

AGREEMENT FOR SALE

THE TRANSFERORS

Mrs. Nalini Rameshchandra Patel and
Mr. Rameshchandra Mangalbai Patel

THE TRANSFEREES

Mr. Yashraj Sudhir Pandit and Mr. Sudhir Bhanushankar Pandit

PREMISES:

Flat No.1503, in A Wing, on the 15th floor of Benzer Tower Co-op.
Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali
(East), Mumbai 400 066.



ESTATE AGENT

517712734
Monday, October 23, 2023
6:16 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn.:39M

पावती क्र.: 13491

दिनांक: 23/10/2023

गावाचे नाव: भागाठाणे

दस्तावेजवाचा अनुक्रमांक: बरल9-12734-2023

दस्तावेजवाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: यशराज सुधीर पंडित

नोंदणी नं

दस्त हाताळणी फी

पृष्ठांची संख्या: 37

₹. 30000.00
₹. 740.00

एकूण:

₹. 30740.00

मुळ दस्त गजल पत्रा

आपणास मूळ दस्त, धवनेल प्रिंट, सूची-२ अंदाजे
6:35 PM रोज़ा वेळेस मिळेल.

Signature
BRL9

वाजार मूल्य: ₹.8703203.08 /-

मोवदला ₹.99000000/-

भारनेले मुद्रांक मूल्यक : ₹. 594000/-

**सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.**

1) देयकनामा प्रकार: DHC रकम: ₹.740/-

डीडी/धनादेश/से ऑर्डर क्रमांक: 1023236615735 दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

2) देयकनामा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/से ऑर्डर क्रमांक: MH009324073202324M दिनांक: 23/10/2023

बँकेचे नाव व पत्ता:

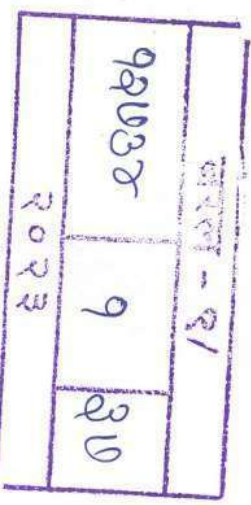
मुळ दस्त परत पत्रा

Signature

Valuation ID		202310238929		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		23 October 2023,05:02:06 PM	
मूल्यांकनाचे वर्ष		2023				बरल९	
जिल्हा		मुंबई(उपनगर)					
मूल्य विभाग		86-मागाठाणे (बोरीवली)					
उप मूल्य विभाग		भुभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.चि.घो. रस्ता, पूर्वेस दुर्गाती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.					
सर्वे नंबर /न. भू. क्रमांक:		सि.टी.एस. नंबर#167					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		निवासी सदनिका		कार्यालय		दुकाने	
खुली जमीन		142610		164000		210100	
61640		142610		142610		मोजमापनावे एकक चौरस मीटर	
बांधीव क्षेत्राची माहिती		55.48चौरस मीटर		मिळकतीचा वापर-		निवासी सदनिका	
बांधकाम क्षेत्र(Built Up)-		1-आर सी सी आहे		मिळकतीचे वय-		0 TO 2वर्षे	
बांधकामाचे वर्गीकरण-		उद्वहन सुविधा-		मजला -		11th floor To 20th floor	
रस्ता सन्मुख-		First Sale Date - 4/11/2003					
Sale Type - Resale		Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 110% apply to rate= Rs.156871/-					
घसा-यानुसार मिळकतीचा प्रतिल चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		= (((156871-61640) * (100 / 100))+61640)			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		= 156871 * 55.48			
		= Rs. 8703203.08/-					
Applicable Rules		=,10.4					
एकत्रित अंतिम मूल्य		=मुखा मिळकतीचे मूल्य +तळपराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बरिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बरिस बाल्कनी + मेकॅनिकल वाहनतळ		= A + B + C + D + E + F + G + H + I + J			
		= 8703203.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		=Rs. 8703203.08/-			

Home

Print





CHALLAN
MTR Form Number-6



GRN	MH009824073202324M	BARCODE					Date	20/10/2023-15:06:11	Form ID	25.2
Department	Inspector General Of Registration	Payer Details								
Type of Payment	Stamp Duty Registration Fee									
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9	TAX ID / TAN (If Any)								
Location	MUMBAI	PAN No.(if Applicable)	BSWP/PP0980R							
Year	2023-2024 One Time	Full Name	YASHRAJ SUDHIR PANDIT							
Account Head Details	0030045501 Stamp Duty	Flat/Block No.	FLAT NO.1503, A-WING, BENZER TOWER							
	0030063301 Registration Fee	Premises/Building	CO-OPERATIVE HOUSING SOCIETY LIMITED							
		Road/Street	BEHIND BHOR INDUSTRIES							
		Areal Locality	BORIVALI EAST, MUMBAI							
		Town/City/District								
		PIN	4 0 0 0 6 6							
		Remarks (if Any)	PAN2=AALPP5338B--SecondPartyName=NALINI RAMESHCHANDRA PATEL AND RAMESHCHANDRA MANGALBHAI PATEL~							
Total		Amount In Words	Six Lakh Twenty Four Thousand Rupees Only							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque/DD No.		Bank CIN	Ref. No.	69103332028102840113 258546389						
		Bank Date	RBI Date	23/10/2023-09:15:19 (Not Verified with RBI)						
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Secretariat							

Department ID : _____ Mobile No. : 9137321639
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सोदर चलन केवल दस्तावेज लिखक कार्यालयों में ही कर्तव्य किया जाएगा। दस्तावेजों को सोदर चलन के लिए नहीं ली जायेगी।

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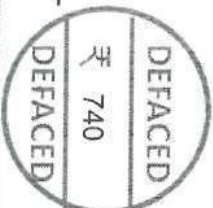


