

508/17774

पावती

Original/Duplicate

Tuesday, October 17, 2023

11:02 AM

नोंदणी क्र. 39म

Regn 39M

पावती क्र.: 19096

दिनांक: 17/10/2023

गावाचे नाव: सॉल्टपॅन

दस्तऐवजाचा अनुक्रमांक: ववई4-17774-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: बाळकृष्ण पंढरीनाथ गांवकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 620.00

पृष्ठांची संख्या: 31

एकूण:

₹. 30620.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
11:21 AM ह्या वेळेस मिळेल.

*(Signature)*  
सह. दुय्यम निबंधक, मुंबई-4

वाजार मूल्य: ₹.4076308.06 /-

मोवदला ₹.6000000/-

भरलेले मूद्रांक शुल्क: ₹. 360000/-

**सह. दुय्यम निबंधक वर्ग - २**  
**मुंबई शहर क्र. ४**

**DELIVERED**

1) देयकाचा प्रकार: DHC रकम: ₹.620/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1023172500740 दिनांक: 17/10/2023

वकचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH009529853202324E दिनांक: 17/10/2023

वकचे नाव व पत्ता:

*Balraj*

मूल्यांकनाचे वर्ष 2023  
 मालकी मुंबई(मेन)  
 मालकी विभाग 15-सॉल्ट पॅन डिव्हिजन  
 मालकी विभाग भूभाग : हयामधून 15/105 A वगळून सॉल्ट पॅन विभागातील सर्व भूभाग.  
 मालकी नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#89

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.  
 मालकी जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक  
 47210 103570 119110 157100 98060 चोरस मीटर

बांधीव क्षेत्राची माहिती  
 बांधकाम क्षेत्र(Built Up)- 35.78चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव  
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे बांधकामाचा दर - Rs.30250/-  
 उद्भवान सुविधा- आहे मजला - 11th floor To 20th floor

प्रस्ता सन्मुख -  
 Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 110% apply to rate= Rs.113927/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((113927-47210) \* (100 / 100)) + 47210  
 = Rs.113927/-

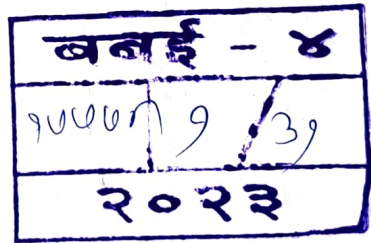
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 113927 \* 35.78  
 = Rs.4076308.06/-

Applicable Rules = .10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 4076308.06 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.4076308.06/-

Home

Print



**CHALLAN**  
**MTR Form Number-6**



ARN	MH009529853202324E	BARCODE		Date	16/10/2023-11:54:11	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			PAN No.(If Applicable)			
Location	MUMBAI			Full Name	BALKRISHNA PANDHARINATH GAONKAR AND OTHER		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 2011, NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED		
Account Head Details				Amount In Rs.			
030045501	Stamp Duty			360000.00	Road/Street	G.T.B Nagar, Sion Koliwada, Opp. Koliwada Church	
030063301	Registration Fee			30000.00	Area/Locality	MUMBAI	
					Town/City/District		
					PIN	7	
					Remarks (If Any)	SecondPartyName=DINESH J BHANUSHALI AND OTHER-	
					Amount In	Three Lakh Ninety Thousand Rupees Only	
					Words		
Total				3.90.000.00			
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572023101688356		CKY3201659			
Bank Date	RBI Date	16/10/2023-11:24:56		Not Verified with RBI			
Bank-Branch	STATE BANK OF INDIA						
Scroll No. , Date	Not Verified with Scrip						
Department ID	932288 133						
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount		

*Balkrishna*  
*Paiya*

GRN : MI1009529853202324E Amount : 3.90.000.00

Bank : STATE BANK OF INDIA

Date : 16/10/2023

1	(IS)-508-17774	0005027461202324	17/10/2023-11 02:12	IGR549	
2	(IS)-508-17774	0005027461202324	17/10/2023-11 02:12	IGR549	
<b>Total Defacement Amount</b>					3.90.000.00





**CHALLAN**  
**MTR Form Number-6**



GRN	MH009529853202324E	BARCODE			Date	16/10/2023-11:54:11	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			PAN No.(If Applicable)					
Location	MUMBAI			Full Name	BALKRISHNA PANDHARINATH GAONKAR AND OTHER				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO C2011, NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED				
Account Head Details				Amount In Rs.	Road/Street				
0030045501 Stamp Duty				360000.00	G.T.B. Nagar, Stn. Koliwada Opp. Koliwada Church				
0030063301 Registration Fee				30000.00	Area/Locality MUMBAI				
					Town/City/District				
					PIN 4 0 0 0 3 7				
					Remarks (If Any) SecondPartyName=DINESH J. BHANUSHALI AND OTHER-				
Total				3,90,000.00	Amount In	Three Lakh Ninety Thousand Rupees Only			
				Words					
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details				Bank CIN	Ref. No.	00040572023101688356		CKY3201659	
Cheque/DD No.				Bank Date	RBI Date	16/10/2023-11:24:56		Not Verified with RBI	
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 document.** Mobile No. : 9322881133  
 सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

*Balkrishna*  
*Poyid*



D... H... C...

