Receipt (pavti)

पावती

Original/Duplicate

369/20919

नोंदणी क्रं. :39म

Friday,October 20 ,2023

Regn.:39M

6:16 PM

पावती क्रं.: 23520 दिनांक: 20/10/2023

गावाचे नाव: मंडाळे

दस्तऐवजाचा अनुक्रमांक: करल1-20919-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सोनी अजय राठोड

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकूण:	रु. 30640.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 6:35 PM ह्या वेळेस मिळेल.

दिनांक: कर्ला 1

सह. दुय्यम निबंधक कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.1034835.9 /-

मोबदला रु.3400000/-

भरलेले मुद्रांक शुल्क : रु. 170000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 10232055177784 दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009842136202324E दिनांक: 20/10/2023
बँकेचे नाव व पत्ता:

सोनी अजय राठोड

1/1

21/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 20919/2023

नोंदणी :

Regn:63m

गावाचे नाव : मंडाळे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	1034835.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सिद्धिविनायक एस.आर.ए को-ऑप. हौसिंग सोसायटी लि, ब्लॉक नं: बिल्डिंग नं. ए-1 एसपीपीएल, रोड : तुर्भे मंडाळे,मानखुर्द पूर्व,मुंबई - 400088, इतर माहिती: क्षेत्रफळ 225 चौ. फूट बिल्टअप कार्पेट.((C.T.S. Number : 6/1 ;))
(5) क्षेत्रफळ	1) 20.91 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:-अशोक नामदेव पाटील वय:-62; पत्ता:-प्लॉट नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सिद्धिविनायक एस.आर.ए को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. ए -1, रोड नं: एसपीपीएल, तुर्भे मंडाळे, महाराष्ट्र नगर, मानखुर्द पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ADGPP5727L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोनी अजय राठोड वय:-35; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री रामे को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 105, रोड नं: महाराष्ट्र नगर, मानखुर्द, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-BPUPR3344L
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	20919/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	170000
(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.

:

THE SEAL OF THE SUB REGISTRAR KURLA

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SONY AJAY RATHOD	eChallan	00040572023102037160	MH009842136202324E	170000.00	SD	0005163004202324	20/10/2023
2		DHC		1023205517784	640	RF	1023205517784D	20/10/2023
3	SONY AJAY RATHOD	eChallan		MH009842136202324E	30000	RF	0005163004202324	20/10/2023

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

20रु. Rs.20 COURT FEE INDIA THE SEAL OF THE SUB REGISTRAR KURLA-9 MINETY RUPEES

THE SEAL OF THE SUB REGISTRAR KURLA-9

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-९
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)			
Valuation ID	202310209355		20 October 2023,06 07:56 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	93-मंडाले - कुर्ला
उप मूल्य विभाग	भुभाग: सायन-पनवेल मार्ग व घाटकोपर - मानखुर्द रस्ता व गाव हद्द यांनी वेढलेला भाग.
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#6

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
19240	49490	56910	79700	49490	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	20.91चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी आहे	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्वाहन सुविधा-		मजला -	1st floor To 4th floor		

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

मजला निहाय घट/वाढ	= 100% apply to rate= Rs.49490/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
	= (((49490-19240) * (100 / 100))+19240)
	= Rs.49490/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 49490 * 20.91
	= Rs.1034835.9/-
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 भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 1034835.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.1034835.9/-

करण - १
२०१९ | १ | ३२
२०२३

Home | Print

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

CHALLAN
MTR Form Number-6

GRN MH009842136202324E	BARCODE	Date 20/10/2023-17:50:17	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)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	SONY AJAY RATHOD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 303, 3RD FLOOR SHREE
Account Head Details	Amount In Rs.	Premises/Building	SIDDHIVINAYAK S.R.A CHS LTD
0030045501 Stamp Duty	170000.00	Road/Street	BLDG NO. A-1,TURBHE MANDALE, MANKHURD
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 8
		Remarks (If Any)	
		SecondPartyName=ASHOK NAMDEO PATIL~	
Total	2,00,000.00	Amount In Words	Two Lakh Rupees Only
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No.	00040572023102037160 IK0CMOQGT1
Cheque/DD No.		Bank Date RBI Date	20/10/2023-17:55:23 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

DEFACED ₹200000.00 DEFACED

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Mobile No. 8664500232

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-369-20919	0005163004202324	20/10/2023-18:16:12	IGR197	30000.00
2	(iS)-369-20919	0005163004202324	20/10/2023-18:16:12	IGR197	170000.00
			Total Defacement Amount		2,00,000.00

Print Date 20-10-2023 06:17:00

CHALLAN
MTR Form Number-6

GRN MH009842136202324E	BARCODE		Date 20/10/2023-17:50:17	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)		
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	SONY AJAY RATHOD	
Location MUMBAI					
Year 2023-2024 One Time			Flat/Block No.	FLAT NO. 303, 3RD FLOOR, SHREE	
Account Head Details	Amount In Rs.		Premises/Building	SIDDHIVINAYAK S.R.A CHS LTD	
0030045501 Stamp Duty	170000.00		Road/Street	BLDG NO. A-1,TURBHE MANDALE, MANKHURD	
0030063301 Registration Fee	30000.00		Area/Locality	MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 8 3	
			Remarks (If Any)		
			SecondPartyName=ASHOK NAMDEO PATIL~		
			Amount In Words	Two Lakh Rupees Only	
Total	2,00,000.00				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No. 00040572023102037160	IK0CMOQGT1
Cheque/DD No.			Bank Date	RBI Date 20/10/2023-17:55:23	Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

कुर्ला - १
२९९९ ३ ३२
२०२३

Department ID .
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Mobile No. 9001568232

Print Date 20-10-2023 05:56:28

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023205517784	Receipt Date	20/10/2023

Received from self , Mobile number 9600000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 20919 dated 20/10/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 640
DEFACED

Payment Details

Bank Name	HDFS	Payment Date	20/10/2023
Bank CIN	100041520231020167 65	REF No.	232932033576
Deface No	1023205517784D	Deface Date	20/10/2023

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

क्रमांक - १

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२०२३		

THE SEAL OF THE SUB REGISTRAR

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1023205517784	Date	20/10/2023
Received from self , Mobile number 9600000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	HDFS	Date	20/10/2023
Bank CIN	10004152023102016765	REF No.	232932033576
This is computer generated receipt, hence no signature is required.			

20	10	23
2023		

THE SEAL OF THE SUB REGISTRAR KURLA-7

कुर्ला - ७		
२०९९	९	३२
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 20th day of October, 2023 BETWEEN MR. ASHOK NAMDEO PATIL, (assessed to Income Tax in India under PAN NO. ADGPP5727L), aged about 62 years, an adult, Indian, Inhabitant of Mumbai, having address at Flat No. 303, 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd., Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai - 400088., Hereinafter referred to as 'the VENDOR' (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his, executors, administrators and assigns) of the FIRST PART.

AND

MRS. SONY AJAY RATHOD, aged about 35 years, (assessed to Income Tax in India under PAN NO. BPUPR3344L), an adult, Indian Inhabitant having address at Room No. 101, 1st Floor, Shri Ram Co-operative Housing Society Ltd., Building No. 05, Maharashtra Nagar, Mankhurd, Mumbai - 400088., Hereinafter referred to as "the PURCHASER" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include her heirs, executors, administrators and assigns) of the SECOND PART;

सोनी अजय राठोड

WHEREAS:

(a) The Municipal Corporation of greater Mumbai through Asstt. Commissioner, P/North Ward office had allotted by an allotment letter ACPN/A1/054/303/AEM dated 19/05/2006, a Flat No. 303, area admeasuring about 225 Sq. ft. (Built-up), 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd., Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088., and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai and Mumbai Suburban to the MR. ASHOK NAMDEO PATIL.

(b) By Virtue of the above said allotment letter, MR. ASHOK NAMDEO PATIL, herein become the owner, occupier, possessor of the aforesaid Flat No. 303, area admeasuring about 225 Sq. ft. (Built-up), 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd., Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088., and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai and Mumbai Suburban.

(c) "Shree Siddhi Vinayak Co-Operative Housing Society Ltd.", registered under the provisions of Maharashtra Co-operative Housing Societies Act 1960 having its Registration No. MUM/SRA/HSG/TC/13018/20019 and having its registered office at Situated at Building No. A-1, Shivsahi Punrvasan Prakalp Ltd., Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088. (For brevity's sake the said society is hereinafter referred to as the "the said SOCIETY"). And the said society has not yet issued share certificate to the said member.