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023236615735 Receipt Date 23/10/2023

Received from Yashraj Sudhir Pandit, Mobile number 9594068505, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 12734 dated 23/10/2023 at the Sub Registrar office Joint S.R. Borivalli 9 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	23/10/2023
Bank CIN	10004152023102314889	REF No.	202329669548462
Deface No	1023236615735D	Deface Date	23/10/2023

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



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२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this **23rd** day of **OCTOBER 2023**, BETWEEN **Mrs. Nalini Rameshchandra Patel**, aged about 68 years, bearing valid Income tax PAN: AALPP5338B, & Aadhar No.: 8676 5007 0696, and **Mr. Rameshchandra Mangalbai Patel**, aged about 72 years, bearing valid Income tax PAN: AACPP0882H, & Aadhar No.: 9285 4564 2290, both adults, Indian inhabitants, presently residing at 305/A, Vinit Tower, Juhu Versova Link Road, Opp. IDBI Bank, Four Bungalows, Andheri (West), Mumbai 400053, having a residential premises bearing Flat No.1503, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivli (East) Mumbai 400 066, hereinafter jointly and severally called "**THE TRANSFERORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) **of the ONE PART;**

AND

Mr. Yashraj Sudhir Pandit, aged about 27 years, bearing valid In-23 come tax PAN: BSWPP0980R, & Aadhar No.: 8380 2698 9285 and **Mr. Sudhir Bhanushankar Pandit**, aged about 58 years, bearing valid Income tax PAN: AFEP9431M, & Aadhar No.: 6743 2295 2473, both adults, Indian inhabitants, presently residing at D-2, Plot No.148, Sanjeevani CHS Ltd., Gorai-II, Near Mangalmurti Hospital, Borivli West, Mumbai 400092, hereinafter jointly and severally called "**THE TRANSFEREES**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) **of the OTHER PART;**



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Nalini Rameshchandra Patel

M. Rameshchandra

Yashraj S. Pandit

Sudhir Bhanushankar

WHEREAS

It have been represented by the Transferors to the Transferees as follows:-

(i) **Anamika Real Estates Pvt. Ltd.**, a Company duly incorporated under the Companies Act, 1956 and having its registered office at 1 Home Stead, Ground Floor, 16, Dattatraya Road, Santacruz (West), Mumbai 400054, developed the land more particularly described in the Schedule hereunder in Building known as '**BENZER TOWER**'.

(ii) Pursuant to an Articles of Agreement dated 26th day of September 2003, duly registered with the office of Joint Sub Registrar, Mumbai, under Registration No. BDR-6-9332-2003 dated 04/11/2003, made and entered into between the said **Anamika Real Estates Pvt. Ltd.**, therein referred to as "**The Developers**" of the **ONE PART**; and **M/s Rajendraprasad Rameshkumar**, therein referred to as "**The Flat Purchaser**" of the **OTHER PART**; The said **Anamika Real Estates Pvt. Ltd.**, agreed to sell and the said **M/s Rajendraprasad Rameshkumar**, agreed to purchase and accordingly purchased a residential premises bearing **Flat No. 1503**, in **A Wing, admeasuring 46.24 Sq.Mtrs. Carpet area, on the 15th floor, of Benzer Tower, presently known as Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066**, more particularly described in

the Schedule hereunder (hereinafter referred to as "**The SAID FLAT**") together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein;

And in terms of the said Articles of Agreement dated 26th day of September 2003, the said **M/s Rajendraprasad Rameshkumar**, having paid the entire agreed consideration for the said Flat to the said

Developers viz, **Anamika Real Estates Pvt. Ltd.**, was put in vacant possession of the said Flat and have since been holding the said Flat as the absolute and exclusive owner thereof.

(iv) That the various Purchasers in the said building formed a Co-operative Housing Society namely **Benzer Tower Co-operative**

Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/W-R/HSG/TC/13468/



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Mahesh S. Pawar
P. Pawar

2006-07/15-07-2006 (hereinafter called "the SAID SOCIETY") and M/s Rajendraprasad Rameshkumar, became the member of the said Society and the said Society entitled in their favour FIVE Shares of Rs. 50/- each, however the said society has issued Share Certificate vide No.31, bearing Distinctive Nos. From 151 to 155 both inclusive (hereinafter called "the SAID SHARES") in the name of M/s Rajendraprasad Rameshkumar on 08/08/2006.

(v) Pursuant to an Agreement for Sale dated 5th day of October, 2012, duly registered with the office of Joint Sub Registrar, Borivali-2 Mumbai, under Registration No.BRL-2-9567-2012 dated 17/11/2012, M/s Rajendraprasad Rameshkumar, had sold, assigned and transferred the said Flat & Shares to and in favour of Mrs. Nalini Rameshchandra Patel and Mr. Rameshchandra Mangalbai Patel (The Transferors herein), for the consideration on the terms and conditions mentioned therein.

(vi) That the title of the Transferors in respect of the said Flat with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.

(vii) That the Transferors are in the exclusive and absolute possession of the said Flat with the said shares and benefits and that neither the Transferors had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion whereof, in any way or any manner whatsoever.

(viii) AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferes, the parties have negotiated for sale and purchase of the said Flat along with the said shares with all incidental benefits and rights, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.99,00,000/- (Rupees Ninety Nine Lakhs only) payable to the Transferors with peaceful



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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 Transferors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

(ix) AND WHEREAS the Transferors have informed the said society as under the Bye-laws to transfer the shares and interest in the CAPITAL/PROPERTY of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat along with the said Shares to the Transferees.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat and the said shares in the said building with the benefits attached to it and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors 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 their part. The Transferors hereby confirm that the Transferees have agreed to purchase the said flat relying upon the correctness of the declarations and representations made by the Transferors in these presents.