Receipt of Document Handling Charges

PRN	1023172500740	Receipt Date	17/10/2023
-----	---------------	--------------	------------

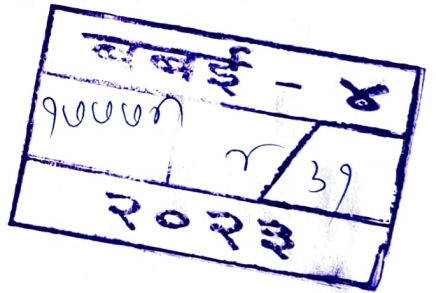
Received from Agreement, Mobile number 9322881133, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 17774 dated 17/10/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

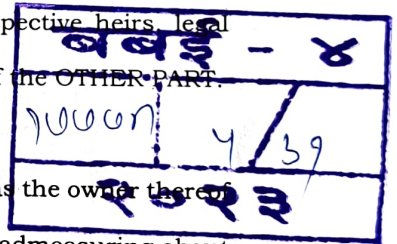
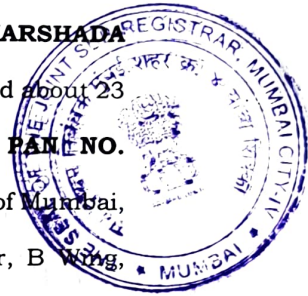
Bank Name	SBIN	Payment Date	17/10/2023
Bank CIN	10004152023101700692	REF No.	329069723518
Deface No	1023172500740D	Deface Date	17/10/2023

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



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 17<sup>th</sup> day of Oct, 2023 **BETWEEN MR. DINESH J. BHANUSHALI** having **PAN AHSPB0938M** Aged about 40 years and **MR. JATIN M. SHAH** having **PAN: AODPS8660R** Aged about 39 years, Indian Inhabitants of Mumbai, residing at 20/3, Kadam Bhuvan, Kisan Nagar -1, Thane West., which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include its members constituting of their respective heirs, executors, administrators hereinafter referred to as **"VENDORS"** AND **MR. BALKRISHNA PANDHARINATH GAONKAR** having **PAN NO. BMVPG0578D**, Aged about 28years, **MISS HARSHADA PANDHARINATH GAONKAR** having **PAN NO. CQLPG2220H**, Aged about 23 years & **MRS. PRIYA PANDHARINATH GAONKAR** having **PAN NO. BCFPG6375L**, Aged about 52years, all Adults, Indian Inhabitants of Mumbai, residing at The Bava Groove Building, Room no. 1202, 12<sup>th</sup> Flr, B Wing, Shaikh Misree Road, Antophill, Mumbai - 400 037., hereinafter referred to as **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the OTHER PART.

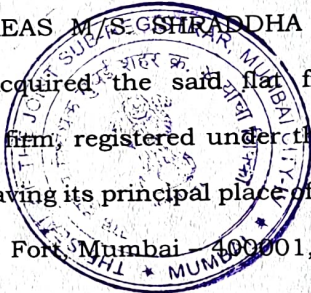


WHEREAS the Vendors are fully seized and possessed of as the owner thereof and/or otherwise well and sufficiently entitled to the Flat admeasuring about 32.55 Sq.Mtrs., RERA Carpet equivalent to 350 Sq.Ft. Carpet area, Bearing No. 2011 on 20<sup>th</sup> floor of the building of NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED, lying, being & situate at G.T.B. Nagar, Sion Koliwada, Opp. Koliwada Church, Mumbai - 400 037., more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as the 'Said Flat').

*Balkrishna*  
*PrMa*

AND WHEREAS the Vendors herein had purchased and/or otherwise acquired the said flat from M/S. SHRADDHA GLOBE LLP, a Limited Liability Partnership Firm, duly registered under the provision of Limited Liability Partnership Act, 2008, having its administrative office at Ground floor, First floor, Manisha Heights Commercial Building, Backside of Manisha Heights, Balrajeshwar Road, Mulund (West), Mumbai - 400 080., through its Partner SHRI VISHAL P. SALECHA, on the terms and for the consideration more particularly recorded in an **Agreement for Sale dated 20<sup>th</sup> day of May, 2021**, registered in the office of the Sub-Registrar of Assurance, Mumbai-4, under the **Sr. No. BBE5/5460/2021** dated **20.05.2021** (hereinafter for the sake of brevity referred to as 'Said Agreement for Sale').

AND WHEREAS M/S. SHRADDHA GLOBE LLP, had purchased and/or otherwise acquired the said flat from M/s. COSMOS LANDMARKS, a Partnership firm, registered under the provisions of the Indian Partnership Act 1932, having its principal place of business at 60, Poddar Chambers, S.A. Brelvi Road, Fort, Mumbai - 400001, therein referred as the "Promoter" on the terms and for the consideration more particularly recorded in an **Agreement for Sale dated 9<sup>th</sup> day of March, 2021**, registered in the office of the Sub-Registrar of Assurance, Mumbai-4, under the **Sr. No. BBE3/3420/2021** dated **09.03.2021** (hereinafter for the sake of brevity referred to as 'Said Agreement for Sale-A').



AND WHEREAS the Vendors have not taken possession from M/s. COSMOS LANDMARKS.

