

Receipt (paid)

350 23627

Monday, December 18, 2023

10:19 AM

पावती

Original/Duplicate

पावती क्र. 139M

Regn. 39M

गावाचे नाव: आचोळे

पावती क्र.: 24980 दिनांक: 18/12/2023

दस्तावेजाचा अनुक्रमांक: वसई3-23627-2023

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रशांत विजय कुबल - -

नोंदणी फी

रु. 26000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 27000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:39 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

वाजार मुल्य: रु.2549000 /-

मोबदला रु.2600000/-

भरलेले मुद्रांक शुल्क : रु. 182000/-

सह. दुय्यम निबंधक वर्ग-३  
वसई क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223161108234 दिनांक: 18/12/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.26000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012510120202324E दिनांक: 18/12/2023

वैकेचे नाव व पत्ता:

Prashant

वसई-३  
 दात प्र. १९२४/१०  
 १/१०

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
 मुख्यमंत्रि अहवाल सन २०२३-२४

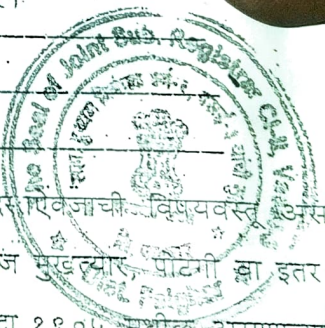
१. दस्ताचा प्रकार : करारनामा - अनुच्छेद क्रमांक २५(ब)
२. सादरकत्याचे नांव : प्रशांत विजय कुबल
३. तालुका : वसई - गावाचे नाव आन्वोळे
४. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक : ११९ जेता-२२ हिरगा
५. मूल्य दरविभाग (झोन) : ७ उपविभाग
६. मिळकतीचा प्रकार:- खुली जमिन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर ६९४००/-
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ३६.१० - किल्लग्रम चौरस मीटर
८. कारपार्किंग : \_\_\_\_\_, गच्ची \_\_\_\_\_, पोटमाळा \_\_\_\_\_
९. मजला क्रमांक : तळ, उद्वाहन सुविधा : आहे नाही, बांधकाम वर्षे : २०००
- घसारा : ५% बांधकामाचा प्रकार : आरसीसी इतर पक्के / अर्धे पक्के /
१०. बाजारमूल्य तक्तातील मार्गदर्शक सुचना क्र. \_\_\_\_\_ ज्यान्वये दिलेली वट/
११. निर्धारित केलेले बाजारमूल्य : २९,४९,०००/-
१२. दस्तानमध्ये दर्शाविलेला मोबदला : २६,००,०००/-
१३. देय मुद्रांक रक्कम : १,६२,०००/- भरलेले मुद्रांक शुल्क : १,६२,०००
१४. देय नोंदणी फी : २६,०००/-

लिपिक

५३०८१०  
 सह दुय्यम निबंधक

प्रतिज्ञापत्र/घोषणापत्र

- मी/आम्ही ..... १) श्री/श्रीमती. प्रशांत विजय कुबल
- २) श्री/श्रीमती. \_\_\_\_\_
- ३) श्री/श्रीमती. \_\_\_\_\_
- ४) श्री/श्रीमती. \_\_\_\_\_



सत्य प्रतिज्ञेवर कथन करितो की, दस्तावेजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज सुद्ध्या, पोटिंगी वा इतर प्रकारे कोठेही जडजोखिमामध्ये गुंतविलेली नाही. याची नोंदणी कायदा १९०५ मधील असणाऱ्या (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत वाद उत्पन्न झाल्यास त्याची सर्वस्व जबाबदारी माझी/आमचीच राहिली, याची मी/आम्ही देतो/देते.

- १) Prashant
- २)