2. The Transferors hereby agreed to sell, transfer, assign and assure to the Transferees and the Transferees agreed to purchase all the rights, title and interests of the said flat Viz. Flat No.1503, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066, more particularly described in the schedule herein for a total consideration of **Rs.99,00,000/-** (Rupees Ninety Nine Lakhs only) to be payable by the Transferees to the Transferors in the following manner:

(a) A sum of **Rs. 28,01,000/-** (Rupees Twenty Eight Lakhs One Thousand only) have been paid by the Transferees to the Transferors as and by way of the PART consideration as mentioned in the receipt hereto towards the purchase of the said flat and said shares on or before the registration of these presents; The Transferors hereby admit and acknowledges the receipt of the part consideration and give valid discharge to that part hereof.



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(b) An amount of Rs. 99,000/- (Rupees Ninety Nine Thousand only) will be deducted by the Transferees as Tax Deducted at Source under the provisions of Section 194--A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferors the relevant Tax Deduction Certificates (with the Transferors' P.A.N. mentioned), in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. Such a payment of Rs.99,000/- to Government of India under the Income Tax Act, 1961 will form Part consideration for the said Flat;

(c) The balance sum of Rs.70,00,000/- (Rupees Seventy Lakhs only) shall be payable by the Transferees to the Transferors, being full & final consideration amount by taking a housing loan from any Bank or Financial Institution or by making arrangement of funds from their own sources within 30 working days from the date execution/registration of this Agreement for Sale. The Transferors shall give peaceful possession of the Said Flat along with all the original chain of documents and keys related to the Said Flat on receiving the full and final consideration amount. The above mentioned balance amount is the essence of this Agreement for Sale. The Transferees hereby confirm that if they fails to pay the above said balance full & final consideration within the stipulated period than the said Agreement shall become null and void.

3. It is specifically agreed by and between the parties that the transfer charges of the said society shall be borne and paid by the Transferors & Transferees equally.

4. The Transferors have obtained the necessary permission from the said society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the shares, deposits, if any, in favour of the Transferees for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Flat unto the Transferees for exclusive use of Transferees thereof as aforesaid.

5. On receiving the balance full and final consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Flat and shall surrender their rights, title and interest in favour of the



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M. M. Patel

M. M. Patel

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M. M. Patel

Transferees and the Transferees 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 Transferors absolutely without any let or sub-let.

6. The Transferors covenant with the Transferees that only they are absolute owners of the said Flat and the said shares hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, leave & licences, easement or otherwise howsoever and they have good rights, full power and absolute authority to transfer and sell the same to the Transferees.

7. The Transferors hereby covenant with the Transferees as follows:
(i) That the Transferors are absolute owners of the said flat and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said flat either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and have good rights, full power and absolute authority to sell and transfer the same to the Transferees.



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(iii) That the Transferors have not created any charge or encumbrance of whatsoever nature in respect of the said flat and the said flat	

That the TRANSFERORS have duly observed and performed the rules and regulation and bye-laws of the said Society and has paid up-to-date their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoing payable by them in respect of the said Flat and that their membership in the said Society is valid and subsisting and not terminated by the said Society and they have not received notice of expulsion from the membership of the said Society, or any other notice restraining them from transferring the said Flat and the said Ten shares.
(iii) That the Transferors have not created any charge or encumbrance of whatsoever nature in respect of the said flat and the said flat is not a subject matter of any litigation nor is the same attached in execution of any decrees nor has the Transferors created any right in favour of any one in respect of the said flat.

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Mishra
Mishra's Bandit
Mishra

(iv) The Transferors shall be liable to secure permission from the said society for the transfer of the said flat in favour of the Transferees before the completion of the sale.

(v) The Transferors hereby undertake to indemnify and keep indemnified the Transferees against all claims, demands, proceedings, costs and expenses in connection with any liability which the Transferees may have to suffer or incur due to the claims from Government authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Flat sustained prior to the execution of these presents.

(vi) 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 Transferors from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

(vii) That the Transferors have 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.

8. The Transferees shall become the members of the said 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.

9. The Transferors agreed and undertake that they will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all their rights, title and interest in respect of the said flat to the Transferees.

10. The Transferors shall give full co-operation to the Transferees to get the approval of the said society for transfer of the said flat and issuance of the Share Certificate in the name of the Transferees and the admission of the Transferees as member of the society.

11. This Agreement shall be subject to provisions of The Maharashtra Ownership Flats Act 1963, and the rules made thereunder. The Trans-



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M. M. B. B.

M. M. B. B.

M. M. B. B.

M. M. B. B.

feres shall lodge the present agreement before the concerned Registrar of Assurances and the Transferors shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

12. The Transferors shall handover the possession of the said flat alongwith all original documents pertaining to the said flat to the Transferees herein on receipt of the full and final consideration.

13. The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon in these presents and after receiving the full and final payment as aforesaid from the Transferees, neither the Transferors nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said Flat.

14. The Transferors declare that on and after giving possession of the said flat, the Transferees shall be exclusive owners of the rights, title and interest which the Transferors have in the said flat and then the Transferees shall quietly and peacefully hold, possess, occupy and enjoy the said flat without any let or hindrance or denial or demand or interruption or eviction or claim by the Transferors or any other person or persons lawfully or equitably claiming through under or interest for the Transferors.

15. This Agreement shall operate as Sale Deed/Transfer Deed upon payment of the full and final consideration made by the Transferees to the Transferors.

16. This Agreement shall be subject to the exclusive jurisdiction of the courts at Mumbai only.

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THE SCHEDULE HEREINABOVE REFERRED TO:

In and about all that Self contained FLAT premises on absolute ownership bearing **Flat No. 1503, in A Wing, admeasuring 46.24 Sq.Mtrs. Carpet area, on the 15th floor, of Benzer Tower, presently known as Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066**, on the land situated, lying and being at Village Magathane Taluka Borivali bearing C.T.S. No.167, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, within the assessment jurisdiction of R/Central Ward of Brihanmumbai Mahanagar Palika.



