



Receipt (pavti)

367/16114

Thursday, October 19, 2023

2:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: दहिसर

दस्तावेजाचा अनुक्रमांक: बरल-2-16114-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: गिरीश विश्राम पवार

पावती क्र.: 17392

दिनांक: 19/10/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:58 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली-२

वाजार मूल्य: रु.5098574.8/-

मोबदला रु.6100000/-

भरलेले मुद्रांक शुल्क : रु. 366000/-

सह. दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.620/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023193109822 दिनांक: 19/10/2023

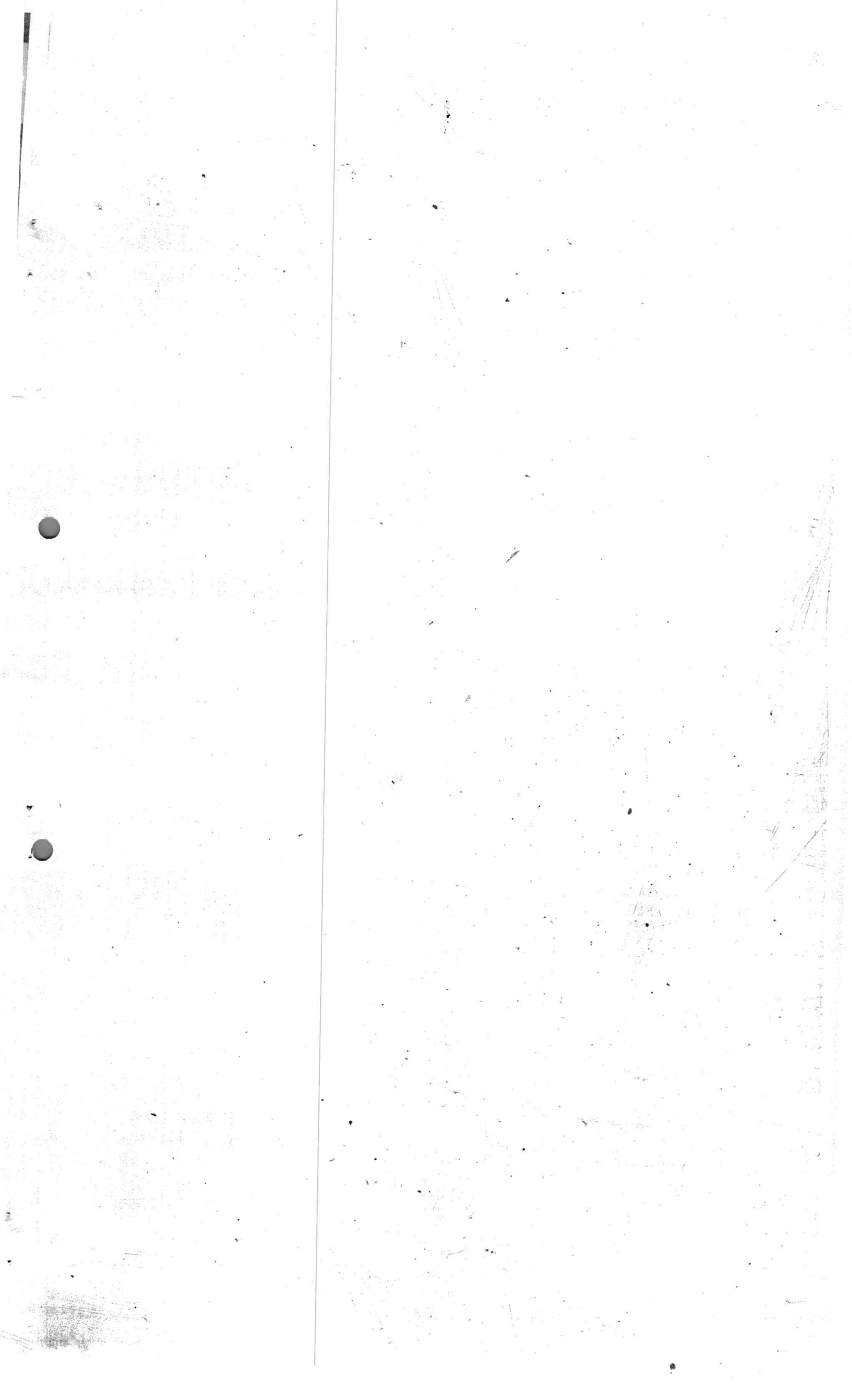
वक्रेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009673786202324M दिनांक: 19/10/2023

वक्रेचे नाव व पत्ता:

19/10/23



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310193013	19 October 2023, 12:18:58 PM			
मूल्यांकनाचे वर्ष	2023	बरल-2			
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	89-दहीसर (बोरीवली)				
उप मूल्य विभाग	भुभाग: उत्तरेस महानगरपालिका हद्द. पूर्व द्रुतगती मार्ग व दक्षिणेस लिंक रोड व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#1416				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
59450	142180	163510	178600	142180	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	35.86चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्ष Ist floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -					
Sale Type - Resale	First Sale Date - 26/10/1989				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.142180/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((142180-59450) * (100 / 100)) + 59450) = Rs.142180/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 142180 * 35.86 = Rs.5098574.8/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5098574.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.5098574.8/-				

Home

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CHALLAN
MTR Form Number-6



GRN MH009673786202324M	BARCODE [Barcode]	Date 18/10/2023-12:26:59	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name BRL 8_JT SUB REGISTRAR BORIVALI 8		Full Name	GIRISH VISHRAM PAWAR
Location MUMBAI		Flat/Block No.	D-102.NEW ASHISH CHSL
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030045501 Stamp Duty		366000.00	Road/Street Chhatrapati Shivaji Complex,Road No.4,Dahisar East
0030063301 Registration Fee		30000.00	Area/Locality MUMBAI
			Town/City/District
			PIN 4 0 0 0 6 8
			Remarks (If Any)
			SecondPartyName=VASANTH BALIGA BANTWAL~
		Amount In	Three Lakh Ninety Six Thousand Rupees Only
Total		3,96,000.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	00040572023701826168
		Ref: No:	00A0EKYRV7
Cheque/DD No.		Bank Date	18/10/2023
		RBI Date	18/10/2023 12:27:05
Name of Bank		Bank-Branch STATE BANK OF INDIA	
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 documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करता याचा दस्तांसाठी संकेत चलन लागू नाही.



