

353/1005

Tuesday, January 16, 2024
6:47 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1173 दिनांक: 16/01/2024

गावाचे नाव: पनवेल
दस्तऐवजाचा अनुक्रमांक: पवल2-1005-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: आनंद नाना बिरारे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 30840.00

आपणाम मूळ दस्त , थंवनेल प्रिंट, सूची-२ अंदाजे
7:07 PM ह्या वेळेस मिळेल.

Joint Sr Partner
सह दुय्यम निबंधक पनवेल-२
(पनवेल -२)

वाजार मुल्य: रु.5027400 /-
मोवदला रु.5400000/-
भरलेले मुद्रांक शुल्क : रु. 378000/-

- 1) देयकाचा प्रकार: DHC रकम: रु.840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124164818092 दिनांक: 16/01/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014073947202324E दिनांक: 16/01/2024
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२

मुळ दस्तऐवज परत मिळाला.

पक्षकाराची सही



सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल 2

17/01/2024

दम्न क्रमांक : 1005/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	नगरनामा
(2) मोबदला	5400000
(3) वाजारभाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5027400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: पनवेल म. न. पा. इतर वर्णन : इतर माहिती: सदतिका क्र. सी-01, तळमजला, ऋषिकेश को. ऑ. हौ. मो. लि., प्लॉट नं. 36, 37, 38, 39, 128, 129, सेक्टर नं. 10, नवीन पनवेल-पूर्व (वांधीव क्षेत्रफळ 625 चौ. फूट) (Plot Number : 36, 37, 38, 39, 128, 129 ; SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 625 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नपेवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- राकेश रंजन पोद्दार वय:- 52; पत्ता:- प्लॉट नं: 03, माळा नं: -, इमारतीचे नाव: गीतांजली को. ऑ. हौ. मो. लि. ब्लॉक नं: ए-13, रोड नं: सेक्टर नं. 01, पनवेल, महाराष्ट्र, राईगार्: (ं). पिन कोड:- 410206 पॅन नं:- AIRPP3544R
(8) दम्नपेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- आनंद नाना विरारे वय:- 30; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एमपीडीसी कॉलनी, पी 25/4, मायन ट्रॉम्बे रोड, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400088 पॅन नं:- BKLPB4561P 2): नाव:- अनिता नाना विरारे वय:- 59; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एमपीडीसी कॉलनी, पी 25/4, मायन ट्रॉम्बे रोड, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400088 पॅन नं:- AVSPB5585A
(9) दम्नपेवज करून दिल्याचा दिनांक	16/01/2024
(10) दम्न नोंदणी केल्याचा दिनांक	16/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1005/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यंकनामारी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mr Anand Nana Birare And Other One	eChallan	69103332024011618414	MH014073947202324E	378000.00	SD	0007424640202324	16/01/2024
2		DHC		0124164818092	840	RF	0124164818092D	16/01/2024
3	Mr Anand Nana Birare And Other One	eChallan		MH014073947202324E	30000	RF	0007424640202324	16/01/2024

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

16
16-01-2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		16 January 2024,06:41:10 PM	
Valuation ID	202401167706	पवल2	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	रायगड		
मूल्य विभाग	तालुका : पनवेल		
उप मूल्य विभाग	1/14-मोजे- (गंाव) न्यु पनवेल (इस्ट) मूल्यदर विभाग 3		
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी रादनिका	कार्यालय	दुकाने
43900	95900	110400	119400
			औद्योगिक
			110400
			मोजमापनाचे एकक
			चौ. मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	58.8चौ. मीटर	मिळकतीचा वापर-	निवासी रादनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	20 वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			बांधीव
			Rs.25289/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.95900/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)	
		= (((95900-43900) * (80 / 100)) + 43900)	
		= Rs.85500/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 85500 * 58.8	
		= Rs.5027400/-	
Applicable Rules		= 3, 9, 18, 19	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 5027400 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		=Rs.5027400/-	
		= २ पन्नास लाख सत्तावीस हजार चार शें /-	

Home

Print

पवल - २

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९ / ४२

सह मुख्यम निबंधक वर्ग-२
(पनवेल -२)





CHALLAN
MTR Form Number-6



GRN	MH014073947202324E	BARCODE			Date	16/01/2024-16:53:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	पवल - २			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			PAN No.(If Applicable)	BKLBP4561P २००५/२०२४			
Location	RAIGAD			Full Name	Mr Anand Nana Birare And Other One २ / १८२			
Year	2023-2024 One Time			Flat/Block No.	Flat No C 01 Ground Floor Hrishikesh CHS Ltd			
Account Head Details	Amount In Rs.		Premises/Building	Plot No 36 37 38 39 128 129 Sector No 10 New Panvel East				
0030046401 Stamp Duty	378000.00		Road/Street	Tal Panvel Dist Raigad				
0030063301 Registration Fee	30000.00		Area/Locality	Tal Panvel Dist Raigad				
			Town/City/District	0 2 0 6				
			PIN	0 2 0 6				
			Remarks (If Any)	PAN2=AIRPP3544R~SecondPartyName=Mr Rakesh Ranjan Poddar~CA=5400000				
			Amount In	Four Lakh Eight Thousand Rupees Only				
Total	4,08,000.00		Words	Four Lakh Eight Thousand Rupees Only				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024011618414	2848854360		
Cheque/DD No.			Bank Date	RBI Date	16/01/2024-16:54:53	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI 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.

Mobile No. : 8169643229

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .

G. Keshav

B. S. Bhatnagar

अनिता नाना

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN - 0124164818092	Date 16/01/2024
Received from Mr Anand Nana Birare, Mobile number 8169643229, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 16/01/2024
Bank CIN - 10004152024011616329	REF No. 2880996172
This is computer generated receipt, hence no signature is required.	

