

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202402169382				16 February 2024, 05:23:47 PM करल
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	115-चांदिवली - कुर्ला				
उप मूल्य विभाग	भुभाग, चांदिवली गावातील सर्व मिळकती.				
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#11				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
83820	174560	210860	229810	189920	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Bldg. Up)	25.09 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	16 वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्भवान सुविधा.	आहे	मजला -	Ground floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018.					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((174560-83820) * (84 / 100)) + 83820				
	= Rs.160042/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 160042 * 25.09				
	= Rs.4015453.78/-				
Applicable Rules	= 4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + मेकॅनिकल वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 4015453.78 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.4015453.78/-				

करल - 9

3405 2 35
2028

Home Print



सह. दुय्यम निबंधक
कुर्ला-9 (वर्ग-2)

SALE DEED

करल - ५		
३५२८	७७	३५
२०२४		

THIS SALE DEED made at Mumbai on this 1st day of February, 2024, BETWEEN Mrs. SHAIKH MEHBUB BEGUM (PAN No. LFUPS8098Q) age 53 years, Indian Inhabitants and having permanent address at Building No. 15/B, Flat No. 004, Ground Floor, MATRU CHAYA 15/B SRA CHS, Sangharsh Nagar, Chandivali, Andheri (E) Mumbai 400072, hereinafter called "THE TRANSFEROR" (which expression unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the One Part; AND Mr. MAHENDRA KUMAR PANDEY (PAN No. AWIPP6046M) age 37 years, adult, Indian Inhabitant, residing at 3004, Tower 2, Runwal Forest, LBS Road, Kanjurmarg (W) Mumbai-400078, hereinafter called "THE PURCHASER" (which expression unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other Part;

WHEREAS :-

- The TRANSFEROR are seized and possessed of or otherwise well and sufficiently entitled to Flat admeasuring area 225 sq. ft. of carpet situate at Building No. 15/B, Flat No. 004, Ground Floor, MATRU CHAYA 15/B SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri (E) Mumbai 400072, (hereinafter referred to as "the said Flat"). Situated on plot no 11A (part) 11A-191-402, 11D (part), 16, 16/1 to 92, 19, 19/1 to 28, 20(pt), 25(pt)25/1 to 32 & 50(pt) of village Chandivali, Sangharsh Nagar, Mumbai 400072, "SAID FLAT"
- Whereas, pursuant final order dated 15-9-2003 passed in original Writ petition 305-1995 and different proceedings taken out therein from time to time, the Hon'ble High court had been pleased to rehabilitate the eligible hutment holders who were occupying their huts on the forest land in the



STAMP IN PROCESS CHARGES
In Retail Products, to maintain g
follows:
Revised-Process
Up to 31st Dec 20
Upto Rs 35 lakhs - NIL
Rs 35 Lakhs to Rs 70 Lakhs - Rs 5
Rs 70 Lakhs to Rs 140 Lakhs - Rs 10
Lakhs - 0.50%
Rs - 0.35%
November, 2022 to
continue.
m the staff

Receipt (pavti)

369/3578

पावती

Original/Duplicate

Friday, February 16, 2024

नोंदणी क्र.: 39म

5:34 PM

Regn.: 39M

पावती क्र.: 4069 दिनांक: 16/02/2024

गावाचे नाव: चांदिवली

दस्तऐवजाचा अनुक्रमांक: करल1-3578-2024

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: महेंद्र कुमार पाण्डेय

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 760.00

पृष्ठांची संख्या: 38

एकूण:

₹. 30760.00

DELIVERED


आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:53 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹.4015453.78 /-

मोबदला ₹.3500000/-

भरलेले मुद्रांक शुल्क: ₹. 241000/-


सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: ₹.760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224167016369 दिनांक: 16/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015771903202324P दिनांक: 16/02/2024

बँकेचे नाव व पत्ता:



THE SCHEDULE ABOVE PROPERTY

3028
 ALL THAT residential premises being at Building No. 15/B, Flat No. 004,
 Ground Floor, MATRU CHAYA 15/B SRA CHS LTD., Sangharsh Nagar,
 Chandivali, Andheri (E), Mumbai 400072, lying, being and situated on plot no.

Cts no. 11A (part) 11A-191-402, 11D (part) 16, 16/1 to 92, 19, 19/1 to 28, 20(pt),
 25(pt) 25/1 to 32 & 50(pt) of village Chandivali, Sangharsh Nagar, Mumbai 400072,
 "SAID FLAT" admeasuring 225 sq. ft. or thereabout (carpet area) within the limit
 of L Ward of Municipal Ward of the Municipal Corporation of Greater Mumbai.