AND WHEREAS on coming to know the intention of the VENDOR regarding sale of the said Flat, the PURCHASER approached the VENDOR and negotiated for sale and transfer of the said Flat in PURCHASER favour and the VENDOR made following representations to the PURCHASER in respect of the said Flat i.e.

a) The VENDOR is the sole owner of the said Flat and entitled to occupy, use and enjoy the said Flat.

b) Except the VENDOR no other person, entity or authority has got any right, title or interest of whatsoever nature against the said Flat.

कुर्ला - ९
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२०१३

c) The VENDOR has not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Flat whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority.

d) The VENDOR has full right, full power and authority to enter into this Agreement and to sell and transfer the said Flat to the PURCHASER.

e) There are no suits, litigation, Civil or criminal or any other proceedings pending as against the VENDOR in respect of the said Flat.

f) There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any lispendance or easements or attachments either before or after judgments.

g) The VENDOR has not received any notice either from Income Tax Authorities, Sale Tax or Municipal Corporation of Greater Mumbai or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.

h) There are no other encumbrances created against the said Flat and the title of the VENDOR to the said Flat is clear, marketable and free from all encumbrances.

i) The Society has duly issued its No Objection Letter for the sale and transfer of the said Premises by the VENDOR to the PURCHASER.

Relying upon the aforesaid representations made by the VENDOR the PURCHASER agreed to purchase the said Flat No. 303, area admeasuring about 225 Sq. ft. (Built-up), 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punarvikash Prakalp Ltd, Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088 and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai and Mumbai Suburban for the consideration of Rs.34,00,000/-(Rupees Thirty Four Lakhs Only and on the terms and conditions appearing hereinafter.

AND WHEREAS Under provisions of the Maharashtra Ownership Flat Act, (Maharashtra Act No. XLV of 1963) as well as the Maharashtra Co-operative Societies Act, 1960, the VENDOR is required to execute a written agreement for sale of the said Flat with the PURCHASER, which is in fact these presents and also to register the same under the registration Act, 1908 and the Rules Made thereunder.

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

1. The recitals contained herein shall form the integral part of this agreement for sale as the same are set out and incorporated herein

2. The VENDOR has represented to the PURCHASER that the Recitals above record the accurate and complete facts regarding the said Premises and do not suppress any relevant facts.

3. The VENDOR has hereby agreed to sell, transfer and convey to the PURCHASER his right, title and interest in the said residential Premises bearing Flat No. 303, area admeasuring about 225 Sq. ft. (Built-up), 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punarvikas Prakalp Ltd, Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088 and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai and Mumbai Suburban and more particularly described in the schedule hereunder written for the consideration of **Rs.34,00,000/-(Rupees Thirty Four Lakhs Only** agree (hereinafter referred to as the **'said Consideration'**) to be paid to the VENDOR by the PURCHASER in the following manner:

a) A sum of **Rs.4,00,000/- (Rupees Four Lakhs Only)** have been paid by the PURCHASER to the VENDOR before execution of this Agreement for Sale as and by way of part consideration towards purchase of the said Premises;

b) Balance sum of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** to be paid by the Bank or any Finance Company directly to the VENDOR as and by way of pay order/s/ R.T.G.S. on behalf of the PURCHASER within 45 (Forty-Five) working days of the execution/registration of this Agreement for Sale,

subject to submission of documents required by the bank/Finance Company from VENDOR side. It is, however agreed, that said documents shall be submitted to the said Bank /Finance Company by the VENDOR only;

4. The VENDOR has agreed to hand over the actual, vacant and peaceful, possession of the said Flat to the PURCHASER after realization of Pay Order/s/R.T.G.S. for sum of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** towards the balance payment as per sub-clause 3(b) herein above, as per the terms of this Agreement.

5. It is further agreed that on the receipt of the entire consideration of **Rs.34,00,000/- (Rupees Thirty Four Lakhs Only** the VENDOR and PURCHASER shall execute and Register the Deed of Transfer in respect of the said Premises if required. The VENDOR shall remove himself and his employees, servants and agents along with other paraphernalia from the said Premises and hand over to the PURCHASER the quiet, vacant and peaceful possession of the said Premises along with all the set of keys. After handing over peaceful vacant possession of the above said Flat to the PURCHASER, the VENDOR or any person claiming through them shall not have any right, title and interest of whatsoever nature in respect of the said Premises.

6. It is hereby further agreed by and between the parties hereto that on payment of the **Rs.34,00,000/-(Rupees Thirty Four Lakhs Only** nothing shall be due and payable by the PURCHASER to the VENDOR in respect of the acquisition of the ownership rights in the said Flat No. 303 and the VENDOR shall give vacant physical possession of the said Flat No. 303 to the PURCHASER.

7. Forthwith on receipt of aforesaid full and final consideration as mentioned herein above, the VENDOR shall hand over quiet, vacant and peaceful possession of the said Flat No. 303 to the PURCHASER and the VENDOR shall execute necessary or required Deed, Documents, transfer form and sign other requisite letters and give undertakings etc. as may be required for transfer herein contemplated and the ORIGINAL TITLE DEED, Payment Receipts, No objection Certificate shall be delivered to the PURCHASER, without any claim or demand of whatsoever nature against the PURCHASER in that behalf.

8. Forthwith upon receipt of aforesaid entire consideration the **VENDOR** shall relinquish all his right, title, interest etc. in respect of the said Flat No. 303 and shares, in favour of the **PURCHASER** and the **PURCHASER** shall ipso-facto become entitled to hold the said Flat No. 303 along with all rights, title, interest, benefits etc. in respect of the said Flat No. 303 and its enjoyment free from all encumbrances and the same are not subject to any charge, lien, mortgage, gift, trust, lease or any encumbrances of whatsoever nature.

9. The **VENDOR** hereby assures the **PURCHASER** that **VENDOR** has not on or before execution of this Agreement entered into any Agreement for Sale or mortgaged or transferred assigned or in any other way encumbered or alienated its rights, title, interest in the said Flat No. 303 nor the same are subject matter of litigation of whatsoever nature attachment before or after judgment and that **VENDOR** has performed all obligations in his part and observed and discharged all liabilities and on the aforesaid representation the **PURCHASER** have agreed to purchase the said Flat No. 303.

10. The **VENDOR** hereby assures that the said Flat are not affected by any Lispendence or insolvency proceeding or any prohibitory orders in any manner and whatsoever from anybody whomsoever including department of income-tax, sale tax, central and/or state, excise, customs or any other taxation department, local authorities or other institutions, banks courts and/or tribunals restraining the **VENDOR** from transferring, dealing with or disposing of the said Flat.

11. The **VENDOR** declare that the **VENDOR** is absolute owner of the said Flat premises as well as entitled for membership rights of the said society and holding the said Flat premises quietly without any claim or obstruction from any other person, entity or authority. The **VENDOR** further declares that the above said company has full power and absolute authority to transfer its right, title and interest in respect of the said Flat premises to the **PURCHASER** in the manner agreed herein.

12. The **VENDOR** declares that the said Flat Premises is free from all other encumbrances or in any manner charged for payment of any moneys to any other person, entity, authority or financial institutions. The **VENDOR** further declares that **VENDOR** has not entered into any agreement for transfer, sale or

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Patil

leave and license or let out in respect of the said Flat premises with any other person, entity or authority.

13. It is hereby further agreed between the parties hereto that till the date of execution hereof the VENDOR shall be liable and responsible to pay all taxes, charges, dues etc. in respect of the said Flat No. 303 and the VENDOR hereby indemnifies the PURCHASER and shall always keep them indemnified in respect of all the claims, dues, outstanding, contributions etc. that may become payable in respect of the said premises for any period prior to the date of execution of this agreement for sale and thereafter PURCHASER shall be responsible and liable to pay the same.

14. The PURCHASER doth hereby covenant with the VENDOR that he shall also become the members of the said Society, building Authority and shall abide by the Rules and Regulations and Bye-laws of the said Society and that the PURCHASER further agrees undertakes to pay, perform and discharge all claims, demands, contributions, duties and obligations which the Building Authority may be lawful and reasonable hereinafter take in respect of the said Flat No. 303 from the PURCHASER as the members of the said Society.

15. The VENDOR and the PURCHASER will execute necessary deeds, documents, writings, affidavits, undertakings, forms, applications etc. as may be necessary and reasonably required by VENDOR as and when required for giving proper effect to what is agreed herein and to transfer the said membership rights and the said Flat premises to the PURCHASER from that of the VENDOR.

16. The MGL/Electricity Provider i.e., TATA POWER/ Reliance Energy Ltd./ adani Electricity / Water meters, deposits and all the amount standing to the credit of the VENDOR in the books of the said Society/any other concerned Authorities in respect of the said Flat premises shall be transferred in the name of the PURCHASER on payment of full Final consideration as agreed.

