

AGREEMENT FOR SALE

388/12112

Friday, August 27, 2021

1:29 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 13101 दिनांक: 27/08/2021

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल-5-12112-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: समीर बाळकृष्ण घोरपडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:40 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.9670700/-

मोबदला रु.12000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2608202104277 दिनांक: 26/08/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005240152202122M दिनांक: 23/08/2021

बँकेचे नाव व पत्ता:

Sharma
सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा

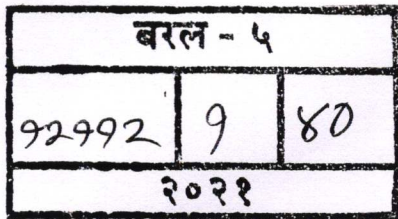
Sharma

BORNALI-5

Delivery Date : 27/8/21

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20210827482				27 August 2021,10:24:30 AM
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	83-बोरीवली (बोरीवली)				
उप मूल्य विभाग	83/366भूभाग: एस. व्ही. रोडच्या पश्चिमेकडे व लोकमान्य टिळक रोडच्या दक्षिणेकडील गावातील सर्व मिळकती.				
सल्ले नंबर /न. भू क्रमांक :	अंतीम प्लॉट नंबर#415				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
61080	131140	145560	205400	131140	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	66.912चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.131140/-
उदवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate= Rs.137697/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((137697-61080) * (100 / 100))+61080)					
= Rs.137697/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 137697 * 66.912				
	= Rs.9213581.664/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (137697 * 25/100)				
	= Rs.457022.9/-				
एकात्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + मेरेंगार्द मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मॅकेनिकल वाहतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 9213581.664 + 0 + 0 + 0 + 457022.9 + 0 + 0 + 0 + 0 + 0				
	=Rs.9670604.564/-				

Home Print

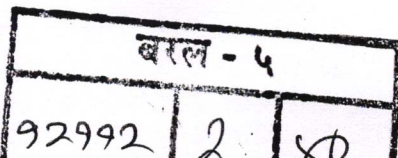




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2020-2021

- १ दस्ताचा प्रकार : कोरोनामा अनुच्छेद क्रमांक 25(b)
- २ सादरकर्त्याचे नाव : यमीर बाळकृष्ण धोरे
- ३ प्रथम दस्ताची निष्पादित दिनांक : 31/03/2017
- ४ तालुका : कोरीवली
- ५ गावाचे नाव : कोरीवली
- ६ नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक : 415
- ७ मूल्य दरविभाग (झोन) : 83 उपविभाग 366
- ८ मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. मी. दर — 131140 — — — —
- ९ दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 66.912 कारपेट / बिल्टअप चौ. मीटर/ फुट
- १० कारपार्किंग : 13.94 गच्ची : — पोटमाळा : —
- ११ मजला क्रमांक : 7 वा उदवाहन सुविधा आहे / नाही
- १२ बांधकाम वर्ष : — घसारा : —
- १३ बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- १४ बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र : — ज्यान्वये दिलेली घट / वाढ
- १५ निर्धारित केलेले बाजारमूल्य :- 9670700/-
- १६ दस्तामध्ये दर्शविलेला मोबदला :- 12000000/-
- १७ देय मुद्रांक शुल्क : 600000/- भरलेले मुद्रांक शुल्क : 600000/-
- १८ देय नोंदणी फी : 30000/-





CHALLAN
MTR Form Number-6



GRN	MH005240152202122M	BARCODE	[Barcode]		Date	23/08/2021-10:24:30	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)	AHYPG5892K						
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	Sameer Balkrishna Ghorpade						
Location	MUMBAI										
Year	2021-2022 One Time			Flat/Block No.	Flat No 702 And 703 7th floor Soham Residency						
	Account Head Details		Amount In Rs.	Premises/Building							
	0030045501	Stamp Duty	600000.00	Road/Street	CHSL Final Plot No 415 TPS 3 Borivali West						
	0030063301	Registration Fee	30000.00	Area/Locality	Mumbai						
				Town/City/District							
				PIN		4	0	0	0	9	1
				Remarks (If Any)	PAN2=AAKPH6401J~SecondPartyName=Sachin Khandu Hanamdhar~CA=12000000						
				Amount In	Six Lakh Thirty Thousand Rupees Only						
Total			6,30,000.00	Words							
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	03006172021082300139	250821M758863				
Cheque/DD No.				Bank Date	RBI Date	25/08/2021-13:40:00	Not Verified with RBI				
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

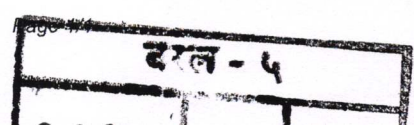
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 9167386124

S. Hanand

Ghorpade

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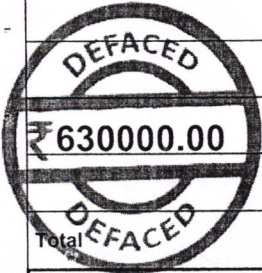
Print Date 25-08-2021 06:58:18



CHALLAN
MTR Form Number-6



GRN	MH005240152202122M	BARCODE		Date	23/08/2021-10:24:30	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)	AHYPG5892K		
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	Sameer Balkrishna Ghorpade		
Location	MUMBAI			Flat/Block No.	Flat No 702 And 703 7th floor Soham Residency		
Year	2021-2022 One Time			Premises/Building	CHSL Final Plot No 415 TPS 3 Borivali West		
Account Head Details	Amount In Rs.			Road/Street	Mumbai		
0030045501 Stamp Duty	600000.00			Area/Locality	Mumbai		
0030063301 Registration Fee	30000.00			Town/City/District	Mumbai		
				PIN	4 0 0 0 9 1		
				Remarks (If Any)	PAN2=AAKPH6401J~SecondPartyName=Sachin Khandu Hanamdhar~CA=1200000		
				Amount In	Six Lakh Thirty Thousand Rupees Only		
Total	6,30,000.00			Words			
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	03006172021082300139	250821M758863
Cheque/DD No.				Bank Date	RBI Date	25/08/2021-13:40:00	Not Verified with RBI
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date	1 , 26/08/2021		