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CHALLAN
MTR Form Number-6



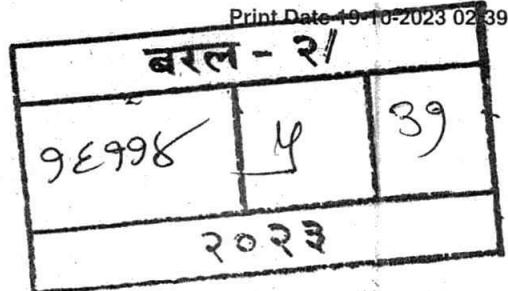
GRN	MH009673786202324M	BARCODE			Date	18/10/2023-12:26:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			Full Name	GIRISH VISHRAM PAWAR			
Location	MUMBAI			Flat/Block No.	D-102,NEW ASHISH CHSL			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street					
0030045501 Stamp Duty		366000.00	Chhatrapati Shivaji Complex,Road .No.4,Dahisar East					
0030063301 Registration Fee		30000.00	Area/Locality					
			MUMBAI					
			Town/City/District					
			PIN					
			4 0 0 0 6 8					
			Remarks (If Any)					
			SecondPartyName=VASANTH BALIGA BANTWAL~					
			Amount In					
			Three Lakh Ninety Six Thousand Rupees Only					
Total		3,96,000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572023101826168	CPADEKYRV7	
Cheque-DD Details				Bank Date	RBI Date	18/10/2023-12:27:05	Not Verified with RBI	
Cheque/DD No.				Bank-Branch				
Name of Bank				Scroll No. , Date				
Name of Branch				Mobile No. 0000000000				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अदर चरल केवल दुसरा निबंधक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी करायच्या दस्त्यासाठी लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-367-16114	0005110897202324	19/10/2023-14:38:57	IGR191	30000.00
2	(IS)-367-16114	0005110897202324	19/10/2023-14:38:57	IGR191	366000.00
Total Defacement Amount					3,96,000.00



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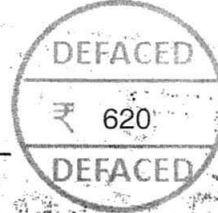


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023193109822	Receipt Date	19/10/2023
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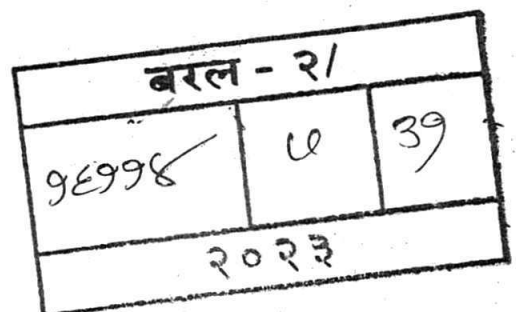
Received from presenter, Mobile number 8080279892, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 16114 dated 19/10/2023 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	19/10/2023
Bank CIN	10004152023101909234	REF No.	329248893010
Deface No	1023193109822D	Deface Date	19/10/2023

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



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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Mumbai on this **19th day of October 2023** BETWEEN **MR. VASANTH BALIGA BANTWAL (PAN- ACEPB1616M)** aged 65 years an adult, Indian Inhabitant, residing at Flat No.1/13, Vibhindhendra, Bhuvanendra CHS, Opp. Sharda Gram, Sudhindra Nagar, Dahisar East, Mumbai- 400068, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the **ONE PART**.

AND

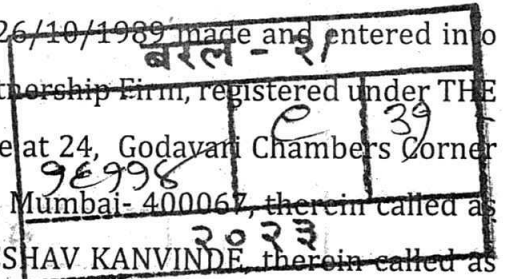
MR. GIRISH VISHRAM PAWAR (PAN- ARRPP9134A), aged 59 years, an adult Indian Inhabitant, residing at Room No.914, 9TH floor, Building No. A-5 Mangal Shruti CHS, Dr. Ambedkar Nagar, S.K. Rathod Marg, Tardeo, Mumbai- 400034, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS THE TRANSFEROR DOES HEREBY EXPRESSLY REPRESENTS AND DECLARES TO THE TRANSFEREE AS FOLLOWS:



- a) TRANSFEROR hereinabove is in use, occupation, possession and lawful owner of the Flat premises bearing **Flat No. 102, on 1st Floor, in 'D' wing, in the society known as, "NEW ASHISH CO-OP. HOUSING SOCIETY LTD.",** situated at **Chhatrapati Shivaji Complex, Road No.4, Dahisar East, Mumbai 400068,** admeasuring **321.75 sq.ft (Carpet) area, on plot of land bearing C.T.S No. 1416-A to 1416-E, 1423, 1424 A to 1424 B and Survey No. 334/3, 335/5, 335/7, 341/5, lying and being at Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai within the limits of Mumbai Suburban District (Hereinafter called and referred to as, "the said Flat premises").**

- b) WHEREAS by an agreement for sale dated **26/10/1989** made and entered into between **GEETANJALI CORPORATION**, a Partnership Firm, registered under THE INDIAN PARTNERSHIP ACT, having its office at **24, Godavari Chambers** Corner of S.V.Road & Adukia Road, Kandivali West, Mumbai- 400067, therein called as "The Seller" of the One Part, AND **SHRI. KESHAV KANVINDE**, therein called as



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"The Buyer" of the Other Part, the latter have purchased/acquired the said flat at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat and is registered as document no. P-11605-89.

- c) WHEREAS by an agreement for sale dated 12th day of June 2003, registered as document no. BDR6/05192/2003 dated 16/06/2003, at the office of sub registrar Borivali- 3, BETWEEN MR. KESHAV KANVINDE, thereafter called "THE TRANSFEROR" of the One Part, AND MR. VASANTH BALIGA BANTWAL thereafter called "THE TRANSFEREE" (and herein the Transferor) of the Other Part, the latter had purchased/ acquired the said for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat.



d) The Flat purchasers of building formed a Co-Op. Housing Society namely "NEW ASHISH CO-OP. HOUSING SOCIETY LTD.", situated at Chhatrapati Shivaji Complex, Road No.4, Dahisar (East), Mumbai 400068, registered under Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. BOM/W-R/HSG/TC/10161/98-99 DATED 15-11-1998 hereinafter called "The Said Society" and the said TRANSFEROR being one of the members of the said society entitled in his favour 5 (FIVE) Shares of Rs. 50/- (Rupees Fifty Only) each bearing Share Certificate No.60 and Distinctive Shares No. from 296 to 300 (Both inclusive), (Hereinafter referred to as "The said Shares").

- e) That the premises aforesaid THE TRANSFEROR is legally entitled to the said Flat together with benefits attached to it and that neither THE TRANSFEROR herein either personally or through any of his agents/ or constituted attorneys has or had at any time thereto for either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said flat.
- f) That THE TRANSFEROR is in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat with the benefits and that neither THE TRANSFEROR had till date hereof at any time either agreed to induct or inducted any third-party use, occupation, possession and/or enjoy of the said Flat or any part or portion whereof, in any way any manner whatsoever.