वसाई-३  
 23/12/2023  
 1140

CHALLAN  
 MTR Form Number 6

GRN	MH02230120230241	BARLOPE	Date	12/12/23	Form ID
Department	Department of Land Revenue		Payer Details		
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)		
Office Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR		PAN No. (If Applicable)	ALDPR2237F	
Location	PALGHAR		Full Name	PRASHANT VIJAY KUBAL	
Year	2023-2024 One Time		Flat/Block No.	G/2 IN A WING	
Account Head Details			Premises/Building	SWATI IN SWATI - CHITRA CHSL	
0030046401	Stamp Duty	Amount In Rs.	Road/Street	SWATI IN SWATI - CHITRA CHSL	
		182000.00	Area/Locality	ACHOLE	
0030063301	Registration Fee	26000.00	Town/City/District		
			PIN	4 0 1	
			Remarks (If Any)	PAN2=ATUPR2638G~SecondPartyName	
				RANE~	
Total		2,08,000.00	Amount In Words	Two Lakh Eight Thousand Rupees Only	
Payment Details			FOR USE IN RECEIVING BANK		
IDBI BANK			Bank CIN	Ref. No.	69103332023121617206 284372
Cheque-DD Details			Bank Date	RBI Date	16/12/2023-19:20:49 Not Ver
Cheque/DD No.			Name of Bank	Bank-Branch	IDBI BANK
Name of 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 चट्टन केवल दुयम निवृत्त कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी व करवयाच्या दस्तासाठी सदर नाही.  
 Mobile No. :

वसई-३  
दस्ता नं. 23E229200  
190

वसई-३  
दस्ता नं. 23E2201  
9014

VILLAGE	:	ACHOLE
SURVEY NO.	:	119 New, (22 Old), Hissa No. 1 to 8 & 14
FLAT NO.	:	G/2
AREA IN BUILT UP	:	410 Sq. Ft.
AGREEMENT VALUE	:	Rs. 26,00,000/-
GOVERNMENT VALUE	:	Rs. 25,49,000/-
STAMP DUTY	:	Rs. 1,82,000/-
REGISTRATION FEES	:	Rs. 26,000/-

### AGREEMENT FOR SALE

ARTICLES OF AGREEMENT FOR SALE is made and entered into at Vasai, on this 18<sup>th</sup> day of December, in the Christian year Two Thousand Twenty Three BETWEEN MRS. SHARDA SHANTARAM RANE, Age about 66 years, having PAN NO. ATUPR2638G & MR. VIKAS SHANTARAM RANE, Age about 45 years, having PAN NO. AKBPR5681H, Indian inhabitants, residing at Room No. 20, Jaffar Baba CHS. LTD., Near Mount Mary Church, Bandra (West), Mumbai - 400 050, hereinafter called the "TRANSFERORS" [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, heirs, executors, successors, legal representative, administrators and assigns] of the FIRST PART:-

शारदा शां शाणे

S/Rane



Prashant



वसई-३
दस्ता क्र. 238240/२०११
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AND

MR. PRASHANT VIJAY KUBAL, Aged 37 Years, having PAN NO. AUAPK2287K, Indian inhabitants, residing at Room No. 1096, Building No. 7, Government Colony, Bandra (East), Mumbai - 400 051, hereinafter called "THE TRANSFEREE" [which expression shall unless it is repugnant to the context or meaning thereof, is deemed to include, heirs, executors, successors, legal representative, administrators and assigns] of the SECOND PART:

WHEREAS:-

A] The TRANSFERORS are the members of "SWATI - CHITRA OP. HSG. SOC. LTD.", registered under Maharashtra Co-operative Societies Act, 1960 bearing registration no. TNA/VSI/HSG/TC/14529/2003 - 2004, dated 14/05/2003 situated on N. A. land bearing New Survey No. 119, (Old Survey No. 22), Hissa No. 1 to 8 & 14, situate in Village Achole, Tal: Vasai, District: Palghar, within the area of Sub Registrar at Vasai I/II/III/IV/V/VI, and as such member of the said society, the TRANSFERORS are entitled to shares of the said society of the face value of Rs. 50/- each, Share certificate No. 11, Distinctive nos. from 6 to 10, hereinafter for brevity's sake collectively referred to as "THE SAID SHARES" said have been holding the Flat bearing No. G/2, on Ground Floor, "A" Wing, admeasuring 410 Sq. Ft. (Built up Area), i.e. 38.10 Sq. Mts. (Built up Area), Building known as "SWATI" in society known as "SWATI - CHITRA CO - OP. HSG. SOC. LTD." in the complex known as "GAGAN VIHAR COMPLEX", Constructed on situated on N.A. land bearing New Survey No. 119, (Old Survey No. 22), Hissa No. 1 to 8 & 14, situate in Village Achole, Nallasopara (East), Tal: Vasai, District: Palghar, [hereinafter for brevity's sake collectively referred to as "THE SAID FLAT"]

2382201939  
94/10

B] The TRANSFERORS had purchased the said Flat from MR. ABHAY D. NAIK, vide Agreement for Sale Dated 08/05/2009, duly registered with the Registrar of Assurances Vasai - III, and vide Registration No. 4014/2009, dated 08/05/2009.

