

पावती क्र.:

2023

प्रकार:

पृथक पत्र

पावती क्र.:

62 सादर (पूर्व) (सादर)

पावती क्र.:

पुणे, पुणे जिल्हाचे नाव देण्यात येईल. माला देण्यात येईल. 16/11/2023

367-17560

पावती

Original/Duplicate

Thursday, November 16, 2023

नोंदणी क्र.: 39M

2:17 PM

Regn.: 39M

पावती क्र.: 18961 दिनांक: 16/11/2023

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-2-17560-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनोज चौधरी -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:37 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली2

वाजार मूल्य: रु. 8330542.2/-

मोबदला रु. 9000000/-

प्ररलेले मुद्रांक शुल्क : रु. 540000/-

सह. हुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

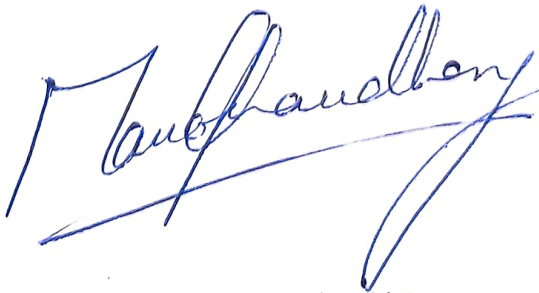
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123160308003 दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:

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

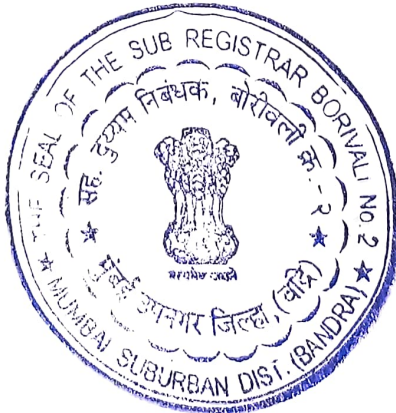
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011012254202324M दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:



Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीय)				16 November 2023.12:17:40 PM
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्यांकन विभाग	62-मालाड (पूर्व) (बोरीवली)					
उप मूल्यांकन विभाग	भूभाग: पूर्वेस दूतगती मार्ग, उत्तरेस बॉर्ड सीमा, दक्षिणेस गाव हद्द, व पश्चिमेस रेल्वे					
सर्व्हे नंबर / व. भू. क्रमांक :	सि.टी.एस. नंबर#144					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यांदा रु.						
खुली जमीन	निवासी सन्निक्ता	वाग्यालय	दुकाने	श्रीश्यामीक	मा.व्यापनाचे एकक	
62930	132420	151910	166300	132420	चौरस मीटर	
बांधीय क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	52.69चौरस मीटर	मिळकतीचा वापर-	निवासी मर्यादक	मिळकतीचा प्रकार-	वापरात	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्भावना सुविधा-	आहे	मजला -	1st floor To 4th floor			
रस्ता संमुख -						
Sale Type - Resale						
First Sale Date - 04/03/1992						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ						
= 100% apply to rate= Rs.132420/-						
यसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यांदा						
=(((वार्षिक मूल्यांदा - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)						
= (((132420-62930) * (100 / 100)) +62930)						
= Rs.132420/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 132420 * 52.69					
	= Rs.6977209.8/-					
F) लगतच्या गच्चीचे क्षेत्र	25.55चौरस मीटर					
लगतच्या गच्चीचे मूल्य	= 25.55 * (132420 * 40/100)					
	= Rs.1353332.4/-					
Applicable Rules	= .10.4.15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मॅरिनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बरिस्ता बाजार तळाचे मूल्य - खुल्या जमिनीवरील बाजार तळाचे मूल्य					
	+ इमारती भोवतीच्या खुल्या जागेचे मूल्य + बरिस्ता वाल्कनी + मॅकेनिकल बाजारतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 6977209.8 + 0 + 0 + 0 + 0 + 1353332.4 + 0 + 0 + 0 + 0					
	= Rs. 8330542.2/-					