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- g) That THE TRANSFEROR herein has not been disqualified rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there is no dispute filed or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of THE TRANSFEROR.
- h) That the manner aforesaid THE TRANSFEROR has honestly, bonafidely and in good faith disclosed to THE TRANSFEREE, all the materials facts and circumstances in respect of the said Flat with and said benefits without making any untrue, incorrect, dishonest, and/or fraudulent and non-bonafide representation (or any misrepresentations to or concealment from THE TRANSFEREE in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by THE TRANSFEROR to THE TRANSFEREE, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property with the benefits with all incidental benefits and rights, title, interest, claim, estate, possession, and property rights in respect thereof at law, equity and otherwise at for price of **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)** payable to THE TRANSFEROR with vacant and peaceful possession of the said Flat with said benefits with legal right to have and call for all relevant deeds, documents, papers, and writings from THE TRANSFEROR and the concerned parties contemplated by law as hereinafter mentioned. These presents with otherwise clear and marketable title, free from all encumbrances and reasonable doubts.

AND WHEREAS THE TRANSFEROR has informed the said society the intention of transfer of the shares and interest of the capital/ property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat to THE TRANSFEREE.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat in the said building on the said property with said shares and



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benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations, and covenants in that behalf as here after appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. THE TRANSFEROR doth hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on his part as if the same are reproduced herein in verbatim and form part of this clause. THE TRANSFEROR hereby confirm that THE TRANSFEREE has agreed to purchase the said flat relying upon the correctness of the declarations and representations made by THE TRANSFEROR in his present.



AND WHEREAS upon the strength of the representation and declaration made by THE TRANSFEROR to THE TRANSFEREE, the parties have negotiated for sale and purchase of the said **Flat No. 102, on 1st Floor, in 'D' wing, in the society known as, "NEW ASHISH CO-OP. HOUSING SOCIETY LTD.",** situated at Chhatrapati Shivaji Complex, Road No.4, Dahisar East, Mumbai 400068, admeasuring 321.75 sq.ft (Carpet) area, on plot of land bearing C.T.S No. 1416-A to 1416-E, 1423, 1424 A to 1424 B and Survey No. 334/3, 335/5, 335/7, 341/5, lying and being at Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai within the limits of Mumbai Suburban District and more particularly described in the schedule herein under written free from all encumbrances in respect thereof at or for the price of **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)** to be paid by THE TRANSFEREE to THE TRANSFEROR in the following manner.

- a) **Rs.21,00,000/- (Rupees Twenty One Lakhs Only)**, by way of Cheque/RTGS/NEFT being the Advance Token/Part payment amount before execution of this agreement in respect of the said Flat premises the receipt whereof THE TRANSFEROR hereby admits, acknowledge and confirm at the foot of this agreement.
- b) **Rs.61,000/- (Rupees Sixty One Thousand Only)** being the Tax Deduction at Source @1% to be deposited by THE TRANSFEREE as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by THE

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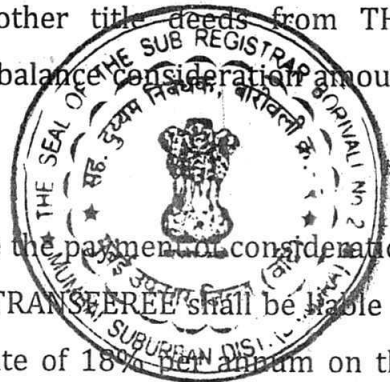
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TRANSFEROR and THE TRANSFEREE shall deposit the said TDS and shall produce the TDS Challan to THE TRANSFEROR.

- c) **Rs.39,39,000/- (Rupees Thirty Nine Lakhs Thirty Nine Thousand Only)**, being the balance full and final consideration amount to THE TRANSFEROR on or before 30 days from the date of Registration of Agreement for sale in respect of the said flat, by way of Bank Loan/ Self Fund

In performing their part of the contract both the parties shall be entitled to specific performance of this agreement together with right to claim costs, charges and expenses and losses from the other.

3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as clause (2c) the payment of above given balance consideration and for handing over vacant and peaceful possession of the said Flat to THE TRANSFEREE with clear and marketable title free from all encumbrances.
4. It is agreed that THE TRANSFEREE herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from THE TRANSFEROR on the day of the payment of the balance consideration amount stated in clause (2c) hereinabove.
5. It is agreed that if THE TRANSFEREE fail to make the payment of consideration price within the stipulated time aforesaid, THE TRANSFEREE shall be liable to pay to THE TRANSFEROR the interest at the rate of 18% per annum on the delayed payment and the said interest shall be paid to THE TRANSFEROR on or before receiving the vacant and peaceful possession of the said Flat by THE TRANSFEREE herein.
6. It is agreed that THE TRANSFEREE herein shall be entitled to receive peaceful vacant possession of the said Flat premises and all other title deeds from THE TRANSFEROR on the day of the payment of the balance consideration amount stated in clause (2c) hereinabove.
7. That in the event of THE TRANSFEREE fail to make the payment of the balance Consideration within the stipulated period of 30 days from the date of



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registration, in such event, THE TRANSFEROR shall be entitled to terminate this Agreement. Upon termination of this Agreement as aforesaid, TRANSFEREE shall execute and register a Deed of Cancellation in favour of THE TRANSFEROR. THE TRANSFEROR shall refund to THE TRANSFEREE within a period of 60 (Sixty) days of the execution and registration of the Deed of Cancellation which may have till then been paid by THE TRANSFEREE to THE TRANSFEROR.

8. If THE TRANSFEROR fails to complete the contract as per this agreement and THE TRANSFEREE is willing to pay and fulfill his part of agreement then THE TRANSFEROR shall abide by the terms herein and shall be bound to complete the contract on his part.



It is agreed between the parties that if there is any delay or default on the part of THE TRANSFEROR in performing his part of the contract then THE TRANSFEREE shall be entitled to specific performance of this agreement together with right to claim, costs, charges, and expenses and losses from THE TRANSFEROR.

10. THE TRANSFEROR on receiving full and final consideration amount shall immediately put THE TRANSFEREE in vacant possession of the said Flat and shall surrender his rights, title and interest in favour of THE TRANSFEREE and THE TRANSFEREE shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by the builder/developer said and absolutely without any let or sub-let.

11. THE TRANSFEROR shall obtain the necessary permission from the said society to transfer all the rights, title, claim, interest and benefits whatsoever enjoyed by THE TRANSFEROR including the shares, deposits, if any, in favour of THE TRANSFEREE for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of THE TRANSFEROR in respect of the said Flat unto THE TRANSFEREE for exclusive use of TRANSFEREE thereof as aforesaid.