17. The VENDOR shall from time to time and at all reasonable times, do and execute or cause to be done and executed all such acts, deeds and things essential and required for more perfectly transferring the right, title and interest of the VENDOR in the said Flat premises to the PURCHASER as shall be reasonably required but at the cost of the PURCHASER.

18. If any person, entity or authority claims any right, title or interest in the said Flat premises through the VENDOR and thereby the PURCHASER is put to any inconvenience discomfort, losses, expenses, then in such event the VENDOR agrees and undertakes to indemnify and keep indemnified the PURCHASER against all claims, actions, demands and proceedings arising against the PURCHASER in respect of the said Flat premises.

19. The parties here to undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Flat premises in the record of the Sub-Registrar of assurances, Mumbai Suburban District.

20. The Transfer Fees, Donation, if any, leviable by the Society at the time of completion of the transfer of the said Flat No. 303 from the name of the VENDOR to the name of the PURCHASER shall be borne and paid by the both party equally and Stamp Duty, registration fees and charges to this agreement for sale shall be borne and paid by the PURCHASER alone.

21. This Agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and transfer) Act, 1963 (Maharashtra Act No. XV of 1997) and rules made thereunder and any other provisions of law applicable thereto.

22. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this agreement shall be referred to two arbitrators one each to be appointed by both the parties hereto. Thereafter disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DAY AND THE YEAR HEREINABOVE MENTIONED.

सोनी 31/5/21 21615

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THE SCHEDULE ABOVE REFERRED TO:

Flat No. 303, area admeasuring about 225 Sq. ft. (Built-up), 3rd Floor, Shree Siddhivinayak S.R.A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punarvikash Prakalp Ltd, Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088 and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai and Mumbai Suburban.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
by the within named "VENDOR")
MR. ASHOK NAMDEO PATIL)
In presence of .....)
1.
2.

SIGNED AND DELIVERED)
by the within named "PURCHASER")
MRS. SONY AJAY RATHOD)
Who has executed these presents)
in presence of.....)
1.
2.

RECEIPT

RECEIVED OF AND FROM the within named PURCHASER MRS. SONY AJAY RATHOD the sum of Rs.4,00,000/- (Rupees Four Lakhs Only), as part payment out of Full and Final consideration Rs.34,00,000/-(Rupees Thirty Four Lakhs Only, in respect of Flat No. 303, area admeasuring about 225 Sq. Ft. (Built-up), 3rd Floor, " Shree Siddhi Vinayak Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd., Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088., and bearing C.T.S. No. 6/1, Village Mandale and Taluka Kurla in the Registration district and sub district of Mumbai Suburban. and the details of which are set-out hereunder as and by way of the Payment of the Consideration agreed to be paid under this Agreement.

The particulars of payments are as under: -

Sr. No.	Drawn on	Cheque No.	Dated	Amount (Rs.)
1.	State Bank of India	216651	20.10.23	4,00,000/-
2.				
3.				
4.				
			Total	4,00,000/-

I Say received Rs. 4,00,000/-

MR. ASHOK NAMDEO PATIL
(VENDOR)

In presence of:

1.

2.

मालमत्ता पत्रक

(५००)

गाव -- मंडाळे तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

भूमापन क्रमांक / भा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चो.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील अणि त्याच्या फेर तपासणीची निश्चित वेळ)
६/१अ	६/१				
---			[१२३२६०४-७.] - २४२८२-०. ---------- १२०८३२२-७. - १३६५४-०. ---------- ११९४६६८-७०. - २२०५९९-७५. ---------- ९७४०६८-१५. - ११५-१ ---------- ९७३९५३-८५. -४१५७२.०० पुनर्वसन घटक ---------- ९३२३८१.८५ - १५०९.७० शाळेकरिता ---------- ९३०८७२.१५ - ७५००.०० रस्तावाधित ---------- ९२३३७२.१५ - ९९०.३० ---------- ९२२३८१.८५ +२२०५९९.७५ ---------- ११४२९८१.६	G	---
सुविधाधिकार	---				
हक्काचा मुळ धारक वर्ष १९६७	महाराष्ट्र सरकार.				
पट्टेदार	---				
इतर भार	---				
इतर शेरे	---				

कलम - ९
२०१९ | १६ | ३२
२०२३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भो)	साक्षांकन
०६/०५/१९७८.	यापैकी २४२८२-०.चो.मी.चे क्षेत्र मा.अपर जिल्हाधिकारी मुंबई यांचा आदेश क्र.C-LND-II-A-३८५ दि.१६-९-७६ अन्वये मे.कुर्ला स्कॅप मर्चंटस् असोशियन याना ३० वर्षाचे भाडेपट्याने मंजुर केल्याने नविन पोटहिस्सा क्र.६/१ पाडून नविन मिळकत पत्रिका उघडली आहे न.भू. अ.क्र.१ मुं.क्र.प.भू.१०अर-९-१९७८.दि.६-५-७८--SI.			सही- न.भू.अ.क्र.Dwb. २.मुंबई

(पान न.-- 1)

फेरफारांची नोंदवही

विभाग/मौजे -- मंडाळे तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

सर्व भूमापन क्रमांक / का.जो.न	सिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
६/१अ	६/१				

दिनांक	फेरफार नं.	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
०६ ५५७९७	१२	३२		
२०२३				

मा.आयुक्त व जिल्हाधिकारी मुंबई यांचे कडील आदेश क्र.C-LND-II-A-३८५ दि.१६-९-७६ अन्वये १८६-० चौ.मी.क्षेत्र रस्त्यासाठी लायसन्सी म्हणून मे.कुर्ला स्क्रॅप मर्चंटस् असोसिएशन यांना ३ वर्षांचे कराराने दिले

सही - १९७८-०६-५ न.भू.अ.८मुंबईxZnB ,उप.मुंबई.

१३/०८/१९८६

न.भू.अ.क्र.८ यांचे कडील क्र.न.भू.६/प.भू.१२ मंडाळा/८६दि.१३-८-८६ अन्वये SI.
सदर नंबर पेकी क्षेत्र १३६५.४-० चौ.मी.भाडेपट्याने दिल्यामुळे न.भू. क्र.६ ऐवजी ६/१ नविन क्रमांक देऊन दुरुस्ती केली.

सही - १९८६-०६-०३ जि.नि.भू.अ.xC तथा नभूअक्र.८.८

०३/०८/१९९४

मा. जिल्हाधिकारी भू.उ.यांचे कडील पत्र क्र.सं./कार्या-३/२वी/३४/ ८ ३५० दि.१९-७-९४ अन्वये सामाजीक वनिकरण विभाग यांचे कडे क्षेत्र ५.३०५५१-०५ चा मी.कामा चावती प्रमाणे.व.न.भू.अ.क्र.८ चुं. ६ यांच कडील आदेशान्वये दि.३-८-९४ रोजी नाव दाखल केले.

सही - १९९४-०८-०३ जि.नि.भू.अ.xC. तथा नभूअक्र.८.८

०२/०६/१९९५

मा जिल्हाधिकारी मुंबई उपनगर यांच कडील पत्र क्रमांक ३५-३७/एल.४६७ दिनांक ८-६-९५ व सुधारीत मंजूर आराखड़ा व मा.न.भू.अ.८ यांचकडील आदेश क्रमांक न.भू.मानखुर्द.मंडाळे/न.भू.१.६ व.भू.१२/९५ दिनांक [illegible] न.भू.क्र.६/१ या मिळकत पत्रिकेवर दाखल [illegible] क्षेत्रातून ११५-१चौ.मी.क्षेत्र कमी करून [illegible] मिळकत पत्रिकेवर दाखल असलेल्या २४२८२-० चौ.मी. [illegible] नोंद केली व न.भू.क्र.६/१ या मिळकत पत्रिकेवरील दिनांक [illegible] ०८ ने [illegible]-० चौ.मी. [illegible] चौ.मी.क्षेत्राची मे.कुर्ला मर्चंटस् असोसिएशन यांचे नावे सातबारा सदरी आलेली नोंद रद्द [illegible]

सही - १९९५-०६-०३ जि.नि.भू.अ.xC तथा नभूअक्र.८.८

१३/०३/१९९[illegible]

[illegible] भू.अ.क्र.[illegible] /दारास- [illegible] मिळकतीचे भोगवटा [illegible] मा.न.भू.अ.क्र.[illegible] यांचा आदेश क्र./न. भू.अ.८/तुर्भे.मंडाळे, मानखुर्द आरक्षण/९७ मुलुंड ता.१३-३-९७ अन्वये नोंद दाखल.