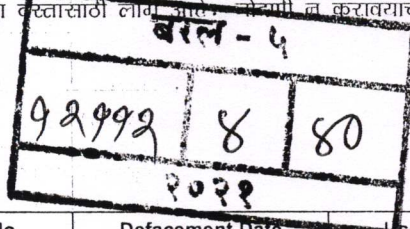
Department ID :

Mobile No. : 9167386124

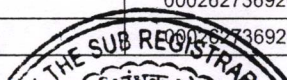
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-388-12112	0002627369202122	27/08/2021-13:27:38	IGR194	30000.00
2	(iS)-388-12112	0002627369202122	27/08/2021-13:27:38	IGR194	600000.00
Total Defacement Amount					6,30,000.00

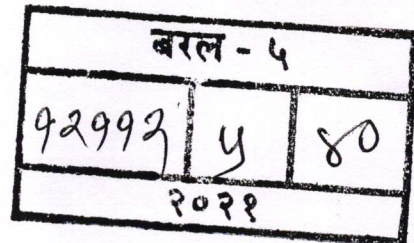


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2608202104277	Date 26/08/2021
Received from Sameer Balkrishna Ghorpade, Mobile number 9167386124, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 26/08/2021
Bank CIN 10004152021082603917	REF No. 2709214374
This is computer generated receipt, hence no signature is required.	

S. Karanell

Ghorpade

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

Receipt of Document Handling Charges

PRN 2608202104277

Receipt Date 27/08/2021

Received from Sameer Balkrishna Ghorpade, Mobile number 9167386124, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 12112 dated 27/08/2021 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name IBKL

Payment Date 26/08/2021

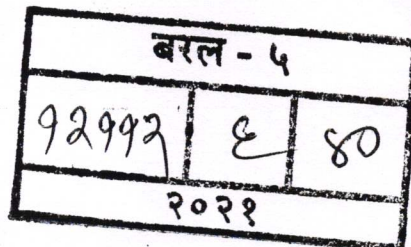
Bank CIN 10004152021082603917

REF No. 2709214374

Deface No 2608202104277D

Deface Date 27/08/2021

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



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made entered into at Mumbai this 27th day of August 2021, **B E T W E E N MR. SACHIN KHANDU HANAMDHAR**, Age 47 years, an Adult, Indian inhabitant of Mumbai, residing at Flat No. C-401, Vazira Jayesh CHS Ltd., Vazira Naka, Borivali (W) Mumbai – 400 091, hereinafter called “**THE TRANSFEROR**” (Which expression shall unless repugnant to the context or the meaning thereof mean and include him heirs, executors, administrators and assigns) of the **ONE PART**.

AND

1) **MR. SAMEER BALKRISHNA GHORPADE**, Age 47 years, 2) **MRS. MADHURA SAMEER GHORPADE**, Age 44 years, both Adult, Indian inhabitants of Mumbai, address at Room No. D-2, Mitrata CHS Ltd., Plot No. 70, RSC-24, Gorai -1, Borivali (W) Mumbai – 400 092, herein after called “**THE TRANSFEREES**” (Which expression shall unless repugnant to the context or the meaning thereof mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

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S. Khandu

✓ *Ghorpade*

✓ *Madhura*

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WHEREAS :-

- a) By virtue of an Agreement dated 31st March 2017, made and executed between SHRI. LAXMIKANT R. SAWANT, the proprietor of **M/S. SAWANT CONSTRUCTIONS**, therein referred to as **"THE OWNER/PROMOTER"** A N D MR. SACHIN KHANDU HANAMDHAR, therein referred to as **"THE PURCHASER"**. The said Agreement is duly stamped and registered under **No. BRL 3 – 2442 – 2017 dated 21/04/2017** at Office of Joint Sub-Registrar, Borivali-3. AND as such THE PURCHASER therein purchased and acquired the said Flat No. 702 & 703, 7th Floor, SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091 and he has paid the proper consideration and took possession thereof.
- b) AND as such "THE TRANSFEROR" herein is sole & absolute owner of the said Flat No. 702 & 703, 7th Floor, SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091 and is in exclusive use, occupation and possession of the said Flat .
- c) AND WHEREAS "THE TRANSFEROR" is seized and possessed and well sufficiently entitled to the said **Flat No. 702 & 703, 7th Floor, SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091**, what is popularly known as "On Ownership Basis" (which is herein after for the sake of brevity referred to as the **"THE SAID FLAT"**).

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- d) AND WHEREAS "THE TRANSFEROR" is a member of the said SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091 a registered society under the Maharashtra Co Op. Societies Act 1960, Vide Regn. No. MUM/ WR-N/ HSG/ TC /15588/ 2015-16 /2016 dt. 09/02/2016 (which is herein after for the sake of brevity referred to as the "THE SAID SOCIETY").
- e) AND WHEREAS by virtue of the membership in the said society & being the owner of the said flat "THE TRANSFEROR" is holding 10 (Ten) fully paid up shares of Rs.50/- each bearing shares nos. 111 to 120 (both inclusive) entered into Share Certificate no. 12.
- f) AND WHEREAS "THE TRANSFEROR" declares that his membership in the said society is valid and subsisting and not terminated by the society and he further declares that he has not received any notice of expulsion from the said society or any kind of other notices and as such there is no litigation between the society and TRANSFEROR as a member.
- g) AND WHEREAS "THE TRANSFEROR" declares that his title over the said flat is clear, marketable and free from all encumbrances.
- h) AND WHEREAS "THE TRANSFEROR" has agreed to sell and transfer to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said flat of the society together with all rights, title, interest, benefits, sinking fund amount, shares etc. on the terms and conditions mutually agreed upon by and between the parties hereto.