MR. ABHAY D. NAIK had purchased the said Flat from M/S. AAKASHI LAND DEVELOPERS, having its registered office at Sumati Nagar, Parandare Wadi, Opp. Talathi Office, Virar (E), Palghar - 401 303 vide Agreement for Sale Dated 11/03/2005, duly registered with the Registrar of Assurances Vasai - III, and vide Registration No. 1905/2005, dated 11/03/2005.

C] The TRANSFERORS are ready and willing to sell, transfer rights, title and interest and shares and the said Flat to the TRANSFEREE which the TRANSFEREE have agreed to purchase for a lump sum price of Rs. 26,00,000/- (Rupees Twenty Six Lakh Only).

D] The TRANSFERORS herein have obtained permission from the society to sell the said Flat to the TRANSFEREE herein, and the society has agreed to transfer the said Flat in the name of the TRANSFEREE.

E] The said flat is being purchased by the TRANSFEREE for Residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

F] That the TRANSFERORS shall guarantee sole and absolute title in the said Flat to be sold and shall enter into all the usual covenants.

G] The TRANSFEREE has prior to the execution of the Agreement satisfied about the title of the TRANSFERORS to the said Flat and has agreed to acquire the said Flat and the right, title and interest on the terms and conditions.

शारदा शा राठे

Rashmi

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प्लान नं. 238201 20  
93190

NOW, THEREFORE, THESE PRESENT WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1] The TRANSFERORS have agreed to transfer the right, title and interest to the TRANSFEREE, in the said Flat for a total consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakh Only).

2] The TRANSFEREE shall make the payment to TRANSFERORS as follows:-

2.1] The TRANSFEREE have paid the sum of Rs. 4,00,000/- (Rupees: Four Lakh Only) being the PART PAYMENT of the said FLAT herein above mentioned [the payment and receipt whereof the TRANSFERORS do/doth hereby admit and acknowledge of and from the TRANSFEREE & attached herewith as Annexure - I]

2.2] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREE shall pay to the TRANSFERORS the balance consideration of Rs. 22,00,000/- (Rupees: Twenty Two Lakh Only) by way of D.D/CHQ./P.O./NEFT/IMPS/RTGS or by way of obtaining Loan from any Bank or any Financial Institution within 45 working days from the date of Registration of this Agreement for Sale.

2.3] The TRANSFEREE shall obtain the letter of assignment from bank in the name of TRANSFERORS that the bank shall pay the balance Amount directly to TRANSFERORS.

2.4] If the full payment is not made within a period of 45 working days from the date of Registration of the said Agreement For sale then it will be stand for cancellation & the PART PAYMENT will be refunded by the TRANSFERORS to TRANSFEREE after deducting or without deducting penalty charges with the mutual consent & understanding of both the parties.

शारदा शर्मा



Rishabh

15] Save as otherwise provided herein above all other pocket costs charges and expenses (or incidental of this Agreement for sale registration fee and other deeds, documents and writing to be executed of and in pursuance thereof, shall be borne and paid by the TRANSFEREE alone.

16] That the TRANSFEREE will be abide by the entire singular, Bye - Laws, Rules and Regulations in force of the society and which it may adopt from time to time.

17] The TRANSFEREE hereby agrees and undertakes to become member of "SWATI - CHITRA CO.OP. HSG. SOC. LTD" Abide by its Rules, Regulations & Bye- Laws.

18] It has been mutually agreed by and between the parties hereto that Transfer Charges payable to the Society shall be borne and paid by the both the parties equally.

19] In the event of non-performance of the obligation by any one of the parties, the other party shall have right to enforce this Agreement for Sale through a court of competent jurisdiction.

### THE SCHEDULE OF THE PROPERTY

ALL THAT Flat bearing No. G/2, on Ground Floor, "A" Wing, measuring 410 Sq. Ft. (Built up Area), i.e. 38.10 Sq. Mts. (Built up Area), Building known as "SWATI" in society known as "SWATI - CHITRA CO OP. HSG. SOC. LTD." in the complex known as "GAGAN VIHAR COMPLEX", Constructed on situated on N.A. land bearing New Survey No. 119, (Old Survey No. 22), Hissa No. 1 to 8 & 14, situate in Village Achole, Nallasopara (East), Tal: Vasai, District: Palghar, within the area of Sub Registrar of Assurances at Vasai - I/II/III/IV/V/VI.

