

AND WHEREAS the PURCHASERS have personally seen and inspected the said Flat, the said Building, its construction, workmanship, design position and condition and also all papers, documents, titles, related thereto and have got themselves fully satisfied about the SELLERS and that the said Flat is clear and marketable.

AND WHEREAS the PURCHASERS have further agreed to purchase the said Flat at the total cost of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on Ownership basis.

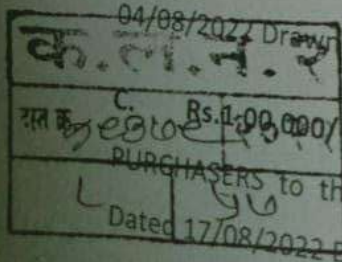
NOW, THIS AGREEMENT FOR RESALE OF A FLAT WITNESSETH AS UNDER :

- 1) That the SELLERS shall sell and the PURCHASERS shall purchase the said Flat at the total cost Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on Ownership basis.
- 2) The PURCHASERS have hereby agreed to pay the said consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) to the SELLERS in the following manner:-



A. Rs.1,00,000/- (Rupees One Lakhs Only) paid by the PURCHASERS to the SELLERS by NEFT Ref.No.000021807509, Dated 29/07/2022 Drawn on Cosmos Bank.

B. Rs.8,00,000/- (Rupees Eight Lakhs Only) paid by the PURCHASERS to the SELLERS by Cheque No.146433, Dated 04/08/2022 Drawn on Cosmos Bank.



C. Rs.1,00,000/- (Rupees One Lakhs Only) paid by the PURCHASERS to the SELLERS by NEFT Ref.No.000022170450, Dated 17/08/2022 Drawn on Cosmos Bank.

पुष्पा रत्नाकर आडिरे

D. Rs.25,00,000/- paid by the Purch date of receiving providing all ori financial instituti provide NDC & s date of Registratio

3) That the S receipt of the said Only) from the PL Flat.

4) That the S possession of the after receiving all Twenty Five Lakhs

5) That the SE SHRUSHTI KEDARI the possession of t

6) After full and undertake to trans name of the PURCH their incoming men

7) That the SEL dues, taxes, Society charges etc. applica the possession of thereafter the PUR such charges incide

पुष्पा रत्नाकर

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2208202211159 Date 22/08/2022

Received from VENKATESH BAPURAO NAGARGOJE, Mobile number 0000000000, an amount of Rs. 1140/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.

Payment Details

Bank Name SBIN Date 22/08/2022

Bank CIN 10004152022082210315 REF No. 223436934781

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



क.ल.न.२  
दिनांक 22/08/2022

Name: KLN2_KALYAN 2 JOINT SUB REGISTRAR		Full Name	VENKATESH BAPURAO NAGARGOJE			
THANE		Flat/Block No.	NEELKANTH SHRUSHTI CHS LTD BUILDING			
2022-2023 One Time		Premises/Building	NO 1 KEDARNATH B WING FLAT NO B-904			
Account Head Details		Amount In Rs.	Road/Street	WADEGHAR		
9401 Stamp Duty		245000.00	Area/Locality	TAL KALYAN		
9301 Registration Fee		30000.00	Town/City/District			
			PIN	4	2	1
			PIN	3	0	1
			Remarks (If Any)	SecondPartyName=ANAND RATNAKAR AHIRE-		
			Amount In	Two Lakh Seventy Five Thousand Rupees Only		
		2,75,000.00	Words			
Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572022081934481	CPABYZXZH3	
		Bank Date	RBI Date	19/08/2022-00:00:00	20/08/2022	
		Bank-Branch		STATE BANK OF INDIA		
		Scroll No. , Date		433 , 20/08/2022		



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 8698707475

Signature Not Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.08.23  
06:25:05 IST  
Reason: GRAF Secure  
Document  
Location: India

Defacement No.	Defacement Date	User Id
0003342131202223	23/08/2022-08:07:28	IGR125
0003342131202223	23/08/2022-08:07:28	IGR125
Total Defacement Amount		



क. न. र  
दस्तावेज 2022  
9 50

02, 8:03 AM

19379

दस्तावेज क्र. 23 ऑगस्ट 2022 8:08 म.पू.

Summary 1 (Dastgoshwara bhag 1)

दस्त गोषवारा भाग-1

कलन 2 99/90  
दस्त क्रमांक: 19379/2022

दस्त क्रमांक: कलन 2 /19379/2022

बाबत मूल्य: रु. 32,62,000/-

मोबदला: रु. 35,00,000/-

भारतेचे गुद्रांक शुल्क: रु. 2,45,000/-

ह. वि. सह. इ. वि. कलन 2 यांचे कार्यालयत

क्र. नं. 19379 वर दि. 23-08-2022

तोमी 8:03 म.पू. या. हजर केला.