Handwritten signature

Handwritten signature in a circle

अनिता नागा

प व ल - २	
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३	/ ४२

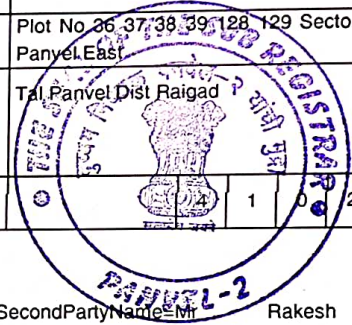
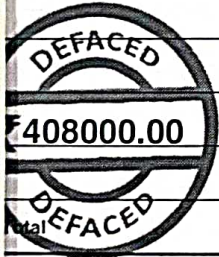




CHALLAN
MTR Form Number-6



GRN	MH014073947202324E	BARCODE			Date	16/01/2024-16:53:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)	प व ल - २			
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR			PAN No.(If Applicable)	BK_LPB4561P			
Location	RAIGAD			Full Name	Mr Anand Nana Birare And Other One 9004/2028			
Year	2023-2024 One Time			Flat/Block No.	Flat No C 01 Ground Floor Hrishikesh CHS Ltd 8/82			
Account Head Details		Amount In Rs.		Premises/Building	Plot No 26,37,38,39,128,129 Sector No 10 New Panyel East			
0030046401	Stamp Duty	378000.00		Road/Street	Tal. Panvel Dist Raigad			
0030063301	Registration Fee	30000.00		Area/Locality	Tal. Panvel Dist Raigad			
				Town/City/District	1 0 2 0 6			
				PIN	1 0 2 0 6			
				Remarks (If Any)	PAN2=AIRPP3544R-SecondPartyName=Mr Rakesh Ranjan Poddar-CA=5400000			
				Amount In	Four Lakh Eight Thousand Rupees Only			
		4,08,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332024011618414	2848854360	
Cheque-DD Details				Bank Date	RBI Date	16/01/2024-16:54:53	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8169643229
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-1005	0007424640202324	16/01/2024-18:47:48	IGR147	30000.00
2	(IS)-353-1005	0007424640202324	16/01/2024-18:47:48	IGR147	378000.00
Total Defacement Amount					4,08,000.00



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

Receipt of Document Handling Charges

PRN 0124164818092

Receipt Date 16/01/2024

Received from Mr Anand Nana Birare, Mobile number 8169643229, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 1005 dated 16/01/2024 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED

₹ 840

DEFACED

Payment Details

Bank Name IBKL

Payment Date 16/01/2024

Bank CIN 10004152024011616329

REF No. 2880996172

Deface No 0124164818092D

Deface Date 16/01/2024

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

प व ल - २
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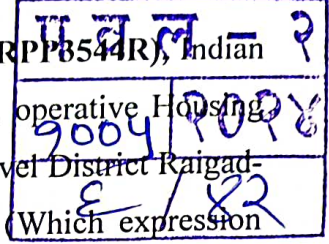


AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made and entered into at New Panvel, this 16th, day of - January - 2024.

BETWEEN

Mr. Rakesh Ranjan Poddar, age 52 years, (Pan No. AIRPP8544R), Indian inhabitants, residing at: A-13, Plot No. 03, Geetanjali Co. operative Housing Society Ltd., Sector No.01, New Panvel (East), Taluka Panvel District Raigad-410206. Hereinafter called "The Vendor / Transferor" (Which expression



shall unless repugnant to the context or meaning thereof shall mean deemed to include his heirs, executors and administrators) of the **One Part**

AND

Mr. Anand Nana Birare, age 30 years, (Pan No. BKLBP4561P) & Mrs. Anita Nana Birare age 59 years, (Pan No. AVSPB5585A) both Indian inhabitants, residing at: SPDC Colony, P25/4, Sion Trombay Road, Mankhurd, T. F. Deonar, Mumbai - 400088. Hereinafter called "The Purchasers/ Transferees" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the **Other Part**.



WHEREAS: - By an agreement for sale dated 04.10.2001 duly registered in the office of the sub-Registrar, Uran at Sr.No.954/2002 made between M/s. Sai Dwarka Enterprises, herein referred to as "The Builders" of the one part and Mr. Vasudev Kisan Patil, therein referred to a flat purchaser of the other part, the builder has agreed to sell and the flat owner has agreed to purchase one flat bearing Flat No.01, C wing, on Ground Floor, building has been constructed by the builder of land situated at Plot No.36,37,38,39,128 & 129, Sector No.10, Building is known as "Hrishikesh Apartment" New Panvel (E), Taluka Panvel, District Raigad.

AND WHEREAS: Mr. Vasudev Kisan Patil, has sold with permanent and absolute right of use and occupation of the said Flat No.01, C wing, on Ground Floor, Hrishikesh Co. operative Housing Society Ltd., Sector No.10, Plot No.36,37,38,39,128 & 129, New Panvel (E), admeasuring

Rakesh

Birare

अनिता नाना

625 sq. fts. or 58.08 sq. mtrs. super built-up area, i.e. carpet area, to the purchasers Mr. Rakesh Ranjan Poddar & Mrs. Mira Rakesh Poddar, as per Agreement for Sale Pvl 2-12709/2016 dated 28/10/2016 & Sale Deed Pvl 5-4540/2019 dated 30/04/2019 duly registered with Sub-Registrar of Assurances.

पवल - २
२००५/२०२४
७/२२

AND WHEREAS : Mrs. Mira Rakesh Poddar, has Gift with permanent and absolute right of use and occupation of the said Flat No.01, C wing, on Ground Floor, Hrishikesh Co. operative Housing Society Ltd., Sector No.10, Plot No. 36,37,38,39,128 &129, New Panvel (E), area measuring 625 sq. fts. or 58.08 sq. mtrs. super built-up area, i.e. carpet area, to the Donee her husband Mr. Rakesh Ranjan Poddar as per Gift Deed Pvl 3-17042/2022 dated 07/10/2022 duly registered with Sub-Registrar of Assurances.



AND WHEREAS : The vendor / transferor is fully seized, and possessed of or otherwise well and sufficiently entitled to deal with or dispose of the said flat subject to the terms and condition of the said agreement.

AND WHEREAS : The Purchasers / Transferees having come to known and being in need of residential accommodation, approached the vendor / transferor with a request sale all his possessor rights titles and interest in and upon the said premises for a total consideration on Rs.54,00,000/- (Rupees Fifty Four Lakhs Only).

AND WHEREAS : The Purchasers / Transferees being fully satisfied about title and the other documents in respect of the said premises agreed to purchase the said flat for the said consideration.