AND WHEREAS the Vendors herein have agreed to sell to the Purchasers and the Purchasers herein have agreed to purchase the said flat, subject to the Purchasers agreed to take direct possession from M/s. COSMOS LANDMARKS, on terms and the conditions herein below :-

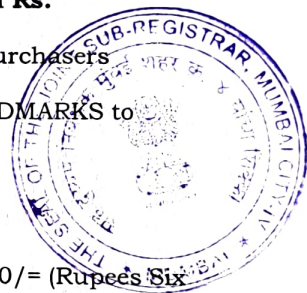
*[Handwritten signature]*

*Balkrishna Priya*

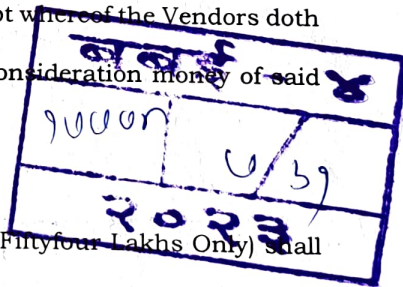


**NOW THIS INDENTURE WITNESSES AND THE PARTIES HERETO AGREED AS FOLLOWS :-**

1. The Vendors have agreed to sell and the Purchasers agreed to purchase the said Flat Bearing No. 2011 on the 20<sup>th</sup> floor of the building known as NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED, at GTB Nagar, Sion Koliwada, Opp Koliwada Church, Mumbai 400037 admeasuring about 32.55 Sq. mtrs., RERA Carpet equivalent to 350 Sq. ft. Carpet area, constructed on Plot of land Bearing C.T.S. No 89 (Part), Salt Pan Division, Mumbai City more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as the 'Said Flat') free from any encumbrances, for the total consideration of **Rs. 60,00,000/=** (Rupees Sixty Lakhs Only), subject to the Purchasers agreed to take direct possession from M/s. COSMOS LANDMARKS to payment of agreed consideration to the Vendors herein.



2. The Purchasers have paid or made payment of Rs. 6,00,000/= (Rupees Six Lakhs Only) to the Vendor i.e. **MR. DINESH J. BHANUSHALI** and **MR. JATIN M. SHAH** to the Vendors herein, receipt whereof the Vendors doth hereby admits and acknowledge, being part consideration money of said flat.

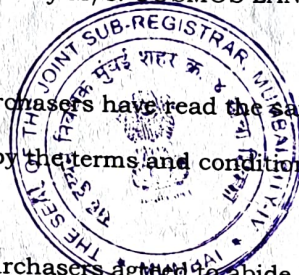


3. Balance payment of Rs. 54,00,000/= (Rupees Fiftyfour Lakhs Only) shall be payable by the Purchasers to the Vendors as per due Payment on or before 45 days from the date of registration of this Agreement for Sale, on receipt of full & final payment, **MR. DINESH J. BHANUSHALI** and **MR. JATIN M. SHAH** shall hand over vacant, rightful and peaceful possession of the said flat with all keys of the doors thereof delivering the said flat after fulfilling clause no. 17 and OC. And also on Purchasers securing loan against said flat from financial institution/s or bank/s within 45 days time from the date of execution of this Agreement for Sale.

Balkrishna  
Priya  
...4...



5. The Vendors specifically state, declare and confirm that, they have performed all obligations cast on them, under the terms of said Agreement for Sale.
6. The Purchasers agreed to become member/s of a society formed or yet to be form by the Purchasers of various Flats/Shops etc., of the said building or become shareholder of Society which may be formed by the Purchasers of the various Flats/Shops etc., or become member of an Association which may be formed by them as per the clause of said Agreement for Sale.
7. The Purchasers agreed to pay all the charges, taxes, maintenance and other incidental and ancillary charges to the holding & possession of the said flat, from and onwards the date of the possession of the said flat is handed over by M/s. COSMOS LANDMARKS to the Purchasers.



8. The Purchasers have read the said Agreement for Sale and agrees to abide by the terms and conditions of the said Agreement for Sale.
9. The Purchasers agreed to abide by the rules regulations and bye-laws of such society, company or association as the case may be and as when it is formed, meanwhile they and their respective family members shall act in such a manner that no nuisance or cause of annoyance or harm is caused to any occupant of the building.

वारा - ४	
१७/७/२०	C/39
२०२३	

10. The Vendors on execution of this Agreement for Sale agrees to get No Objection Letter from M/s. COSMOS LANDMARKS, to transfer the said flat to them (Purchasers) and for that purpose, they shall accompany the Purchasers to said proposed society or making representations and doing other necessary acts and things to enable the Purchasers to get the said flat effectively transferred in their name i.e. the Purchasers name.

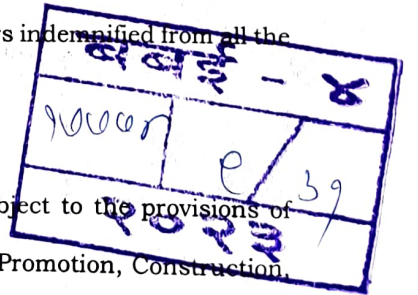
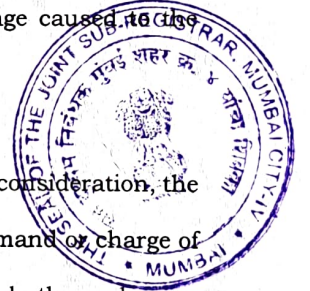
*[Handwritten signature]*

*Balkrishna  
Priya  
...5...*

11. The Vendors declares that, they have not created any lien, charges, mortgages or encumbrances over the said flat in any manner whatsoever for the purpose or otherwise. The Vendors declares that said flat is free from all encumbrances, mortgages, charges, lien or burden and the Vendors have not prejudiced or jeopardized or cause any act or deed to suffer any defect in marketability of the title of the said flat by their acts or deeds or things knowingly or unknowingly. The Vendors agrees to indemnify or shall keep indemnified, against all claims by way of mortgages, charges, lien or any other kind of encumbrances over the said flat, in case, the Purchasers are made to suffer any losses, damage or prejudice on account of any act, deed or thing caused to be suffered or to be caused by the Vendors in respect of the said flat whereby it is constructed or meant interpreted as an encumbrances or charges or mortgages over the said flat. The Vendors agree in such an event to compensate or reimburse or repay such loss or damage caused to the Purchasers.