बगरदा रं राजे

Kane

P. 1



दस्तावेज क्र. 2382/01  
90/90

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS  
ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY  
The within named "THE TRANSFERORS"  
MRS. SHARDA SHANTARAM RANE



शारदा शंता

&  
MR. VIKAS SHANTARAM RANE

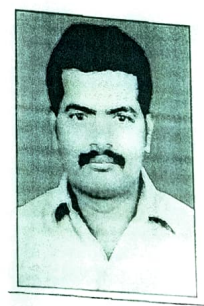
In the presence of .....

1. Shashank Jadhav
2. Mahesh Palande



SRane

SIGNED, SEALED AND DELIVERED BY  
The within named "THE TRANSFEREE"  
MR. PRASHANT VIJAY KUBAL



Prashant

In the presence of .....

1. Shashank Jadhav
2. Mahesh Palande



ANNEXTURE - I

RECEIPT

RECEIVED on or before the execution hereof, of and from the within named TRANSFEREE, a sum of Rs. 4,00,000/- (Rupees: Four Lakh Only) as and by way of PART PAYMENT to be paid by them to us.

Payment is being received in the following manner:-

DATE	AMOUNT	CHQ./REF.	BANK
02/12/2023	50,000/-	000115	KOTAK MAHINDRA BANK
13/12/2023	100/-	334720298790	KOTAK MAHINDRA BANK
13/12/2023	1,49,900/-	334720302135	KOTAK MAHINDRA BANK
14/12/2023	2,00,000/-	334816695804	KOTAK MAHINDRA BANK
Total...	4,00,000/-		

- The Cheque is subject to realization of payment.

Rs. 4,00,000/-

WE SAY RECEIVED

शाशंक जाधव

*[Signature]*

[TRANSFERORS]

WITNESSES: -

1. *[Signature]*  
Shashank Jadhav

2. *[Signature]*  
Mangesh Palande





सत्यमेव जयते  
प्रजापति

# नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : ८० एन ए / १८५१ एत आया / २९ एच जी (एनटी) / १९५२  
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,  
व्याता फ्लॉ - ४१ - उपरोक्त कोलम नोंदणीत आहे.  
तसे नं. १९९, लिखा नं. १ गेट व १९, डाचोरे, मानाकोशवाडी  
तासुरा - बार्ड, विस्था-आगो.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण मुहानियम तंत्राने संस्था असून उपवर्गीकरण भा.४२६ तंत्राने संस्था आहे.

कार्यालयीन नोंदणी

वर्साई

दिनांक : १९/५ / २०२३.

सही

उप निबंधक, सहकारी संस्था.

वर्साई तासुरा वर्साई.

वर्साई तासुरा वर्साई.

अहमदनगर औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

CIDCO/VVSR/ZCC-20/E/22/10/E/1110

दिनांक:

09/10/2000

Shri R.K. Nadhwan (P.F. Holder)  
Orman Tower, Navghar,  
Vasai Road, Taluka Vasai,  
DIST : THANE.

पत्रांक - 3	यसई-3
त.सं. 23820/20	23820/20
92/10	69/10

Sub: Grant of Part Occupancy Certificate for Residential Building on land bearing S. No. 119(N)/22(Old), H. No. 1, 2, 3, 4, 5, 7, 8 & 14, (ZCC-20 Layout) Village Asole, Taluka Vasai, Dist : Thane.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/ZCC-20/1/4382 dated 12/05/1995.
  - 2) Amended plan approval vide letters dated 01/11/1995, 18/03/1996, 31/05/1996, 05/11/1996, 06/03/1998 & 06/10/2000.
  - 3) This office letter No. CIDCO/VVSR/ZCC-20/E/236 dated 10/05/2000.
  - 4) N.A. Order No. REV./DESK-1/T-IX/NAP/SR-13/91 dated 04/06/1992 & N.A. Order No. REV./DESK-1/T-VII/NAP/SR-18 dated 06/03/1993 from the Collector, Thane.
  - 5) Development Completion Certificate dated 14/08/2000 from the Architect/Licensed Surveyor's.
  - 6) Structural Stability certificate from your Structural Engineer vide letter dated 14/08/2000.
  - 7) Plumbing certificates dated 21/09/2000.
  - 8) Your Architect's letter dated 16/08/2000, 5/10/2000.

Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building Type - 'D' & 'E' on land bearing S. No. 119(New)/22(Old), H. No. 1, 2, 3, 4, 5, 7, 8 & 14, (ZCC-20 Layout), Village Asole, Taluka Vasai, Dist Thane, alongwith the built drawing.