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- i) The sale of the said flat is subject to deduction of Income Tax at Source (the "TDS"). The Transferees on behalf of the TRANSFEROR shall deduct 1 % (One Percent) of the total consideration amount and deposit such deducted amount with the Income Tax Department. The same shall be deemed to be payment of a part of the agreed consideration. The Transferees shall submit TDS Certificate to the Transferor within 7 (Seven) days from the end of the month in which the payment of balance consideration is made.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. THE TRANSFEROR confirms the representations made by him as herein before recited & accepts and confirms that reliance on the said representations made by "THE TRANSFEROR" to "THE TRANSFEREES", constitute the basis of this Agreement For Sale in respect of the Shares and the Flat as herein above mentioned.
2. "THE TRANSFEROR" has agreed to sell and transfer to the TRANSFEREES and "THE TRANSFEREES" have agreed to purchase and acquire the said Flat No. 702 & 703, 7th Floor, SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091, together with rights, title, interest, benefits, sinking fund amount, electricity deposit amount, shares etc. at the price for the total consideration amount of Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only).

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3. "THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of **Rs.30,000/-** (Rupees Thirty Thousand only) by NEFT being **PART** of the total full and final consideration amount of Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only) on or before execution of this agreement and "THE TRANSFEROR" hereby admits and acknowledges the receipt of the said Part consideration amount.
4. THE TRANSFEREES on behalf of THE TRANSFEROR will deduct & deposit a sum of **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand only)** being **TDS @ 1 %** (One Percent) as aforesaid with income tax department & submit TDS Certificate to the TRANSFEROR herein.
5. "THE TRANSFEREES" further agree to pay the balance consideration amount of **Rs.1,18,50,000/- (Rupees One Crore Eighteen Lakhs Fifty Thousand only)** within **45 (Forty Five) working days** period from the date of registration of this Agreement for sale, by raising housing loan from any bank or financial institution.
6. Time is the essence of this Agreement. In the event, "THE TRANSFEREES" fail to pay the balance consideration amount as mentioned above in clause no. 4 & 5 herein within 45 (Forty Five) working days from the date of registration of this Agreement for sale, THE TRANSFEROR shall be at full liberty to charge the penal interest @ 24 % per annum on the balance consideration amount payable by THE TRANSFEREES to THE TRANSFEROR, till the date of receipt of the said amount by THE TRANSFEROR.

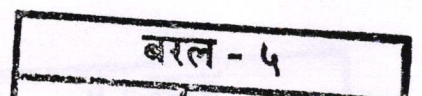
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Sh. Anand K.



✓ *Sh. Anand K.*

Madhu



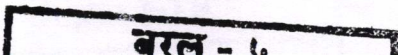
7. The same penal interest as aforesaid @ 24 % per annum will be applicable to THE TRANSFEROR, on the received Consideration amount from THE TRANSFEREES, if necessary documents are delayed during this transaction or vacant & peaceful possession of the said flat is delayed after receipt of full & final consideration amount.
8. The TRANSFEROR further declares that he shall obtain No Objection Certificate from the said society for transfer of membership / shares and for registration of this Agreement and to avail housing loan in respect of the said flat in favour of the TRANSFEREES.
9. "THE TRANSFEROR" shall hand over the vacant and peaceful possession of the said flat to "THE TRANSFEREES" immediately, against receiving the full and final consideration amount as stated above.
10. "THE TRANSFEROR" hereby declares that he has in no way created any charges, lien or claim on the said flat and that the said flat hereby agreed to be sold is free from all the claims, charges, lien, mortgage, and encumbrances. Should there be any claim from any person/s, bank/s or financial institution against the said flat, "THE TRANSFEROR" hereby agrees & undertakes to indemnify THE TRANSFEREES against such claims.
11. "THE TRANSFEROR" & "THE TRANSFEREES" agree and undertake to get the aforesaid flat transferred in the record of the said society, by payment of 50% amount by each party being Transfer fees payable to the said society in the names of "THE TRANSFEREES".

Contd.....7

S. G. Kulkarni

Shayade

Madhurya



12. "THE TRANSFEROR" shall pay the all society's dues, arrears, outgoings like Maintenance, Electricity Charges, Municipal taxes, Mahanagar Gas Charges etc. pertaining to the said flat till the date of handing over vacant and peaceful possession & thereafter such charges shall be paid by THE TRANSFEREES.
13. "THE TRANSFEROR" agrees that all deposits standing to the credit of the "THE TRANSFEROR" in the books of the society, and other concerned authorities, including Sinking fund contribution in society shall stand transferred to the credit of THE TRANSFEREES & that THE TRANSFEROR shall not claim any refund or compensation for the same.
14. "THE TRANSFEROR" hereby agrees and undertakes to sign & execute further sale deed, declaration, affidavit, undertaking, transfer form etc. in favour of the TRANSFEREES and/or in favour of the said society and in favour of the Govt. Authorities for effectual transfer of the said flat and incidental thereof.
15. "THE TRANSFEROR" shall deliver to the TRANSFEREES the Original Agreement For Sale, Original Share Certificate and all original relevant papers and documents pertaining to the said flat against completion of full & final payment and all transaction of sale. However he shall produce all papers required by the registering authority and bank or financial institution as and when called upon and co-operate with the TRANSFEREES.
16. "THE TRANSFEROR" hereby declares that there are no prohibitory order by any Govt. and / or local Authorities or injunction by any court restraining him from handing over and / or transferring the said flat to any third party. "THE TRANSFEROR" further declares that no attachment has been levied on the said flat nor there is any notice for attachment of the said flat.



Handwritten signatures and initials, including a checkmark and a signature that appears to be "Shangade".

17. "THE TRANSFEROR" has duly complied with all the rules and regulations and bye-laws of the society and that "THE TRANSFEROR" has not received any notice from the society for or in relation to breach of any of the rules, regulations and bye-laws of the society nor there is any action of proceeding pending against "THE TRANSFEROR" which is instituted by the society in respect of the said membership or the shares including any notice or action or expulsion against "THE TRANSFEROR" as a member of the society.
18. "THE TRANSFEREES" have already paid the stamp duty and further agree to pay registration charges on this Agreement for Sale. "THE TRANSFEROR" agrees and undertakes to remain present at the time of registration of this Agreement For Sale before Sub- Registrar of Assurance and shall extend all the required co-operation to "THE TRANSFEREES" in that behalf.
19. "THE TRANSFEROR" hereby declares that after the receipt of total full and final consideration amount, neither he himself nor any of his legal heirs, family members, nominees, relatives, successors etc. shall have any claim or right, title, interest of whatsoever nature in the said shares & on the said flat.
20. Upon completion of the transaction, all rights, benefits and advantages enjoyed by "THE TRANSFEROR" as a member of the society including right of exclusive occupation and enjoyment of the said flat, shall stand relinquished, surrendered and released unto and to the benefit of "THE TRANSFEREES" absolutely forever to the end and that the "THE TRANSFEROR" shall not have nor he shall claim any right, title, interest, claim or demand whatsoever in respect of the said flat and all the said benefits, advantages & privileges enjoyed by "THE TRANSFEROR" as a member of the society in respect of the said flat.