M. Patel

M. Patel

M. Patel

M. Patel

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST HERE IN ABOVE WRITTEN.

SIGNED AND DELIVERED

By the withinnamed

"THE TRANSFERORS"

Mrs. Nalini Rameshchandra

Patel

Nalini



and

Mr. Rameshchandra

Mangalbai Patel

M Patel

in the presence of



- 1. *Sanjay Traver - SJ*
- 2. *Mishra udeshya*



SIGNED AND DELIVERED

By the withinnamed

"THE TRANSFEREES"

Mr. Yashraj Sudhir Pandit

Yashraj S. Pandit

and





Mr. Sudhir Bhanushankar Pandit

in the presence of

- 1. *Banshi - SJ*
- 2. *Mishra udeshya*

Sudhir







2022-23		2022	
92032	93	90	

RECEIPT

Received from the Transferees **Mr. Yashraj Sudhir Pandit** and **Mr. Sudhir Bhanushankar Pandit**, a sum of **Rs. 28,01,000/-** (Rupees Twenty Eight Lakhs One Thousand only) a sum being the part consideration towards the sale of Flat No.1503, in A Wing, on the 15th floor of Benzer Tower Co-op. Hsg. Soc. Ltd., situated at Off 90 Feet Road, Near IBPS, Borivali (East), Mumbai 400 066, by Cheque/RTGS/NEFT/DD, as specified below: (Cheque Subject to realisation)


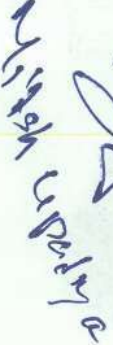
Date	Instrument No.	Drawn on	Amount
21.10.2023	ABHYS20231021084-00428	ABHYODAYA co-op. Bank Ltd.	14,01,000/-
23.10.2023	271907	SBI	14,00,000/-



Rs. 28,01,000/-
WE SAY RECEIVED

[Mrs. Nalini Rameshchandra Patel & Mr. Rameshchandra Mangalbai Patel]
(The Transferors)

Witnesses:

1. 
2. 

२८.०१.२३	१२	३७
१०७३२	१२	३७
२०२३		

Benzer Tower Co-op. Hsg. Soc. Ltd.

Regn. No.: MUM/WR/HSG/TC/13468/2006-07
CTS No.: 167A, Village - Magathane, Taluka - Borivali

Thakur Complex, 90 Feet Road, Near Thakur Polytech, Borivali (East), Mumbai - 400066

Sr. No. :

2064

Date : 21st October, 2023

To Whomsoever It May Concern

This is to confirm that Mrs. Nalini R. Patel and Mr. Rameshchandra M. Patel are bonafide members of our society and holding Flat No. 1503 on 15th Floor of the "A" wing of Benzer Tower Co-operative Housing Society Ltd.

The building is known Benzer Tower and situated on the plot of Land bearing C.T.S. No. 167A, Village : Magathane Taluka : Borivali, Dist.: Mumbai Suburban District.

The building is of Stilt + 24 upper floors with Lift and is constructed during the year 1994.

Further, we hereby confirm that he has paid all the dues payable to the society up-to-date. We hereby give our no objection to sale his Flat.

This Confirmation / No Objection is issued at the request letter from Mrs. Nalini R. Patel and Mr. Rameshchandra M. Patel and has been issued without any liability and responsibility of the society and its office bearers.

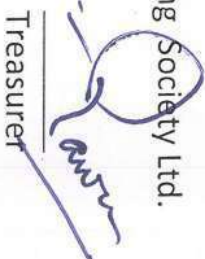
For Benzer Tower Co-op. Housing Society Ltd.



Hon. Secretary



Chairman



Treasurer



११०१ - ११		
११०३२	११	३१
		
0 001200 020102		

MEMBERS REGN. NO. 31

CERTIFICATE No. 31



BENZER TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No.: MUM/WR/HSG/TC/13468/2006-07/15-07-2006 CTS No.: 167, Village - Magathane.
Benzer Tower Compound, 90 Feet Road, Behind Bhor Ind., Near Thakur Polytech, Borivali (E), Mumbai - 400 066.

SHARE CERTIFICATE

THIS IS TO CERTIFY THAT ~~XXXXX/S/XXXX/M/S.~~ RAJENDRAPRASAD RAMESH KUMAR
IS / ARE THE REGISTERED HOLDERS OF FIVE
FULLY PAID-UP SHARES OF RS. FIFTY EACH, BEING DISTINCTIVE NUMBERS
151 TO 155 BOTH INCLUSIVE, IN BENZER TOWER CO-OPERATIVE HOUSING
SOCIETY LTD. SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY.

Rs. 250.00 Flat No. A-1503

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT MUMBAI ON THIS 8 DAY OF AUG 2006

NO.	99082	919	30
DATE	28/08/06		
BY			



Ashel J. Patel

Authorised M. C. Member Hon. Secretary Chairman

MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To whom Transferred	Regn. No. of Transferee	Signature of the Office Bearers	Secretary
05.10.2018	44	BOR-6 9332- 2003	Mrs. Naimi R. Patel & Mr. Rameshchandra M. Patel.	BOR-2. 9569. 2012	<i>[Signature]</i>	

90982
9LBU
2018



MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
/NO. CNE/ 2019 /BP (WS)XIV/XR
COMMENCEMENT CERTIFICATE
10 MAY 1997

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXVII of 1961) to

M/s. Bhur Industries Ltd.
of Residential Building. APPLICANT, to the development work
at premises at Street No. _____ Survey No. _____
Hissa No. _____ CTS No. 167-A of village Karabhane,
situated at Karavla (East),
on the following conditions viz.:

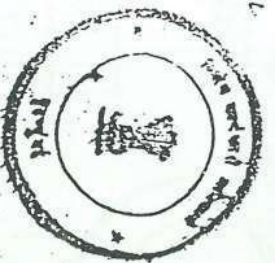
1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966. The Municipal Commissioner has appointed H.D. AGSHE to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

2. This Commencement Certificate shall be valid for a period of one year from the date hereof and will have effect thereafter.

