



CHALLAN
MTR Form Number-6



GRN	MH009408517202324P	BARCODE		Date	12/10/2023-17:16:02	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
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Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
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		PAN No.(If Applicable)	AOUPT0972L
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Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2	Full Name	SHASHIKALA KHASHABA THORAT AND ANR
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Location	MUMBAI		
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Year	2023-2024 One Time	Flat/Block No.	Flat No 202 2nd floor B Wing Bldg No L 6
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Account Head Details	Amount In Rs.	Premises/Building	Pratiksha Nagar Sindhudurg CHS Ltd
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0030045501 Stamp Duty	420000.00	Road/Street	Pratiksha Nagar Sion East
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0030063301 Registration Fee	30000.00	Area/Locality	Mumbai
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		Town/City/District	
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		PIN	4 0 0 0 2 2
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		Remarks (If Any)	
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		PAN2=ACQPV0197B~SecondPartyName=RAKE	
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		VAYANGANKAR~	
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		Amount In	Four Lakh Fifty Thousand Rupees Only
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Total	4,50,000.00	Words	
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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
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Cheque-DD Details	Bank CIN	Ref. No.	10000502023101207333 1439351411235
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Cheque/DD No.	Bank Date	RBI Date	12/10/2023-17:18:42 Not Verified with RBI
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Name of Bank	Bank-Branch	STATE BANK OF INDIA
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Name of Branch	Scroll No. , Date	Not Verified with Scroll
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Department ID :	Mobile No. :	7506404186
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NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नूर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai, this 13th day of October, 2023; BETWEEN Mr. RAKESH DASHARATH VAYANGANKAR, aged 50 years, Indian Inhabitant, residing at Flat No.404, 4th floor, B-Wing, Bldg. No.L-6, Pratiksha Nagar Sindhudurg Co-op. Housing Society Ltd, Pratiksha Nagar, Sion (East), Mumbai 400022, hereinafter called the VENDOR (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the One Part; AND (1) Mrs. SHASHIKALA KHASHABA THORAT, aged 31 years and (2) Mr. SANKET RAMDAS AMBRE, aged 31 years, Indian Inhabitants, residing at Room No.1108, 11th floor, Orchid B Wing, Golden Dream, Sector-10, Off. Taloja MIDC Road, Khoni, Dombivali (East), Dist. Thane 421204, hereinafter called the PURCHASERS (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the Second Part;

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WHEREAS the Vendor is allottee/owner, seized, possessed of and/or otherwise well and sufficiently entitled to Flat No.202, 2nd floor, B-Wing, Bldg. No.L-6, Pratiksha Nagar Sindhudurg Co-op. Housing Society Ltd, Pratiksha Nagar, Sion (East), Mumbai 400022, admeasuring 320 sq.feet carpet (hereinafter referred to as the 'said Flat') which had been transferred/regularized in name of Vendor by the authorities of Mumbai Housing and Area Development Board, under Transfer Letter No.418 dated 25/08/2020.



WHEREAS the Vendor is the registered member of Pratiksha Nagar Sindhudurg Co-operative Housing Society Ltd, registered under the Maharashtra Co-operative Society Act 1960, under Registration No.MUM/MHAD/HSG/TC/12742/2007-2008 (hereinafter referred to as "the said Society") and is registered holder of 5 (five) fully paid-up shares of Rs.50/- each bearing Distinctive Number 076 to 080 under Share Certificate No.016.

AND WHEREAS originally the aforesaid Flat had been allotted in name of Mr. SANJAY JIVAJI PARAB by MHADA authorities; AND WHEREAS said Mr. SANJAY JIVAJI PARAB sold out the said Flat to Mrs. BHARTI VIKRAM DOSHI @ BHARTI

RATILAL GANDHI under an agreement/Sale Deed dated

17/07/2012 duly registered with the office of Jt. Sub Registrar,

Mumbai City bearing Document No.BBE-5-6704-2012 dated

24/07/2012; AND WHEREAS said Mrs. BHARTI VIKRAM DOSHI @

BHARTI RATILAL GANDHI sold out the said Flat to the Vendor

herein under Sale Deed dated 21/01/2020 duly registered with the

office of Jt. Sub Registrar, Mumbai City bearing Document No.BBE-

5/640 dated 21/01/2020.