J. Hanwell

Shayada



21. All disputes under the agreement is subject to the Jurisdiction of Court at Mumbai.

Schedule of Property

Residential premises bearing Flat No. 702 & 703 on 7th Floor having area 600 Sq. fts. (Carpet) in SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091, along with One Car Parking, bearing C.T.S. No. No Final Plot No 415 of Village - Borivali, Taluka - Borivali, Mumbai Suburban District. The said building is consist of Part Ground + Part Stilt + 1st & 2nd floor for podium parking + 3rd to 16th Upper floor with lift facility.

In witness whereof the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

Signed and Delivered by the)
Within named "THE TRANSFEROR")
MR. SACHIN KHANDU HANAMDHAR)
In presence of *Sachin Khandu*)



Sachin Khandu

Signed and Delivered by the)
Within named "THE TRANSFEREES")
1) MR. SAMEER BALKRISHNA GHORPADE)



Sameer Ghorpade

2) MRS. MADHURA SAMEER GHORPADE)
In presence of .. *Asha A. Wakchoure*)
आशा वाकचोरे



Madhura



RECEIPT

ACKNOWLEDGES to have received the sum of **Rs.30,000/-** (Rupees Thirty Thousand only) by NEFT from 1) **MR. SAMEER BALKRISHNA GHORPADE**, 2) **MRS. MADHURA SAMEER GHORPADE** (TRANSFEREES) for which details are as under, being **PART** payment towards sale of Flat No. 702 & 703, 7th Floor, SOHAM RESIDENCY Co-Op Hsg. Society Ltd., situated at Final Plot No. 415, TPS-3, Borivali (W) Mumbai 400 091.

<u>UTR/ REF No.</u>	<u>Date</u>	<u>Bank's Name</u>	<u>Amount</u>
0192027883	26/08/2021	ICICI Bank Ltd.	Rs. 30,000/-
Total :			Rs. 30,000/-

I say Received Rs.30,000/-

Sachin Khandu Hanamdhar

MR. SACHIN KHANDU HANAMDHAR
(TRANSFEROR)

Witness :

1. Prashant Kindat *Prashant Kindat*

Mrs. Asha A. Wakchoure

अशा अ. वाकचुरे

- Subject to realization.

बाल - ५		
१२११२	१६	८०





21/04/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 2442/2017

नोंदणी :

Regn:63m

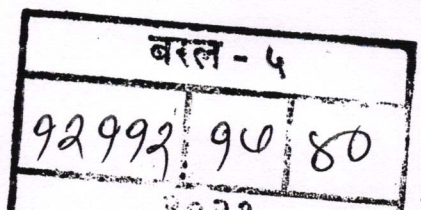
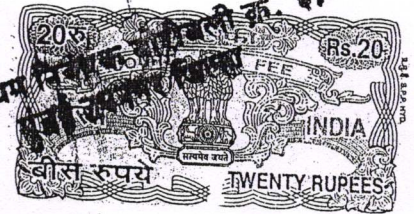
गावाचे नाव : 1) बोरीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8315645.625
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॉट नं 702 आणि 703, माळा नं: 7 वा मजला, इमारतीचे नाव: सोहम रेसिडन्सी, ब्लॉक नं: फायनल प्लॉट नं 415 टीपीएस 3, रोड : बोरीवली वेस्ट मुंबई 400091, इतर माहिती: सोबत 1 कार पार्किंग, सदनिकेचे एकूण क्षेत्रफळ 600 चौ.फुट कारपेट((Final Plot Number : 415 ;))
(5) क्षेत्रफळ	1) 55.76 चौ.मीटर
(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:-मेसर्स सावंत कंस्ट्रक्शन चे प्रोपरायटर लक्ष्मिकांत आर सावंत वय:-44; पत्ता:-प्लॉट नं: 21 , माळा नं: -, इमारतीचे नाव: प्रथमेश लीला , ब्लॉक नं: न्यू एम एच वी कॉलनी लिंक रोड , रोड नं: बोरीवली वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ABEPS8448M
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन खंडू हणमधर वय:-43; पत्ता:-प्लॉट नं: सी/401, माळा नं: -, इमारतीचे नाव: वजिरा जयेश सीएचएस लीमीटेड, ब्लॉक नं: वजिरा नाका , रोड नं: बोरीवली वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AAKPH6401J
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2017
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2442/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	425000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) with the limits of any Municipal Corporation or any Cantonment area annexed



सह दुय्यम निबंधक

सोऽहम्

SOHAM RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD.

REG. NO. MUM/WR-N/HSG/TC/15588/2015-16/2016 DT. 09.02.2016
CT.S. NO. 415, TPS-111, MALHARRAO KULKARNI ROAD, VAZIRA NAKA, BORIVALI (WEST), MUMBAI-400 092
E-mail : sohamresidency19@gmail.com

DATE _____

Date: 24/08/2021

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **MR. Sachin K Hanamdhar (Seller)** is member of our society having Flat No 702-703, 7th Floor, and he has cleared all his outstanding Maintenance Charges, dues in respect to the said flat till date.

The said Flat No. 702-703 is on 7th Floor, having 600 sq. fts. (Carpet / Built up area) in our Soham Residency, situated at TPS III F.P No. 415, Malharrao Kulkarni Road, Near Mandar Manisha Bldg, Vazira, Borivali (West), Mumbai – 400092

The Society has No Objection to his selling above said Flat No.702-703 to **MR. Sameer Balkrishna Ghorpade and Mrs. Madhura Sameer Ghorpade (Purchaser)** and transfer the shares after duly completing the formalities of the society.

The Society's Building is consist of Ground (pt) + part Stilt (pt)+ 1st and 2nd floor for podium parking + 3rd to 16th upper floor with lift..