खालील प्रमाणे आरक्षण असे
रेल्वे ६११४६-०
सायन पनवेल रस्ता ८३४५६-०
घाटकोपर मानखूर्द
लिंक रस्ता.....१७०६८-०
नियोजीत रस्ता.....४६५३४-०
टाटा विद्युत लाईन ६२७६८-५
लेदर गुडस् कॉम्पलेक्स.....४१४४०-०
एज्यूकेशनल ---,,---.....१९९९२-०
कमर्शियल ------,,---.....२००६४-०
न्युज पेपर आणि पेरेडीयाल
कॉम्पलेक्स.....५३४५२-०
रिक्रियेशन ग्राउंड.....२९४३०-०
ग्रीन बेल्ट..... २०५६००-०

सही - १९९७-०३-२४ न.भू.अ.८मुंबईxZnB ,उप.मुंबई.

१५/०५/१९९७

मा.अधीक्षक भूमि अभिलेख मुंबई उपनगर यांचेकडील आदेश केस क्र.न.भू./शा.मिळकती संगणीकरण /९७/३५३/९७ दि. ३०/५/०७ अन्वये इकडील आदेश क्र.न.भू.अ.८/न.भू./.....न.भू...../ शासकीय मिळकती संगणीकरण/९७ दि. / / ९७ अन्वये डी.पी.प्रमाणे आरक्षणाची व अदाजित क्षेत्राची नोंद घेतली. " R " झोनकडे आरक्षीत क्षेत्र १६३४२९.५

सही - १५/५/९७ न.भू.अ.क्र.८, मुंबई उपनगर.मु

मालमत्ता पत्रक

गाव/मौजे -- मंडाळे तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

सूर्य प्रमाण क्रमांक पट क्रमांक	गट नंबर	प्लॉट नंबर	क्षेत्र चो.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
६/१३	६/१				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाड (भा)	साक्षांकन
१६/०८/२००८	मा.उच्च न्यायालय मुंबई यांचेकडील रीट पिटीशन No.३२४६/०४ मधील दि.६/१०/०५ चे आदेश व महाराष्ट्र शासन अधिसुचना क्र.मशा/क२/वने/सी.आर./२१११/व १ दि.७/७/०८ व मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.रा) पुणे यांचेकडील पत्र क्र.भूमापन/कांदळवन/२००८ दि.१०/०७/२००८ व मा.अधीक्षक भूमी अभिलेख मुंबई उपनगर जिल्हा यांचेकडील क्र.न.भू.मं. २/कांदळवन/०८ दि.१०/०७/२००८ प्रमाणे १५२६००.०० चो.मी. क्षेत्रास नोंद दाखल केले. (केवळ १५,२६०)		धारक-महाराष्ट्र सरकार संरक्षित वने (कांदळवन) करल - १ २०१९ १८ ३२ २०२३	दस्तऐवज क्र.४११ प्रमाणे गोषवारा - १६/८/०८ न.भू.अ.चेंबुर
०३/१०/२०१३	मा.मुख्य अधिकारी डोंगरदुष्टी पुर्नवसन प्राधिकारी यांचेकडील दुरुस्ती आदेश क्र.डोपुप्रा/न.भू./कार्या-१/टे-१/रिवशाही/सावि-२५/२०१३/५१० दि.१८/७/२०१३ अन्वये न.भू.क्र.६/१ मध्ये फोडविभाजन मंजुरी अ.न.भू.वि.मा.र.नं.८अ/दि.१५/१०/२०११ अन्वये अनुक्रमे १) पुर्नवसन घटक ४१५७२.०० चो.मि., २) शाळेकरीता आरक्षित - १५०९.७० चो.मि., ३) रस्ता बाधीत ७५००.०० चो.मि.,४) नर्सिंग होम आरक्षित ९९०.३० चो.मि. असे एकुण क्षेत्र ५२५७२.० चो.मि. वजा करुन त्या क्षेत्राची नविन स्वतंत्र मिळकत पत्रिका उघडून त्यास अनुक्रमे न.भू.क्र.६/१व/१, ६/१व/२,६/१व/३,६/१व/४ अशा नविन मिळकत पत्रिका उघडला व सत्ता प्रकार व धारक पुर्वीप्रमाणे दाखल केले आणि मुळ न.भू.क्र.६/१ चे शिल्लक क्षेत्र ९२२३८१.८५ चौ.मि. कायम करुन त्याचा न.भू.क्र.६/१/अ असा शेरा बदल केला.			दस्तऐवज क्र.३५४/२०१३ गोषवारा - ३/१०/२०१३ न.भू.अ.चेंबुर
०९/०२/२०१५	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र.सी/कार्या-२ एच/२४३७ अे-२९०/२०१४ दि.२.२/२०१५ अन्वये सामाजिक वनीकरण विभाग, ठाणे यांचेकडून नगर भूमापन-मंडाळे येथील न.भू.क्र.६/१अ येथी क्षेत्र २२०५२९.७५ चौ.मी. क्षेत्राचा ताबा वेतरणा. ताबा पावती न.भू.अ.चेंबूर यांचेकडील दि.९/३/२०१५ चे आदेशान्वये दि.३/८/१९९४ रोजी मिळकत पत्रिकेवर घेणेत आलेली सामाजिक वनीकरण विभागाची नोंद कमी केली.			दस्तऐवज क्र.३६६ प्रमाणे गोषवारा - ०९/०२/२०१५ न.भू.अ चेंबुर
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.नाभू.धो. मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५व इकडील आदेश क्र.नाभू.मंडाळे/फे.क्र.३७५/२०१५ दिनांक १५/१२/२०१५अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अकरा लाख बेचाळीस हजार नऊशे एक्याऐंशी पूर्णांक सहा दशांश मात्र चो.मी. दाखल केले.		दस्तऐवज क्र.[illegible] प्रमाणे गोषवारा - [illegible] न.भू.अ.चेंबुर

सहायक निबंधक यांचेकडील नोंद - SUB REGISTRAR OF THE SUB REGISTRAR MUMBAI मुंबई उपनगर जिल्हा

सहायक संचालक नगरभूमापन - एस. आर. कोळी प.भू. १२ नगर भूमापन अधिकारी चेंबूर

खरी नकल -

न.भू.अ. चेंबुरे
मुंबई उपनगर जिल्हा
एकुण नोंदी/नकाशे ...12...
नकलेचे शुल्क ...240...
कागद फी ...72...
एकुण फी ...312...

अर्ज क्रमांक ...840...
अर्ज दाखल दिनांक ...७/१०/१८...
नकल तयार दिनांक ...२८/१०/१८...
नकल दिल्याचा दिनांक ...२८/१०/१८...

खरी नकल
नगर भूमापन अधिकारी
चेंबूर

पान नं. ...

BRIHAN MUMBAI MHANAGARPALIKA

No.ACPN/A1/054/303/AEM/

Date. 19.5.06

To,

Shri / Smt. Patil Ashok Namdeo

Vathar Vasahat Malwani

Malad (W) Mumb – 64

Sub – Allotment of flat in Slum rehabilitation scheme (SPPL) flat No. A1/303 floor Plot bearing Sr. No.152(part) of Turbhe and Sr.no.80(Part) of Mandale at Mankhurd Mumbai Bldg known as A1, A2 & A3 Slum rehabilitation scheme (SPPL) for project affected persons / tenants.

२०९९	९९	३२

२०२३

Sir,

The A.M.C.(W.S.)/Jt. M.C.(I) has been pleased to nominate you for allotment of alternate accommodation in Slum rehabilitation scheme (SPPL) of Turbhe Mandale at Mankhurd Mumbai at flat No. A1/303 floor, plot bearing Sr. No.152(part) of Turbhe and Sr.no.80(Part) of Mandale at Mankhurd Mumbai Bldg known as A1, A2 & A3 on ownership basis free of cost in lieu of the present tenement in you is 225 sq. ft built up area as per the provision of D.C Regulations

Other incidental charges shall be paid by you to C.H.S of the building and Developers.

The name and address of the Developer are given below

Developer — Joint Managing Director/SRPL
Shiv Shahi Punrvasan Pvt. Ltd.
5th floor Grih Nirman Bhavan
Bandra (E) Mum-40 0051

On receipt of the nomination / possession letter, you shall immediately hand over the vacant and peaceful possession of the structure presently occupied by you to the A.E. (Maint.) P/North Ward / Asstt.Commissioner P/North Ward.

Without prejudice to the rights of the Municipal Corporation, your present accommodation is required for Municipal Development purpose (Mithi Poisar river winding project) and therefore, Alternate accommodation under the said project is granted to you. In the event of default on your part you may liable for eviction as per the provision of B.M.C Act you may please note.

