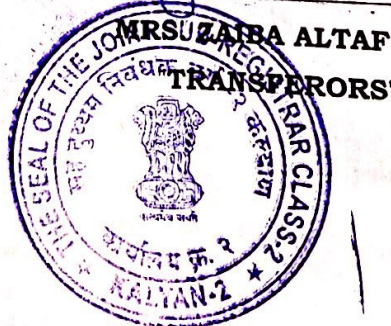
*altaf*  
MR. ALTAF SULTAN PATEL

*Zaiba*  
MRS. ZAIBA ALTAF PATEL  
TRANSFERORS"

Witness:-

1. *[Signature]*

2. *[Signature]*



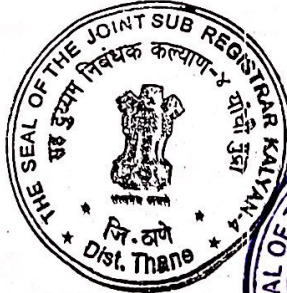
क. न. २	
दस्तावेज क्र. १०४२०	२०२३
११	५०



## सूची क्र. दोन INDEX NO. II

गावाचे नाव : निळजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,241,458.00  
वा.भा. रु. 2,121,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे निळजे स.नं 101,100,99,98,97,96,102,103, 104,105,106,107,108,109, 123,137, 138, 226, 232,235,236,मोजे घेसर स.नं 69,70,71,72, 73, 76,68,95 यावरील प्रोजेक्ट कासा रिओ गोल्ड VIVIANA बिल्डींग, विंग अे सदनिका नं.104, 1ला मजला क्षेत्र 634 चौ.फुट कारपेट (विभाग नं. 41/108)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लोढा डेवेलर्स प्रा लि.तर्फे डायरेक्टर यांचे कु मु म्हणुन सुरेंद्रन नायर यांचे कु मु म्हणुन रमेशराव वल्लभाबाबा AABCL 1117 D - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 216, शहा अॅन्ड नहार इंड इस्टेट, डॉ ई मोझेस रोड, वरळी मुंबई-18; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -  
(2) मे.लोढा डेवेलर्स प्रा लि.तर्फे डायरेक्टर यांचे कु मु म्हणुन मे.लोढा डेवेलर्स प्रा लि तर्फे डायरेक्टर यांचे कु मु म्हणुन सुरेंद्रन नायर यांचे कु मु म्हणुन रमेश रावल - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 216, शहा अॅन्ड नहार इंड इस्टेट, डॉ ई मोझेस रोड, वरळी मुंबई-18; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -  
(3) मे.गोविंद प्रिमीयर्स प्रा लि. मे.नेहावीर प्रिमीयर्स प्रा लि. मे.दत्त पुजा बिल्डर्स अॅन्ड डेव्हलपर्स इंडु दिपकरलोढा, बाबुसिंग राजुगुरु, महावीर बिल्ड इस्टेट प्रा.लि., हाईय क्लास बिल्डकॉन प्रा.लि., गीताबाबुसिंग राजुगुरु, लोढा वीदिंग कन्स्ट्रक्शन प्रा.लि. - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 216, शहा अॅन्ड नहार इंड.इस्टेट, डॉ ई मोझेस रोड, वरळी मुंबई-18; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अल्ताफ सुलतान मुडेल - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शेफर्ड रोड/सी.भीठानगर गोरेगांव (प) मुंबई, ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ANRPP 42316  
(2) शेवाहासुलीप्र इस्टेट - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: सदर; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BNCPS 5259 M.
- (7) दिनांक करून दिल्याचा 31/03/2012
- (8) नोंदणीचा 11/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3503 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 177089.58
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



कल्याण न. 2  
दस्तावेज क्र. 90820/2012  
99 50



दस्त गोषवारा भाग - 2

कलन4

दस्त क्रमांक (3503/2012)

990/990

दस्त क्र. [कलन4-3503-2012] चा गोषवारा  
बाजार मुल्य :2121500 मोबदला 3241458 भरलेले मुद्रांक शुल्क : 177520

पावती क्र.:3501 दिनांक:11/05/2012  
पावतीचे वर्णन  
नांव: अल्ताफ सुलतान पटेल - -

दस्त हजर केल्याचा दिनांक :11/05/2012 10:37 AM  
निष्पादनाचा दिनांक : 31/03/2012  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
2200 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

32200: एकूण

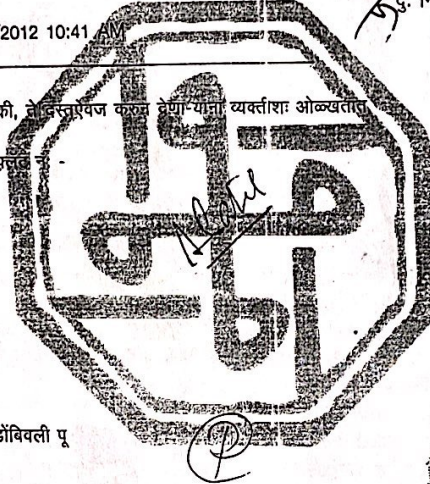
दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/05/2012 10:37 AM  
शिकका क्र. 2 ची वेळ : (फी) 11/05/2012 10:41 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 11/05/2012 10:41 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 11/05/2012 10:41 AM

दस्त नोंद केल्याचा दिनांक : 11/05/2012 10:41 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते निष्पादन करून देणा-यांना व्यक्तींशी ओळखतात  
व त्यांची ओळख पटवितात.