12. THE TRANSFEROR covenants with THE TRANSFEREE that only he is the absolute owner of the said Flat premises hereby agreed to be transferred and sold and no other person or persons has or have any rights, title, interest in property

being

बरल - २/		
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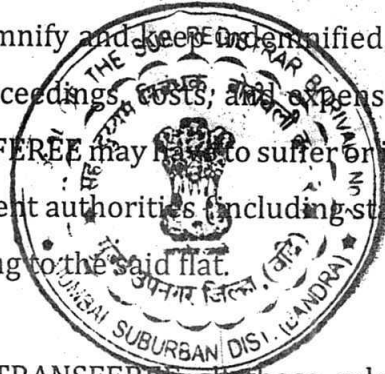
[Signature]

claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, license, easement or otherwise howsoever and he has good rights, full power and absolute authority to transfer and sell the same to THE TRANSFEREE.

13. THE TRANSFEROR further states and declares that he has paid the balance outstanding in respect of the said Flat and nothing is due and payable by him to the society.

14. THE TRANSFEROR further covenants with THE TRANSFEREE that he has not created any charge or encumbrances of whatsoever nature on the said Shares or the said Flat nor are the same by him and the subject matter of any attachment whatsoever (whether before or after judgement).

15. THE TRANSFEROR hereby undertakes to indemnify and keep indemnified THE TRANSFEREE against all claims, demands, proceedings, costs, and expenses in connection with any liability which THE TRANSFEREE may have to suffer or incur due to the claim from Govt. authorities, competent authorities (including stamps and Registration) and/or any third party relating to the said flat.



16. THE TRANSFEROR shall hand over to THE TRANSFEREE all those relevant papers, documents in his possession and control relating to the said Flat immediately at the time of payment of full and final consideration amount and shall also sign such other papers, applications, forms, and declaration as may be required by the said TRANSFEREE from time to time for effectual transfer of the said Flat in the name of THE TRANSFEREE.

बरल - २१		
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17. THE TRANSFEROR hereby declares that the said Flat is the self-acquired property of himself and that no one else except him has any right, title, and interest in respect of the said Flat. On payment of full consideration amount TRANSFEROR shall let THE TRANSFEREE to quietly and peacefully possess and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by THE TRANSFEROR or any other person lawfully or equitably claiming through, under or in trust for THE TRANSFEROR.

Realign

[Handwritten signature]

18. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra land Revenue Code or under any statute restraining THE TRANSFEROR from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

19. That THE TRANSFEROR has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said flat.

20. THE TRANSFEREE shall lodge the present agreement before the concerned Registrar of Assurances and THE TRANSFEROR shall admit his signature on the said agreement before the said authority within the prescribed time limit as per



21. That after completion of registration work of Agreement for sale, neither THE TRANSFEROR, nor THE TRANSFEROR legal heirs, executors, and administrators shall and will not have any right, title, interest, or claim to the said flat.

22. THE TRANSFEROR hereby covenants with THE TRANSFEREE that he shall pay to the said society all his shares of taxes and outgoings etc. up to execution of this agreement and henceforth all the maintenance charges shall be borne by THE TRANSFEREE.

23. It is specifically agreed by and between the parties that the transfer charges payable to the society in respect of said Flat premises shall be borne by THE TRANSFEROR and TRANSFEREE in equal ratio and other charges for registration work and paper work shall be borne by THE TRANSFEREE only and all pending registration and stamp duty charges and other out goings if arise in future, relating to earlier period, then THE TRANSFEROR is liable to pay the said pending charges/outstanding dues to the concerned authorities.

24. THE TRANSFEREE shall become the member of the society and shall abide by all and singular bye-laws, rules, and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the said society without any default.

delis

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[Handwritten signature]

25. It is also agreed by and between the Parties that the Stamp duty and the registration charges in respect of the present agreement shall be borne and paid by THE TRANSFEREE.
26. THE TRANSFEROR hereby agrees to obtain and produce the N.O.C. of the said society before completion the registration work and handover the said N.O.C. to THE TRANSFEREE at the time of registration of the said Flat premises for transfer of the said Flat in the name of TRANSFEREE in his records.
27. THE TRANSFEROR shall handover the chain of original Agreement, documents, related to the transaction to THE TRANSFEREE at the time of payment of full & final consideration amount.
28. That THE TRANSFEROR had no objection if the concerned authority of society Transfer the said Share certificate in the name of TRANSFEREE in respect of the said Flat premises.
29. This Agreement shall always be subject to provisions contained in the Maharashtra Co-operative societies Act, 1960 and/or rule 1961.

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



THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

All That a self-contained residential premises bearing Flat No. 102, on 1st Floor, in 'D' wing, in the society known as, "NEW ASHISH CO-OP. HOUSING SOCIETY LTD.", situated at Chhatrapati Shivaji Complex, Road No.4, Dahisar East, Mumbai 400068, admeasuring 321.75 sq.ft (Carpet) area, on plot of land bearing C.T.S No. 1416-A to 1416-E, 1423, 1424 A to 1424 B and Survey No. 334/3, 335/5, 335/7, 341/5, lying and being at Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai within the limits of Mumbai Suburban District.

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SIGNED SEALED AND DELIVERED
By the withinnamed 'TRANSFEROR
MR. VASANTH BALIGA BANTWAL

In the presence of

- 1) Atish A. Bhonde
- 2) Prathamesh G. Pawar



Atish
Pawar



Atish

SIGNED SEALED AND DELIVERED
By the withinnamed 'TRANSFEEE'
MR. GIRISH VISHRAM PAWAR

In the presence of

- 1) Atish A. Bhonde
- 2) Prathamesh G. Pawar



Atish
Pawar



Atish



बरल - २/		
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RECEIPT

RECEIVED of and from THE TRANSFEREE MR. GIRISH VISHRAM PAWAR a sum of Rs.21,00,000/- (Rupees Twenty One Lakhs Only), being part payment after deduction of TDS in respect of the Flat No. 102, on 1st Floor, in 'D' wing, in the society known as, "New Ashish Co-Op. Housing Society Ltd.", situated at Chhatrapati Shivaji Complex, Road No.4, Dahisar East, Mumbai 400068. The said amount is received by me in the following manners: -

Date	Bank Name	Cheque No.	Amount (in Rs.)
15/10/2023	STATE BANK OF INDIA	381906	21,00,000/-
		Total	21,00,000/-

Note: Payment received subject to realization of cheque.