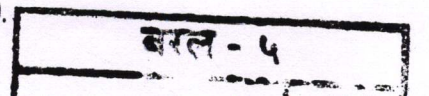
The building constructed in the year 2017.

For Soham Residency CHS Ltd.,

SOHAM RESIDENCY CO-OP. HSG. SOC. LTD.



Handwritten signature





Share Certificate

सोहम

SOHAM RESIDENCY CO.-OP. HOUSING SOCIETY LIMITED.
 REG. No. MUM/WR-N/HSG/TC/15588/2015-16/2016 DT. 09-02-2016
 C.T.S. No. 415, TPs - III, Malharao Kulkarni Road, Vazira, Borivli (West), Mumbai - 400 092.

Share Certificate No. **12** Member's Regn. No. **12** No. of Shares **10**

(Registered under the Maharashtra co-operative societies Act, 1960)

Authorised / Issued Share Capital Rs. **100,000/-** Divided into **2,000** Shares of Rs. **50/-** each

This is to certify that **Mr. Sachin Khandu Hanamdsfar**

is the Registered Holder of TEN fully paid up share of Rs. **50/-** each numbered from **111** to **120** both inclusive, in

SOHAM RESIDENCY CO. - OP. HOUSING SOCIETY LIMITED.
 REG. No. MUM/WR-N/HSG/TC/15588/2015-16/2016 DT. 09-02-2016

subject to the Bye - laws of the said society

Given Under the common seal of the said society on this **24th** day of **January 2021**

Chairman

Secretary

M.C. Member

Authorized

Share Certificate

सोहम

SOHAM RESIDENCY CO.-OP. HOUSING SOCIETY LIMITED.
 REG. No. MUM/WR-N/HSG/TC/15588/2015-16/2016 DT. 09-02-2016
 C.T.S. No. 415, TPs - III, Malharao Kulkarni Road, Vazira, Borivli (West), Mumbai - 400 092.

Share Certificate No. **12** Member's Regn. No. **12** No. of Shares **10**

(Registered under the Maharashtra co-operative societies Act, 1960)

Authorised / Issued Share Capital Rs. **100,000/-** Divided into **2,000** Shares of Rs. **50/-** each

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is the Registered Holder of TEN fully paid up shares of Rs. **50/-** each numbered from **111** to **120** both inclusive, in

SOHAM RESIDENCY CO. - OP. HOUSING SOCIETY LIMITED.
 REG. No. MUM/WR-N/HSG/TC/15588/2015-16/2016 DT. 09-02-2016

subject to the Bye - laws of the said society

Given Under the common seal of the said society on this **24th** day of **January 2021**

Chairman

Secretary

M.C. Member

Authorized

p/n



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Chairman Secretary Authorised Com. Member	
			Chairman Secretary Authorised Com. Member	
			Chairman Secretary Authorised Com. Member	
			Chairman Secretary Authorised Com. Member	

बरत - ५
 १२९९१ २० ८०
 २०२१



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

नेव्हा क्रमांक
RG0702390010017

मालमत्ता करवर्ष
2020-2021

देयक क्रमांक
202011BIL13052655
202021BIL13052658

दिवस दिनांक
30/03/2021

नाम व पत्ता : SACHIN KHANDU HANAMDHAR

प्रेषक - सहा. क. व स. / विभागा

Asstt. Assessor & Collector, R Central Ward,
Municipal Office Building, F. P. 44, T. P. S. No.
1, Chandevarkar Road, S. V. Road, Borivali
(West), Mumbai - 400 092.

SHOT ON REDMI NOTE 5 PRO
MIDUA CAMERA

02-703, GTS NO.415, SOHAM RESIDENCY CO- OPERATIVE
HOUSING SOCIETY LTD., TPS-III, MALHARRAO KULKARNI ROAD,
VAZIRI NAKA, BORIVALI (WEST), MUMBAI-400091

सहा. क्रमांक, सहा. क्रमांक, इयारतीचे नाव/ बिंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, माळमत्तेचे वर्णन, करदात्याची नावे
R-56/110/B, BORIVLI GAVTHAN RD CHAWL GR.W.NO.R4 666(5) RCC BUILDING SHRI YOGESH PRASAD SINGH, SMT MUNIRAJDEVI,
SMT SUSHEELADEVI, SHRI YOGESH PRASAD SINGH, SMT MUNIRAJDEVI, SMT SUSHEELADEVI

प्रथम कर निर्धारण दिनांक 12/03/2018

जलजोडणी क्रमांक: RC@0582004

एकूण मांडवनी मूल्य: ₹ 3348530

एकूण मांडवनी मूल्य: ₹ Thirty Three Lakh Forty Eight Thousand Five Hundred Thirty Only

देयक तयार करलेले दिनांक 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0

01/04/2010 या तारखेनंतरची थकवाकी ₹ 0

देयक काढलेली दिनांक 01/04/2020 ते 31/03/2021

(सर्व रकम रुपयमध्ये)

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वसाधारण कर			1843			1843
जमीन कर			0			0
संवर्धनाचा कर			1155			1155
मननिवारण कर			0			0
मननिवारण च्याम कर			718			718
मननिवारण उपकर			586			586
मननिवारण उपकर			0			0
मननिवारण हवी उपकर			34			34
मननिवारण उपकर			837			837
मननिवारण उपकर			5843			5843
मननिवारण उपकर			0			0
मननिवारण उपकर			0			0
मननिवारण उपकर			0			0
मननिवारण उपकर			0			0
मननिवारण उपकर			5843			5843
मननिवारण उपकर			0			0
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मननिवारण उपकर			0			0

बरल - 4
980992 29 80
2021



₹ Five Thousand Eight Hundred Forty Three Only ₹ Five Thousand Eight Hundred Forty Three Only

08/07/2021

08/07/2021



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-4771/BP(WS)/AR of 12 March 2018]

To,
MR. LAXMIKANT SAWANT OF M/S. SAWANT CONSTRUCTIONS,
Shop no. 21, Parhtmesh Lila, New MHB Colony, Goral Link Rd, Borivali West Mumbai-92..