Am. Patil

Shobha

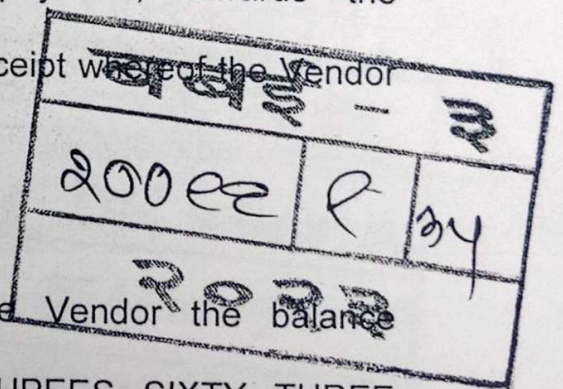
R. Ambre

agreement and the Parties hereto deemed to have recorded, repeated and confirmed the recitals recorded hereinabove. The recitals, schedules and annexure/s in and to this Agreement shall form an integral part of this Agreement for Sale, and in the interpretation of this Agreement and in all matters relating to the transaction herein, this Agreement for Sale shall be read and construed in its entirety.



2. The Vendor shall sell and the Purchasers shall purchase the said Flat No.202, 2nd floor, B-Wing, Bldg. No.L-6, Pratiksha Nagar Sindhudurg Co-op. Housing Society Ltd, Pratiksha Nagar, Sion (East), Mumbai 400022, at or for the price of Rs.70,00,000/- (RUPEES SEVENTY LAKHS ONLY) which is inclusive of T.D.S. (Tax Deduction at Source) amount of Rs.70,000/- payable to Government under the provisions of Section 194-IA of the Income Tax Act, 1961.

3. The Purchasers have paid to the Vendor a sum of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) (inclusive of T.D.S. amount) as and by way of part payment, towards the price/consideration of the said Flat, the receipt whereof the Vendor hereby admits and acknowledges.



4. The Purchasers shall pay to the Vendor the balance price/consideration of Rs.63,00,000/- (RUPEES SIXTY THREE LAKHS ONLY) within 45 days from the date of registration of this agreement for sale, which sum shall be paid either by the Purchasers or by any Bank and/or other Financial Institution to the

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Income Tax Act and obtain the TDS certificate in the name of the Vendor and shall hand over the same to the Vendor.

17. That transfer fee, donation or any amount payable to the Society for transfer of the said Flat shall be paid and borne by the Vendor and Purchasers in equal proportion.

18. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this agreement or any further agreement relating to the said Flat shall be exclusively borne and paid by the Purchasers only.

19. This Agreement is subject to the provision of The Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963, and the Indian Contract Act, 1882, with rules made thereunder from time to time



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SCHEDULE OF THE PROPERTY

Flat No.202, 2nd floor, B-Wing, Bldg. No.L-6, Pratiksha Nagar Sindhudurg Co-op. Housing Society Ltd, Pratiksha Nagar, Sion (East), Mumbai 400022, admeasuring 320 sq.feet carpet equivalent to 35.68 sq.mtrs built up, Building constructed on C.S. No. 4, 5C Part of Salt Pan Division and consisting of Stilt + 7 Floors with lift facility;

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



जा.क्र.मि.व्य.(सायन)/मुं.म./418 /2020
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई.
वांद्रे (पूर्व) मुंबई - ४०० ०५१
दिनांक : 25/08/20

प्रति,
श्री. राकेश दशरथ वायंगणकर
इमारत क्र. एल-६बी, सदनिका क्र. २०२,
प्रतिक्षानगर सिंधुदुर्ग को.ऑप.हौ.सोसायटी लि.
प्रतिक्षानगर, सायन,
मुंबई - ४०० ०२२.



विषय : इमारत क्र. एल-६बी, सदनिका क्र. २०२, प्रतिक्षानगर सिंधुदुर्ग को.ऑप.हौ. सोसायटी लि.,
प्रतिक्षानगर, सायन, मुंबई नियमित करण्याबाबत.

संदर्भ : १) आपल ऑनलाईन अर्ज क्र. १००११९२०००१९३०८, दि.०५.०२.२०२०
२) चलन क्रमांक ४००२२०२१००००२९९, दि.१३.०८.२०२०

महोदय,
संदर्भाधिन पत्र क्र. २ नुसार आपणांस कळविलेल्या रुपये १५,१५०/- रक्कमेचा भरणा आपण दिनांक
१३.०८.२०२० रोजी केला सबब सायन प्रतिक्षानगर येथील इमारत क्र.एल-६बी, सदनिका क्र. २०२,
प्रतिक्षानगर सिंधुदुर्ग को.ऑप.हौ.सो.लि.प्रतिक्षानगर सायन, मुंबई ही श्रीम.भारती विक्रम दोशी उर्फ
श्रीम. भारती रतिलाल गांधी, यांचे नावे असलेली मूळ सदनिका दिनांक १७.०८.२०२० पासून आपल्या नावे
निवासी वापरासाठी मूळ क्षेत्रफळापुरती नियमित करण्यात आली आहे.