3. This commencement certificate shall be valid for a period of one year from the date hereof and will have effect thereafter. This certificate shall be valid for a period of one year from the date hereof and will have effect thereafter. This certificate shall be valid for a period of one year from the date hereof and will have effect thereafter.

4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

वारी - ११ 15 valid
एके १५



वारी - ११
एके १५
पोपो

TRUE COPY

P.T.O

वारी - ११
११५३४ ११३१०
२०२३

V. H. Nishan
VELJI H. NISHAN
SPECIAL EXECUTIVE OFFICER
1, P. Road, Andheri (W),
MUMBAI 400052.

...at least only as per approved.
...ion At 25/01/94

30 SEP 1994
Atyankur
E.E.P. CHIR

③ This c.c. is now valid & further extended upto SHH +
2U upper floor for wing 'A' & 'B' & SHH + S upper floor for
wing 'C' as per approved Plan dt. 21-7-2007.

21 SEP 2007

Executive Engineer,
S.D.O. Proposal (W.S.) P & KIW Ward

8) This c.c. is now valid & further extended for entire
work i.e. wing 'A' & 'B' SHH + 2U upper floors and wing
'C' SHH + 7 upper floors as per approved amended
Plan dt. 26/11/09

24 DEC 2009

EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P & KIW Ward
CERTIFIED TRUE COPY

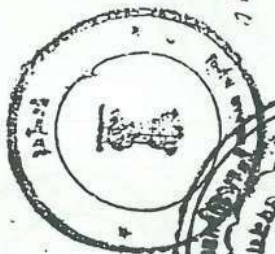
103
LEASER ARCHITECTS & CONSULTANTS PVT. LTD.
J174 1st Fl. Siona Castle,
I. C. Colony, Borivli (W),
Mumbai-400 103.

बदल-११/
२६१० १३८



TRUE COPY

VELJI H. NISHAR
SPECIAL EXECUTIVE OFFICER
16/A, Sunil Shopping C. C.
B. P. Road, Andheri (W),
MUMBAI-400058.



बदल - १/
२५६८ १२०
२०११

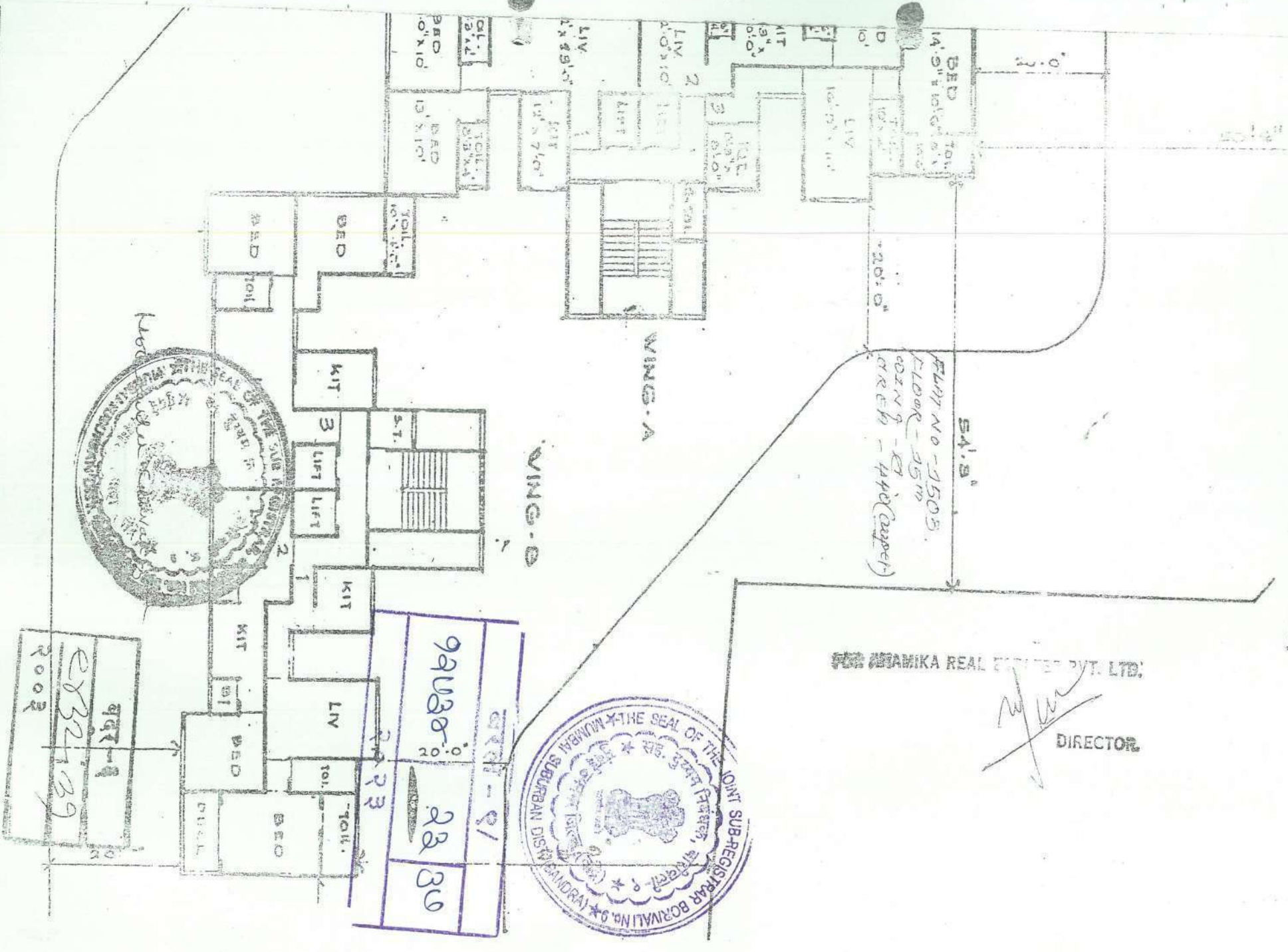
बदल - १/
११०३१ १२ ३०
२०११

ANNEXURE 'A'
(BUILDING PLANS)