I SAY RECEIVED
Rs.21,00,000/-



MR. VASANTH BALIGA BANTWAL

Vasanth Baliga Bantwal

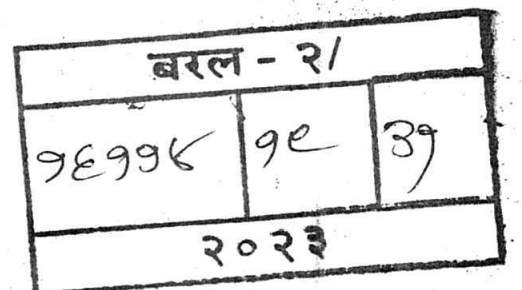
TRANSFEROR

WITNESSES:-

- 1) Atish A. Bhonde
- 2) Prathamesh G. Pawar

Atish A. Bhonde

Prathamesh G. Pawar



5192368 18-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : बोरीवली 3 (बोरीवली) दस्त क्रमांक : 5192/2003 नोदणी : Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	रु.550000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 473616	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - दहीसर (बोरीवली), उपविभागाचे नाव - 89/413 - भुभाग: उत्तरेस महानगरपालिका हद्द, पूर्व द्रुतगती मार्ग व दक्षिणेस लिंक रोड व पश्चिमेस रेल्वे लाईन. सदर मिळकत सि.टी.एस. नंबर - 1416 मध्ये आहे. सदनिका क्र 102 डी विंग न्यू आशिष सोसा	
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 35.88 चौ.मी. आहे.	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-केशव - कानविंदे वय:-??पत्ता:-१०२/डीपिन कोड:-६८पॅन नं:-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-वसंत बालीगा बंटवाल वय:-??पत्ता:-१/१३पिन कोड:-६८पॅन नं:-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/06/2003	
(10)दस्त नोंदणी केल्याचा दिनांक	16/06/2003	
(11)अनुक्रमांक,खंड व पृष्ठ	5192/2003	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	11750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5500	
(14)शेरा	-	



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NEW ASHISH CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act. 1960) Registration No. Bom/W-R/HSG/TC/10161/98-99 dated 15-11-1998

C.T.S. No. 1416-A/B/C, 1420 A/C, Village Dahisar, Tal. Borivli, M.S.D., C.Shivaji Complex, Road No. 4, Dahisar-(E), Mumbai - 68.

Share Certificate No. 60

DUPLICATE

Share Nos. from 296

to 300

Authorised share Capital Rs. 22250/- Divided into 445

Shares each of Rs. 50/- only. Member's Register No. _____

THIS IS TO CERTIFY that Shri / Smt. KESHAV KANVINDE

of D 102 is the Registered Holders of (Five (05))

Shares from No. 296 to 300 (Both Inclusive) of Rs. 250/-

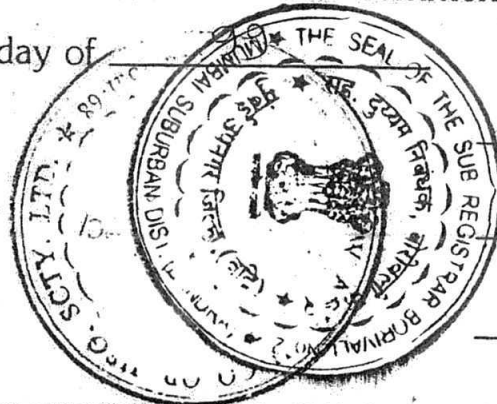
(Rupees Two hundred fifty only) in the NEW ASHISH CO-OPERATIVE

HOUSING SOCIETY LTD, Dahisar - East, Mumbai, subject to the Bye-Laws of the said Society

and that upon each of such shares the sum of **Rupees Fifty** has been paid.

Given under the Common Seal of the said Society at Mumbai this 15/3/99

day of _____



Chairman
to a/c
for



Chairman ✓
Hon. Secretary
Managing Committee Member

(P.T.O.)

in Accordance with purpose

96996	29	39
2023		


बाल - २१

NEW ASHISH CO-OPERATIVE HOUSING SOCIETY LIMITED

Bom/W-R/HSG/TC/10161/98-99 and date 15-11-1998

Memorandum of the Transfers of the within mentioned Shares

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Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	Committee Meeting 31/10/98	MR. VASANT B. Santwal (BOI)	60 (Sixty only) Regd. No. BOM/WR/HSG/TC/ 10161/98-99 (1998) <i>[Signature]</i> Chairman / Hon. Secretary	114 Regd. No. BOM/WR/HSG/TC/ 10161/98-99 (1998) Dahisar (E), Mumbai - 68
2			Chairman / Hon. Secretary	
3			Chairman / Hon. Secretary	
4			Chairman / Hon. Secretary	
5			Chairman / Hon. Secretary	

Dr. Debashree, Ambassador Hotel Bldg.
 Condonville (West) Bombay-400 007.
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/6545/BP(WS)/AR 18 NOV 1993

To,
 Shri Ripin S. Barot,
 Architect.

Sub: Permission to occupy the completed Bldg.
 on Sub Plot 'A' bearing C.T.S. No. 1416A,
 1416B, 1416C, 1420 A, 1420C at village
 Dahisar, Dahisar(E).

Ref: Your letter dtd. 6.11.93.



for Approval

By direction I have to inform you that the permission to occupy the completed portion of ground + 4 upper floors for Wing A, B, & C & Gr. + 3 + 4(pt) for Wing D shown by you in the red colour in the plans submitted by you on 2.7.93 is hereby granted. Please note that this permission is without prejudice to action under section 353 A/471 of B.M.C. Act and subject to the following conditions.

1. That the certificate U/S 270 A of B.M.C. Act shall be obtained from A.E.W.W. R/N and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
3. That all the conditions shall be complied and shall be obtained within 1 year failing which the I.O.D. Deposit will be forfeited.
4. That the Co-Op. Hsg. Soc. shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
5. That the D.P. ~~Reservations~~ Reservations in the layout shall be developed and handed over to M.C.G.B. free of cost without encumbrance before requesting for O.C.C. of any other bldg. in the layout or B.C.C. of the bldg. under reference, whichever is earlier.
6. That the Internal road and the S. ~~shall~~ will be rectified if necessary before requesting for O.C.C. of any other bldg. in the layout or B.C.C. of the bldg. under reference, whichever is earlier.
7. That the corrigendum for the TDR to be made available be submitted before requesting for O.C.C. of any other in the layout.



Yours faithfully,

18 NOV 1993

Executive Engineer Bldg. Proposals, (WS)R.

- C.C. :- 1) Owner
 2) EEV 3) W.O.R/N 4) A.H.S.N. VII
 5) A.A. & C. R/N 6) A.E.W.W.R/N 7) O.C.C. (D.P)

SECRETARY
 P. N. D. 11-4-2007
 NEW ASHISH CO-OP. HSG. SOC. LTD.