आपण सादर केलेल्या कागदपत्राचे आधारे सादर सदनिका नियमित करण्यात येत आहे. आपले नावे
नियमित करण्यात आलेल्या अपरोक्त सदनिकेसंबंधी मूळ सदनिकाधारकाच्या वारसाने तक्रार केली व आपण सादर
सदनिका मंडळाची अथवा सदनिकाधारकाची फसवणूक करून अथवा चुकीची किंवा बनावट कागदपत्रे सादर करून
आपले नावे नियमितकेल्याचे सिद्ध झाल्यास आपल्या नावे केलेले नियमितीकरण रद्द करण्याचा हक्क मंडळाकडे
गर्भून ठेवण्यात येत आहे व अशा प्रकारच्या कृत्यास मंडळाचा कर्मचारी / अधिकारी जबाबदार गहणार नाही.
तरी आपण रुपये ५०/- प्रमाणे मासिक भूई भाडे मंडळाकडे नियमित भरावा.

आपला विश्वासू,

मिळकत व्यवस्थापक (सायन)

मुंबई मंडळ / मुंबई

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प्रतिक्षा नगर सिंधुदुर्ग

सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र.: एम् यु एम् / एम् एच् ए डी / एच् एस् जी / (टी.सी.) / १२७४२ / २००७ - २००८

इमारत क्र. एल्. ६-अ/ब, प्रतिक्षा नगर, म्हाडा कॉलनी, सायन (पूर्व), मुंबई - ४०० ०२२.

O/w No. : 026/2023-24

Date : 10/10/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Rakesh Dasharath Vayangankar is a flat holder of our Society.

The particulars of the flat are as under :

1. Flat No. : L6 - B / 202 , on the 2nd Floor.
2. Area of Flat : 320 sq.ft. Carpet
3. Address : Pratiksha Nagar Sindhudurg C.H.S. Ltd.,
L-6, New MHADA Colony, Pratiksha Nagar,
Sion (East), Mumbai-400 022.
4. Floor of Building : Ground Plus Seven Floors
5. Municipal Ward No. : "F / North" Ward
6. Division : Salt Pan
7. C.T.S No. : 4 & 5 C (PART)
8. Amenities : With Lift
9. Year of Construction : 2005
10. Age of Building : 18 Years



The information and the particulars of the above mentioned flat as per the records of the society. This Certificate is issued to produce before the joint Sub register, Mumbai City, to ascertain the market value of the flat and fix the Stamp Duty and the Registration fee.



Thanking You,

(Signature)
(SECRETARY)

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भागपत्र क्रमांक : 016

सभासद क्रमांक : 09६

भाग संख्या : ५

प्रतिक्षानगर सिंधुदुर्ग सहकारी गृहनिर्माण संस्था मर्यादित

इमारत क्र. एल् ६ - अ/ब, प्रतिक्षा नगर, नवीन म्हाडा कॉलनी, सायन (पूर्व) मुंबई - ४०० ०२२.
(नोंदणी क्रमांक : एम.यु.एम. / एम. एच. ए. डी. / एचएसजी / (टीसी) / १२७४२ / २००७ - २००८, ११/१२/२००७
(महाराष्ट्र सहकारी संस्था अधिनियम १९६० च्या कायदान्वये नोंदलेली)
(अधिकृत भाग भांडवल रुपये १०००००/- भाग प्रत्येकी रु. ५०/- प्रमाणे एकुण २००० भागांत विभागलेले)



श्री. / श्रीमती / कु. सजय जीवाजी यशव यांस
प्रतिक्षानगर सिंधुदुर्ग सहकारी गृहनिर्माण संस्था मर्यादित यांजकडून भाग प्रमाणपत्र देण्यात येते की, आपण सदर संस्थेचे
भाग क्रमांक ०७६ ते ०८० पर्यंतचे एकूण ५ पूर्ण भाग घेतले असून त्यांची
किंमत प्रत्येकी अक्षरी रुपये पन्नास प्रमाणे एकूण अक्षरी रुपये अडीजडो फक्त भरले आहेत. सबब हे भाग
प्रमाणपत्र उपविधीनुसार आपल्याला २२/२०१३ रोजी संस्थेच्या कार्यालयात देण्यात आले.