12. After realization of receipt of full and final amount of consideration, the Vendors shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said flat through themselves or through their predecessors in title. The Purchasers hereafter shall do all the needful in respect of the said flat to secure their title to the said flat and the Vendors shall keep the Purchasers indemnified from all the liabilities and/or claim against the said flat.

13. This Agreement for Sale shall always be subject to the provisions of Maharashtra Ownership Flats (Regulations, Promotion, Construction, Sale, Management and Transfer) Act, 1963, Maharashtra Act No. XV of 1971 and the rules made there under and any other provision of Law Applicable thereto.



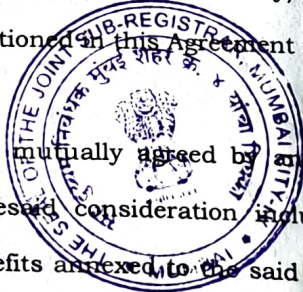
Priya  
...6... Balkrishna

14. The Vendors agreed to signed and execute all forms, documents, papers, vouchers and applications under any law governing the ownership flats and other law governing the transfer of such Shops/Flats to make the title of the Purchaser over the said flat perfect on request of the Purchasers.
15. The Vendors hereby agree to transfer Electric & Mahanagar Gas Meter/s or connection or such other connection or facilities of the said flat standing on their name, in the name of Purchasers.
16. The Vendors have acknowledged and agreed that the Purchasers are required to deduct tax at source (TDS) out of the consideration amount and accordingly Rs. 60,000/- (Rupees Sixty Thousand Only) i.e. 1% of the value of this Agreement for Sale is deducted. The Purchasers have agreed to provide supportive challan evidencing payment of TDS as mentioned above within prescribed time as provided by the income tax authorities to the Vendors. Accordingly, the balance consideration amount shall be reduced by the amount of TDS to be deposited by

<del>90000</del>	
90000	10/39

17. The Purchasers shall on or before delivery of possession of the said flat pay to M/s. COSMOS LANDMARKS, a sum of Rs. 85,000/- (Rupees Eightyfive Thousand Only) other than the consideration value mentioned in this Agreement for Sale.

18. It is mutually agreed by and between the parties hereto that, the aforesaid consideration includes the cost of the said shares and benefits annexed to the said flat and various deposits/amounts paid by the Vendors and their predecessor in title to the Promoter i.e. M/s. COSMOS LANDMARKS.



*[Handwritten signature]*

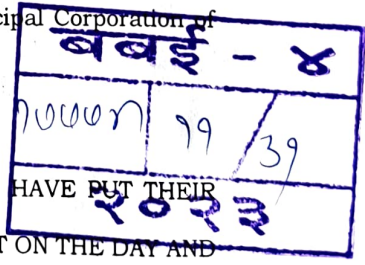
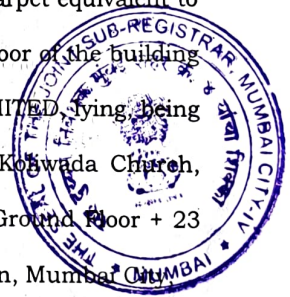
*Balkrishna Priya*  
*[Handwritten signature]*



19. The Stamp duty and Registration charges and/or other duty or charges together with penalty and interest thereof, payable on writings or agreements or documents executed or signed before or prior to this Agreement for Sale is sole responsibility of the Vendors herein and the Vendors herein will indemnify and shall keep indemnified the Purchasers herein from payments of Stamp duty, Registration charges and/or such other fees or charges as discussed hereinabove immediately on hearing from the Purchaser or concern authorities.
20. The Stamp Duty and Registration charges payable on this Agreement for Sale and writings incidental thereto will be borne and payable by the Purchaser.

**THE SCHEDULE OF THE SAID FLAT HEREINABOVE REFERRED TO :-**

A Flat admeasuring about 32.55 Sq.Mtrs., RERA Carpet equivalent to 350 Sq.Ft. Carpet area, Bearing No. 2011 on 20<sup>th</sup> floor of the building of NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED, lying, being & situate at G.T.B. Nagar, Sion Koliwada, Opp. Koliwada Church, Mumbai - 400 037., Building with Lift consist of Ground floor + 23 floors, Bearing C.T.S. No. 89 (Part), Salt Pan Division, Mumbai City Registration District and Sub-District of Mumbai City and Mumbai Suburban District and Assessed under the Municipal Corporation of Greater Mumbai.



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS AGREEMENT ON THE DAY AND DATE HEREINABOVE FIRST MENTIONED.