Yours faithfully

*H. U. Rai*  
(H.U. RAI)  
9.10

Encl.: As above.

EXECUTIVE ENGINEER (BP) VV

Copy to:-

1. M/s. Chah Gallani Consultant, Architect's  
103, Lucky Palace, Station Road  
Vasai(W), Taluka Vasai,  
DIST : THANE.
2. Chief Officer,  
Nallasopara Municipal Council



1000  
 1000  
 1000

**PART OCCUPANCY CERTIFICATE**

Whereas the development of the site consisting of Type-'D' (Gr.14) part & Type - 'E' (Gr.14) part with built up area 979.22 sq. mt. on land bearing S. No. 117 (New)/22 (old), H.No. 1, 2, 3, 7, 8 & 14, (200-20 Layout), Village School, Taluka Thane, Dist: Thane, completed under the supervision of M/s. Gattani Consultants, Architect's (Licence/Registration No. SI/6322) and has been inspected on 05/09/2000 and it is declared that the development has been carried out in accordance with regulations and the conditions stipulated in the Occupation Certificates No. CIDCO/VVCR/200-20/1/4382 dated 05/11/95, 18/03/1996, 31/05/1996, 05/11/1996, 06/03/1998 & 10/10/2000 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

No physical possession to the occupants shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.

You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for water disposal by putting pump rooms, etc. and electric arrangements and improvement, shifting of electric cables, local line, collection of solid waste, etc. for disposal, and disposal of sewage without creating any insanitary condition in the surrounding area, channelisation of water courses, etc. and culverts, if any.



१५ / ५५  
**हिर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित**  
 का कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१० वृत्तमार्गी (१११) - ११४४८८ - ११४४८९  
 दिनांक: २०/१०/२०२३

वसाई-२  
 वस.क्र. २३६२०/२०२३  
 ३०

3. Notwithstanding anything contained in the certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

6. This certificate of occupancy is issued only in respect of 44 Flats & contained in Two nos. of building (Building Types - 'D' & 'E' (Gr.14) Part).

7. Also you shall submit a cloth mounted copy of the As built drawings, without which the security deposit will not be refunded.

One set of As built drawings duly certified is returned herewith for your reference.



*H. U. Rai*  
 9/10  
 (H.U. RAI)  
 EXECUTIVE ENGINEER (RD) VVSD

10:19 AM

Summary 1 (Dastghoshwara bhag 1)

150/23627  
गोपबारा, 18 डिसेंबर 2023 10:19 म पु

दस्त गोपबारा भाग-1

बमह3 23627/2023

सम क्रमांक: बमह3 /23627/2023

वाजारा मूल्य: रु. 25,49,000/-

गोबयला: रु. 26,00,000/-

भारतेचे मुद्रांक शुल्क: रु. 1,82,000/-

दु. नि. सह. दु. नि. बमह3 यांचे कार्यालयात  
अ. क्र. 23627 वर दि. 18-12-2023  
गेजी 10:18 म.पू. वा. हजर केला.

पावती: 24960

पावती दिनांक: 18/12/2023

सादरकरणाचा नाव: प्रशांत विजय कुवले - -

नोंदणी फी	रु. 26000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	

एकूण: 27000.00

*Prashant*

दस्त हजर करणाऱ्याची सही:

*Prashant*

Sub Registrar  
सह. दुय्यम निबंधक वर्ग-२  
बसई क्र. ३

Sub Registrar Va  
सह. दुय्यम निबंधक  
बसई क्र. ३

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 18 / 12 / 2023 10 : 18 : 06 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 18 / 12 / 2023 10 : 19 : 13 AM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेले कागदपत्रे, कुलमुखत्यारपत्रा  
मधिल ध्ववती इत्यादी घनपत्र आतडून आल्यास  
यांची संपूर्ण जबाबदारी निवादाच्या राहिल.