16/11.

EX. ENGINEER, Proposals (WS)R

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वेवा क्रमांक	आवक्या करवर्ष	अवकाश	तारीख	या तारखेला पूर्वीची घटनाये	देक क्रमांक
RN-16-0866-04-7	2002-2003	200220	01/10/2002	30/09/2002	408663

विधान क्रमांक: RN 7386 (16/G-I) CTS 1416 ABC & 1420 A & C OFF SHIVAJI ROAD DAHISAR EAST HOUSE ASHISH APARTMENT SHRI PAUL BARTHAL QUINNY & OTHERS

(दस्तावेज क्रमांक)
RN160866047 01/10/2002-31/03/2003 RN-7386 (1)
SECY NEW ASHISH CHS LTD
NEAR JYOTI INDUSTRIES
C S RD NO 4
DAHISAR EAST
MUMBAI 68

दिनांक प्राप्त वरी	करपाय मूल्य	करपाये दिनेने मूल्य	निवासी करपाय मूल्य	अ-निवासी करपाय मूल्य	देक क्रमांक
01/10/2002-31/03/2003	626485	0	626485	0	205757

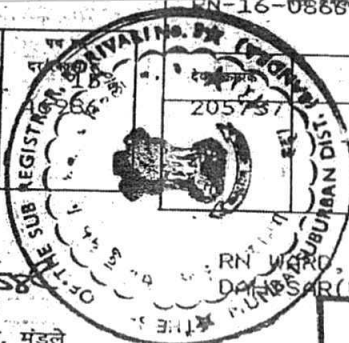
सर्वसाधारण कर दर/रकम रु.	घाणी वट्टी दर/रकम रु.	जल साय कर दर/रकम रु.	मत्तन-साय कर दर/रकम रु.	मत्तन-साय साय कर दर/रकम रु.	सिक्कण उपकर दर/रकम रु.	रा.मि. कर दर/रकम रु.	रोजगार हवी कर दर / रकम रु.	वृक्ष उपकर दर/रकम रु.	पंचायत कर दर/रकम रु.
30.00% 93973	0	12.50%R 39155	0	7.50%R 23493	12.00% 37589	6%R 18795	0	0.50% 1566	0

● घकनाकीयेने मुक-मुल असल्यास त्या बाबत विधानीय सल्लाक करनिर्धारक व कर संकलकांना लिहावे

एकूण रकम रु.	अथच अर्निर्धारक दिनांक	या करसंबंधासाठी घालेनी रकम	आता घरापयाची रकम
261557	01/04/1989		261557

अ. संपत्तीमुळे ७/१० आकारणी, ब. संपत्तीमुळे ८/१० आकारणी, क. कर्जाविषयात ४/१० आकारणी याच करसंबंधाची पूर्वीची देणे रद्द समजण्यात यावीत. घुबनेसाठी मुदत घ्यावे पहावे.

R निवासी करपाय मूल्यावर NR अनिवासी करपाय मूल्यावर या बाबतीत घकनाकी जंतपूत नाही. घकनाकीसाठी वेगळी घावती घावी



RN WARD, JAYAWANT SAWANT MARG DAHISAR(W) MUMBAI 400 068

ना. मि. मुडले
करनिर्धारक आणि संकलक (प्रभारी)



बाल - २/
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01/10/2002-31/03/2003

प

जपिदानाचा दिनांक	विधानात करवे	जेटीत मुक	जपेनी
PR			

RN-16-0866-04-7	200220
205757	261557

सल्लाक कर निर्धारक व संकलक

चांजकटन

FOURTH SCHEDULE

APP NO. 1 7372




EXTRACT FROM THE PROPERTY REGISTER CARD

CITY SURVEY

DAHISAR

TALUKA: BORIVALI, DIST: BOMBAY SUBURBAN DIST.

City Survey	Area Sq.fts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
77203	2426.2		
Eastment			
Holder in Origin of the title so far as traced			
Lossee			
Other Encumbrances			
Other Remarks			

Date	Transaction	Vol. No.	New Holder (H) Lesse E...	Attestation
24/2/05	71-7-2-31 का 2426.2 वर्ग फीट का 2426 वर्ग फीट का 2426.2 7-2-31 2426.2 / 2426.2 2426.2 वर्ग फीट का 2426.2 2426.2 वर्ग फीट का 2426.2 2426.2 वर्ग फीट का 2426.2 2426.2 वर्ग फीट का 2426.2		  बरल प्रतिनिधि	24/2/05 7-2-31 2426.2
26/3/02	2426.2 2426.2 2426.2	7-40 7-40	2426.2 2426.2 2426.2	

पर-६
५९९२९२
२००३

बरल - २/
९६९९६ २५ ३९
२०२३

FOURTH SCHEDULE

APP NO : 2.382

EXTRACT FROM THE PROPERTY REGISTER CARD

CITY SURVEY DAHISAR TALUKA : BORIVALI DIST. : BOMBAY SUBURBAN DIST.

CITY Survey	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
-------------	---------------	--------	---

२४२६ अ ४३६२.५
 - १०६-७ न. नं. १४१६ नं. २३
 - ५०० न. नं. १४१६ नं. २३

Eastment

Holder in Origin of the title so far as traced ३७७५-२
 १२६८ के. वि.



Lessee

Other Encumbrances

Other Remarks

Date	Transaction	Vol. No.	New Lessee (H) or Lessee (B) or Encumbrances (C)	Attestation
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१२/१५ मा. नं. १४१६ नं. २३
 मा. नं. १४१६ नं. २३
 दादाशर नं. १४१६ नं. २३
 १४२० नं. १४१६ नं. २३
 कर्मण पो. वि. नं. १४१६ नं. २३
 नं. १४१६ नं. २३
 की. नं. १४१६ नं. २३



रा. नं. १४१६
 नं. १४१६
 नं. १४१६

२५/३/६६
 ७/४/६६
 २५/३/६६

नाम प्रतिनिधि
 निरीक्षक, मुंबई
 प्र. नं. १४१६

बरल - २/		
१४११४	२६	३९ ३५
२०२३		

बदर-६
 ५९९२९३
 २००३

New Ashish CO. OP. HSG. SOCY. LTD.

(Reg. No. : Bom/W-R/HSG/TC/10161/98-99)

Chhatrapati Shivaji Road No. 4, Dahisar (East), Mumbai - 400 068.