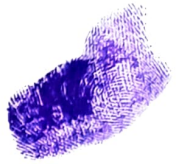
*[Handwritten signature]*

*Balkrishna Priya*  
*[Handwritten signature]*

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "VENDORS"



**MR. DINESH J. BHANUSHALI**  
**PAN AHSPB0938M**



*[Handwritten signature]*



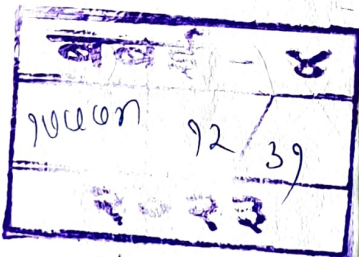
**MR. JATIN M. SHAH**  
**PAN: AODPS8660R**

IN THE PRESENCE OF .....

1) Hemant N. Pai

2) Kamalakar

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PURCHASERS"



**MR. BALKRISHNA PANDHARINATH GAONKAR**  
**PAN NO. BMVPG0578D**



*Balkrishna*



**MISS HARSHADA PANDHARINATH GAONKAR**  
**PAN NO. CQLPG2220H**



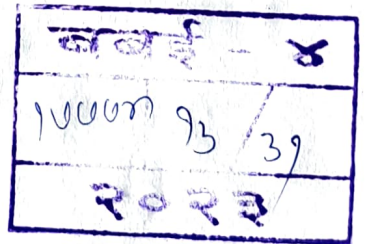
*HP*





**MRS. PRIYA PANDHARINATH GAONKAR**  
**PAN NO. BCFPG6375L**  
IN THE PRESENCE OF .....

- 1. Hemant N. Pai
- 2. Kamalika I



**RECEIPT**

RECEIVED WITH THE THANKS FROM **MR. BALKRISHNA PANDHARINATH GAONKAR, MISS HARSHADA PANDHARINATH GAONKAR & MRS. PRIYA PANDHARINATH GAONKAR** a sum of **Rs. 6,00,000/- (Rupees Six Lakhs Only)** against **Flat no. 2011 on 20<sup>th</sup> Floor** IN FOLLOWING MANNERS.

Dated	Cheque No / IMPS no	Amount (Rs.)	Name of Bank
14.06.23	316532357422	10,000/=	HDFC Bank, Churchgate
25.06.23	000033	2,90,000/=	HDFC Bank, Churchgate
25.06.23	000033	3,00,000/=	HDFC Bank, Churchgate

Being Part payment of the sale price of the said Flat

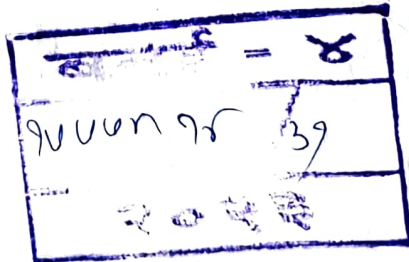
WE SAY RECEIVED **Rs. 6,00,000/=**



**MR. DINESH J. BHANUSHALI &**

**MR. JATIN M. SHAH**

VENDORS





27/05/2021

सूची क्र.2

दुय्यम निबंधक : राह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 5460/2021

नोंदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 4600000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 3785452.44

(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 2011, माळा नं: 20, इमारतीचे नाव: निसर्ग को-ऑप. हौ. सो. लिमिटेड, ब्लॉक नं: जीटीबी नगर,सायन कोळीवाडा, रोड : कोळीवाडा घर्चच्या समोर,मुंबई - 400037, इतर माहिती: (सदर सदनिकेचे क्षेत्र - 350 चौरस फुट रेंवा कारपेट)सदर दस्ताचा मूळ दस्त कारारनामा,बबई3-3420-2021 नोंदणी दि. 09/03/2021 अन्वये मुद्रांक शुल्क रु. 1,29,000/- भरून नोंदलेला असून सदर दस्तामध्ये आर्टिकल 5(g-a)(ii)प्रमाणे समायोजित करून उर्वरित मुद्रांक शुल्क भरले आहे. ( ( C.T.S. Number : 89 (Part) ; ) )

(5) क्षेत्रफळ

1) 35.78 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:-श्रमसेर्स श्रद्धा ग्लोब एलएलपी चे भागिदार श्री विशाल पी. सालेचा यांच्या तर्फे मुखत्यार म्हणून श्री जितेंद्र भीमराव गायकवाड वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला व पहिला मजला , इमारतीचे नाव: मनीषा हाईट्स कमर्शियल बिल्डींग, ब्लॉक नं: मनीषा हाईट्स च्या मार्गे, बाळ राजेश्वर रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र. पिन कोड:-400080 पॅन नं:-ADCF58166Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-दिनेश जे. भानुशाली वय:-38; पत्ता:-प्लॉट नं: 20/3, माळा नं: -, इमारतीचे नाव: कदम भुवन, ब्लॉक नं: किसन नगर 1, रोड नं: ठाणे वेस्ट, महाराष्ट्र. पिन कोड:-400604 पॅन नं:-AHSPB0938M  
 2): नाव:-जतीन एम. शाह वय:-39; पत्ता:-प्लॉट नं: 20/3, माळा नं: -, इमारतीचे नाव: कदम भुवन, ब्लॉक नं: किसन नगर 1, रोड नं: ठाणे वेस्ट, महाराष्ट्र. पिन कोड:-400604 पॅन नं:-AODPS8660R