Dear Applicant/Owners,

The full development work of Residential building comprising of Part Ground + Part Still + 1st & 2nd floor Podium for Parking + 3rd to 16th upper floors on plot bearing C.S.No./CTS No. FP 415 of village BORIVALI-R/C at Off Pandit Malharrao Kulkarni Marg is completed under the supervision of Shri. SANJAY SHARAD NEVE, Architect, Lic. No. CA/84/8433, Shri. Haresh S Patel, RCC Consultant, Lic. No. STR/P/163 and Shri. Sanjay V. Shah, Site supervisor, Lic.No. S/110/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/R-IV/212 dated 09 August 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

1. That you shall pledge a Bank Guarantee of 10 % amount of earlier submitted B.G. till the end of defect liability period.
2. That the agreement with the prospective Bank shall be submitted.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C., R/C Ward
 3. EE (V), Western Suburb II
 4. M.L., R/C Ward
 5. A.E.W.W., R/C Ward
 6. Architect, SANJAY SHARAD NEVE, 701, Omkareshwar Linking Road, Behind Kandarpada Talav, Dahisar(W) 302, Omkareshwar Linking Road, Behind Kandarpada Talav, Dahisar(W)
- For information please

Name : BAPURAO RUNJAJI MORE
Designation : Executive Engineer
Organization : Municipal Corporation Of Greater Mumbai
Date : 12-Mar-2018 22: 58:54

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward



दस्तावेज - ५		
९२९९२	२२	८०

Annex - A

मालमत्ता पत्रक

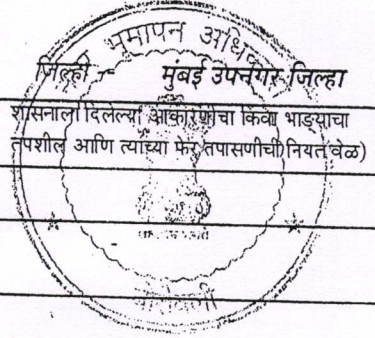
प्लॉट नं. -- बोरीवली

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

प्लॉट नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

क्र.४१५ब - - - - - ५०.० क

धारक - - - - - मुळ धारक



व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
<p>१३/०८/२०१४</p> <p>मा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील पोटविभाजन आदेश क्रमांक सी/कार्या-७अ/एलएनडी/पो.बि./ एस.आर.बी-५०६० दि.१०/६/२०१४, पो.बि.मो.र.नं.५८०/२०१४ व न.भू.अ. बोरीवली यांचे दि.१३/८/२०१४ रोजीचे आदेशान्वये अं.भू.क्र.४१५ मधून ५०.० चौ.मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र अं.भू.क्र.४१५ब अशी मिळकत पत्रिका उघडली व त्यावर मुळ मिळकत पत्रिकेवरील धारक, सत्ता प्रकार कायम ठेवून मुंबई महानगर पालिकेच्या रोड सेट बँक साठी मियोजीत असलेबाबतची नोंद दाखल केली.</p>		<p>धा.</p> <p>मे. सावंत कन्स्ट्रक्शन प्रोप्रा - लक्ष्मीकांत आर. सावंत मुंबई महानगर पालिका रोड सेट बँक नियोजीत</p>	<p>फेर स्फार क्र.८४१ प्रमाणे सही - १३/०८/२०१४ न. भू. अ. बोरीवली</p>

पुणे करणारा - नजीक - २३३१० खरी मककल -
 २२/१०/१९७१/२३३१० नोंदी / सकनवा
 २६/१०/१९७१/२३३१०
 २१ OCT 2014
 प्रमुख अधिकारी
 नगर भूमापन अधिकारी
 बोरीवली

न.भू.अ.बोरीवली
 मुंबई उपनगर जिल्हा

बरल - ५
 १२९९३ २३ ४०
 २०२१



बरल - ३/
 २४५२ ५६ ६०
 २०१७



सत्यमेव जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/डब्ल्यूआर-३/एचएसजी/टिरी/ ⁹⁴⁹⁶⁶ /२०१५-१६/२०१६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
सोहम रेसिडन्सी को-ऑप. हौसिंग सोसायटी लिमिटेड,
सी.टी.एस.नं. ४१५, टीपीएस III, वडणीरा,
बोरीवली (पश्चिम), मुंबई ४०० ०९२.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे
वर्गीकरण " गृहनिर्माण संस्था "
असून उप-वर्गीकरण " भाडेकरू सहभागिदारी गृहनिर्माण संस्था "
आहे.

कार्यालयीन मोहर



सही

(राजकमल प्रदीप)

सहकारी संस्था, आर. आर. विभाग

हुद्दा

स्थळ : मुंबई

दिनांक : ०८-०२-२०१६



बंद - ५

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAKPH6401J



नाम /NAME

SACHIN KHANDU HANAMDHAR

पिता का नाम /FATHER'S NAME

SACHIN KHANDU HANAMDHAR

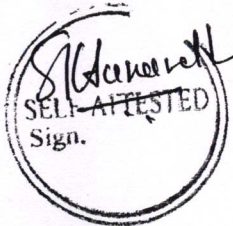
जन्म तिथि /DATE OF BIRTH

20-03-1974

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)



बरल - ५		
92992	24	80
२०२१		



सत्यमेव जयते
भारत सरकार



आधार



भारत सरकार

Unique Identification Authority of India

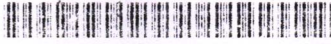
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0658/48104/52180

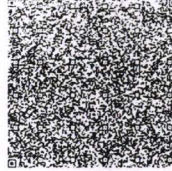
To,
सचिन खंडू हणमधर
Sachin Khandu Hanamdhar
702/703 Soham Residency, Final Plot No 415 TPS 3
Vazira Road
Borivali West Mumbai
Borivali West Mumbai Mumbai
Maharashtra 400092
9967254910

12/09/2012

Ref: 750 / 11S / 49999 / 50010 / P



SB966444525FH



आपला आधार क्रमांक / Your Aadhaar No. :

9439 5450 7030

माझे आधार, माझी ओळख



भारत सरकार

Government of India

सचिन खंडू हणमधर
Sachin Khandu Hanamdhar
जन्म तारीख / DOB : 20/03/1974
पुरुष / Male