रु. २५०/-

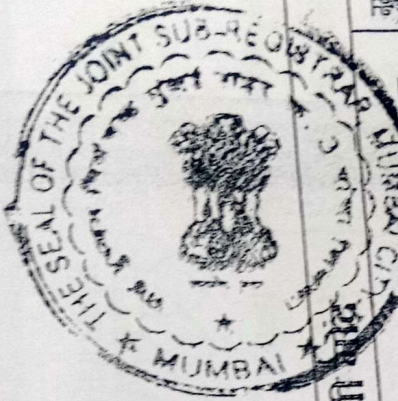


[Signature]
सविती सदस्य

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अध्यक्ष

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भाग वर्ग केल्याची नोंद

सर्व खात्या / कर्मकांडी सोम मंत्रू इलेक्ट्रॉनिक मंत्र कर्मकांडी विक	भाग वर्ग नोंदवहीतील वर्ग क्रमांक	मुमुळा "आय" नोंदवहीतील हस्तांतरकाय नोंदणी क्रमांक	भाग वर्ग केलेल्या नवीन सभासिदायि संपुर्ण नाव	मुमुळा "आय" नोंदवहीतील हस्तांतरकाय नोंदणी क्रमांक	अध्यक्ष
	0105	0105	श्रीम. आरती विक्रम देवी उर्फ श्रीम. आरती रतीनाल गोंधी		अध्यक्ष
			समित्ती सदस्य		अध्यक्ष
			समित्ती सदस्य		अध्यक्ष
			समित्ती सदस्य		अध्यक्ष
			समित्ती सदस्य		अध्यक्ष
			समित्ती सदस्य		अध्यक्ष

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Name	: MR
Flat No.	: B-
Bill for the	
Sr.No.	:
	:
1	: B
2	: S
3	: P
4	: M
5	: N
6	: I
7	: C
8	: W
9	: M
10	: P
11	: N
12	: M

Add : Previ
Add : Inter

1. Please pay
2. After due
3. Please pay
of the soc
4. Payments a

E. & O. E.

PRAT

No. : [248]

Received with t
of ` 2500.00 ()
No. 082075 draw
amount received

PRATIKSHA NAGAR SINDHUDURG CO.OP. HOUSING SOC. LTD.
L-6 A/B NEW MHADA COLONY, PRATIKSHA NAGAR,
SION, MUMBAI NO.: 400 022.
MUM/MHAD/H.S.G/(TC)/12742/2007-2008

Name : MR. RAKESH DASHRAT VAYANGANKAR
Flat No. : B-202
Bill for the Month of September 2023

Bill No. : 446

Bill Date : 01/09/2023
Due Date : 15/09/2023

Sr.No.	Particulars	Amount
1	Building Repair Fund	525.00
2	Sinking Fund	175.00
3	Property Tax	285.00
4	Mhada Land Tax	50.00
5	N A Tax	4.00
6	Insurance	31.00
7	Common Electricity Charges	260.00
8	Water Charges	200.00
9	Maintenance Charges	660.00
10	Parking Charges For Bike	200.00
11	Non Occupancy Charges	100.00
12	Member Training Fees	10.00
Total		2500.00
Add : Previous Arrears		0.00
Add : Interest on Arrears		0.00
Grand Total		2500.00



1. Please pay the amount in full on or before 15th of every month.
 2. After due date penalty of 21% P.A. will be claimed at simple rate.
 3. Please pay the amount of the bill by crossed cheque drawn in favour of the society.
 4. Payments and enquiries to be made at society office only.
- For PRATIKSHA NAGAR SINDHUDURG CO.OP. HOUSING SOC. LTD.

E. & O. E.

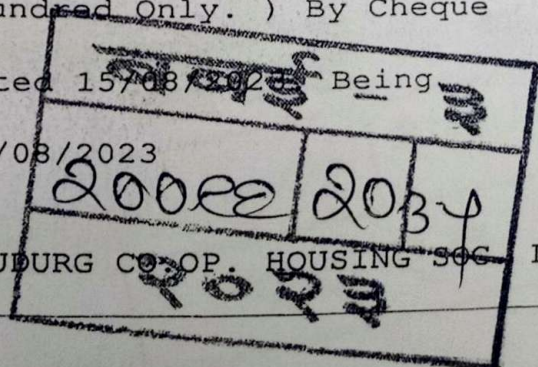
CHAIRMAN/SECRETARY/TREASURER

PRATIKSHA NAGAR SINDHUDURG CO.OP. HOUSING SOC. LTD.
RECEIPT

No. : [248] Flat No. : B-202 Date : 15/08/2023

Received with thanks from MR. RAKESH DASHRAT VAYANGANKAR an amount of 2500.00 (Rupees Two Thousand Five Hundred Only.) By Cheque

No. 082075 drawn on Icici Bank Ltd Chq Dated 15/08/2023 Being amount received against Bill 368 dated 01/08/2023



For PRATIKSHA NAGAR SINDHUDURG CO.OP. HOUSING SOC. LTD.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये नजावण्यात आलेले मालमत्ता कराचे देयक.