Yours faithfully

Asstt.Commissioner(Estate). Asstt.Commissioner(P/North) Ward

Developer

Asstt. Commissioner (Estate dept. of MCGM)

२०९९	२०	३२
२०२३		

Asstt.Commissioner (P/North) Ward

No.

A.E. (Maint.) P/North Ward

Copy forwarded for information with a request to take possession of existing tenement and demolish the same immediately and inform this accordingly.

Asstt.Commissioner (P/North) Ward

No.

Asstt.Commissioner(Estate).
A.O.(Estate)P/North Ward

Copy forwarded for information

Asstt.Commissioner (P/North) Ward

BRIHAN MUMBAI MHANAGARPALIKA

No.ACPN/A1/054/303/AEM/

कलम ९		
120696	29	32
२०२३		

To, Shri / Smt.
Patil Ashok Namdeo
Valmai Vasahat Malvani.
Malve (W) Mumb-64

Sub:- Allotment of flat in Slum rehabilitation scheme(SPPL) Flat No.__Wing A1/303, floor, plot bearing Sr. No.152(part) of Turbhe and Sr.no.80(Part) of Mandale at Mankhurd Mumbai Bldg known as A1, A2 & A3 Slum rehabilitation scheme (SPPL) on ownership basis under for PAP as alternative accommodation.

Sir / Madam,

The present structure occupied by you is required by the Municipal Corporation of Greater Mumbai for the public purpose i.e. winding & training of Poisar River, Valnai Malad (W) CTS No. , therefore quit notice has been issued to you under No. ACPN/054/303. informing you that you will have to vacate and hand over peaceful possession of the structure to the Municipal Corporation of Greater Mumbai. It has been proposed to provide you alternate accommodation at plot bearing Sr. no. 152 CTS 6(Pt) & Se. no80 (part) of village Turbhe Mandale at Mankhurd Mumbai Bldg known as A1, A2 & A3 Slum rehabilitation scheme (SPPL) for the project Affected Persons for rehabilitation as per the Development Control Rules and Regulations on terms and condition enumerated below. In case of any default on your part either to respond to the quit notice or this office letter Please note the structure in your occupation will be demolished by MUNICIPAL CORPORATION OF GREATER MUMBAI without any further notice at your risk, cost and consequences.

TREMS AND CONDITIONS OF THE OFFER LETTER

1. Add. Municipal Commissioner is pleased to nominate you for allotment of alternate accommodation in the private building layout at plot bearing Sr. no. 152 CTS 6(Pt) & Se. no80 (part) of village Turbhe Mandale at Mankhurd Mumbai Bldg known as A1, A2 & A3 Slum rehabilitation scheme (SPPL) of flats in that building for the Project Affected Persons to be rehabilitation in lieu of the present structure in your occupation at above mentioned address, the area of the flat proposed to be allotted to you is 225 sq.ft. built up area as per the provision od Development Control Rules.

2. The above flat has been allotted to you free of cost on ownership basis subject to payment of incidental charges.

you may please respond to this office within seven days from the receipt thereof and if you fail to give your consent/willingness/acceptance to the unicipal Corporation of Greater Mumbai. It will be presumed that you have not accepted alternate accommodation and your claim for alternate accommodation will lapse. Please note in case; you do not accept the offer, the administration will be at liberty to take further action as per the Law/Rules on expiry of seven Days.

4. Please note that no preference will be given to your choice for floors, side etc. alternate accommodation will be given to you on free of cost of the flat, after you vacate the presents structure in your occupation and handed over the vacant possession to the Municipal Corporation of Greater Mumbai Authority.

5. [illegible] nated to form register co-op. Housing Soc. of your Bldg within [illegible] months from date of allotment & to deal further matter as a co-op housing s[illegible] ure of this MCGM will not take any responsibility of any kind notice.

For the purpose of getting flat as alternate accommodation on the terms [illegible] ed above, you may call on the undersigned on any working day [illegible] day and Sunday between 2.00 p.m. and 4.00 p.m. to get nomination letter for giving usual Undertaking and complete the formalities of surrendering the structure in your occupation to the municipal Corporation of Greater Mumbai after paying all outstanding dues etc.

Yours faithfully,

Asstt.Commissioner, P/North Ward

BRIHAN MUMBAI MHANAGARPALIKA

No.ACPN/A/1654/303 /AEM/

क्रमांक - १		
२०९९	२३	३२
२०२३		

To,
Shri / Smt.
Patil Ashok Namdeo
Valnai Vasahat marg Rd.
Malad (W) mumb-64

Sir,

The land on which your structure is situated is acquired by Municipal Corporation of Greater Mumbai for the public purpose of Widening & training of Poisar River, Valnai Malad (W)

I, Hereby terminate your tenancy in respect of aforesaid premises and call upon you top hand over the vacant and peaceful possession of the said premises to me or to my representative on behalf of the Corporation within period of 30 days from the receipt of the said notice, failing which you are liable for eviction as per the provision of Section 105-B of the Mumbai Municipal Corporation Act at your risk and costs and consequences.

Yours faithfully,

Asstt.Commissioner, P/North Ward

5th Floor, [illegible] Bldg.,
Bandra (E), Mumbai-400 051

[illegible]

Date: 04/04/2006

To,
M/s. Prem Nath & Associates,
4, Merewether Road,
Apollo Bunder,
Mumbai- 400 001.

- 4 APR 2006
दरज - १
२०९९ | २८ | ३२
२०३३

Sub: Occupation permission to Bldg. Nos. A-1, A-2 & A-3 (Type-III) in proposed S.R. Scheme under clause 3.11 read with clause nos. 3.19 and 3.5 of Appendix IV of DCR 33(10) on plot bearing S.NO. 80(pt), CTS No. 6/1(pt) of Village Mandale, at Mankhurd, M/E ward, Mumbai.

Ref: Architect's application dtd- 25/04/2005.

Sir,

The development work of Bldg. Nos. A-1, A-2 & A-3 (Type-III) in proposed S.R. Scheme under clause 3.11 read with clause nos. 3.19 and 3.5 of Appendix IV of DCR 33(10) on plot bearing S.NO. 80(pt), CTS No. 6/1(pt) of Village Mandale, at Mankhurd, M/E ward, Mumbai, completed under the supervision of Shri Prem Nath, M/s. Prem Nath & Associates, Licensed Architect having licence No. CA/75/1358, Shri S.W. Mone of M/s. S.W. Mone & Associates, Licensed Structural Engineer having licence No. STR/M/108 and Shri Hiten Mahimtura, Licensed Site Supervisor, having licence No._____, may be occupied on the following conditions:

(1) That the certificate under Section 270A of BMC Act shall be obtained from A.E.(W.W.)/M/E Ward and a certified copy of the same shall be submitted to this office.

(2) That all the balance condition of LOI/Layout/ IOA shall be complied with before asking for occupation permission for the balance rehabilitation tenements.

(3) That the Co-operative Hsg. Society of the beneficiary slum dwellers (PAP's) shall be formed and got registered by SPPL and Federation of the various Co.Op.Hsg. Societies for the purpose of maintenance of common amenities shall also be formed and got registered by SPPL.

माहितीचा अधिकार
अधिनियम २००५ अन्वये
देण्यात आलेली माहिती

(4) That Tripartite Agreement between SPPL, being Project Implementing Authority (PIA) and SRA, being the Planning Authority, shall be executed before asking OCC for the balance rehabilitation tenements.

(5) That the rehabilitation tenements for which occupation permission is being granted shall be handed over to MGCM by SPPL and the same shall be intimated to the office of the CEO (SRA).

(6) That the utilization of rehabilitation tenements only for the rehabilitation of eligible PAPs as per the rules & regulations and policy of the State Govt. in this respect shall be ensured by the SPPL, being the Competent Authority for deciding eligibility of the slum dwellers to be rehabilitated in rehabilitation tenements under this Slum Rehabilitation Scheme.

(7) That SPPL will provide access of minimum 6.00 mtr. width till 36.60 mtr. wide D.P. road as an access to the above project is developed before giving possession of tenements to the PAPs.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,

Dy. Chief Engineer,
Slum Rehabilitation Authority

Copy to:
1. Shivshahi Punarvasan Prakalp Ltd.
2. A.A.& C. (M/E Ward)
3. Asstt. M.C. (M/E Ward)
4. A.E.W.W.(M/E Ward)

माहितीचा अधिकार
अधिनियम २००५ अन्वये
देण्यात आलेली माहिती

Dy. Chief Engineer,
Slum Rehabilitation Authority

Ex-Engg. (Wb)

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी. (सी.टी.) / २०१८ सन

करत आहे

२०२३

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, श्री. सिध्दिविनायक एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, बिल्डींग नं. ए१, प्लॉट धारक एस.टी. ८०, [illegible] सी.टी.एस.नं. ६/१ (पार्ट) ऑफ मंडाले विलेज, एस.व्ही.पी.रोड, महाराष्ट्र नगर, मालाड (पश्चिम), मुंबई - ४०००६४.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील [illegible] च महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे. व महाराष्ट्र सहकारी संस्थांचे नियम उपनिबंधक अधिनियमाच्या कलम ९२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम २०६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण [illegible] संस्था / मोठ्या गृहनिर्माण संस्था आहे.