Floor No - 1505
Floor - 15th
Area - 440 (approx)

SHAMKA REAL ESTATE PVT. LTD.

[Signature]
DIRECTOR



9238	22	30
9239	22	30
9240	22	30
9241	22	30
9242	22	30
9243	22	30
9244	22	30
9245	22	30
9246	22	30
9247	22	30
9248	22	30
9249	22	30
9250	22	30

भारत सरकार

यशराज सुधिर पांडे



Yashraj Sudhir Pandil

जन्म तारीख/ DOB: 15/10/1996

पुरुष / MALE

8380 2698 9285

माझे आधार, माझी ओळख

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Joint Sub-Registrar

Borivali No. 8

Dist. (Bandra)

पत्ता:

रूम नो.डी/2, प्लॉट नो.148,
संजीवनी सीएचएस
एलटीडी,, गोराई - 2,, मंगल
मूर्ती हास्पिटल जवळ,
वोरीवली वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400092

Room No.D/2, Plot No.148,
Sanjeevani CHS LTD.,Gorai - 2,
Near Mangal Murti Hospital, Borivali
West,Mumbai, Mumbai,Mar arashtra
- 400092

Address:

1947
1800 300 1947

help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Maitraj's Bandit

वर्ग - १/		
११७३८	२५	३७
२०२३		

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BSWPP0980R


नाम / Name
YASHRAJ SUDHIR PANDIT

पिता का नाम / Father's Name
SUDHIR BHANUSHANKER PANDIT

जन्म की तारीख / Date of Birth
15/10/1996

हस्ताक्षर / Signature

Yashraj S. Pandit



Yashraj S. Pandit





फॉर्म - १/		
११७३२	१५	३७
२०२३		


 भारत सरकार
 Government of India


 सुधीर भानुशंकर पण्डित
 Sudhir Bhanushanker Pandit
 जन्म तारीख / DOB : 15/11/1964
 लिंग / Male




6743 2295 2473
 माझे आधार, माझी ओळख





 भारतीय विधिकार पत्रिका
 THE JOINT SUB REGISTRAR BORIVALI No. 8
 (BANDRA)

पता:
 डी/2, प्लॉट नो.148,
 संजीवनी सीएचएस
 एलटीडी,, गोरई-2,,
 मंगलमूर्ती हॉस्पिटल जवळ,
 बोरीवली वेस्ट, मुंबई, मुंबई,
 महाराष्ट्र - 400092

Address:
 D/2, Plot No.148, Sanjayani CHS
 LTD., Gorai-2,,Near Mangalvanti
 Hospital, Borivali west,
 Mumbai, Mumbai, Maharashtra -
 400092


 1947
 1900 300 1947
 help@uidai.gov.in www.uidai.gov.in P. O. Box No.1947,
 Bengaluru-560 001

Sudhir Pandit

अरका - १/		
१२७५२	१९९	३७
२०२३		

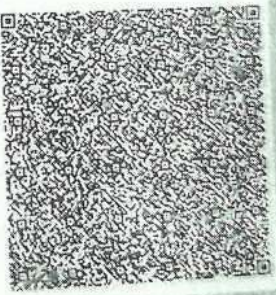
आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**


नाम / Name
SUDDHIR BHANUSHANKAR PANDIT

पिता का नाम / Father's Name
BHANUSHANKAR LAXMIRAM PANDIT

जन्म की तारीख /
Date of Birth
15/11/1964

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFEPP9431M

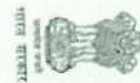


07082018

Suddhir



बोरवाली - ८/	
१५७३४	१७३७
२०२३	



भारत सरकार
Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 2006/60089/15908

To
नलिनी रमेशचंद्रा पटेल
Nalini Rameshchandra Patil
W/O Rameshchandra Patil
305, 306, A Wing Vini Tower Juhu Versova Link Road, 4
Bunglow
Andher West
Mumbai
Azad Nagar
Andher Mumbai Suburban
Maharashtra 400053
9821223140
117861043
ME176610435FH



आपला आधार क्रमांक / Your Aadhaar No. :

8676 5007 0696

माझे आधार, माझी ओळख



भारत सरकार
Government of India

नलिनी रमेशचंद्रा पटेल
Nalini Rameshchandra Patil
जन्म तारीख / DOB : 14/02/1955
स्त्री / Female



8676 5007 0696


माझे आधार, माझी ओळख



१५७४४	११	३७
२०२३		

M Patel

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

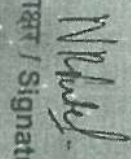




स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AALPP5338B

नाम / Name
NALINI RAMESHCHANDRA PATEL

पिता का नाम / Father's Name
NATWARLAL CHAGANLAL MODY

जन्म की तारीख / Date of Birth
14/02/1968

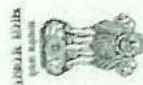
हस्ताक्षर / Signature




Nalini



अकाउंट - १/		
92082	9220	
2023		



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदवियाना क्रमांक / Enrollment No 1216/00186/01616