- 1) सुलतान मोहम्मद पटेल - ,घर/प्लॉट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: गोरेगाव मुंबई  
ईमारत नं.: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -
- 2) रश्मी काळे - ,घर/प्लॉट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं.: तट प्लाझा गांधीनगर डोंबिवली पू  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



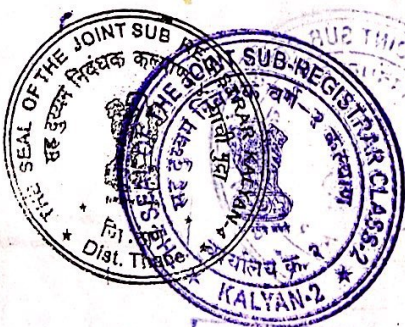
सु. निबंधकाची सही, कल्याण 4



सु. निबंधकाची सही  
कल्याण 4

दस्त ऐवजाघोषत जोडलेले कागदपत्रे,कुलपुस्त्यावर पत्र  
व्यक्ती इत्यादि बनावट आढळून आल्यास याची  
संपूर्ण जबाबदारी निष्पादकाची राहिली  
लिहून देणार

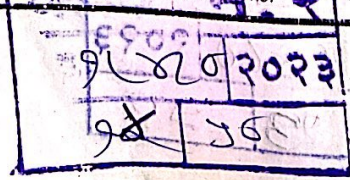
लिहून देणार



प्रमाणीत करण्यात येतेकी सदर  
दस्त क्र. 9903 मध्ये 990 पाने  
आहेत. पुस्तक क्रमांक 990 वर  
नोंदला दि. 99.5.2012

सह दुय्यम निबंधक कल्याण 4

DSUMRY:063944S 338 Prepared on: 11/05/2012 10:37



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ALTA F S PATEL

MOHAMMAD SULTAN PATEL

07/03/1980

Permanent Account Number

ATRP...C

Signature



71122007

*altaf*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ZAIBA ALTA F PATEL

SHAKEEL AHMED SHAIKH

09/03/1986

Permanent Account Number

BNGPSS259M

Signature



*Zaiba*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



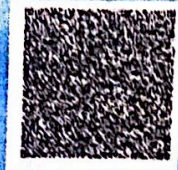
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AUYPN7447E

नाम / Name  
ASHWARYA SATHEESH MERALA

पिता का नाम / Father's Name  
SHANKAR MUNIRATNAM NANDI

जन्म की तारीख /  
Date of Birth  
30/05/1985



0511201

*Ashwarya*

*Ashwarya*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M SATHEESH

CHANDRAIAH MERALA

10/06/1991

Permanent Account Number

CATPM8613A

Signature



*m. satheesh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADYPH8215P

नाम / Name  
MOHAMMAD MUBARAK HUSEIN

पिता का नाम / Father's Name  
MOHAMMAD KHAIRULLAH

जन्म की तारीख /  
Date of Birth  
02/02/1984



24032022

*Mhusein*

*Mhusein*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BBUPT8727K

नाम / Name  
OMKAR DAMAJI TELANGE

पिता का नाम / Father's Name  
DAMAJI TELANGE

जन्म की तारीख /  
Date of Birth  
08/09/1996



25072022



क. सं. १.२  
दस्तावेज क्र. १८८०/२०२३  
*२६/५०*



71/18480

सोमवार, 21 ऑगस्ट 2023 8:28 म.पू.

दस्त गोपवारा भाग-1

कलन2

दस्त क्रमांक: 18480/2023

दस्त क्रमांक: कलन2 /18480/2023

बाजार मूल्य: रु. 26,20,000/-

मोबदला: रु. 42,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,97,500/-

डु. नि. सह. डु. नि. कलन2 यांचे कार्यालयात

अ. क्र. 18480 वर दि.21-08-2023

रोजी 8:27 म.पू. वा. हजर केला.

*Dishwanaye*

पावती:20102

पावती दिनांक: 21/08/2023

सादरकरणाचे नाव: ऐश्वर्या सतीश मेराला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृथांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

*Joint Sub Registrar Kalyan 2*सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 21 / 08 / 2023 08 : 27 : 45 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 08 / 2023 08 : 28 : 28 AM ची वेळ: (फी)

*Joint Sub Registrar Kalyan 2*सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

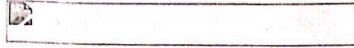
## प्रतिज्ञापत्र

सदर दस्तऐवज नोंदणी कागद १९०८ निगम १९६१ अंतर्गत नरतुदीनुसार, नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबोसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर दस्तातर्फे दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे, नियम/परिपत्रक याचे उल्लंघन होत नाही.