कार्यालयीन शिक्का

(मो. भद्र अ. शेख)
सहनिबंधक
सहकारी संस्था, मुंबई शहर व उपनगरे
महाराष्ट्र, मुंबई

स्थळ : मुंबई

दिनांक : ०१/०९/२०१८

ME06077521500000

2014-2015

M/S JOGI ENGINEERING LTD

201410B L03039275
201420B L03039276

TURBHE MANDALE HOUSING PROJECT, NEAR MAHARASHTRA NAGAR, NO.1 MANKHURD(E)MUMBAI - 400 088.

307, 3rd Floor, D-Wing, Mittal Court, Nariman Point, Mumbai - 400 021

ME 4472(1), MUMBAI PANVEL HIGHWAY, VILLAGE MANDALE, MANKHURD, BLDG NO.A-1 MHADA

01/05/2000

₹ 5,57,34,895

Five Crore Fifty-Seven Lac Thirty-Four Thousand Eight Hundred Ninety-Five Only

31/03/2010 ₹ 1349828 01/04/2010

01/04/2014 to 31/03/2015

	01/04/2014 to 30/09/2014	01/10/2014 to 31/03/2015
	31354	31354
	0	0
	19679	19679
	0	0
	12254	12254
	11675	11675
	9102	9102
	162	162
	582	582
	14560	0
	0	0
52	99667	0
	0	0
	99667	0
	0	
	Ninety-Nine Thousand Six Hundred Sixty-Seven Only	Ninety-Nine Thousand Six Hundred Sixty-Seven Only
	28/08/2014	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PATIL ASHOK NAMDEO
NAMDEO KESHAV PATIL
19/06/1961
Permanent Account Number
ADGPP5727E

भारत सरकार
GOVERNMENT OF INDIA

अशोक नामदेव पाटील
Ashok Namdeo Patil
जन्म तारीख / DOB: 19/06/1961
पुरुष / MALE

9751 5084 9086

माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR KURLA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता:
S/O नामदेव पाटील, 101, गोपाळ कृष्ण कुंज, पाटणकर पार्क रोड, सेंट फ्रांसिस शाळा जवळ, नालासोपारा वेस्ट, नाळे, पालघर, महाराष्ट्र - 401203

Address:
S/O Namdeo Patil, 101, Gopal Krishna Kunj, Patankar Park Road, Near St. Fransic School, Nallasopara West, Nale, Palghar, Maharashtra - 401203

Date: 31/12/2016

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BPUPR3344L

नाम / Name
SONY AJAY RATHOD

पिता का नाम / Father's Name
PRATAP BHIKA CHAVAN

जन्म की तारीख / Date of Birth
20/11/1987

स्त्री / Female

हस्ताक्षर / Signature

28012021

करल - १
१९ | १९ | ३२
०२२१

भारत सरकार
Government of India

सोनी अजय राठोड
SONY AJAY RATHOD
जन्म तिथि/DOB: 20/11/1987
महिला/ FEMALE
Mobile No: 9820065148

4194 4282 9189
VID : 9186 5926 8221 9322

Issue Date : 27/09/2011

मेरा आधार, मेरी पहचान

THE SEAL OF THE SUB REGISTRAR KURLA

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पता:
W/O अजय राठोड, नगवाडी हनुमान चाल, पी. एल. लोखंडे मार्ग, चेंबूर, मुंबई, मुंबई, महाराष्ट्र - 400089

Address:
W/O Ajay Rathod, Nagwadi Hanuman chwal, P. L. Lokhande Marg, Chembur, Mumbai, Mumbai, Maharashtra - 400089

Date of Issue : 27/09/2011

4194 4282 9189
VID : 9186 5926 8221 9322

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

भारत सरकार

नारायण शशिकांत पाल
Narayan Shashikant Pal

जन्म वर्ष / Year of Birth : 1986
पुरुष / Male

3571 3914 8936

आधार — सामान्य माणसाचा अधिकार

कलम - १

२०९९	30	३

२०२३

भारत सरकार
GOVERNMENT OF INDIA

दिपेन राजेन्द्र कामदार
Dipen Rajendra Kamdar
जन्म तारीख / DOB.: 27/06/1978
पुरुष / MALE

4599 8507 1570

आधार - सामान्य माणसाचा अधिकार

THE SEAL OF THE SUB REGISTRAR, KURLA-1

369/20919
शुक्रवार,20 ऑक्टोबर 2023 6:16 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 20919/2023

दस्त क्रमांक: करल1 /20919/2023

बाजार मुल्य: रु. 10,34,836/- मोबदला: रु. 34,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,70,000/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात
अ. क्रं. 20919 वर दि.20-10-2023
रोजी 6:15 म.नं. वा. हजर केला.

पावती:23520 पावती दिनांक: 20/10/2023
सादरकरणाराचे नाव: सोनी अजय राठोड

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 640.00
पृष्ठांची संख्या: 32	
एकुण:	30640.00

सोनी अजय राठोड

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.कुर्ला-१ (वर्ग-२)

सह.दु.नि.कुर्ला-१ (वर्ग-२)

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

शिक्का क्रं. 1 20 / 10 / 2023 06 : 15 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 20 / 10 / 2023 06 : 15 : 56 PM ची वेळ: (फी)

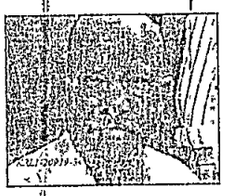
करल - १
२०९१९ | ३१ | ३२
२०२३

20/10/2023 6 29:24 PM

दस्त गोषवारा भाग-2

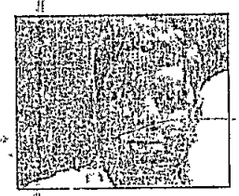
करल1
दस्त क्रमांक:20919/2023

दस्त क्रमांक :करल1/20919/2023
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अशोक नामदेव पाटील पत्ता:प्लॉट नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: श्री सिद्धिविनायक एस.आर.ए को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. ए -1, रोड नं: एसपीपीएल, तुर्भे मंडाळे, महाराष्ट्र नगर, मानखुर्द-पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ADGPP5727L	लिहून देणार वय :-62 स्वाक्षरी:-		
2	नाव:सोनी अजय राठोड पत्ता:प्लॉट नं: 101, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री राम को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 05, रोड नं: महाराष्ट्र नगर, मानखुर्द, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:BPUPR3344L	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 10 / 2023 06 : 21 : 21 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:दिपेन कामदार - - वय:34 पत्ता:चेंबूर, मुंबई पिन कोड:400071	स्वाक्षरी		
2	नाव:नारायण पाल वय:36 पत्ता:चेंबूर, मुंबई पिन कोड:400071	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:20 / 10 / 2023 06 : 22 : 47 PM

दु. निबंधक कुर्ला-१ निबंधक
कुर्ला-१ (वर्ग-२)

करल - १
२०९१९ | ३२ | ३२
२०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SONY AJAY RATHOD	eChallan	00040572023102037160	MH009842136202324E	170000.00	SD	0005163004202324	20/10/2023
2		DHC		1023205517784	640	RF	1023205517784D	20/10/2023
3	SONY AJAY RATHOD	eChallan		MH009842136202324E	30000	RF	0005163004202324	20/10/2023

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

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण ३२ पाने आहेत
करल-१/ २०९१९ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक २०/१०/२०२३

सु.भा. म्हैसने
दुय्यम निबंधक, कुर्ला-१
मुंबई-उपनगर जिल्हा

Receipt (pavti)

369/18656
Friday,September 15 ,2023
3:05 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 20924 दिनांक: 15/09/2023

गावाचे नाव: मानखुर्द
दस्तऐवजाचा अनुक्रमांक: करल1-18656-2023
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: अजय कुमार राठोड

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण:	रु. 340.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:25 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