To
 रमेशचंद्र मंगलभाई पटेल
 Rameshchandra Mangalbhaj Patel
 S/O Mangalbhaj Hirabhaj Patel
 305/A/Vinil Tower
 Juhu Versova Link Road
 Opp: IDBI Bank Four Bunglows
 Andheri West
 Mumbai
 Maharashtra 400053
 9821205573

16/01/2012

Ref: 16 / 19C / 4678 / 4868 / P



UE196582705IN



आपला आधार क्रमांक / Your Aadhaar No. :

9285 4564 2290

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

रमेशचंद्र मंगलभाई पटेल
 Rameshchandra Mangalbhaj Patel
 जन्म वर्ष / Year of Birth : 1951
 पुरुष / Male



9285 4564 2290


आधार - सामान्य माणसाचा अधिकार



वर्ष - १/	
११८३४	३०३८
२०२३	

Mubtal

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA





स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AACPP0882H

नाम / Name
RAMESHCHANDRA MANGALBHAI PATEL

पिता का नाम / Father's Name
MANGALBHAI HIRABHAI PATEL

जन्म की तारीख / Date of Birth
30/05/1951

हस्ताक्षर / Signature
R Patel

R Patel



अर्क - १/		
११७३४	८९	८७
२०२३		

भारत सरकार
Government of India

संजय रामनंदन ठाकुर
Sanjay Ramnandan Thakur
वर्ग संख्या/DOB: 02/01/1978
लिंग/ GENDER: MALE

Issue Date: 08/03/2012

6105 5867 2313
VID : 9176 5525 3330 5886

महाराष्ट्र सरकार, महाराष्ट्र शासनाचे

भारत सरकार
Unique Identification Authority of India

वर्ग संख्या/DOB: 02/01/1978
लिंग/ GENDER: MALE

6105 5867 2313
VID : 9176 5525 3330 5886

महाराष्ट्र शासनाचे
Unique Identification Authority of India

वर्ग संख्या/DOB: 02/01/1978
लिंग/ GENDER: MALE

Address:
S/O Ramnandan Thakur, Pansar, Room No.2,
Chawli-2, Yashwantrao Chawl, Bhamburda
Road, Kondhwa East S.O, Mumbai,
Maharashtra - 400101

Download Date: 01/08/2022

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(Handwritten signature)



वर्ग संख्या - ९१		
९१७३२	३२	३७
२०२३		



2023		
2023	23	30

Issue Date: 05/03/2012



भारत सरकार
Government of India

रिजिस्ट्रार जनरल
Sangam Ramnandan Thakur
रूम नं./रूम/DOB: 02/01/1978
गै/म/ MALE

6105 5867 2313
VID : 9176.5525.3330.5886

प्राप्त प्रतिलिपि, प्राप्त प्रतिलिपि

Download Date: 01/08/2022



भारतीय पहचान अधिकारिता
Unique Identification Authority of India

पता:
S/O रमनंदन ठाकुर, फ्लॉर, रूम नं. 2, मकान नं. 2, मकान
चौक, फ्लॉर नं. 2, मकान नं. 2, मकान नं. 2, मकान नं. 2,
महाराष्ट्र - 400101

Address:
S/O Ramnandan Thakur, Floor, Room No. 2,
Chauk, Floor No. 2, House No. 2, House No. 2,
Road, Khandivli East, S.O, Mumbai,
Maharashtra - 400101

6105 5867 2313
VID : 9176.5525.3330.5886

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प्राप्त - १/		
११७८२	३२	३७
२०२३		

2023		18-12-2023	
9202	34	34	34



5/11/23/34

नोंपाण 23 ऑक्टोबर 2023 6:31 म.नं.

दस्त गोषवारा भाग-1

बाल 9

दस्त क्रमांक: 12734/2023

दस्ता फांक: बाल 9 / 12734/2023

भाण मूल्य: रु. 87,03,203/-

मोबदला: रु. 99,00,000/-

दस्ताचे मुद्रांक शुल्क: रु.5,94,000/-

दस्ता म.नं. दु. नि. बाल 9 यांचे कार्यालयात

पावती: 13491

पावती दिनांक: 23/10/2023

दस्ता क्र. 12734 बर दि. 23-10-2023

मादकारणाचे नाव: यशराज सुधीर पंडित

मंती 0:14 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पुढांची संख्या: 37

Maheshji Padit

दस्ता हजर करणाऱ्याची सही:

एकुण: 30740.00

सह. दुय्यम निबंधक, बारीवली क्र. ९,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बारीवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ता म.नं. प्रक्रां: करारनामा

दस्ता शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालात असलेल्या कोणत्याही कटक शेताच्या हद्दीत किंवा उप-खंड (सेन) मध्ये नमूद व
दस्ता म.नं. कोणत्याही नावची शेतात

दस्ता क्र. 123 / 10 / 2023 06 : 14 : 23 PM ची वेळ: (सादरीकरण)

दस्ता क्र. 223 / 10 / 2023 06 : 15 : 59 PM ची वेळ: (फी)

दस्ता दस्तारुंबा हा नोंदणी करणारा
दाखल केलेला आहे. * दस्ताचे
सोबत जोडलेला कागदपत्रांची संख्या * दस्ताची
कापलेली मुद्रांची दस्त निबंधक व नोंदणीकारण हे संपूर्णपणे जबाबदार राहतील.
Maheshji Padit
लिहून देणारे :
Maheshji Padit
लिहून देणारे :