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

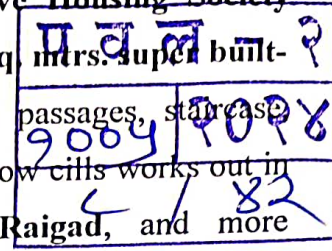
- 1) The vendor / transferor shall sell and the Purchasers / Transferees shall purchase the Flat No.01, C wing, on Ground Floor, building has been

Rakesh

Mira

अनिता नाना

constructed of land situated at Plot No. 36,37,38,39,128 & 129, Sector No. 10, Building is known as "Hrishikesh Co-operative Housing Society Ltd.," and admeasuring approx. 625 sq. fts. or 58.08 sq. mtrs. super built-up area, proportionate share in common areas viz passages, staircase walls, lofts, terrace and the recessed space below window cills works out in New Panvel (East), Taluka Panvel, District Raigad, and more



particularly described in the schedule hereunder written with their appurtenances, free from all encumbrances, at or for the price of Rs.54,00,000/- (Rupees Fifty Four Lakhs Only). The Purchasers/Transferees to be paid part payment to the Vendor / Transferor (the receipt whereof the flat vendor/Transferor doth hereby and acknowledged)



- a) A sum of Rs.1,00,000 /- (Rupees One Lakhs Only) will pay by ChequeNo.317036 dated 04/02/2021 drawn on Central Bank Of India , Branch Mankhurd.
- b) A sum of Rs.4,00,000 /- (Rupees Four Lakhs Only) will pay by ChequeNo.278932dated 28/02/2021 drawn on Central Bank Of India , Branch Mankhurd.
- c) A sum of Rs.1,00,000 /- (Rupees One Lakhs Only) will pay by ChequeNo.278930 dated 06/03/2021 drawn on Central Bank Of India , Branch Mumbai .
- d) A sum of Rs.4,00,000 /- (Rupees Four Lakhs Only) will pay by ChequeNo.278937 dated 18/02/2022 drawn on Central Bank Of India , Branch Mankhurd.
- e) A sum of Rs.50,000 /- (Rupees Fifty Thousand Only) will pay by Gpay Transaction ID.332028398967 dated 16/11/2023.
- f) A sum of Rs.50,000 /- (Rupees Fifty Thousand Only) will pay by Gpay Transaction ID.334293158021 dated 08/12/2023 .
- g) The Purchaser has been deducted the applicable TDS @1.00% or i.e. Rs.54,000/- (Rupees Fifty Four Thousand Only) from the agreed consideration amount and deducted amount had deposited in the name and account of Seller at Department of Income Tax of India and submitted the payment Depositing Receipt/ Challan, After the execution of Agreement For Sale.

Hrishikesh

Rajendra

अनिता नाता

h) Balance amount of **Rs.43,00,000/- (Rupees Forty Three Lakhs Only)** will be paid by the Transferee to the Transferor, **Mr. Rakesh Ranjan Poddar**, from obtaining the loan from any financial Institution

9004	2028
82	

i) The Vendor/Transferor on receiving the full and final consideration amount shall deliver the vacant, peaceful and physical possession of the said flat and all other relevant document/s and the shares of the society to the Transferee. In case of delay the payment from the Transferee and or any financial institution within 60 days the Transferee liable to pay the interest on balance amount at the rate of 11% to the Transferor.

j) If the deal cancelled or Delay for documents for loan purpose from the Vendor/Transferor then Vendor/transferor will pay 11% interest to Purchaser / transferee on paid total amount.

k) The Transferor hereby admits and acknowledge the Receipt of **Rs.11,00,000/- (Rupees Eleven Lakhs Only)** as mentioned above and discharge the Transferee from the same forever.

2) The Flat Vendor / Transferor and Purchaser / Transferees both agree that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties have any grievances about the same.

3) The Flat Vendor / Transferor has obtained necessary sale permission cum No Objection Certificate at the cost of party of Second Part to sale the said flat to the Purchasers / Transferees from the concern Authority and handed over the same to the Purchasers / Transferees.

4) The Flat Vendor / Transferor shall pay and clear all the Corporation (CIDCO) dues outgoing Service charges, electricity bill and also the water charges, Association, Society's/Builders contribution up to possession of the said flat. The Vendor/Transferor shall be transferred to the name of the purchaser in the records of and concerned authorities (CIDCO/ SOCIETY / MSEDCL ETC).

The Vendor/Transferor hereby declares and confirms as under :-

(a) The Vendor / Transferor is agreed to sell Deed, transfer and assign all his rights, interest and benefit in and upon said **Flat No.01, C wing** is free from all encumbrances, changes and liabilities of what so ever nature and

Rakesh

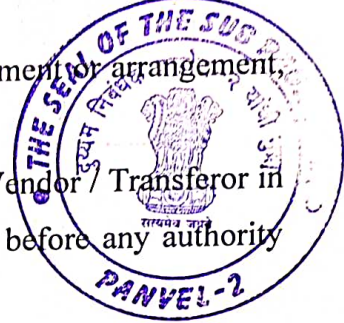
Ranjan

अनिता नाना

प व ल - २
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the Vendor/Transferor has full and absolute right and authority to sell and transfer the same to any person of his choice. No other person except the Vendor / Transferor has any right, claim or demand in respect of the said flat or any part thereof.

- (b) The Vendor/Transferor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said flat.
- (c) There are no proceedings instituted by or against the Vendor / Transferor in respect of the said flat and pending in any Court or before any authority and the said flat is not under any lispendens.
- (d) In the event of the sale not being completed due to any willful default on the part of the Vendor / Transferor, the Purchasers / Transferees shall have the right to require specific performance by the Vendor / Transferor of this Agreement.
- (e) The Vendor / Transferor hereby agreed that whenever they required for the execution or signing of any document regarding the said transaction with fail, with delay both the vendor will remain present before the competent Authority as the purchaser wishes if the Vendor / Transferor fails to present before the competent Authority the purchasers / Transferees is liable to take legal action against the Vendor / Transferor .
- f) The Vendor / Transferor shall pay all assessments, rents, rates, Society Maintenance, Property taxes, Mahanagar Palika Tax, Society NOC and out goings in respect of the said flat previous to the day of handing over possession Pay by Vendors / Transferor.
- (g) The stamp-duty, registration charges and all other out of pocket expenses payable on this deed and on the Deed of Conveyances shall be borne and paid by the Purchasers / Transferees alone and each party shall bear and pay their own expenses including their own Advocates professional fees.
- (h) This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act. No. XV of 1971) and the rules made there under said Act & the rules made there under.