सेखा क्रमांक FN0606410090000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15826848 202220BIL15826849	देयक दिनांक 01/10/2022
कारागारचे नाव व पत्ता : PRATIKSHANAGAR SINDHUDURGA CHS LTD		प्रेषक - Asstt. Assessor & Collector, F North Ward, Municipal Office Building, Plot No. 98, Bhau Daji Road, King's Circle, Matunga (East), Mumbai - 400 019.	
BLDG NO L-6, A/E, MHADA COLONY, FLANK ROAD, SION KOLIWADA, PRATIKSHANAGAR, SION(E), MUMBAI-400022		ईमेल - aacfn.ac@mcm.gov.in दूरध्वनी नं. 022 2369 9410	
मालमत्ता क्रमांक, नदरिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एन क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., यागाथे नाव, विभाग, मालमत्तेचे वर्ग, करवर्षाची माहिती. RN-3944(104-105)(108)(340-343), SION TRANSIT CAMP NO.1, BUILDING L-6-A(WING) THE CHIEF EXECUTIVE OFFICER SO MBAY HOUSING & AREA DEVE. LOPMENT BOARD			

प्रथम करनिर्धारण दिनांक	01/04/1978	जप्तबोर्डची क्रमांक:	-	एकूण मांडवकी मूल्य	₹ 111436850
एकूण मांडवकी मूल्य (सहटी)	₹ Eleven Crore Fourteen Lakh Thirty Six Thousand Eight Hundred Fifty Only				
31/03/2010 या तारखेपर्यंतची घरवकी	₹ 405322	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची घरवकी	₹ 0		
जप्त करानावधी:	01/04/2022	ते	31/03/2023		

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
मालमत्ता कर			47			47
सांड कर			0			0
साम कर			29			29
मालमत्ता साम कर			0			0
साम कर			17			17
साम कर			17			17
साम कर			15			15
साम कर			0			0
साम कर			1			1
साम कर			21			21
साम कर			147			147
साम कर			0			0
साम कर			0			0
साम कर			0			0
साम कर			147			147
साम कर			0			0
एकूण देयक रक्कम	₹ One Hundred Forty Seven Only			₹ One Hundred Forty Seven Only		
देय दिनांक	31/12/2022			31/12/2022		



To make payment through NEFT:
IBAN - SBIN0000300, Beneficiary A/C No:- MCGMPTFN0606410090000, Name-BMC Property Tax. Please note, payment through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अन्वये, सर्वोच्च बांधकामांवर मालमत्ता कर व सांड कर, सांड कर, बोबा, असे सर्वोच्च बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोमरपाही कानाबधीस कर व सांड कर वगैरे कर वगैरे यांचा समावेश होतो.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील कलम 152 अन्वये, इमारतीचे मालक / संपन्नताधार यांनी अग्निप्रतिबंधक व अग्निप्रतिबंधक वगैरे कर व सांड कर वगैरे यांचा समावेश होतो.

बृहन्मुंबई - ३
2022 24/3/2023
2023
सहाय्यक व संकलन



सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 152 (1) अन्वये, अंतर्भाव होण्यामागेच जारी करण्यात येत आहे.

3/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

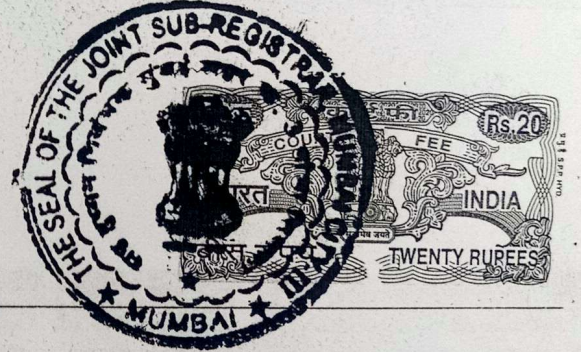
दस्त क्रमांक : 20096/2023

नोंदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

1) निवेदनाचा प्रकार	करारनामा
2) मोबदला	7000000
3) या जागेचा (भावापराय्याचा) अर्थाने परदेशीकर आकारणी देणाऱ्या पट्टेदार नै (सह कराव)	3695377.6
4) भू-भाषण, पॉट्रिग्रा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिवा नं: फ्लॉट नं. 202, माळा नं: 2 रा मजला, विल्डिंग नं. एल 6, इमारतीचे नाव: वी विंग, प्रतिक्षा नगर सिंधुदुर्ग को ऑप हौ सो लि, ब्लॉक नं: प्रतिक्षा नगर, रोड : मायन पूर्व, मुंबई - 400022 ((C.T.S. Number : 4, 5 C ;))
5) क्षेत्रफळ	1) 35.68 चौ.मीटर
6) आकारणी विषयाबाबत द्याव्यात असलेले नदहा.	
7) दस्तानाचे वस्तुसूची देणाऱ्या/लिहिलेले ठेवणाऱ्या-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा सुमनामा किंवा आदेश न्यायालय, प्रतिवादिचे नाव व पत्ता	1): नाव:- राकेश दशरथ वारंगणकर वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 404, 4 था मजला, विल्डिंग नं. एल 6, वी विंग, प्रतिक्षा नगर सिंधुदुर्ग को ऑप हौ सो लि, प्रतिक्षा नगर, मायन पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 फॉन नं:-ACQPV0197B
8) दस्तानाचे वस्तुसूची देणाऱ्या/लिहिलेले ठेवणाऱ्या-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा सुमनामा किंवा आदेश न्यायालय, प्रतिवादिचे नाव व पत्ता	1): नाव:- शशिकला खाशावा थोरात वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं. 1108, 11 वा मजला, ऑर्चिड वी विंग, गोल्डन ड्रिम, सेक्टर 10, ऑफ तळोजा एमआयडीसी रोड, खोनी, डोंबिवली पूर्व, जिल्हा - ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421204 फॉन नं:-AOUPT0972L 2): नाव:- संकेत रामदाम आत्रे वय:-31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं. 1108, 11 वा मजला, ऑर्चिड वी विंग, गोल्डन ड्रिम, सेक्टर 10, ऑफ तळोजा एमआयडीसी रोड, खोनी, डोंबिवली पूर्व, जिल्हा - ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421204 फॉन नं:-BCHPA8870L
9) दस्तानाचे वस्तुसूची देणाऱ्याचा दिनांक	13/10/2023
10) दस्तानाची कल्याचा दिनांक	13/10/2023
11) क्रमिक मोबदला व पत्ता	20096/2023
12) या जागेचा प्रमाण मूद्रांक शुल्क	420000
13) या जागेचा प्रमाण नोंदणी शुल्क	30000
14) शेर	