(9) दस्तऐवज करून दिल्याचा दिनांक

18/05/2021

(10) दस्त नोंदणी केल्याचा दिनांक

27/05/2021

(11) अनुक्रमांक, खंड व पृष्ठ

5460/2021

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

102000

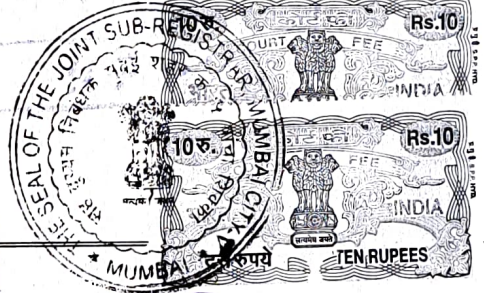
(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100000

(14) शेर

मुल्याकनासाठी विचारात घेतलेला तप

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :



मुंबई महानगरपालिका नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 27/05/2021 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

स्वी प्रत

सह दुय्यम निबंधक मुंबई ५

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	DINESH J BHANUSHALI	eChallan	00040572021051800345	MH001294470202122E	102000.00	SD	0000653125202122
2		DHC		1905202106050	120	RF	19052021060500
3		DHC		1805202101586	740	RF	1805202101586D
4	DINESH J BHANUSHALI	eChallan		MH001294470202122E	30000	RF	0000653125202122

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

बजरी - ४	
१००००	१६/३१
२०२२	





ANNEXURE 'A'

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988 (FORM 'A')

No. SRA/ENG/2107/FN/ML/AP 19 AUG 2014

COMMENCEMENT CERTIFICATE

Composite Bldg.

M/s. Halkar Builders Pvt. Ltd.  
1403, Arcadia Bldg., N.C.P.A. Marg,  
Nariman Point, Mumbai - 400 021.

With reference to your application No. 2071 dated 11/12/2011  
Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional and Town Planning Act, 1988 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1988 to erect a building on plot No. CTS No. 89 (Pt. 1) of Matunga Division



of village - T.P.S. No. 778-  
ward - F/N Situated at G. I. B. Nagar, Stone Kullwad, Koliwada Church, Mumbai - 400 066  
The Commencement Certificate/Building Permission is granted subject to compliance of mentioned in LOI  
UR No. SRA/ENG/1315/FN/ML/LOI dt. 30/12/2011  
DA/UR No. SRA/ENG/2107/FN/ML/AP dt. 03/01/2012

2022

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building on part thereof shall be occupied or allowed to be occupied or used for any purpose other than that permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or to contravene of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not be a ground for application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1988.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
  - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1988.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

बबई - 3  
30/12/2011  
2012

The C.E.O. (SRA) has appointed SHRI S. J. NANAWARE  
Executive Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth level marked as '1-2-3-4-5-6-7-8-9'



बबई - 4  
30/12/11  
2012













**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AHSPB0008BM**



**दिनेश जेठालाल भानुशाली**  
**DINESH JETHALAL BHANUSHALI**

पिता का नाम / Father's Name  
**JETHALAL BHANUSHALI**

जन्म तिथि / Date of Birth  
**09/05/1983**



*(Handwritten signature)*

**भारत सरकार**  
**GOVERNMENT OF INDIA**



**दिनेश जेठालाल भानुशाली**  
**Dinesh Jethalal Bhanushali**

**जन्म तारीख/ DOB: 09/05/1983**  
**पुरुष / MALE**



**8372 1386 7146**


**माझे आधार, माझी ओळख**


**आधार**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**पत्ता:** २०/३, कदम सुवन, किसन नगर-१, पीपी मंदीर जबळ, ठाणे, ठाणे, महाराष्ट्र - ४००६०४  
**Address:** 20/3, Kadam Bhuvan, Kisan Nagar- 1, Near PP Mandir, Thane, Thane, Maharashtra - 400604



**1947** 1800 300 1947 **help@uidai.gov.in** **www.uidai.gov.in** P.O. Box No.1947, Bengaluru-560 001



**जबळ - ४**  
**जुलै २२ / ३१**  
**२०२३**





भारत सरकार  
Government of India



हर्षदा पंढरीनाथ गांवकर  
Harshada Pandharinath Gaonkar  
आई : प्रिया पंढरीनाथ गांवकर  
Mother : Priya Pandharinath  
Gaonkar  
जन्म वर्ष / Year of Birth : 2000  
स्त्री / Female



5013 4314 6211

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता D/O: पंढरीनाथ गांवकर, घर: Address: D/O: Pandharinath  
10/78, सीजीएस कॉलोनी, रस्ता: काणे Gaonkar, House/Bldg./Apt.: 10/78,  
नगर, गनात्रा रोड, परिसर / वस्ती / CGS Colony, Street/Road/Lane:  
सेक्टर: सेक्टर नं-3, खेडे/शहर/महानगर: Kane Nagar, Ganatra Road,  
मुंबई, पोस्ट ऑफिस: अहोप हिल, Area/Locality/Sector: Sector No-3,  
राज्य: महाराष्ट्र, पिन कोड: 400037 Village/Town/City: Mumbai, P.O.:  
Ahtop Hill, State: Maharashtra,  
Pin Code: 400037

5013 4314 6211

1047  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

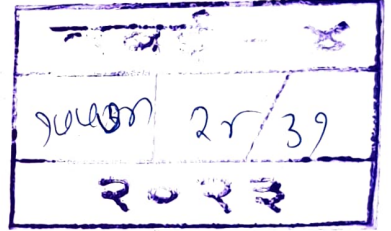
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CQLPG2220H