Handwritten signature

Handwritten signature

अनिता नाना

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THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land known as Plot No.36,37,38,39,128 & 129, Sector No.10, admeasurements 1200.00 sq. mtrs., situated and located at New Panvel (E), Tal. Panvel, Dist. Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No.01, C wing, on Ground Floor, Plot No.36,37,38,39,128 & 129, Sector No. 10, "Hrishikesh Co-operative Housing Society Ltd. New Panvel (E), Taluka - Panvel, District Raigad, admeasuring approx. 625 sq. fts. or 58.08 sq. mtrs. super built-up area, i.e. carpet area.

IN WITNESS WHEREOF the parties hereto have executed these presents and a duplicate hereof the day and year first hereinabove written.

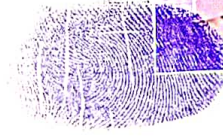
SIGNED AND DELIVERED BY

The within named Vendor / Transferor

Mr. Rakesh Ranjan Poddar

Pan No.AIRPP3544R

Rakesh



In presence of....

- 1) Mr. *Asay Choudhary*
- 2) Mr. *Avinash Gavhankar*

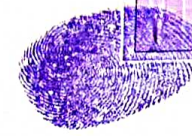
SIGNED AND DELIVERED BY

The within named Purchasers / Transferees

1) Mr. Anand Nana Birare

Pan No.BKLPB4561P

Birare



2) Mrs. Anita Nana Birare

अनिता नाना

Pan No. AVSPB5585A

In presence of....

1) Mr.

Asay Charkhary

2) Mr.

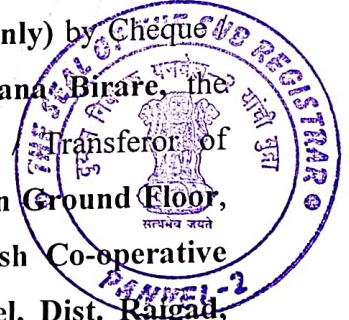
Animesh Garhankar



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१००५/२०२४
१५ / ४२

RECEIPT

Received a Sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only) by Cheque
Cash from Mr. Anand Nana Birare & Mrs. Anita Nana Birare, the
purchasers being the Part payment paid to the Vendor / Transferor of
consideration price towards the sale of Flat No.01, C wing, on Ground Floor,
Plot No. 36,37,38,39,128 & 129, Sector No.10, "Hrishikesh Co-operative
Housing Society Ltd.," New Panvel (E), Taluka - Panvel, Dist. Raigad,
admeasuring approx. 625 sq. fts. or 58.08 sq. mtrs. super built-up area, i.e.
carpet area.



I say Received

Rs.11,00,000/-



Mr. Rakesh Ranjan Poddar
(The Vendor / Transferor)

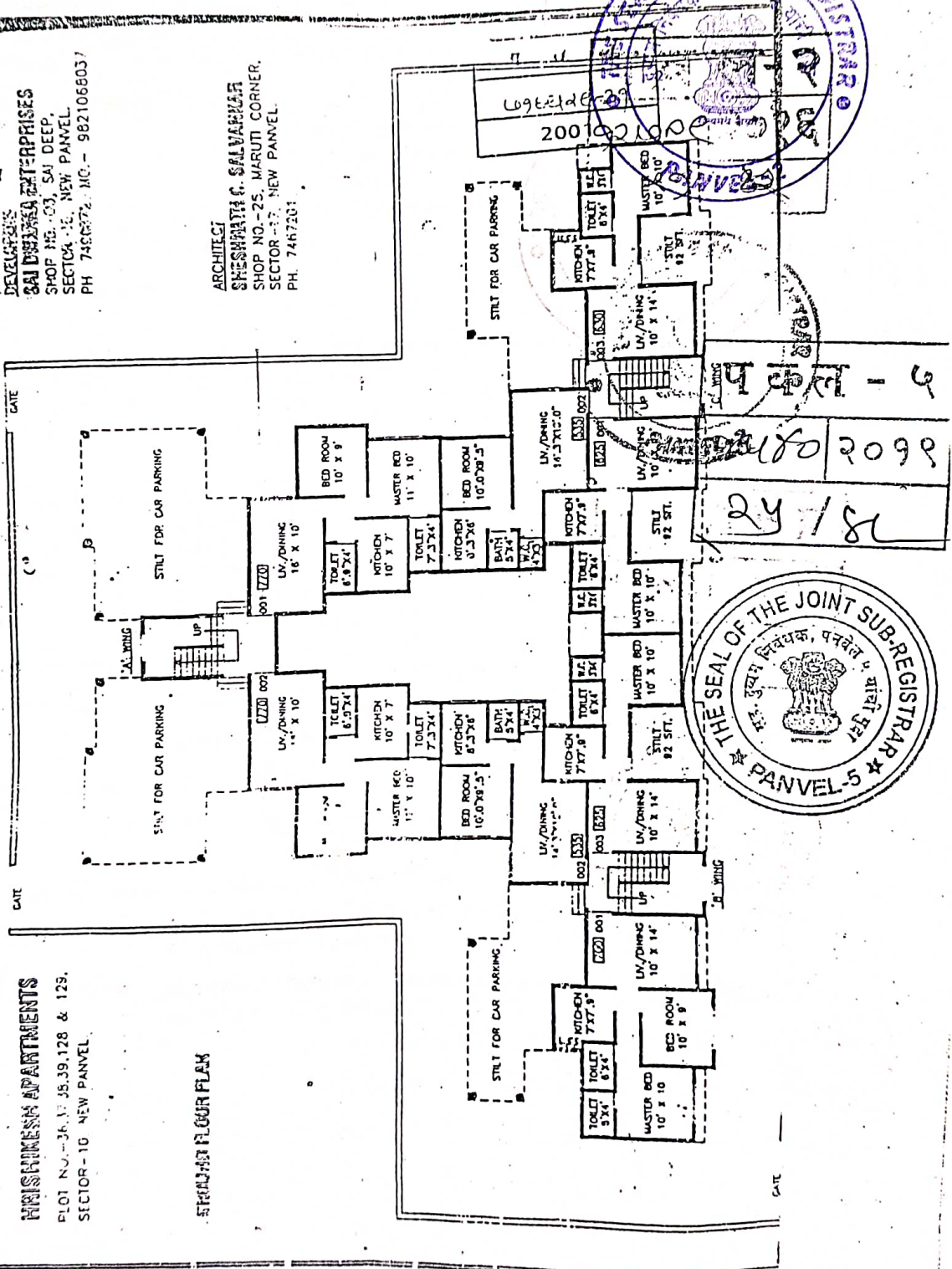
DEVELOPERS
SAI DEEPA ENTERPRISES
 SHOP NO. 03, SAI DEEP,
 SECTOR - 16, NEW PANVEL,
 PH. 746672. MO. - 9821066037