9439 5450 7030

माझे आधार, माझी ओळख



वरल - ५		
९२९९२	२६	४०

कोरा कागद

बरल - ५		
१२११३	२७	४०
२०२१		





बरल - ५		
92992	2L	80
२०२१		

कोरा कागद

बरल - ५		
१२११२	२९	४०
२०२१		





सत्यमेव जयते
भारत सरकार



आधार



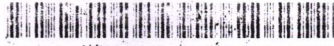
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/50051/11827

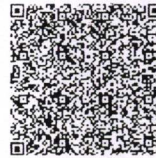
To,
समीर बालकृष्ण घोरपडे
Sameer Balkrishna Ghorpade
S/O: Balkrishna Ghorpade
D2/PLOT NO 70, MITRATA CHSL
RSC 14, GORAI 1
NEAR SVIS SCHOOL BORIVALI WEST
Mumbai
Borivali West Mumbai Mumbai
Maharashtra 400092
9167386124

12/07/2013

Ref: 26 / 04D / 21101 / 21364 / P



SE037274008F7



आपला आधार क्रमांक / Your Aadhaar No. :

4268 2284 4430

आधार - सामान्य माणसाचा अधिकार



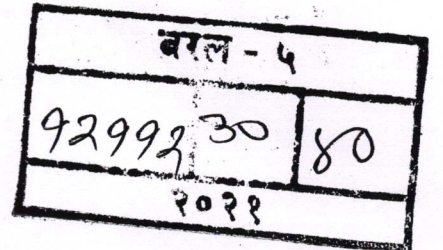
भारत सरकार
Government of India



समीर बालकृष्ण घोरपडे
Sameer Balkrishna Ghorpade
जन्म तारीख / DOB : 02/06/1974
पुरुष / Male



4268 2284 4430



आधार - सामान्य माणसाचा अधिकार



कोरा कागद

बरल - ५		
१२९९२	३९	४०
२०२१		



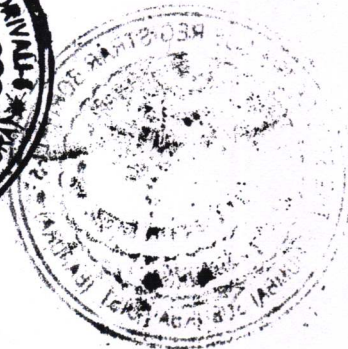


बदल - ५		
92999	32	80
२०२१		



कोरा कागद

बरल - ५		
१२११२	३३	८०
२०२१		





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/29869/16107

To,
मधुरा समीर घोरपडे
Madhura Sameer Ghorpade
W/O: Sameer Ghorpade
D / 2 Plot No 70 Mitraa CHS
RSC 14
Gorai 1 Borivali West
Mumbai
Borivali West Mumbai
Maharashtra 400092
9869867449

Ref: 174 / 30X / 267773 / 268397 / P



SR117081774FH



आपला आधार क्रमांक / Your Aadhaar No. :

9013 8014 5007

माझे आधार, माझी ओळख



भारत सरकार
Government of India



मधुरा समीर घोरपडे
Madhura Sameer Ghorpade
जन्म तारीख / DOB : 08/03/1977
स्त्री / Female



9013 8014 5007

माझे आधार, माझी ओळख

बरल - ५



92992	3X	80
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कोरा कागद

बरल - ५		
१२११२	३५	४०
२०२१		





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0000/00720/58086

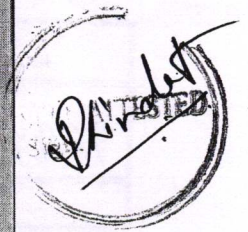
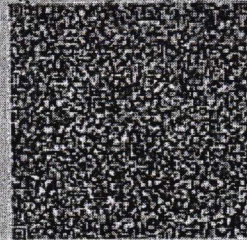
To
Prathamesh Vijay Kirdat
312 CRYSTAL GREEN C.H.S.L, SECTOR 2
CHARKOP,
NEAR I.E.S SCHOOL, KANDIVALI WEST,
VTC: Mumbai,
PO: Kandivali West,
District: Mumbai Suburban,

State: Maharashtra
PIN Code: 400067
Mobile: 9619883591

63115254



MF631152546F1



आपका आधार क्रमांक / Your Aadhaar No. :

7512 0506 5212

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Prathamesh Vijay Kirdat
DOB : 29/08/1986
Male

बरल - ५

92998	3E	80
२०२३		



कोरा कागद

बरल - ५		
१२९९२	३०	४०
२०२१		





भारत सरकार
GOVERNMENT OF INDIA



आशा आनंदा वाकचौरे
Asha Ananda Wakchoure
DOB: 02-06-1954
Gender: Female



3022 8531 7340

आधार - आम आदमी का अधिकार

आशा वाकचौरे



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ए/४०१ अमृत प्रकाश को. ऑप. हासिंग.
सोसायटी, सी एस सी रोड नं ४, आनंद
नगर, दहिसर पूर्व, दहिसर, मुंबई,
महाराष्ट्र, 400068

Address:

A/401 Amrut Prakash Co.op. Hsg.
Soc, C S C Road No 4, Anand Nagar,
Dahisar East, Dahisar, Mumbai,
Maharashtra, 400068



1800 19



WWW

P.O. Box No. 1947,

www.uidai.gov.in

Bangalore-560 001

बरल - ५

Summary1 (GoshwaraBhag-1)

388/12112
शुक्रवार, 27 ऑगस्ट 2021 1:28
म.नं.

दस्त गोषवारा भाग-1

बरल-5
दस्त क्रमांक: 12112/2021

30

दस्त क्रमांक: बरल-5 /12112/2021

बाजार मुल्य: रु. 96,70,700/- मोबदला: रु. 1,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,00,000/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:13101

पावती दिनांक: 27/08/2021

अ. क्रं. 12112 वर दि.27-08-2021

सादरकरणाराचे नाव: समीर बाळकृष्ण घोरपडे

रोजी 1:12 म.नं. वा. हजर केला.