नाम/Name  
HARSHADA PANDHARINATH GAONKAR

विराजनाथ / Father's Name  
PANDHARINATH BALA GAONKAR

जन्म वर्ष / Date of Birth  
20/01/2000

हस्ताक्षर / Signature





भारत सरकार  
Government of India

प्रिया पदरीनाथ गावकर  
Priya Pandharinath Gaonkar  
जन्म वर्ष / Year of Birth : 1971  
स्त्री / Female



7671 3207 7794

आधार - सामान्य माणसाचा अधिकार

Priya



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता W/O: पदरीनाथ गावकर, घर: Address: W/O: Pandharinath  
10/78, सीजीएस कॉलोनी, रस्ता: काणे Gaonkar, House/Bldg /Apt : 10/78,  
नगर, गानात्रा रोड, परिसर / वस्ती / CGS Colony, Street/Road/Lane:  
सेक्टर: सेक्टर नं-3, छेडे/शहर/महानगर: Kane Nagar, Ganatra Road,  
मुंबई, पोस्ट ऑफिस: अंटॉप हिल, Area/Locality/Sector: Sector No-3,  
राज्य: महाराष्ट्र, पिन कोड: 400037 Village/Town/City: Mumbai, P.O:  
Antop Hill, State: Maharashtra  
BinCode: 400037

7671 3207 7794

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRIYA P GAONKAR  
DINKAR TUKARAM GHADI

08/01/1971

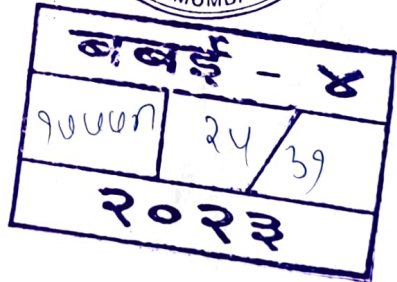
Permanent Account Number

BCFPG6375L

Signature



Priya



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AODPS8660R



नाम /NAME  
JATIN MAGANLAL SHAH

पिता का नाम /FATHER'S NAME  
MAGANLAL LAKHAMSHI SHAH

जन्म तिथि /DATE OF BIRTH  
18-04-1982

हस्ताक्षर /SIGNATURE



आयकर आगुल (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)



भारत सरकार  
GOVERNMENT OF INDIA



जतीन मगनलाल शाह  
Jatin Maganlal Shah  
जन्म तारीख/DOB: 18/04/1982  
पुरुष/MALE



9886 5112 6588

माझे आधार. माझी ओळख

ब्यवहारी - ४  
गुणवत्ता २६/३१  
२०२३



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O Maganlal Shah, Opp Veena  
Nagar, Mulund West, 1501-F,  
3, Ramona, Runwal Anthurium, LBS Marg.,  
Mumbai, Mumbai Suburban,  
Maharashtra - 400080



9886 5112 6588



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



Issue Date: 14/01/2014



विशाल पृथ्वीराज सालेचा  
Vishal Prithviraj Salecha  
जन्म तारीख/DOB: 15/04/1984  
पुरुष/ MALE  
9820447057

7495 7199 9378

VID : 9139 1451 2612 6621

माझे आधार, माझी ओळख

Handwritten signature

जबई - ४	
१००००	२०/३९
२०२३	

Download Date: 30/11/2021

पत्ता:  
सन ऑफ पृथ्वीराज सालेचा, १९०१ १९ फ्लोअर केन्सेंट  
टॉवर्स, एम.पी. मिल कॉम्पाउंड रस्ता, हिल स्प्रींग इंटरनॅशनल  
शाळा शेजारी, तर्डेओ, मुंबई, मुंबई सिटी,  
महाराष्ट्र - ४०००३४

Address:  
C/O Son of Prithviraj Salecha, 1901 19th  
Floor Crescent Towers, M.P. Mill Compound  
Road, Next to Hill Spring International School,  
Tardeo, Mumbai, Mumbai City,  
Maharashtra - 400034



7495 7199 9378

VID : 9139 1451 2612 6621



1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार  
Government of India



कंचन जयसिंग लोटणकर  
KANCHAN JAYASING LOTANKAR  
वडील : जयसिंग लोटणकर  
Father : JAYASING SHAHAJI LOTANKAR  
जन्म तारीख / DOB : 25/02/1994  
पुरुष / Male



4404 6090 7401

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता  
वायंगणे, रत्नागिरी, महाराष्ट्र,  
415804

Address:  
Nawale Wadi, Ratnagiri,  
Maharashtra, 415804

4404 6090 7401

1947 | help@uidai.gov.in

www.uidai.gov.in

दस्त गोपवारा भाग-1

वर्ग-4

30139

दस्त क्रमांक: 17774/2023

मांवलना: ₹. 60.00.000/-

पावर्ती: 19096

पावर्ती दिनांक: 17/10/2023

मादस्तकण्यामन नाव: बाळकृष्ण पंढरीनाथ गांवकर

नोंदणी फी

₹. 30000.00

दस्त दानाळणी फी

₹. 620.00

पावर्ती संख्या: 31

एकूण: 30620.00

*[Signature]*  
नई नियंत्रक, मंत्र-4

दिनांक: 2023 11:02 म.प.  
क्रमांक: 4/17774/2023  
₹. 40.76.308/-  
₹. 3.60.000/-  
वर्ग-4 याचे कार्यालयाने  
दि. 17-10-2023  
वा. इतर केला.