ARCHITECT
SRESWATHI C. SALVAPAKA
 SHOP NO. -25, MARUTI CORNER,
 SECTOR -17, NEW PANVEL,
 PH. 7467201

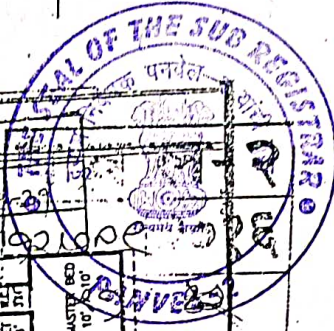
TRISHNA APARTMENTS
 PLOT NO. - 3A, 17, 18, 19, 128 & 129,
 SECTOR - 10, NEW PANVEL.

STRAIGHT FLOOR PLAN

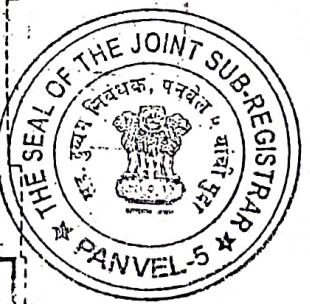
8.00 M. WIDE ROAD



प व ल - २
 १००५/२०२४
 १७/४२



प व ल - ५
 १०१०/२०१९
 २५/१८



Rishi

Rishi



30/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 4540/2019

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) वित्तेखाचा प्रकार	अभिहस्तांतरणपत्र	<p style="text-align: center;">प व ल - २</p> <p style="text-align: center;">१००५/२०२४</p> <p style="text-align: center;">१९/४२</p>
(2) मोबदला	3811000	
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3791000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: सदरिका नं.सी-01, तळमजला, ऋषिकेश को.ऑप.हौ.सो.लि., प्लॉट नं. 36,37,38,39,128,129, सेक्टर नं.10, नविन पनवेल - पूर्व, ता.पनवेल, जि.रायगड. (वांधीव क्षेत्रफळ 625 चौ.फू.) (द.नों.क्र.पवल-2-12709/2016 नु.म. सु.शु.रु.1,90,600/- व रु.फी.रु.30,000/- वसूल केले.) ((Plot Number : 36,37,38,39,128,129 ; SECTOR NUMBER : 10))	
(5) क्षेत्रफळ	1) 625 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री.वासुदेव किसन पाटील वय:-55; पत्ता:- प्लॉट नं: 36,37,38,39,128,129, माळा नं: तळमजला, इमारतीचे नाव: ऋषिकेश को.ऑप.हौ.सो.लि., ब्लॉक नं: सी-01, रोड नं: सेक्टर नं.10, नविन पनवेल-पूर्व, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पनवेल-2 नं:-AGGPP3396L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री.राकेश रंजन पोद्दार वय:-48; पत्ता:- प्लॉट नं: 03, माळा नं: -, इमारतीचे नाव: गितांजली को.ऑप.हौ.सो.लि., ब्लॉक नं: ए-13, रोड नं: सेक्टर नं.01, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पं नं:-AIRPP3544R 2): नाव:- सौ.मिरा राकेश पोद्दार वय:-43; पत्ता:- प्लॉट नं: 03, माळा नं: -, इमारतीचे नाव: गितांजली को.ऑप.हौ.सो.लि., ब्लॉक नं: ए-13, रोड नं: सेक्टर नं.01, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पं नं:-BCNPP9704G	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	30/04/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	4540/2019	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		<p style="text-align: center;">S. D. B. B. B.</p> <p style="text-align: center;">सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)</p>

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

10/10/2022

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 17042/2022

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

प व ल - २	
900y	२०२४
29 / 82	

- (1) विलेखाचा प्रकार बक्षीसपत्र
 (2) मोबदला 0
 (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2498020.8
 (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: 1/14,दर - 95900/- 19 टक्के घसारा 2002 या जोशी. सदनिका क्र. 01,सी - विंग,तळ मजला,ऋषिकेश को.ऑप.हो.सो.लि.,प्लॉट नं. 36,37,38,39,128 व 129,सेक्टर - 10,न्यु पनवेल(पूर्व),ता. पनवेल,जि. रायगड,सुपर बांधीव क्षेत्र 625 चौ.फूट म्हणजेच 58.08 चौ.मी.(हि मिळकत दस्त पवेल-12709-2016,दि. 28/10/2016 रोजी राकेश रंजन पोद्दार व मिरा राकेश पोद्दार यांच्या नावे रजिस्टर करण्यात आली होती त्यापैकी मिरा राकेश पोद्दार यांनी आपला अविभाज्य हिस्सा म्हणजेच सुपर बांधीव क्षेत्र 312.5 चौ.फूट म्हणजे 29.04 चौ.मी. त्यांचे पत्नी राकेश रंजन पोद्दार यांनी या बक्षिसपत्राद्वारे देत आहेत.)असा या बक्षिसपत्राचा विषय आहे. (Plot Number : 36,37,38,39,128 व 129 ;)

- (5) क्षेत्रफळ 1) 312.5 चौ.फूट
 (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:-मिरा राकेश पोद्दार - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-13, प्लॉट नं. 03, गितांजली को.ऑप.हो.लि., सेक्टर 1, नवीन पनवेल (पूर्व), ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-BCNPP9740G

- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
 (9) दस्तऐवज करून दिल्याचा दिनांक
 (10)दस्त नोंदणी केल्याचा दिनांक
 (11)अनुक्रमांक,खंड व पृष्ठ
 (12)बाजारभावाप्रमाणे मुद्रांक शुल्क
 (13)बाजारभावाप्रमाणे नोंदणी शुल्क
 (14)शेरा

1): नाव:-राकेश रंजन पोद्दार - वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-13, प्लॉट नं. 03, गितांजली को.ऑप.हो.लि., सेक्टर 1, नवीन पनवेल (पूर्व), ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-AIRPP3544R

07/10/2022

10/10/2022

17042/2022

50200

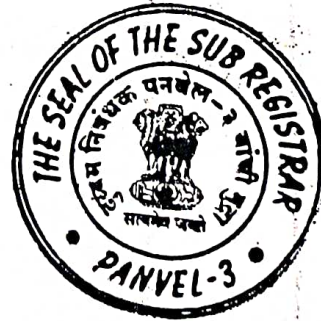
500

सह दुय्यम निबंधक वर्ग-२
 पनवेल क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



प व ल - २	
१००५	२०२४
२३ / ८२	



शिव औद्योगिक विकास महामंडळ (महापौर) जयदेव

मुख्य कार्यालय :
 डॉ. दुहा मजरा, भरिमा पोईट,
 पिन - ४०० ०२९.
 फोन : २०२ २४८९ / २०२ २५२० / २०२ २५७९
 फॅक्स : ००-९९-२२-२०२ २५०९

मुख्य कार्यालय :
 'सिडको' भवन, सी.पी.डी., वेल्हपूर,
 नवी मुंबई - ४०० ६१५.
 दूरध्वनी: ७५७ ९२४९ (९ लाईन्स)
 फॅक्स : ००-२२-२२-७५७३ ३०६६

CIDCO/EE(BP)/ATPOI /57/

To,
 M/s. Sai Dwarka Enterprises
 G-1, Sairam Apt.,
 Hill area,
 ULHASNAGAR-421003

Sub:-Development permission for Residential-Cum-Commercial building on Plot No.05 Sector No.11 at New Panvel (E) Navi Mumbai.

Ref:-Your application dated 15/03/2000

प व ल - २	२०२४
२३	प व ल - ५
२०१९	२३ / ८२

Sir,
 Please refer to your application for development permission for Residential-Cum-Commercial Building on Plot No.05 Sector No.11 at New Panvel (E) Navi Mumbai.
 The development permission is hereby granted to construct Residential-Cum-Commercial Building on the plot mentioned above.
 The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.
 The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer New Panvel (E), CIDCO prior to the commencement of the construction Work.
 You will ensure that the building materials will not be stacked on the road during the construction period

Thanking you.

Yours faithfully,

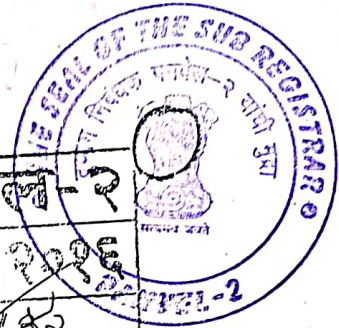
(S.V. JOSHI)
 EXECUTIVE ENGINEER (BUILDING PER.)
 ADDL. TOWN PLANNING OFFICER

उपमंडल अभियंता (विजली कक्ष) वाशी
 SIVAJI ENGINEER (POWER PLANT) VASHI,
 प.स. न.सि. नवी मुंबई, / ATNL Navi Mumbai.

(Handwritten signature)

(3) ०८

प व ल - २
 १००५/२०२४
 २५/८२



प व ल - २
 १००५/२०२४
 २५/८२

REF NO. EE(BPYATPO) 2809

DATE: 6/12/2000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXVIII) of 1966 to

M/S SAI DWARKA ENTERPRISES

of Unit/Plot No. 36, 37, 38, 39, 128 & 129 Road No. —

sector No. 10 AL NEW PANVEL (E) at Navi Mumbai.

approved plans and subject to the following conditions for the

development work of the proposed Residential bldg. (G+3)

Net BUA = 1199.562. m²

No. of units = 34

प व ल - ५
 १००५/२०१९
 २६/८२

This certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under his in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional And Town Planning Act, 1966.

2. The applicant shall:

- 2(a) Give a notice to the Corporation for completion upto the plinth level and 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain an Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions;

Contd:

उपनंजल अभियंता (विजली कक्ष) वाशी.
 CIVIL ENGINEER (POWER PLANT) VASHI.

Handwritten signature/initials.

प व ल - २
 १००५ २०२४
 २० / ४२



प व ल - २
 २० / ४२

4. The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same as per GDCB is required to be done by the applicant.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and on every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

7. The plot boundaries shall be physically demarcated immediately and intimation be given of this section before completion of plinth.

8. The amount of Rs. 16850/- deposited with GDCB as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

9. You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.

10. You shall approach Executive Engineer, MSEB for the power requirements, location of transformer, if any, etc.

11. As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-287/94, UD-11/RDP Dated 19th July 1994 for all buildings following additional conditions shall apply.

i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details:-

a) Name and address of the owner/developer, Architect and Contractor.

b) Survey Number/City Survey Number, Plot Number/Sector & Node of land under reference alongwith description of its boundaries.

c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.

d) Number of Residential Units/Commercial Units with areas.

e) Address where copies of detailed approved plans shall be available for inspection.

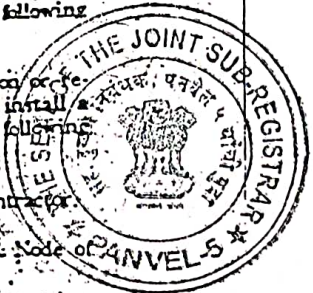
ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

12(A) For all buildings of non residential occupancies and residential buildings with more than 10m. Height following additional conditions shall apply as per requirements of the Fire Officer C/DCC.

(B) Exit from the lift lobby shall be through self closing escape door.