लि. देणार

लि. घेणार

*Prashant*

शारदा ठा. मध्ये

10 22.09 AM  
 23627/2023

18 12 2023 10:20

10/30  
 18/12/2023

पक्षांतराचे नाव व पत्ता  
 नाव: प्रशांत विजय कुवल  
 पत्ता: फ्लॉट नं: रुम नं 1096, सिव्हीम नं 7, भांडा नं: इमारतीचे  
 नाव: पब्लिक मेट बांधणी, ब्लॉक नं: रोड नं: बांद्रा पूर्व, महाराष्ट्र,  
 MUMBAI.  
 फोन नंबर: AUAPK2287K

पक्षांतराचा प्रकार  
 लिहून देणार  
 वय :- 37  
 स्वाक्षरी:-



नाव: शारदा शांताराम राणे -  
 पत्ता: फ्लॉट नं: रुम नं 20, भांडा नं: - इमारतीचे नाव: जफकर बाबा  
 को-ओ. हौ. सो. सी., ब्लॉक नं: माऊंट मेरी चर्च जवळ, रोड नं: बांद्रा  
 पश्चिम, महाराष्ट्र, MUMBAI.  
 फोन नंबर: ATUPR2638G

लिहून देणार  
 वय :- 66  
 स्वाक्षरी:-



शारदा शा राणे

नाव: विकास शांताराम राणे -  
 पत्ता: फ्लॉट नं: रुम नं 20, भांडा नं: - इमारतीचे नाव: जफकर बाबा  
 को-ओ. हौ. सो. सी., ब्लॉक नं: माऊंट मेरी चर्च जवळ, रोड नं:  
 बांद्रा पश्चिम, महाराष्ट्र, MUMBAI.  
 फोन नंबर: AKBPR5681H

लिहून देणार  
 वय :- 45  
 स्वाक्षरी:-



SRane

एवज करून देणार तयारकथित करारनामा चा दस्त एवज करून दिल्याचे कतुल करतात.  
 ची वेळ: 18/12/2023 10:20:42 AM

निष्पादनाचा कतुलीजवाव देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार प्रशांत विजय कुवल --	18/12/2023 10:21:48 AM	प्रशांत विजय कुवल M 1186168905179680768 
लिहून देणार शारदा शांताराम राणे --	18/12/2023 10:21:07 AM	शारदा शांताराम राणे F 1186168741765402624 
लिहून देणार विकास शांताराम राणे --	18/12/2023 10:21:29 AM	विकास शांताराम राणे M 1186168831313793024 

प्रमाणित करण्यात येते की  
 सदर दस्तावेमध्ये एकूण १० पाने आहेत  
 पुस्तक क्र. 1 चे अनुक्रमांक २३६०  
 वर दिनांक १८/१२/२०२३ रोजी नोंदला

4 ची वेळ: 18/12/2023 10:21:49 AM

5 ची वेळ: 18/12/2023 10:22:03 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निर्बंधक वर्ग-२





गुची क्र.2

मुद्रांक निबंधक मंडल नं. 23627/2023

नगर कां. 23627/2023

नारणी :

Regn 63m

गावाचे नाव : आचोळे

(1) विवेकाचा प्रकार	करारनामा
(2) भौदलिक	2600000
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या वास्तुपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2549000
(4) भू-मापन, पोटहिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: मदनिका क्र. जी/2, तळ मजला, ए, विंग, म्यानी इन स्वामी चित्रा को-ओ. हौ. सो. ली., गगन विहार कॉम्प्लेक्स, गाव मौजे आचोळे, नालासोपारा पूर्व, ता. बसई, जिल्हा पालघर, विभाग क्र. 7. ( ( Survey Number : 119, (Old Survey No. 22), Hissa No. 1 to 8 & 14. ) )
(5) क्षेत्रफळ	1) 38.10 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:- शारदा शांताराम राणे - - वय:-66; पत्ता:- प्लॉट नं: रूम नं 20 , माळा नं: -, इमारतीचे नाव: जफर बाबा को-ओ. हौ. सो. ली., ब्लॉक नं: मार्केट मेरी चर्च जवळ, रोड नं: बांद्रा पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-ATUPR2638G 2): नाव:- विकास शांताराम राणे - - वय:-45; पत्ता:- प्लॉट नं: रूम नं 20 , माळा नं: -, इमारतीचे नाव: जफर बाबा को-ओ. हौ. सो. ली., ब्लॉक नं: मार्केट मेरी चर्च जवळ, रोड नं: बांद्रा पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AKBPR5681H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रशांत विजय कुबल - - वय:-37; पत्ता:- प्लॉट नं: रूम नं 1096, विल्डिंग नं 7 , माळा नं: -, इमारतीचे नाव: गव्हर्नमेंट कॉलनी , ब्लॉक नं: -, रोड नं: बांद्रा पूर्व , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AUAPK2287K
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	23627/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	182000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26000
(14) शेर	

सह. मुख्य निबंधक व

वसई नं. 23

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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