IN WITNESS WHEREOF the transferor and the transferee have set and subscribed their respective hands, the day and year find hereinabove written.



SIGNED AND DELIVERED by)

Within named)

Mrs. SHAIKH MEHBUB BEGUM)

TRANSFEROR above named)

in the presence of)

- 1.
- 2.



I identify and verify
by me

ARVIND SINGH RAGHUVANSHI
 (B.A. LL.B.)
 ADVOCATE & NOTARY GOVT. OF INDIA
 Regn. No. 15970
 Off. Bldg. No. 15/B/005, Matru Chaya ChS
 Sangharsh Nagar, Chandivali,
 Andheri (East), Mumbai-400072

SIGNED AND DELIVERED by)

Within named)

Mr. MAHENDRA KUMAR PANDEY)

the purchaser above named)

in the presence of)

- 1.
- 2.



Received the sum
 purchaser above
 manner Rs. 10,00
 15.02.2022, Bank
 No. 000189, date
 Lakh Only) by Ch

करल - १		
project	constructed	by
34	32	35
2024, Chandivali, Mumbai.		

M/s Sumer Construction Sangharsh Nagar

c) Whereas since the transferor was occupant of the forest land and the authorities concerned had verified the eligibility of the transferor herein in respect of his old room and taken into consideration all the evidences of his occupation and possession in respect of the said room.

d) Where as a co-operative housing society in respect of the occupants and allottees of the flat of the said building registered with the Dy. Registrar of the societies in the name of MATRU CHAYA 15/B SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri (E) Mumbai 400072, under registration number MUM/SRA/HSG/(TC) 12228/2012 which is hereafter referred to as the SAID SOCIETY.

e) Whereas The transferor being one of the registered member of MATRU CHAYA 15/B SRA CHS Ltd. and the said society has issued 5 distinct share Under certificate no. 2 from serial No. 06 to 10 for the value of Rs. 10/- each which are hereinafter referred to as the SAID SHARES.

f) The Purchaser has agreed to purchase and acquire from the TRANSFEROR all the right, title and interest of the TRANSFEROR in the said Flat free from all encumbrances and reasonable doubts, which the TRANSFEROR has agreed to do upon the terms and conditions recorded hereinafter;

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. That the TRANSFEROR agrees to sell, transfer, convey and assign his right, title, and interest in the said Flat admeasuring 225 sq. ft. of carpet area situate at Building No. 15/B, Flat No. 004, Ground Floor, MATRU CHAYA 15/B SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri (E) Mumbai

400072, together with a Flat to the purchaser as to the said Flat free from consideration of Rs. 35, in the following manner

a) The Vendor admit the Vendor in the presence of with

2. The TRANSFEROR do

a) That the TRANSFEROR dues and liability Municipal outgo date hereof and

b) That the TRANSFEROR beneficiary of

TRANSFEROR

entitled to the s

rights to the use

the Vendor no

claim or dema

premises;

c) That notwithst

omitted by the

claiming by,

TRANSFEROR

to transfer the

, title and inte

400072, together with all their right, title, and beneficial interest in the said Flat to the purchaser as also all the benefits directly and/or indirectly attached to the said Flat free from all encumbrances and reasonable doubts for the total consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** is to be paid in the following manner.

करल in the said		
34,00,000	73	35
2028		

- a) The Vendor admits and acknowledges the payment by the Purchaser to the Vendor in the above mentioned manner and a duly signed receipt in presence of witnesses is annexed herewith.
2. The TRANSFEROR do hereby covenant with the Purchaser as follows :-
- a) That the TRANSFEROR has duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges up to the date hereof and shall pay all the dues till the completion of the said premises.
 - b) That the TRANSFEROR are the sole and absolute owner and beneficiary of the said premises duly standing in the name of the TRANSFEROR in the books and all other records and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Vendor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises ;
 - c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the vendor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the TRANSFEROR, the TRANSFEROR has full power and absolute authority in his own right to transfer the said premises and to relinquish and transfer all his rights, title and interest therein in favour of the purchaser ;



[Handwritten signature]

CHARGES
 To maintain growth in retail
 Revised- Process Charges
 Up to 31st Dec 2022.
 Rs - NIL
 Up to Rs 70 Lakhs - Rs 5000
 Rs 140 Lakhs - Rs 10000
 2022-10