Home Print



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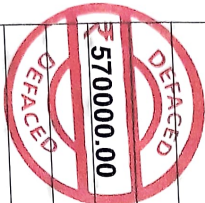
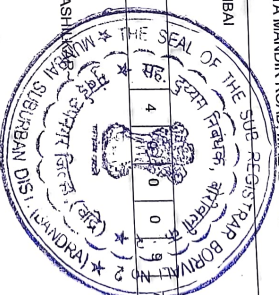


CHALLAN
MTR Form Number-6



GRN	MH011012256202324M	BARCODE	[Barcode]		Date	16/11/2023-13:19:02	Form ID	252
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)						
Office Name	BR12_JT SUB REGISTRAR BORIVALI 2	PAN No. (if Applicable)						
Location	MUMBAI	Full Name	MANOJ CHAUDHARY					
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 3 BUILDING NO 3 MAVLANKAR					
		Premises/Building	NAGAR CHSL					

Account Head Details		Amount in Rs.		
0030045501	Stamp Duty	540000.00	Road/Street	DATTA MANDIR ROAD, MALAD EAST
0030063301	Registration Fee	30000.00	Areal Locality	MUMBAI
			Town/City/District	
			PIN	
			Remarks (if Any)	
			SecondPartyName=A G MHASHANKAR	



Total		5,70,000.00	Amount in Words	Five Lakh Seventy Thousand Rupees Only
Payment Details		STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details			Ref. No.	0004057202311619177 CPADGLBOM1
Cheque/DD No.		Bank Date	RBI Date	16/11/2023-13:19:09
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID:
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 राखत चालान केवल गुप्तता निवारण कार्यालय निकाय कार्यालय के अंतर्गत ही प्रयोग में लाया जा सकता है।

Machine No. /
 90990 2 30
 2023

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserID	Defacement Amount
1	(IS)-367-17560	0005757363202324	16/11/2023-14:17:36	IGR191	30000.00

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this 16th day of November, 2023,

BETWEEN

MR. A.G. MHASHILKAR, Age-75.

Adult Indian Inhabitant of Mumbai, residing at Flat No.3, Building No 3, 3rd floor, Mavlankar Nagar Co-Op. Housing society Limited, Datta Mandir Road, Malad East, Mumbai-400097, hereinafter referred to as "**the Transferor**", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include his heirs, executors, administrators and assigns) of the One Part;

AND

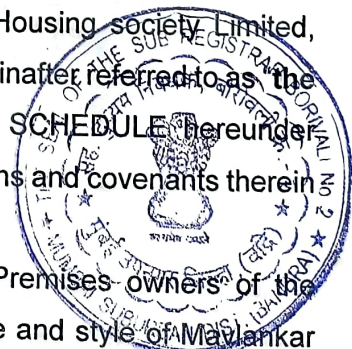
Lieutenant Colonel. MANOJ CHAUDHARY, Age 47.

Adult Indian Inhabitant of Mumbai, residing at Flat No. D/103, 1st floor, Building No.5, Parasnath Nagari, Tiwari Road, Nalawopara -401208, hereinafter referred to as "**the Transferee**", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part:

WHEREAS:

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- (a) By an Agreement for Sale dated 4th March, 1992, duly and stamped and registered with the Sub-Registrar of Assurances under Document NO.PBBM-1/1206/1992 dated 4th March 1992, made and entered into by and between M/s V.K. Limaye & Associates, the Other Part, the said Mr. A.G. Mhashilkar has agreed to purchase from the said Vendors, Flat No. 3, Building No 3, admeasuring 567 sq. feet built-up area, together with attach 275 sq feet terrace situated on the 3rd floor Mavlankar Nagar Co-Op. Housing society Limited, Datta Mandir road, Malad East, Mumbai-400097, hereinafter referred to as "**the said Flat**", and more particularly described in the SCHEDULE hereunder written, at or for the price and upon the terms, conditions and covenants therein contained;
- (b) A Co-Operative Housing Society of the Flat/Shop/Premises owners of the building has been formed and registered in the name and style of Mavlankar Nagar Co-Operative Housing Society Limited, a Society duly registered under the Maharashtra Co-Operative Societies Act, 1960, bearing Registration No. BOM/HSG/1146, Dated 22-03-1966. hereinafter referred to as "**the said Society**";