Ref. No. _____

Date 18/10/2023

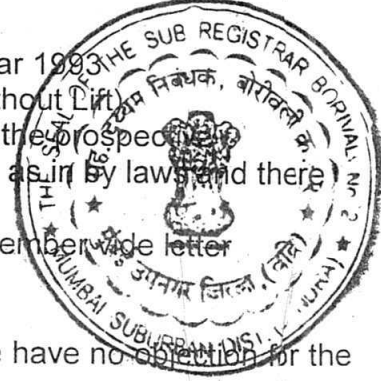
TO WHOMSOEVER IT MAY CONCERN

Sub: Flat No.102, 'D'Wing, at New Ashish Co-op Housing Society Ltd. at C.Shivaji Complex Cross Road No.4, Dahisar(East),Mumbai-400 068.

This is to certify that 102 on 1st floor, in D Wing, in society called New Ashish Co.op Hsg.Scty Ltd. is situated on plot of land bearing C.T.S. No.1416-A,1416-B, 1416-C, 1420-A and 1420-C, Survey No. 341/5,355/5 Village:Dahisar, situated within the revenue limits of Tehsil Borivali and Dist.Mumbai Sub-urban District and situated within the limits of Mumbai Municipal Corporation.

That as per the record of rights available with the society MR.VASANTH BALIGA BANTWAL is the member of society. Society further states that:

- The area of the flat admeasures 321.75 sq ft (Carpet)
- The building under reference was constructed in the year 1993
- The building under reference has Ground + 4 floor (Without Lift)
- Further Society have no objection for selling said flat to the prospective purchaser subject to compliance of rules and regulation as in by laws and there is no dues pending in respect of the said flat.
- This certificate is issued at the specific request of the member wide letter received on 16 Oct 2023

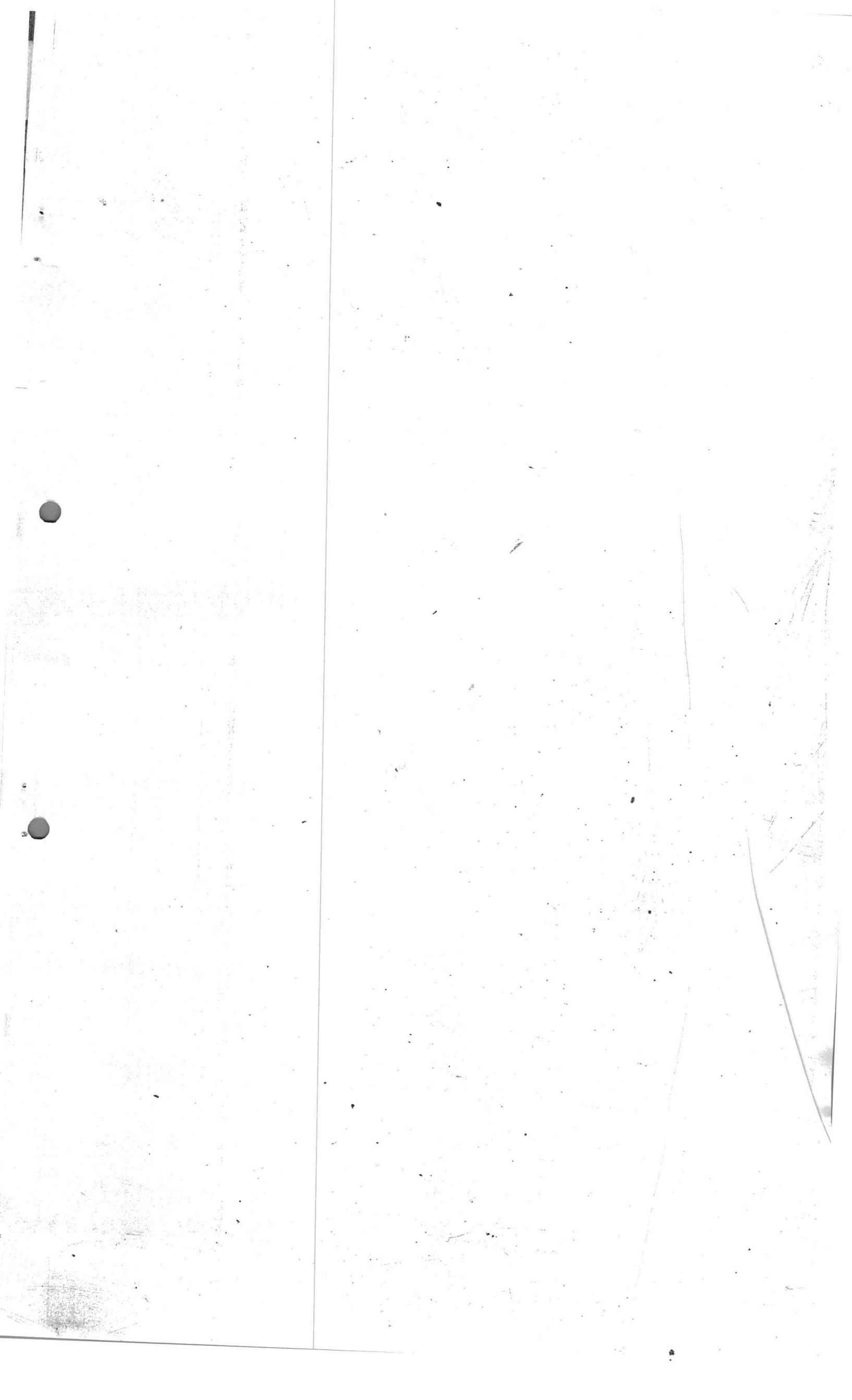


That there is not outstanding due of the said members and we have no objection for the sale of the said flat.

For NEW ASHISH CO-OP. HSG. SOC. LTD

Chairman Secretary Treasurer

बरल - २/		
१६९९४	२०	३९
२०२३		





भारत सरकार
Government of India



गिरीश विश्राम पवार
Girish Vishram Pawar
जन्म तारीख / DOB : 17/11/1963
पुरुष / Male



6445 7687 9486

To

गिरीश विश्राम पवार
Girish Vishram Pawar
S/O Vishram Pawar
Room No-914, 9th Floor Building No-A-5 Mangal Shrushti
CHS Dr. Ambedkar Nagar, S.K. Rathod Marg
Tardeo
Mumbai
Tulsiwadi
Mumbai City Mumbai City
95 Maharashtra 400034

17/11/2011

आयकर विभाग
COME TAX DEPARTMENT



भारत सरकार
GOVT. OF IND

GIRISH V PAWAR
/ISHRAM JAIRAM PAWAR
17/11/1963

170
2
03/11/2023

Permanent Account Number

ARRPP9134A



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ACEPB1616M	
नाम / NAME VASANTH BALIGA BANTWAL	
पिता का नाम / FATHER'S NAME VENKATESH MADHAV BALIGA	
जन्म तिथि / DATE OF BIRTH 13-10-1957	
हस्ताक्षर / SIGNATURE 	आयकर आयुक्त (कंप्यूटर केंद्र) Commissioner of Income-tax (Computer Operation)