*Balkrishna*  
मंत्रालयाच्या मंत्री:  
*[Signature]*  
मंत्रालय, मंत्र-4

मंत्रालय (एन) कोणत्याही मंत्रालयपालिकाच्या हद्दीत किंवा म्याजगत अगळेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा ट्रा-व्हॉल (दान) मध्ये नमूद न  
मंत्रालयाची नागरी क्षेत्रात  
दिनांक: 17/10/2023 11:00:44 AM ची वेळ: (मादरीकरण)  
दिनांक: 17/10/2023 11:01:55 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**  
सदर दस्तोपेवज ह्या नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीय  
दाखल केलेला आहे. दस्तावेज संपूर्ण प्रत्येक निष्पत्ती व्यक्ती म  
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासण्यात आली. दस्ताची सत्यता, वैधता  
कायदेशीर बाबीसाठी दस्त निष्पत्ती घेण्यासाठी संपूर्णपणे जबाबदार राहताल.  
*[Signature]*  
लिहून देणारे

*Balkrishna*  
लिहून घेणारे  
*[Signature]*  
Prayal





09:52 AM  
17774/2023  
करारनामा

दस्त गोपचारा भाग-2

बनई 25/10  
रस्त क्रमांक: 17774/2023

पक्षकाराचे नाव व पत्ता  
नाव: दिनेश जे भानुशाली  
पत्ता: प्लॉट नं: 20/3, माळा नं: -, इमारतीचे नाव: कदम भुवन, ब्लॉक  
नं: किसन नगर -1, रोड नं: ठाणे पश्चिम, महाराष्ट्र,  
पिन नंबर: AHSPB0938M

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-40  
स्वाक्षरी:-



नाव: जतीन एम शाह  
पत्ता: प्लॉट नं: 20/3, माळा नं: -, इमारतीचे नाव: कदम भुवन, ब्लॉक  
नं: किसन नगर -1, रोड नं: ठाणे पश्चिम, महाराष्ट्र,  
पिन नंबर: AODPS8660R

लिहून देणार  
वय :-39  
स्वाक्षरी:-



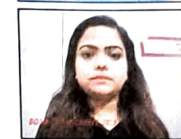
नाव: बालकृष्ण पंढरीनाथ गांवकर  
पत्ता: प्लॉट नं: रूम नं. 1202, माळा नं: 12 वा मजला, बी-विंग,  
इमारतीचे नाव: द बाया ग्री बिल्डींग, ब्लॉक नं: अँटॉप हिल, रोड नं: शेख  
मिसरी रोड, महाराष्ट्र,  
पिन नंबर: BMVPG0578D

लिहून घेणार  
वय :-28  
स्वाक्षरी:-



नाव: हर्षदा पंढरीनाथ गांवकर  
पत्ता: प्लॉट नं: रूम नं. 1202, माळा नं: 12 वा मजला, बी-विंग,  
इमारतीचे नाव: द बाया ग्री बिल्डींग, ब्लॉक नं: अँटॉप हिल, रोड नं: शेख  
मिसरी रोड, महाराष्ट्र,  
पिन नंबर: CQLPG2220H

लिहून घेणार  
वय :-23  
स्वाक्षरी:-



नाव: प्रिया पंढरीनाथ गांवकर  
पत्ता: प्लॉट नं: रूम नं. 1202, माळा नं: 12 वा मजला, बी-विंग,  
इमारतीचे नाव: द बाया ग्री बिल्डींग, ब्लॉक नं: अँटॉप हिल, रोड नं: शेख  
मिसरी रोड, मुंबई, महाराष्ट्र,  
पिन नंबर: BCFP6375L

लिहून घेणार  
वय :-52  
स्वाक्षरी:-



दस्त करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
3 ची वेळ: 17 / 10 / 2023 11 : 07 : 19 AM

दस्त असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता  
नाव: विशाल पृथ्वीराज सालेचा  
वय: 39  
पत्ता: 1901, 19वा मजला, क्रेसंट टॉवर, एम.पी. मिल कंपाउंड रोड, तारदेव, मुंबई  
पिन कोड: 400034

स्वाक्षरी



नाव: कंचन जयसिंग लोटणकर  
वय: 30  
पत्ता: 5, सरस्वती सोसायटी, एन.एस.रोड, मुलुंड पश्चिम., मुंबई  
पिन कोड: 400080

स्वाक्षरी



प्रमाणित करणेत येते की सदरील  
दस्तामळ कृष्ण.....39.....पाने आहेत  
पुस्तक क्र.-१, बबई-४/.....9660R...../२०२३ वर  
नोंदला. 17 OCT 2023  
दिनांक:-

4 ची वेळ: 17 / 10 / 2023 11 : 08 : 01 AM

निबंधक, मुंबई-4

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
BALKRISHNA PANDHARINATH GAONKAR AND OTHER	eChallan	000495720230688356	MH009529853202324E	360000.00	SD	0005027461202324	17/10/2023
BALKRISHNA PANDHARINATH GAONKAR AND OTHER	Document		1023172500740	620	RF	1023172500740D	17/10/2023
BALKRISHNA PANDHARINATH GAONKAR AND OTHER	eChallan		MH009529853202324E	30000	RF	0005027461202324	17/10/2023

Stamp Duty [RF:Registration Fee] [DMC: Document Handling Charges]

Know Your Rights as Registrants 17774 / 2023