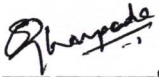
नोंदणी फी

रु.
30000.00


दस्त हाताळणी फी

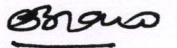
रु. 800.00

पृष्ठांची संख्या: 40


दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00


सह दु.नि.का-बोरीवली5


सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

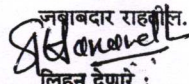
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

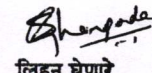
शिवका क्रं. 1 27 / 08 / 2021 01 : 12 : 44 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 27 / 08 / 2021 01 : 20 : 47 PM ची वेळ: (फी)

प्रतिज्ञापत्र

★ सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. ★ दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ★ दस्ताची सत्यता, वैयता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे

जबाबदार राहतील.

लिहून देणारे :


लिहून घेणारे

madhureg.





दस्त गोषवारा भाग-2

बरल-5

दस्त क्रमांक:12112/2021

27/08/2021 1 33:46 PM

दस्त क्रमांक :बरल-5/12112/2021
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन खंडु हणमधर पत्ता:प्लॉट नं: प्लॉट नंबर सी / 401, माळा नं: -, इमारतीचे नाव: वजिरा जयेश को ओ हौ सोसायटी लि, ब्लॉक नं: वजिरा नाका, रोड नं: बोरिवली प मुंबई 400091, महाराष्ट्र, मुंबई. पॅन नंबर:AAKPH6401J	लिहून देणार वय :-47 स्वाक्षरी:- <i>Sachin</i>		
2	नाव:समीर बाळकृष्ण घोरपडे पत्ता:प्लॉट नं: रूम नंबर डी 2, माळा नं: -, इमारतीचे नाव: मित्रता को ओ हौ सोसायटी लि, ब्लॉक नं: प्लॉट नं 70 आरएससी 14 गोरई 1, रोड नं: बोरिवली प मुंबई 400092, महाराष्ट्र, मुंबई. पॅन नंबर:AHYPG5892K	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Samiir</i>		
3	नाव:मधुरा समीर घोरपडे पत्ता:प्लॉट नं: रूम नंबर डी 2, माळा नं: -, इमारतीचे नाव: मित्रता को ओ हौ सोसायटी लि, ब्लॉक नं: प्लॉट नं 70 आरएससी 14 गोरई 1, रोड नं: बोरिवली प मुंबई 400092, महाराष्ट्र, मुंबई. पॅन नंबर:AIVPG0699J	लिहून घेणार वय :-44 स्वाक्षरी:- <i>Madhura</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 08 / 2021 01 : 24 : 10 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशा आनंदा वाघचौरे वय:67 पत्ता:ए 401 अमृत प्रकाश सोसायटी आनंदनगर दहिसर पुर्व मुंबई 400068 पिन कोड:400068	स्वाक्षरी <i>आशा वाघचौरे</i>	
2	नाव:प्रथमेश विजय किर्दत वय:34 पत्ता:312 क्रिस्टल ग्रीन सेक्टर 2 चारकोप कांदिवली प मुंबई 400067 पिन कोड:400067	स्वाक्षरी <i>Prathmesh</i>	

शिक्का क्र.4 ची वेळ:27 / 08 / 2021 01 : 26 : 20 PM

Chand
सह दु.नि.का-बोरीवली5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Sameer Balkrishna Ghorpade	eChallan	03006172021082300139	MH005240152202122M	600000.00	SD	0002627369202122	27/08/2021
2	Sameer Balkrishna Ghorpade	eChallan		MH005240152202122M	30000	RF	0002627369202122	27/08/2021
3		DHC		2608202104277	800	RF	2608202104277D	27/08/2021

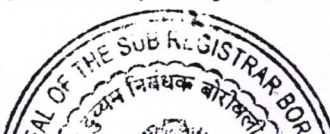
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12112 /2021

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प्रमाणित करणेत येते की या

बरल - 5/ 92992 / 2021
पुस्तक क्रमांक १, क्रमांक.....बर
नोंदला : 27 AUG 2021



27/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 12112/2021

नोदणी :

Regn:63m

गावाचे नाव : बोरीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9670700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नंबर 702 आणि 703, माळा नं: 7 वा मजला, इमारतीचे नाव: सोहम रेसिडेन्सी को ओ हौ सोसायटी लि, ब्लॉक नं: फायनल प्लॉट नंबर 415 टीपीएस 3, रोड : बोरीवली प मुंबई 400091, इतर माहिती: सोबत एक कार पार्किंग, सदनिकेचे एकूण क्षेत्रफळ 600 चौ फुट कारपेट (55.76 चौ मीटर) PUI: RC0702390010017 ((Final Plot Number : 415 ;))
(5) क्षेत्रफळ	1) 66.912 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सचिन खंडु हणमधर वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नंबर सी / 401, माळा नं: -, इमारतीचे नाव: वजिरा जयेश को ओ हौ सोसायटी लि, ब्लॉक नं: वजिरा नाका, रोड नं: बोरीवली प मुंबई 400091, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAKPH6401J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर बाळकृष्ण घोरपडे वय:-47; पत्ता:-प्लॉट नं: रूम नंबर डी 2, माळा नं: -, इमारतीचे नाव: मित्रता को ओ हौ सोसायटी लि, ब्लॉक नं: प्लॉट नं 70 आरएससी 14 गोरई 1, रोड नं: बोरीवली प मुंबई 400092, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AHYPG5892K 2): नाव:-मधुरा समीर घोरपडे वय:-44; पत्ता:-प्लॉट नं: रूम नंबर डी 2, माळा नं: -, इमारतीचे नाव: मित्रता को ओ हौ सोसायटी लि, ब्लॉक नं: प्लॉट नं 70 आरएससी 14 गोरई 1, रोड नं: बोरीवली प मुंबई 400092, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AIVPG0699J
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	12112/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	600000
(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.



दस्ता सोबत दिलेली प्रत

[Signature]
सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Sameer Balkrishna Ghorpade	eChallan	03006172021082300139	MH005240152202122M	600000.00	SD	0002627369202122	27/08/2021
2	Sameer Balkrishna Ghorpade	eChallan		MH005240152202122M	30000	RF	0002627369202122	27/08/2021
3		DHC		2608202104277	800	RF	2608202104277D	27/08/2021

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