*Dishwanaye*  
देणार सही  
*m.father*

देणार सही





दस्त गोपवारा भाग-2

कलन2 18480/2023

21/08/2023 9 15:47 AM

दस्त क्रमांक :कलन2/18480/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अल्ताफ सुलतान पटेल पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.बी-605, शेफर्ड रेसिडेन्सी, मिठा नगर, वी.एम.सी.वॉर्ड ऑफीस समोर, गोरगांव प.,मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई. पिन नंबर:ATRPP4231C	लिहून देणार वय :-43 स्वाक्षरी: <i>altaf</i>		
2	नाव:झैवा अल्ताफ पटेल पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.बी-605, शेफर्ड रेसिडेन्सी, मिठा नगर, वी.एम.सी.वॉर्ड ऑफीस समोर, गोरगांव प.,मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई. पिन नंबर:BNCPSS5259M	लिहून देणार वय :-37 स्वाक्षरी: <i>Zaiwa</i>		
3	नाव:ऐश्वर्या सतीश मेराला पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.ए-104, विविआना को.ऑ.हौ.सो.लि., कासा रिओ गोल्ड, पलावा सिटी, डॉविवली पू., ता.कल्याण, जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:AUYPN7447E	लिहून घेणार वय :-28 स्वाक्षरी:- <i>Aishwarya</i>		
4	नाव:सतीश चंद्रैय्या मेराला पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.ए-104, विविआना को.ऑ.हौ.सो.लि., कासा रिओ गोल्ड, पलावा सिटी, डॉविवली पू., ता.कल्याण, जि.ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन नंबर:CATPM8613A	लिहून घेणार वय :-33 स्वाक्षरी:- <i>u.gather</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:21 / 08 / 2023 09 : 14 : 58 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सागर लोडे . . वय:42 पत्ता:कल्याण पिन कोड:421301	 स्वाक्षरी <i>Sagar</i>	
2	नाव:मुबारक हुसेन -- वय:38 पत्ता:कल्याण पिन कोड:421301	 स्वाक्षरी <i>Muabarq</i>	

शिक्षा क्र.4 ची वेळ:21 / 08 / 2023 09 : 15 : 58 AM

शिक्षा क्र.5 ची वेळ:21 / 08 / 2023 09 : 16 : 08 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग-२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AISHWARYA SATHEESH MERALA	eChallan	69103332023081810436	MH006766783202324E	297500	SD	0003565740202324	21/08/2023
2		DHC		0823181201977	1000	RF	0823181201977D	21/08/2023
3	AISHWARYA SATHEESH MERALA	eChallan		MH006766783202324E	30000	RF	0003565740202324	21/08/2023

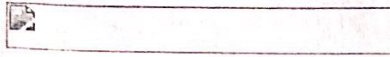
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

21/08/2023

दस्त क्रमांक : 18480/2023

नोंदणी :

Regn:63m

गावाचे नाव : निळजे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4250000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2620000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे निळजे,कल्याण शिळ रोड,डोंविवली पू.,ता.कल्याण,जि.ठाणे येथील सव्हे नं.101,100,99,98,97,96,102,103,104,105,106,107,108,109,123,137,138,226,232,235,236 आणि मौजे घेसर येथील सव्हे नं.68,70/62,70/65,70/66,73/3,173/12 व 73/2 या मिळकतीवरील कासा रिजो गोल्ड या प्रोजेक्ट मधील विविआना को.ऑपरेटिव्ह हौसिंग सोसायटी लि. या इमारतीमधील सदनिका नं.104,ए विंग,पहिला मजला,क्षेत्र 634 चौ.फुट(कारपेट)व त्यासोबत एक फोर व्हिलर ओपन पार्किंग स्पेस नं.जी1-1352( ( Survey Number : सव्हे नं.101 व इतर ; ) )
(5) क्षेत्रफळ	1) 634 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अल्ताफ सुलतान पटेल वय:-43; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.बी-605, शेफर्ड रेसिडेन्सी, मिठा नगर, बी.एम.सी.बॉर्ड ऑफीस समोर, गोरगांव प.,मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ATRPP4231C 2): नाव:-झैवा अल्ताफ पटेल वय:-37; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.बी-605, शेफर्ड रेसिडेन्सी, मिठा नगर, बी.एम.सी.बॉर्ड ऑफीस समोर, गोरगांव प.,मुंबई, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-BNCP55259M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ऐश्वर्या सतीश मेराला वय:-28; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.ए-104, विविआना को.ऑ.हो.सो.लि., कासा रिजो गोल्ड, पलावा सिटी, डोंविवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AUYPN7447E 2): नाव:-सतीश चंद्रय्या मेराला वय:-33; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: रा.ए-104, विविआना को.ऑ.हो.सो.लि., कासा रिजो गोल्ड, पलावा सिटी, डोंविवली पू., ता.कल्याण,जि.ठाणे, ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-CATPM8613A
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18480/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