सह. दुय्यम निबंधक कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923153408044 दिनांक: 15/09/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008180437202324P दिनांक: 15/09/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN MH008180437202324P	BARCODE	Date 15/09/2023-13:45:58	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	AJAY KUMAR RATHOD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	ROOM NO.101, SHRI RAM SOCIETY
Account Head Details	Amount In Rs.	Road/Street	BLDG NO.05, MAHARASHTRA NAGAR, MANKHURD
0030045501 Stamp Duty	500.00	Area/Locality	MUMBAI
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 0 0 0 8 8
		Remarks (If Any)	SecondPartyName=SONY AJAY RATHOD~
Total	600.00	Amount In Words	Six Hundred Rupees Only

DEFACED ₹600.00 DEFACED

THE SEAL OF THE SUB REGISTRAR KURLA

करत - १
१२५६ | ९ | ९२
२०२३

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	10000502023091503888 / 3906820237625
Cheque/DD No.		Bank Date / RBI Date	15/09/2023-13:46:12 / 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 : Mobile No. : 9000000000

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 दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-369-18656	0004299918202324	15/09/2023-15:05:20	IGR197	100.00
2	(iS)-369-18656	0004299918202324	15/09/2023-15:05:20	IGR197	500.00
			Total Defacement Amount		600.00

Print Date 15-09-2023 03:06:03

CHALLAN
MTR Form Number-6

GRN MH008180437202324P	BARCODE	Date 15/09/2023-13:45:58	Form ID 48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	AJAY KUMAR RATHOD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	ROOM NO.101, SHRI RAM SOCIETY
Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	500.00	Road/Street	BLDG NO.05, MAHARASHTRA NAGAR, MANKHURD
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 8
		Remarks (If Any)	SecondPartyName=SONY AJAY RATHOD-
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

कुरला - १
क्रमांक 2922
2023

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	10000502023091503888 / 3906820237625
Cheque/DD No.		Bank Date / RBI Date	15/09/2023-13:46:12 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll
		Mobile No. :	9000000000

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923153408044	Receipt Date	15/09/2023

Received from Self, Mobile number 9000000000, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 18656 dated 15/09/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 240
DEFACED

Payment Details

Bank Name	HDFS	Payment Date	15/09/2023
Bank CIN	10004152023091507603	REF No.	232583353786
Deface No	0923153408044D	Deface Date	15/09/2023

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

कुर्ला - १
फळ्या 3 | 92
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MUMBAI)

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0923153408044	Date	15/09/2023
Received from Self, Mobile number 9000000000, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	HDFS	Date	15/09/2023
Bank CIN	10004152023091507603	REF No.	232583353786
This is computer generated receipt, hence no signature is required.			

२०२३

THE SEAL OF THE SUB REGISTRAR

करण - १
१८४५ | ५ | १२
२०२३

SPECIMEN

This General POWER OF ATTORNEY executed on Mumbai on 15th day of September Two Thousand Twenty-Three.

By :

Sri. AJAY KUMAR RATHOD, a Non-Resident Indian, presently working and residing at Shri Ram Society, Room no. 101, Building no. 05, Maharashtra Nagar Mankhurd Mumbai 400088., herein after referred to as **'Principal'**.

IN FAVOUR OF:

Smt. SONY AJAY RATHOD, an Indian Resident, and residing at Shri Ram Society, Room no. 101, Building no. 05, Maharashtra Nagar Mankhurd Mumbai 400088., herein after referred to as **'the Attorney'** on the other part.

NOW TO KNOW ALL MEN BY THESE PRESENTS THAT

1. I am / We are presently working at 5118 ASC COY give full address of the Principal] C/O 56 AP Leh.

   I/ We am /are desirous of acquiring certain immoveable property / ies in India and / or the absolute owner of all that property Flat No.304, area admeasuring about 225 Sq. Ft. (Built-up), 3rd Floor, "Shree Siddhi Vinayak S. R. A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd, Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088, more fully described in the Schedule below [the property proposed to be acquired and / or Schedule A property together hereinafter referred to as the "Said Property"].

2. In order to acquire / purchase immoveable property / ies and / or to develop such acquired / purchased property / ies. And also, I/We am/are maintaining deposit account no 99690100015027.

3. Consequent to my/our employment abroad as aforesaid, I am / we are not in a position to deal with or attend day to day affairs of said property and / or service my / our loan / deposit accounts availed /maintained with Bank of Baroda, Sandu Garden, Chembur Branch. Hence it is felt necessary to appoint an Attorney to carry out any / all acts in connection with the acquisition management and disposal of said property on my / our behalf as well as to maintain / service the loan account / deposit account no 996901000

4. Therefore, I / we AJAY KUMAR RATHOD the above named do hereby nominate, constitute, appoint and retain SMT. SONY AJAY RATHOD aged 36 years, r/o Shri Shri Ram Society, Room no. 101, Building no. 05, Maharashtra Nagar Mankhurd Mumbai 400088 (full address and occupation to be given), whose signature is attested

here below as my our true lawful and legal attorney in my/our name/s and on my/our behalf, to do all or any of the following acts, deeds, and things, specifically-

a. To borrow/ raise loan from Bank of Baroda to purchase any immoveable properties in my/our name/s and on my/ our behalf and take possession thereof;

b. To borrow/ raise loan from Bank of Baroda as against the securities of said property referred to above or otherwise;

c. To manage/maintain the said property;

d. To pay all taxes, charges and levies in regard to the said property and to obtain valid discharge and receipt/s thereof;

e. To enter into any agreement / contract Including the Development Agreement/s in respect of the said property with the Developer / Co- operative Housing Society or any other contractor;

f. To execute loan documents for availing the credit facilities from Bank of Baroda and to execute all further documents to facilitate availing/ continuing to avail the credit facilities from Bank of Baroda;

g. To create mortgage, hypothecate, etc., in respect of my / our said property in favour of Bank of Baroda by executing necessary documents in order to secure the borrowings referred to above as well as to obtain valid discharge from Bank of Baroda;

h. To lease out said property either to the Bank of Baroda or in favour of any other person/s as deemed necessary and to receive security deposits, rents therefrom;

i. To purchase properties on my / our behalf and to pay consideration thereof and to register/ present documents for registration;

j. To open deposit account/s, loan account/s with Bank of Baroda; and operate the same on my/our behalf;

k. To appear for and represent me / us before all Government, Statutory, Local, Revenue, Tax and other Authorities as also Courts and Tribunals;

l. To submit application/s and affidavits, statements, returns to the Government and/or any other Statutory Authorities concerned, to obtain necessary clearances, exemptions, sanctions and permissions required under any Act / Rules;

m. To enter into agreement's for sale of the said property, to sell and convey the said property and execute Deed of Sale in favour of purchaser/s; and do everything necessary for completing the conveyance and registration of such Sale Deeds; and to sign all Forms, Affidavits, applications in that behalf;

n. To receive the sale consideration, advances, earnest money deposits, part payments and balance payments in regard to the sale of the said property and issue receipt/s and acknowledgements therefor;

o. To apply for and obtain all clearance certificate/s and/ or no objection/s required from the concerned Authority;

p. p. To apply for and obtain necessary dearances, permissions and consents required in connection with sale / constructions/management of said property;

q. To initiate, prosecute and defend all Arbitration, Legal, Revenue, Tax and other proceedings relating to the said property and in that behalf, engage the services of legal and tax practitioners, instruct them and remunerate them;

r. To sign and execute pleadings, applications, petitions, affidavits, declarations, memorandum of appeal, Revision and Review, Returns and other papers/documents and to receive and accept service of processes, Notices, Orders and acknowledge them;

s. To settle, compromise, compound, withdraw any Sult/ proceeding relating to said property and obtain valid discharge thereof, and to do all things and be in charge of conduct of such proceedings;

t. To pay all rates, taxes and cesses and obtain receipts therefor; u. And generally, to do all other lawful acts, deeds and things necessary in regard to aforesaid;

I/ WE HEREBY AUTHORIZE my/our said Attorney to delegate all or any of the aforesaid powers to anyone else and any such delegation will be valid only when accompanied by a certified copy and/ or will be valid for transaction specific and at the first instance the original of this shall be produced for verification.

I/ WE HEREBY AGREE AND UNDERTAKE to obtain back the original of this deed from the Attorney whenever I / we recall / cancel this deed of General Power of Attorney from attorney and shall give notice of such withdrawal / cancellation.

I/WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all whatsoever my/our said attorney may lawfully do pursuant to this Power of Attorney;

Signature of the Attorney

Attested: रमेश अप्पाराव

Signature of Principal

SCHEDULE-A

[Details of the property/ les the principal is willing to purchase]

Flat No.304, area admeasuring about 225 Sq. Ft. (Built-up), 3rd Floor, "Shree Siddhi Vinayak S. R. A. Co-operative Housing Society Ltd., Building No. A-1, Shivsahi Punrvasan Prakalp Ltd, Slum Rehabilitation Scheme, Turbhe-Mandale, Mankhurd, Mumbai-400088.