Manoj Chaudhary

Manoj Chaudhary

- (c) The said Mr. A.G. Mhashilkar is a member of the said Society and as such member, the Transferor is holding five (5) shares of Rs.50/- each of the said Society, bearing Share Certificate No. 48, Distinctive Nos. from 186 to 190, (both inclusive) hereinafter referred to as "the said Shares";
- (d) In the premises above referred to, the Transferor herein has become the absolute owner of the said Flat and the said Shares, together with the benefits attached thereto, hereinafter collectively referred to as "the said Flat";
- (e) The Transferor hereby represents and warrants that:-

- the Transferor is the sole and absolute unencumbered owner of the said Flat No.3, together with terrace on the 3rd floor, Building known as Mavlankar Nagar.

the Transferor has not created any charge or mortgage and/or encumbered the said Flat and the said Shares in any manner whatsoever and that the same are free from encumbrances and that the title to the said Flat and the said Shares are free and marketable.

there is no litigation pending with regard to, affecting or concerning the said Flat and the said Shares.

there is no attachment on the said Flat or the said Shares from any Government Authorities, Banks, Financial Institutions and/or any other body or authority in any manner whatsoever.

- upto-date outgoing in respect of the said Flat and the said Shares including the dues of the said Society are paid.

there is no dispute between the Transferor and the said Society in any manner whatsoever.

the Transferor has not agreed to sell, transfer or alienate the said Flat and the said Shares to any other person or persons and/or has the Transferor given the said Flat under any Leave and License, tenancy basis and/or parted or

encumbered the said Flat in any manner whatsoever to any person or persons nor has the Transferor entered into any Agreement of any nature whatsoever.

- the Transferor has not been served with nor has he received any summons, writ or notice from any Government, Court, Municipal Corporation or any other public, local, statutory body or authority with regard to, affecting or concerning the said Flat or the said Shares.

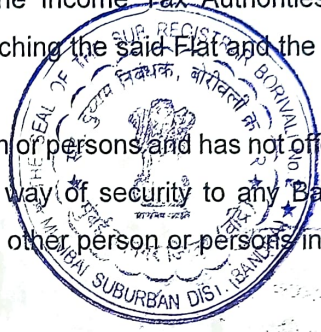
- the Transferor has not done any act of commission or omission whereby the Transferor is prevented or restrained from executing these Presents.



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[Handwritten signature]

- there is no order of the Court or Decree or direction or injunction of any tribunal or local or public body or officer or authority whereby the Transferor is prohibited, restrained or prevented from selling the said Flat and the said Shares.
- the Transferor title to the said Flat and the said Shares is clear, marketable and free from all encumbrances.
- the said Flat and the said Shares in the said Society hereby sold and transferred to the Transferee have not been subject to any attachment nor has the Transferor received any notice from the Income Tax Authorities for recovery of any disputed tax amounts by attaching the said Flat and the said Shares at any time.
- the Transferor is not a guarantor to any person or persons and has not offered the said Flat or the said Shares as and by way of security to any Banks, Financial Institutions, Company and/or to any other person or persons in any manner whatsoever.



(f) Relying upon the above representations and averments of the Transferor, the Transferee have agreed to purchase from the Transferor and the Transferor has agreed to be sell to the Transferee, all the right, title and interest of the Transferor in the said flat, together with the said shares and all his rights, title and interest in the said Society's capital/building for a total consideration of Rs. 90,00,000/- (Rupees Ninety Lacs only) and on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH AS UNDER:

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1. The Transferor hereby declares, confirms and warrants that what is recited hereinabove in respect of the said Flat and the said Shares shall be treated as representations and irrevocable declarations on the part of the Transferor, as if the same are reproduced herein in verbatim and form part of this agreement.
2. The Transferor hereby agrees to sell, transfer and assign to the Transferee and the Transferee hereby agrees to purchase and acquire from the Transferor the said Flat of the said Society, together with the said five shares of Rs.50/- each of the said Society, and together with all the rights, title and interest incidental to ownership therein of the Transferor, and also all the past, present and future benefits directly and/or indirectly attached to the said Flat, free from all encumbrances and reasonable doubts for a total lump sum price/monetary consideration Rs. 90,00,000/- (Rupees Ninety lakhs only),

[Handwritten signature]

[Handwritten signature]