गावाच्या विचारात घेतलेल्या तपशील :-

शुल्क शुल्क आकारणाऱ्या निबंधकाला अंतर्गत :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

Handwritten signature

सह दुय्यम निबंधक मुंबई
शहर क्र. ३,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



जा. प. क्र. मि. व्य. (५)/मुं.मं.१२९०/२०१२
दिनांक: १०/०८/२०१२

प्रति,

श्रीम. भारती विक्रम दोशी उर्फ
श्रीम. भारती रतीलाल गांधी,
इमारत क्र. एल ६ बी, गाळा क्र. २०२,
प्रतिक्षानगर सिंधुदुर्ग सहकारी गृह संस्था मर्या,
प्रतिक्षानगर, सायन, मुंबई - ४०० ०२२.

विषय: इमारत क्र. एल ६ बी, गाळा क्र. २०२, प्रतिक्षानगर, सायन नियमित
करणेबाबत

संदर्भ: या कार्यालयाचे पत्र क्र. २६५२, दिनांक १६/०८/२०१२
(प्रकरण क्रमांक २२८५, टोकन क्रमांक ३७३६)

महोदय,

संदर्भाधिन पत्रानुसार आपणास कळविलेल्या रु. १५,६००/- रकमेचा भरणा आपण दिनांक
१७/०८/२०१२ रोजी केला. सबब इमारत क्र. एल ६ बी, गाळा क्र. २०२, प्रतिक्षानगर, सायन,
श्री. संजय जीवजी परब यांचे नावे असलेल्या मूळ गाळा दिनांक १७/०८/२०१२ पासून आपल्या नावे निवासी
वापरासाठी मुळ क्षेत्रफळापुरता नियमित करण्यात आला आहे.

आपण सादर केलेल्या कागदपत्राचे आधारे सदर गाळ्यांचे नियमितीकरण करण्यात येत आहे. आपले नावे
नियमित करण्यात आलेल्या उपरोक्त गाळ्यासंबंधी मुळ गाळेधारकाने तक्रार केली व आपण सादर गाळा मंडळाची
अथवा गाळेधारकाची फसवणूक करुन अथवा चुकीची किंवा बनावट कागदपत्र सादर करुन आपले नावे
नियमितीकरण केल्याचे सिद्ध झाल्यास आपल्या नावे केलेले नियमितीकरण रद्द करण्याचा हक्क मंडळाकडे राखून
ठेवण्यात येत आहे व अशा प्रकारच्या कृत्यास मंडळाचा कर्मचारी / अधिकारी जबाबदार राहणार नाही.

तरी आपण दिनांक ०१/१०/२०१२ पासून दरमहा रु. १५०/- मासिक आकार मंडळाकडे नियमित
भरावा.

आपला विश्वासू,

मिळकत व्यवस्थापक (५)

मुंबई मंडळ / मुंबई.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

No. 2690 of 2012
Office of the Estate Manager-(V)
Mumbai Housing & Area Dev. Board,
Griha Nirman Bhavan, Bandra (East),
Mumbai-400 051. Dated : 17/08/12

~~Sri~~ Ms. Bharati V. Doshi Alias, Ms. Bharati Ratilal Gandhi working as

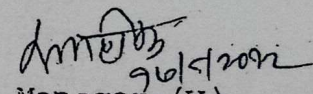
in

is hereby allowed to occupy tenement No. L 6 B / 202
in Pratiksha Nagar, Sion Mumbai, 22