IN WITNESS WHEREOF I have executed this GENERAL POWER OF ATTORNEY at Mumbai (Place) India (name of the country)

Sri. AJAY KUMAR RATHOD

Signature of the Principal

(POA has to be executed before embassy and requires to be attested by embassy officials and proof thereof). [note Format only. To be modified to suit the transaction/ authority sought to be given]

Witness:-

1. अनिता प्रताप चव्हाण

2. P. Balamury

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00159/02392

To
अजयकुमार राठोड
AJAYKUMAR RATHOD
Sony Ajay rathod
Room no.2 samarth Krupa niwas
Sion trambay road
BARC mumbai
Mandala
Mumbai
Mumbai Suburban Maharashtra - 400088
9372356303

आपका आधार क्रमांक / Your Aadhaar No. :
3767 6118 2445
VID : 9166 3632 5242 8367
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

अजयकुमार राठोड
AJAYKUMAR RATHOD
जन्म तिथि/DOB: 06/07/1986
पुरुष/ MALE

Issue Date: 28/09/2011

3767 6118 2445
VID : 9166 3632 5242 8367
मेरा आधार, मेरी पहचान

करल - १
१८६५६ | १ | १२
२०२३

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2811/27207/01516

To
SAIF ALI RATHOD
Sony Ajay rathod
Room no 2 samarth Krupa niwas mandala
Sion trambay road
BARC
Mandala mumbai
Mumbai
Mumbai Suburban Maharashtra - 400088
9372356303

THE SEAL OF THE SUB REGISTRAR KURLA

आपका आधार क्रमांक / Your Aadhaar No. :
4194 4282 9189
VID : 9102 8591 3231 5558
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Saif Ajay Rathod
Date of Birth: 14/11/1997
Male / पुरुष

4194 4282 9189
VID : 9102 8591 3231 5558
मेरा आधार, मेरी पहचान

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक / Enrolment No.: 0653/14008/01466

To,
श्री/श्रीमती/कुमारी
Anna Rajip Dhakan
C/O Rajaji Chawl
Tilak Nagar
Kross Market
Govandi
Mumbai
Shivaji Nagar
Mumbai Suburban Maharashtra - 400043
8221044215

Signature valid

आपका आधार क्रमांक / Your Aadhaar No.:
6865 4156 8090

मेरा आधार, मेरी पहचान

To,
श्री/श्रीमती/कुमारी
Anna Rajip Dhakan
जन्म तिथि/DOB: 29/03/1961
महिला/FEMALE

6865 4156 8090

मेरा आधार, मेरी पहचान

करार - १

१८६५.६	१०.०	१२

२०२३

भारत सरकार
Government of India

बालमुरुगन दुरैराज पालानी
Balamurugan Durairaj Palani
जन्म तारीख/DOB: 12/11/1980
पुरुष/ MALE

Downloaded Date: 15/07/2020

5573 6063 1184
VID : 9102 4629 1702 1841

माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR KURLA-1

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
पालानी/आईचे नाव: दुरैराज पालानी, रूम नंबर.212 बिल्डींग नंबर ए 1, एस पी पी एल सिद्धिविनायक सी एच एस, बुद्धा मंदिर के सामने, मणखुर्द ईस्ट, मुंबई, मुंबई, महाराष्ट्र - 400088

Address:
S/O: Durairaj Palani; room no.212 BLDG NO.A1, SPPL SIDDHIVINAYAK CHS, OPP BUDDHA MANDIR, MANKHURD EAST, Mumbai, Mumbai, Maharashtra - 400088

5573 6063 1184
VID : 9102 4629 1702 1841

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

369/18656
शुक्रवार,15 सप्टेंबर 2023 3:05 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 18656/2023

दस्त क्रमांक: करल1 /18656/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात
अ. क्रं. 18656 वर दि.15-09-2023
रोजी 3:04 म.नं. वा. हजर केला.

पावती:20924 पावती दिनांक: 15/09/2023

सादरकरणाराचे नाव: अजय कुमार राठोड

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकुण:	340.00

दस्त हजर करणाऱ्याची सही:

सह. दु. निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

सह. दु. निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच ववहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 15 / 09 / 2023 03 : 04 : 40 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 09 / 2023 03 : 05 : 26 PM ची वेळ: (फी)

करल - १
१८६५६ | ११ | १२
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1

दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:18656/2023

15/09/2023 3 11:02 PM

दस्त क्रमांक :करल1/18656/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सोनी अजय राठोड पत्ता:प्लॉट नं: रूम नं. 101, माळा नं: -, इमारतीचे नाव: श्री राम सोसायटी, ब्लॉक नं: बिल्डिंग नं.05, रोड नं: महाराष्ट्र नगर, मानखुर्द मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:- सोनी अजय राठोड		
2	नाव:अजय कुमार राठोड पत्ता:प्लॉट नं: रूम नं. 101, माळा नं: -, इमारतीचे नाव: श्री राम सोसायटी, ब्लॉक नं: बिल्डिंग नं. 05, रोड नं: महाराष्ट्र नगर, मानखुर्द मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 09 / 2023 03 : 10 : 08 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अनिता प्रताप चव्हाण वय:62 पत्ता:चेंबूर, मुंबई पिन कोड:400071 अनिता प्रताप चव्हाण स्वाक्षरी		
2	नाव:वालमुरगन पालानी वय:42 पत्ता:चेंबूर, मुंबई पिन कोड:400071 स्वाक्षरी		

शिक्का.क्र.4 ची वेळ:15 / 09 / 2023 03 : 10 : 52 PM

शिक्का क्र.5 ची वेळ:15 / 09 / 2023 03 : 11 : 08 PM नोंदणी पुस्तक 4 मध्ये

करल - १ IV
१८६५६ १२/१२
२०२३

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AJAY KUMAR RATHOD	eChallan	10000502023091503888	MH008180437202324P	500.00	SD	0004299918202324	15/09/2023
2		DHC		0923153408044	240	RF	0923153408044D	15/09/2023
3	AJAY KUMAR RATHOD	eChallan		MH008180437202324P	100	RF	0004299918202324	15/09/2023

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

प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण ४ (चार) पाने आहेत.
करल-१/ १८६५६ /२०२३
पुस्तक क्रमांक ४ क्रमांकावर नोंदला
दिनांक: १५/०९/२०२३

सु.भा. महेसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

श्री सिध्दीविनायक एस.आर.ए. सहकारी गृहनिर्माण संस्था (मर्या.)

नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी./(टी.सी.)/१३०१८/सन २०१९

बिल्डींग नं. ए/१, प्लॉट बेरींग एस. नं. ८० (पार्ट) आणि सी.टी.एस.नं. ६/१ (पार्ट) ऑफ मंडाले व्हिलेज, एस.पी.पी.एल., महाराष्ट्र नगर, तुर्भे मंडाळे, मानखुर्द (पूर्व), मुंबई - ४०००८८

दिनांक : 23/10/2023

संदर्भ क्र. : 108

TO WHOMSOVER IT MAY CONCERN

This is certified that **MR. ASHOK NAMDEO PATIL** is a bonafide member of the society occupying the **Flat No. 303, 3rd Floor, Shree Siddhivinayak SRA Co-operative Housing Society Ltd.**, situated at **S. P. P. L., Building No. A/1, Plot Baring Sr. No. 80(Pt.), CTS No. 6/1(Pt.) of Village Turbhe-Mandale, at Maharashtra Nagar, Mankhurd (East), M/E Ward, Mumbai – 400088.**

The details information in respect of the above-mentioned fat as per the society records is as follows: -

1) Area of the Flat	: 225 Sq. Ft. Built-up
2) Municipal Jurisdiction Area	: M/E Ward
3) Village	: Village Turbhe-Mandale
4) Plot CTS No.	: 6/1(Pt.) & Plot Baring Sr. No. 80(Pt.)
5) Year of Construction	: 2006

The Society is registered vide Registration No. **MUM/SRA/HSG/(T.C.)/13018/(2019).** Which is registered under Maharashtra Co-operative Society Act 1960. **THIS BUILDING HAS LIFT FACILITY.**

Society declares there is no line outstanding arrears towards society Dues and society has **NO OBJECTION** for transferring the said Tenement along with society membership rights, title and interest without any litigation in favours of intending Purchaser – **MRS. SONY AJAY RATHOD.**

This certificate is issued on his request for the payment of Stamp Duty & Registration of Agreement for Sale purpose.

श्री सिध्दिविनायक एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्या.

सचिव खजिनदार