भारत सरकार
GOVERNMENT OF INDIA



वसंथ बालिगा बंटवाल
Vasanth Baliga Bantwal

जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

3874 8366 6659



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : 1/13, विभुधेंद्र, भुवनेन्द्र को ऑप शर्दा ग्राम सभोर, सुधींद्र
नगर, दहिसर पूर्व, मुंबई, महाराष्ट्र, 400068

Address : 1/13, Vibhudendra, Bhuvanendra CHS, OPP Sharda Gram, Sudhindra
Nagar, DAHISAR EAST, Mumbai, Maharashtra, 400068

बरल - 2/

9E998 2C 39

2023

भारत सरकार
 Government of India

अतिथि अन्वेषण बॉट
 Aatish Anmaram Bhande

जन्म वर्ष / Year of Birth: 1979
 लिंग / Male

7705 7712 1624

A. Anmaram

To
 अतिथि अन्वेषण बॉट
 Aatish Anmaram Bhande
 Room No 5 Maypark Sedan
 C S C Road No 4
 Maharashtra Sharb Nagar
 Dahanu East
 Dahanu Mumbai
 Maharashtra 400068
 9833219670

08/10/2011

भारत सरकार
 Government of India

प्रथमेश गिरीश पवार
 Prathamesh Girish Pawar

जन्म तारीख / DOB: 11/08/2000
 लिंग / Male

7087 0935 1680

P. Prathamesh

To
 Prathamesh Girish Pawar
 प्रथमेश गिरीश पवार
 Room No-914, 9th Floor, Building No-A-5
 Mangal Shrushti CHS LTD
 S.K. Rathod Marg
 Or Ambedkar Nagar, Tardeo
 Mumbai
 Tulswadi, Mumbai City, Mumbai City,
 Maharashtra - 400034
 8291174501

08/10/2011



बरल - २/		
१६९९४	२०	३९
२०२३		

दस्त गोपवारा भाग-2

बरल-2

दस्त क्रमांक:16114/2023

19/10/2023 2 43:16 PM

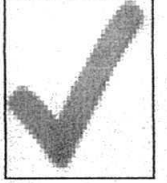
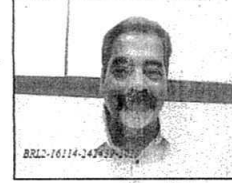
दस्त क्रमांक :बरल-2/16114/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
1	नाव:वसंत बालिगा बंटवाल पत्ता:प्लॉट नं: 1/13, माळा नं: -, इमारतीचे नाव: विभूषेन्द्र, भूवनेन्द्र सी.एच.एस, ब्लॉक नं: दहिसर पूर्व, रोड नं: शारदा ग्राम समोर, सुधींद्र नगर, महाराष्ट्र, MUMBAI. पॅन नंबर:ACEPB1616M	लिहून देणार वय :-65 स्वाक्षरी:-
2	नाव:गिरीश विश्राम पवार पत्ता:प्लॉट नं: 914, माळा नं: 9वा मजला, इमारतीचे नाव: ए-5 मंगल सृष्टी सी.एच.एस, ब्लॉक नं: तारदेव, रोड नं: डॉ.आंबेडकर नगर, एस.के. राठोड मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:ARRPP9134A	लिहून घेणार वय :-59 स्वाक्षरी:-

छायाचित्र

ठसा प्रमाणित



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 10 / 2023 02 : 42 : 07 PM

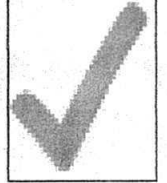
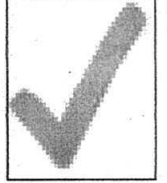
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखितात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव:अतिश आत्माराम भोंडे वय:43 पत्ता:रूम नं. 5 मयेकर सदन सीएससी रोड नं.4 महाकालवाडी शक्ती नगर दहिसर पूर्व पिन कोड:400068	
2	नाव:प्रथमेश पवार - वय:23 पत्ता:914, 9वा मजला, ए-5 मंगल सृष्टी सी.एच.एस, तारदेव, डॉ.आंबेडकर नगर, एस.के. राठोड मार्ग, मुं पिन कोड:400034	

छायाचित्र

ठसा प्रमाणित



शिक्का क्र.4 ची वेळ:19 / 10 / 2023 02 : 43 : 04 PM

सह दु.नि.का-बोरीवली-२

सह दुय्यम निबंधक बोरीवली-२,

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GIRISH VISHRAM PAWAR	eChallan	00040572023101826168	MH009673786202324M	366000.00	SD	0005110897202324	19/10/2023
2		DHC		1023193109822	620	RF	1023193109822D	19/10/2023
3	GIRISH VISHRAM PAWAR	eChallan		MH009673786202324M	30000	RF	0005110897202324	19/10/2023

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



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पुस्तक क्र. १/बरल-२/१९९९४

मुंबई नोदला, दिनांक: १९ OCT 2023

16114 /2023

सह दुय्यम निबंधक, बोरीवली क्र. २
मुंबई उपनगर जिल्हा.



19/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 16114/2023

नोदणी :

Regn:63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5098574.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: डी-102, माळा नं: 1 ला मजला, इमारतीचे नाव: न्यू आशिष सी एच एस एल, ब्लॉक नं: दहिसर पूर्व, मुंबई 400068, रोड : छत्रपती शिवाजी कॉम्प्लेक्स, रोड नं.4 ((C.T.S. Number : 1416-A to 1416-E, 1423, 1424 A to 1424 B ;))
(5) क्षेत्रफळ	1) 35.860 हेक्टर . आर
(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:- वसंत बालिगा बंटवाल वय:-65; पत्ता:- प्लॉट नं: 1/13, गाळा नं: -, इमारतीचे नाव: विभूधेंद्र, भूवनेन्द्र सी.एच.एस, ब्लॉक नं: दहिसर पूर्व, रोड नं: शारदा ग्राम समोर, सुधींद्र नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ACEPB1616M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गिरीश विश्राम पवार वय:-59; पत्ता:- प्लॉट नं: 914, माळा नं: 9वा मजला, इमारतीचे नाव: ए -5 मंगल सृष्टी सी.एच.एस, ब्लॉक नं: तारदेव, रोड नं: डॉ. आंबेडकर नगर, एस.के. राठोड मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400034 पॅन नं:-ARRPP9134A
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	19/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16114/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	366000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



खरीगत

सह. दुय्यम निबंधक, बोरीवली क्र.-२
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number :	Deface Date
1	GIRISH VISHRAM PAWAR	eChallan	00040572023101826168	MH009673786202324M	366000.00	SD	0005110897202324	19/10/2023
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