(C) For centrally air conditioned building area of external operable windows on a floor shall be minimum 2.5% of floor area.

(D) There shall be no other machinery in the lift machinery room.



प व ल - ५
 ११ ३० ४० २०१९
 ३९ / ४८

उपमंडल अभियंता (विजली कक्ष) वाशी
 CHIEF DIVL ENGINEER (POWER PLANT) YASHI

Handwritten signature/initials

प-व-स-२

१२६०९ २०१६

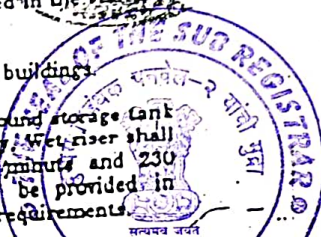
२०/१२

प-व-स-२

१००५ २०२४

२०/१२

- (E) One of the lifts (Fire lift) shall have minimum loading capacity of 8 persons. It shall have solid doors. Lifts shall not be located in the stair case well. However, it shall be as per requirements of Fire Officer CIDCO.
- (F) Electrical cables etc. shall be in separate ducts
- (G) Alternate sources of electric supply or a diesel generator set shall be arranged.
- (H) Hazardous material shall not be stored
- (I) Refuse dumps or storage places shall not be permitted in the rainwater wells.
- (J) Fire fighting appliances shall be distributed over the building.
- (K) For buildings upto 24M height capacity of underground storage tank shall be 50,000 litres and 10,000 litres respectively. Wet riser shall be provided, pump capacity shall be 1000 litres/minute and 230 litres/minute respectively. Further, these shall be provided in consultation with the Fire Officer CIDCO as per his requirements.



प-व-स-५

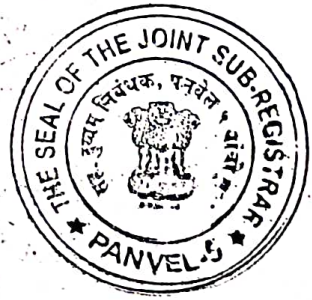
१०४०२०९९

२३/१८

Executive Engineer (Edg. Permission)
Addl. Town Planning Officer.

CC to: Architect
P.C. Salunkar
Shop no 25, Market corner
Sec. 17, New Panvel (E)

CC to: EO/UP/CCUC

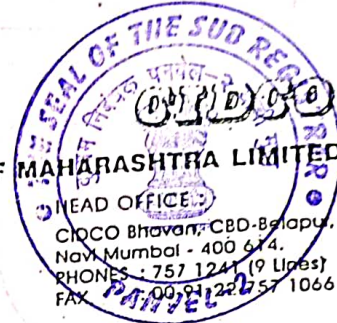


उपमंडल अभियंता (विजली कक्ष) वाशी
SUB. DIVL. ENGINEER (POWER PLANT) VASHI.
म.टे.मि.जि.नवी मुंबई./MTNL Navi Mumbai.

(3)

Salunkar

प व ल - २	
१००५	२०२४
३९ / ४२	



URBAN INFRASTRUCTURE AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

EGD. OFFICE :
 NIRMAL, 2nd Floor, Naalman Point,
 Mumbai - 400 021.
 PHONES : 202 2481 / 202 2420 / 202 2579
 FAX : 00-91-22-202 2509

Ref. No.

REF NO: EE(BP)/ATPO / 1178

प व ल - ५	
२५५०	२०१९
३९ / ४२	

Date: 14/2/2002

प व ल - २	
१२००९	१०१६
३९ / ४२	


OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA 1199.21 Sq.mtrs.) on Plot no 36,37,38,39,128&129 Sector 46,70 at New Panvel (E) of New Mumbai completed under the supervision of M.S. Gosalvankar has been inspected on 13/02/2002 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 06/12/2000 and that the development is fit for the use for which it has been carried out.

(S.V.JOSHI)
 EXECUTIVE ENGINEER (BLDG PER.)
 ADDL. TOWN PLANNING OFFICER

[Handwritten signature]

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AIRPP3544R



नाम /NAME
RAKESH RANJAN PODDAR

पिता का नाम /FATHER'S NAME
SURYA NARAYAN PODDAR

जन्म तिथि /DATE OF BIRTH
10-03-1971

हस्ताक्षर /SIGNATURE
Rakesh Ranjan Poddar

आयकर आयुक्त, (कम्प्यू. अया.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

भारत सरकार
Government of India



राकेश रंजन पोद्दार
Rakesh Ranjan Poddar
जन्म तारीख/DOB: 10/03/1971
पुरुष/ MALE

2940 0413 8319
VID : 9133 0536 5251 3633

आधार - साधारण मानुषेर अधिकार

Rakesh

प व ल - २	
9004	२०२४
34/82	



आधार
भारतीय विशिष्ट परिचय प्राधिकरण
Unique Identification Authority of India

पता:
गीताजली को.ओप ही.सो., ए-१३, ४था मजला, प्लॉट नं.
३, रोड नं-१८, सेक्टर-१ न्यू पनवेल, पनवेल, रायगड,
महाराष्ट्र - 410206

Address:
Geetanjali CHS., A-13, 4th Floor, plot
No-3, Road No-18, Sector-1 New Panvel,
Panvel, Raigarh,
Maharashtra - 410206

2940 0413 8319
VID : 9133 0536 5251 3633

QR Code with Photo/Name

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20339/19772

To,
आनंद नाना बिरारे
Anand Nana Birare
S/O Nana Birare
spdc colony, p25/4, sion trombay road, mankhurd
T.F. Donar S.O
Mumbai
Maharashtra 400088

17/12/2011

Ref: 424 / 01C / 706905 / 708320 / P



UIE117280656IN



आपला आधार क्रमांक / Your Aadhaar No. :

5067 5431 4739

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



आनंद नाना बिरारे
Anand Nana Birare
वडील : नाना बिरारे
Father : Nana Birare
जन्म वर्ष / Year of Birth : 1993
पुरुष / Male



5067 5431 4739

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrollment No 1104/20020/0000

य च ल 1104/20020/0000
9004 2028
30 / 82

To: Anita Nana Birare
(अनिता नाना बिरारे)
W/O Nana Birare
spdc colony
bid no.25, room no.4 sion trombay road, mankhurd
T.F. Donar S.O
Mumbai
Maharashtra - 400088