Specimen Signature B.V. Doshi

Specimen Signature B.V. Doshi

Specimen Signature B.V. Doshi

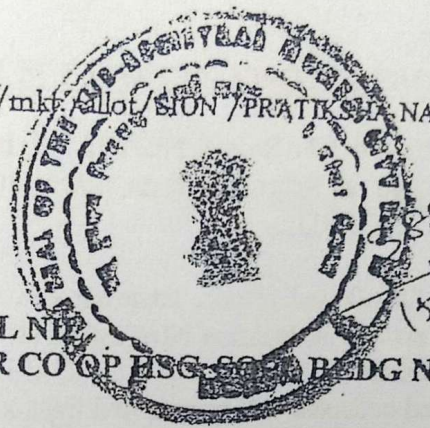

Estate Manager-(V),
M.H. & A.D. Board, Mumbai.

MUMBAI HOUSING & AREA DEVELOPMENT BOARD
 [A REGIONAL UNIT OF MHADA]
ALLOTMENT LETTER



MHADA

NO./dir/mkt./Allot./SION/PRATIKSHA NAGAR/191/L6B 202/ / 20
 G. N. bhavan, Bandra (ea:
 Mumbai-- 400 0
 DATE :



15/1/06

To
 ✓ SANJAY JIVAJI PARAB & NIL NIL NIL
 ABHUDAYA NAGAR, AVDUMBAR CO OP HSG. SOCIETY REGD NO.9/657, KALACHOWKI

sub:-- Allotment of residential flat at PRATIKSHA NAGAR scheme code no: 191, Survey no. XXX,
 city s.no. 4-5C PART

Ref:-- Your application no.35616 dated 14/01/2006

Sir/madam,

बंद - २
६००९ / २
२०१२

Authorised Signatory
 Bandra (E) Branch

- A) Since
 1) The offer of provisional allotment of flat no. 202 in Building no. L6B at location PRATIKSHA NAGAR in scheme code no 191 issued vide this office letter no. 564 Dated 13/1/06 has been accepted by you.
 2) you have submitted the requisite acceptance letter, affidavit, undertaking .

3) You have paid the full cost of Rs 845,250 /- as per the condition mentioned (condition II of mode of payment) in your provisional allotment letter, to M. H. & A.D.B. the flat no.202 in building no.L6B at PRATIKSHA NAGAR in scheme code no.191 has now been finally allotted to you. M.H.&A.D.B. heartily congratulates you for becoming the proud owner of the flat no.202 in building no.L6B under scheme code no.191 . The super builtup area of the said flat is 483.00 . The plot is situated on S.No.XXX City survey no 4-5C PART in F-NORTH ward of MCGM.

B)The above mentioned flat is ready for possession from 1/12/05. You are , there fore informed vide this allotment letter to collect the possession letter of this flat from under signed. The physical possession of the said flat will have to be taken by you from the concerned Dy. Engineer of Concerned division between 11.00 a.m. to 3.00 p.m on Monday, Wednesday, and Friday. The possession will have to be taken within 10 days of the receipt of this letter. The concerned officers are already informed about this.

C) Kindly note that, as per the rules of the Co. Op. Society act 1860, it will be binding on you to become the member of the Co.Op Hsg. society of your building. The society will have to be registered within 90 days from the date on which 60% of the allottees have received this allotment letter.

Sindhu.

INDIA
 NO. 260
 31-01-06
 SINDHU

M.H. & A.D. BOARD
 [A REGIONAL UNIT OF MHADA]
POSSESSION LETTER



MHADA

DIR/MKT/191 / L6B / 202 /

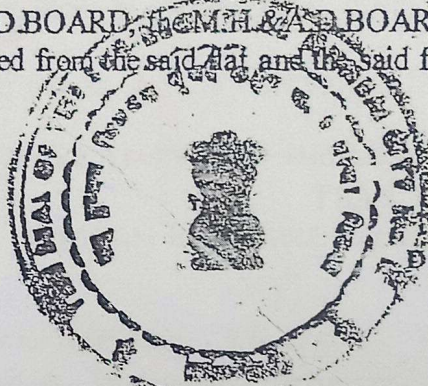
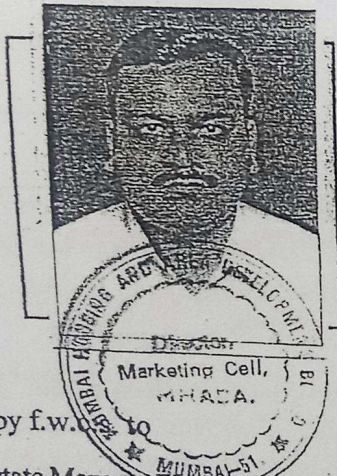
DATE: -12/4/201

3886
 1st/4/20

POSSESSION LETTER CUM POSSESSION RECEIPT

✓ SHRI/SMT/KUM "SANJAY JIVAN" PARAB & NIL NIL NIL has been here by permitted to take the possession of Flat no 202 in Building no.L6B of Scheme code no 191 : at location PRATIKSHA NAGAR constructed under the open sale by "M. H. & A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members, is residing the flat no 202 in building no L6B.at location PRATIKSHA NAGAR or if it is found that the said flat has been sold transferred with out prior permission from M.H.&A.D.BOARD, the M.H.&A.D BOARD will cancel the allotment of your flat and, un-authorized occupant will be removed from the said flat and the said flat will be taken in possession of M.H.&A.D.BOARD.