बाल - ९/		
११७४४	२६	३७
		२०२३

दस्तावेज क्रमांक : बदल 9/12734/2023
दस्तावेज प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उभा प्रमाणित
1	नाव: यशराज सुधीर पंडित पता: प्लॉट नं: डी-२, प्लॉट नं: १४८, माळा नं.: इमारतीचे नाव: संजीवनी वय :-27 सीएचएस लिमिटेड, ब्लॉक नं: गोराई-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड स्वाक्षरी:- नं: वीरवली पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर: BSWPP0980R	लिहून देणार		<input checked="" type="checkbox"/>
2	नाव: सुधीर भाग्यशंकर पंडित पता: प्लॉट नं: डी-२, प्लॉट नं: १४८, माळा नं.: इमारतीचे नाव: संजीवनी वय :-58 सीएचएस लिमिटेड, ब्लॉक नं: गोराई-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड स्वाक्षरी:- नं: वीरवली पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर: AFEPP9431M	लिहून देणार		<input checked="" type="checkbox"/>
3	नाव: नलिनी रमेशचंद्र पटेल पता: प्लॉट नं: ए-३०५, माळा नं: विसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं: जुहू वसोवा लिंक रोड, आईटीबीआई समोर, चार बंगलाव, रोड स्वाक्षरी:- नं: अन्धेरी पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर: AALPP5338B	लिहून देणार		<input checked="" type="checkbox"/>
4	नाव: रमेशचंद्र मंगलभाई पटेल पता: प्लॉट नं: ए-३०५, माळा नं: विसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं: जुहू वसोवा लिंक रोड, आईटीबीआई समोर, चार बंगलाव, रोड स्वाक्षरी:- नं: अन्धेरी पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर: AACPP0882H	लिहून देणार		<input checked="" type="checkbox"/>

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 वी वेळ: 23 / 10 / 2023 06 : 22 : 27 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांनी ओळख पटवितगत

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उभा प्रमाणित
1	नाव: मितेश उपाध्याय वय: 47 पता: शीर्ष नं. ०५, लक्ष्मी अपार्टमेंट, ९० फीट रोड, ठाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, मुंबई पिन कोड: 400101		<input checked="" type="checkbox"/>
2	नाव: संजय ठाकुर वय: 47 पता: शीर्ष नं. ०५, लक्ष्मी अपार्टमेंट, ९० फीट रोड, ठाकूर कॉम्प्लेक्स, कांदिवली ईस्ट, मुंबई पिन कोड: 400101		<input checked="" type="checkbox"/>

शिक्रा क्र.4 वी वेळ: 23 / 10 / 2023 06 : 23 : 08 PM
दस्तावेज क्र. १/बदल-९/१२७३४/२०२३
वर नोंदला, दिनांक २३/१०/२०२३

BRL9

sr.	Payment Details	Verification no/Vendor	Amount	Used Ar	Defence Number	Charge Date
1	YASHRAJ SUDHIR PANDIT	69103332023102310113	594000.00	SD	0005216309202324	23/10/2023
2		DHC	1023236615735	RF	1023236615735D	23/10/2023
3	YASHRAJ SUDHIR PANDIT	eChallan	MH009824073202324M	RF	0005216309202324	23/10/2023

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

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सुची क्र.2

दुय्यम निबंधक : सह.दु.नि.बोसिवली 9

23/10/2023

दस्ता क्रमांक : 12734/2023

नोदणी :

Regn:63m

गावाचे नाव : भागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) नोंददला	9900000
(3) दंडारशाव (भाडेपट्टयाच्या नावचीतपट्टयाकार आकारणी देतो की पट्टेदार ते नसुद कराचे)	87/03203.08
(4) शुभापन, पोदहिस्ता व घरकमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) जाकरणी किंवा जुडी देण्यात असेल तेव्हा:	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हजमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता:	
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हजमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अर्थकमांक, खंड व पृष्ठ	12734/2023
(12) भाजारगावाप्रमाणे मुद्रांक शुल्क	594000
(13) भाजारगावाप्रमाणे नोंदणी शुल्क	30000
(14) शेत्रा	

मुद्रांक कमांडी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकाराताना निवडलेला अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



- 1): नाव:-नलिनी रमेशचंद्र पटेल वया:-68; पत्ता:-व्हॉट नं: ए-३०५, माळा नं: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं: जुहू वसोबा लिक रोड, आईडीबीआई समोर, चार बंगलोव, रोड नं: अश्वेरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फॅन नं:-AALPP5338B
- 2): नाव:-सुश्रवाचंद्र मंगलसाई पटेल वया:-72; पत्ता:-व्हॉट नं: ए-३०५, माळा नं: तिसरा, इमारतीचे नाव: विनीत टॉवर, ब्लॉक नं: जुहू वसोबा लिक रोड, आईडीबीआई समोर, चार बंगलोव, रोड नं: अश्वेरी पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फॅन नं:-AACPP0882H
- 1): नाव:-अशराज सुशीर पंडित वया:-27; पत्ता:-व्हॉट नं: डी-२, व्हॉट नं: १४८, माळा नं: ., इमारतीचे नाव: संजीवनी सीएचएस लिमिटेड, ब्लॉक नं: गोरार्ड-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400092 फॅन नं:-BSSWPP0980R
- 2): नाव:-सुषीरा धानुशंकर पंडित वया:-58; पत्ता:-व्हॉट नं: डी-२, व्हॉट नं: १४८, माळा नं: ., इमारतीचे नाव: संजीवनी सीएचएस लिमिटेड, ब्लॉक नं: गोरार्ड-२, मंगलमूर्ती हॉस्पिटल जवळ, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400092 फॅन नं:-AFEP9431M

दस्तासोबत सुची क्र. II
खरी घेत

सह. दुय्यम निबंधक, बोसिवली क्र. ९,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YASHRAJ SUDHIR PANDIT	eChallan	69103332023102310113	MH009824073202324M	594000.00	SD	0005216309202324	23/10/2023
2		DHC		1023236615735	740	RF	1023236615735D	23/10/2023
3	YASHRAJ SUDHIR PANDIT	eChallan		MH009824073202324M	30000	RF	0005216309202324	23/10/2023

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