Date: 22/03/2011



EY 039098025 IN

Ref No Y2203701000536



आपला आधार क्रमांक / Your Aadhaar No. :

4721 7266 4278

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अनिता नाना बिरारे
Anita Nana Birare

जन्म वर्ष / Year of Birth : 1964
स्त्री / Female

4721 7266 4278



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग



भारत सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT

ANAND NANA BIRARE

NANA ZIPA BIRARE

14/06/1993

Permanent Account Number

BKLPB4561P

Signature



20072014

आयकर विभाग



भारत सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT

ANITA NANA BIRARE

DHODA KAUTIK BAGALE

01/07/1964

Permanent Account Number

AVSPB5585A

अनिता नाना

Signature



01012010

अनिता नाना

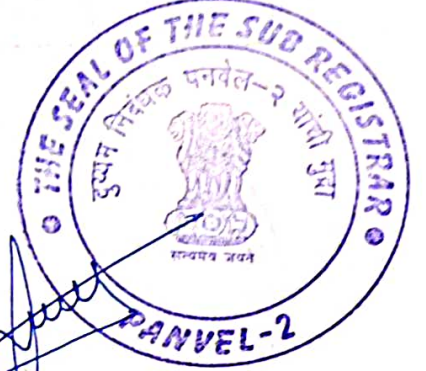
प व ल - २
१००५ | २०२४
३०/४२

भारत सरकार
GOVERNMENT OF INDIA

जय कुमार चौधरी
Ajay Kumar Choudhary
जन्म तारीख/DOB: 02/10/1994
पुरुष MALE

6307 0964 1583

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA

अविनाश गोविंद गव्हानकर
Avinash Govind Gavhankar
जन्म तारीख/DOB: 29/04/1978
पुरुष / MALE

5938 7144 3807

आधार-सामान्य माणसाचा अधिकार

353/1005

मंगळवार, 16 जानेवारी 2024 6:48 म.नं.

दस्त गोपवारा भाग-1

पवेल 2 89182

दस्त क्रमांक: 1005/2024

दस्त क्रमांक: पवेल 2 /1005/2024

बाजार मूल्य: रु. 50,27,400/-

मोवदला: रु. 54,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,78,000/-

दु. नि. सह. दु. नि. पवेल 2 यांचे कार्यालयात

पावती: 1173

पावती दिनांक: 16/01/2024

अ. क्र. 1005 वर दि.16-01-2024

सादरकरणाराचे नाव: आनंद नाना विरारे

रोजी 6:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकुण: 30840.00

Joint Sr Panvel 2

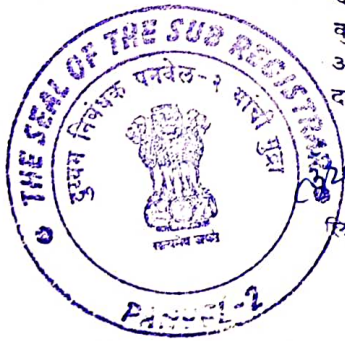
Joint Sr Panvel 2

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 क्र. 1 16 / 01 / 2024 06 : 46 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 01 / 2024 06 : 47 : 36 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनाकट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची राहिल

लिहून देणार

लिहून घेणार

अनिता नाना



16/01/2024 7 00:07 PM

दस्त गोपवारा भाग-2

पबल 2 82/82
दस्त क्रमांक: 1005/2024

दस्त क्रमांक : पबल2/1005/2024
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: राकेश रंजन पोद्दार पत्ता: प्लॉट नं: 03, माळा नं: -, इमारतीचे नाव: गीतांजली को.ऑ.ही.सो.लि, ब्लॉक नं: ए-13, रोड नं: मेक्टर नं.01, पनवेल, महाराष्ट्र, राईगारु (०). पिन नंबर: AIRPP3544R	निहून घेणार वय :- 52 स्वाक्षरी:- 		
2	नाव: आनंद नाना विरारे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एमपीडीमी कॉलनी, पी 25/4, मायन ट्रॉम्बे रोड, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: BKLPB4561P	निहून घेणार वय :- 30 स्वाक्षरी:- 		
3	नाव: अनिता नाना विरारे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एमपीडीमी कॉलनी, पी 25/4, मायन ट्रॉम्बे रोड, मानखुर्द, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AVSPB5585A	निहून घेणार वय :- 59 स्वाक्षरी:- अनिता नाना		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतान.
शिक्का क्र.3 ची वेळ: 16 / 01 / 2024 06 : 59 : 18 PM

ओळख:-

खालील इमम अमे निवेदीत करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पधकाराचे नाव व पत्ता

1 नाव: अविनाश गोविंद गव्हाणकर
वय: 45
पत्ता: नवीन पनवेल
पिन कोड: 410206

स्वाक्षरी

छायाचित्र

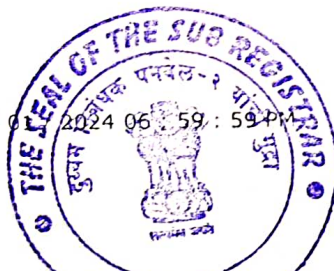


दस्ता प्रमाणित



2 नाव: अजय कुमार चौधरी
वय: 29
पत्ता: नवीन पनवेल
पिन कोड: 410206

स्वाक्षरी



प्रमाणित करणेत येते की, सदर दस्तास एकूण 82

पाने आहेत. पुस्तक क्र. 9

क्रमांक 9004 वर तोंडना.

शिक्का क्र. 4 ची वेळ: 16 / 01 / 2024 06 : 59 : 59 PM

Joint Sr Panvel 2

Payment Details.

sr.	Purchaser	Type	Verification no./ vendor	GRN/Licence	Amount	Unit	Deface Number	Date
1	Mr Anand Nana Birare And Other Ors	eChallan	69103332024011618414	MH014073947202324E	378000.00	SD	0007424640202324	16/01/2024
2		DHC		0124164818092	840	RF	0124164818092D	16/01/2024
3	Mr Anand Nana Birare And Other One	eChallan		MH014073947202324E	30000	RF	0007424640202324	16/01/2024

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