(Handwritten signature)

DIRECTOR, MARKETING
 MUMBAI BOARD
 M.H.A.D.A.

Specimen signature of the applicant

- 1)
- 2)

बवरे - 1) 3
६००८ / 2) ११
२०१२

Copy f.w. to

- 1) Estate Manager, EM V, M.B. for information please. It is informed to him that the said flats allotment has come in force from the date
- 2) Executive Engineer, SRD2.Division, for information and necessary action please.
- 3) Dy. Engineer, SRD2. is requested to verify the above attested signature of the applicant, before handing over the possession of above mentioned flat. Dy. engineer, SRD2 is also requested to maintain a register of allotment and submit the report of handing over the possession of the above mentioned flat with in a week should be given positively.
- 4) Copy to selected file.

M - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Customer Yes No

CIF No/ Account No. 91299996205



First Name

Middle Name

Last Name

SHASHIKALA KHASHABA THORAT

Mrs Ms Dr. Other

Gender M F Transgender

Status Single Married Other

Date of Birth

Spouse First Name Middle Name Last Name
SANKET RAMDAS AMBRE

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Father First Name Middle Name Last Name
KHASHABA NIVRITTI THORAT

UID No. 790269894475

PAN No. AOUPT0972L

No. L8309107

Driving License No.

No.

MGNREGA Job Card No.

Residential Status Resident NRI / CIO

Citizenship INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Shobha
Please sign here

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

1 ROOM NO. 1108, 11TH FLOOR, ORCHID B-WING,
2 GOLDEN DREAMS, SECTOR 10, OFF. TALOJA MIDC
3 ROAD, KHONI, DOMBIVALI (E)

421 204 Village KHONI City

THANE State MAHARASHTRA Country INDIA

No. 7506404186 Email ID THORATSHASHI5@GMAIL.COM

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

1
2
3

Village City

State Country

No. Email ID

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship Chairman Managing Director Other Director
Name First Name Middle Name Last Name

- A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT**



Customer Yes No CIF No/ Account No. 91299977601

First Name: SANKET Middle Name: RAMDAS Last Name: AMBRE

Mrs Ms Dr. Other Gender M F Transgender

Single Married Other Date of Birth: 03/10/1992

Spouse: SHASHIKALA KHASHABA THORAT

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor): HUSBAND

Father: RAMDAS VITTHAL AMBRE

UID No.: 623308919441 PAN No.: BCLPAB8870

No. [] [] [] [] [] [] [] [] Driving License No. [] [] [] [] [] [] [] []

No. [] [] [] [] [] [] [] [] MGNREGA Job Card No. [] [] [] [] [] [] [] []

Residential Status: Resident NRI / CIO Citizenship: INDIAN

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaiist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Present Address: Years at current address [] [] Months at current address [] [] Residence Type Owned Rented Company Lease

1 ROOM NO. 1108, 11th FLOOR, ORCHID B-WING,
2 GOLDEN DREAM, SECTOR 10, OFF. TALOJA
3 MIDC ROAD, DOMBIVALI (E)

421204 Village KHONI City THANE

State MAHARASHTRA Country INDIA

No. 8082041715 Email ID AMBRE.SANKET08@GMAIL.COM

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

1 B/407, SHREE GANESIDDHI VINAYAK C.H.S, DILIP
2 GUPTA ROAD, OPP. BHATIA BLDG,
3 [] [] [] [] [] [] [] []

400016 Village [] [] [] [] [] [] [] [] City MUMBAI

State MAHARASHTRA Country INDIA

No. 8082041715 Email ID AMBRE.SANKET08@GMAIL.COM

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

1959
31/10/23

Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No.	Tie up (if applicable)	
LOS Reference No.:	Take Over	

Applicant Name: Ms. Shabhalika Thorat -
 Co-Applicant Name: Mr. Sanhel R. Ambre

Contract (Resi.) Mobile :

Loan Amount <i>Rs 630000/-</i>	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO-	Zone-	Branch- <i>Sion-Matunga</i>	Code No.
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<i>VS. Legal 27/10/2023</i>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<i>31/10/23 Vastukela</i>	SITE INSPECTION	
VALUATION - 2			

Gross Amount:



STATE BANK
RACPC SOUTH MUMBAI

H-72406