पावती: 21472

पावती दिनांक: 23/08/2022

सादर करणाराचे नाव: व्यंकटेश बापुराव नागरगोजे

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1140.00

पृथांची संख्या: 57

दस्त हजर करणाऱ्याची सही:

एकुण: 31140.00

Joint Sub Registrar Kalyan 2  
(सही) जी.बी. सातदिवे

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

मुद्रांक शुल्क (फी) भरण्याची महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-कल्याण क्र. २ न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 23 / 08 / 2022 08 : 03 : 02 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 08 / 2022 08 : 03 : 45 AM ची वेळ: (फी)

Joint Sub Registrar Kalyan 2  
(सही) जी.बी. सातदिवे

सह. दुय्यम निबंधक वर्ग २,

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी क्रमांक १९८८ दि. १९.६.१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तऐवजातील रॉ.पुं. मजकूर, निष्ठादक व्यक्ती, मागरीदार व सोदत घेतलेले प्रागव्यप्रे दस्तऐवजा सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्ठादक व्यक्ती नोंदणीस जबाबदार आहेत. तसेच सदर दस्तऐवजात दस्तावेज सत्यता/वैधतासून यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

घणार सही

देणार सही

पुष्पक रूपाकर आहिर



Receipt (pavti)

71/19379

Tuesday, August 23, 2022

8:07 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: वाडेघर  
दस्तऐवजाचा अनुक्रमांक: कलन2-19379-2022  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: व्यंकटेश बापुराव नागरगोजे

पावती क्र.: 21472 दिनांक: 23/08/2022

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1140.00
पृष्ठांची संख्या: 57	
एकूण:	रु. 31140.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे  
8:23 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु. 3262000 /-  
मोबदला रु. 3500000 /-  
भरलेले मुद्रांक शुल्क : रु. 245000 /-

(सही) जी.बी.सातदिशे  
सह. दुय्यम निबंधक वर्ग २,  
कल्याण क. २

- 1) देयकाचा प्रकार: DHC रकम: रु. 1140 /-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2208202211159 दिनांक: 23/08/2022  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000 /-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006578254202223M दिनांक: 23/08/2022  
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाले

D. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) to be paid by the Purchasers to the SELLERS within 45 days from the date of receiving Society NOC to mortgage the said flat and also providing all original papers as may be demanded by the financial institution for procuring loan. SELLERS assures to provide NOC & other related papers within 15 days from the date of Registration of this Agreement.

3) That the SELLERS hereby admit and acknowledge the receipt of the said amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) from the PURCHASERS towards part payment of the said Flat.

4) That the SELLERS shall hand over peaceful & vacant possession of the said Flat immediately to the PURCHASERS after receiving all the balance amount Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) of the said Flat from the PURCHASERS.

5) That the SELLERS shall obtained NOC of "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" before giving the possession of the said flat to the PURCHASERS.

6) After full and final payment the said flat, the Society shall undertake to transfer the shares held by the SELLERS in the name of the PURCHASERS and also to admit the PURCHASERS as their incoming member.

7) That the SELLERS hereby declare that they shall bear all dues, taxes, Society Charges, Water, Electricity and maintenance charges etc. applicable to this Flat till the date of handing over the possession of THE SAID FLAT to the PURCHASERS and thereafter the PURCHASERS shall be liable to bear and pay all such charges incidental to THE SAID FLAT.



व.स.न.२	
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९	५०

पुष्पा शंकर आहिर

SHIRDI . AR

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2208202211159 Date 22/08/2022

Received from VENKATESH BAPURAO NAGARGOJE, Mobile number 0000000000, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.

Payment Details

Bank Name SBIN Date 22/08/2022

Bank CIN 10004152022082210315 REF No. 223436934781

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



क.स.न.२  
दिनांक 22/08/2022

CHALLAN  
MTR Form Number-6



MH00 6578254 202223M		BARCODE		Date	19/08/2022	Page No.	25.2
Payment Inspector General Of Registration				Paper Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)	AQLP		
Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name	VENKATESH BAPURAO NAGARAJE		
Thane				Flat/Block No.	NEELKANTH SHRUSHTI CHS LTD BUILDING		
2022-2023 One Time				Premises/Building	NO 1 KEOARNATH B WING FLAT NO 7-904		
Account Head Details		Amount In Rs.		Road/Street	WADEGHAR		
401 Stamp Duty		249000.00		Area/Locality	TAL KALYAN		
301 Registration		30000.00		Town/City/District			
भारतीय स्टेट बैंक/बैंक/SBI		कल्याण/KALYAN-0399		PIN	421321		
		BSR CODE : 0000399		Remarks (If Any)	दस्तावेज 2022		
		19 AUG 2022		SecondPartyName=ANAND	राधाकर आहिरे		
		TRANSFER/CLEARING/CASH			र		
		OMKAR KWADE 4177959			यु		
		2,75,000.00		Amount In Words	Two Lakh Seventy Five Thousand Rupees Only		
Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	CPABYZXZH3	
Cheque No.				Bank Date	RBI Date	Not Verified with RBI	
Bank				STATE BANK OF INDIA			
Branch				Scroll No. , Date			



भारतीय स्टेट बैंक/बैंक/SBI  
कल्याण/KALYAN-0399  
BSR CODE : 0000399  
19 AUG 2022  
TRANSFER/CLEARING/CASH  
OMKAR KWADE 4177959

कल्याण 421321  
दस्तावेज 2022  
र यु

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8698707475  
 चालन केवल दुर्यम निवाहक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू.  
 [Signatures]



AND WHEREAS the PURCHASERS have personally seen and inspected the said Flat, the said Building, its construction, workmanship, design position and condition and also all papers, documents, titles, related thereto and have got themselves fully satisfied about the SELLERS and that the said Flat is clear and marketable.

AND WHEREAS the PURCHASERS have further agreed to purchase the said Flat at the total cost of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on Ownership basis.

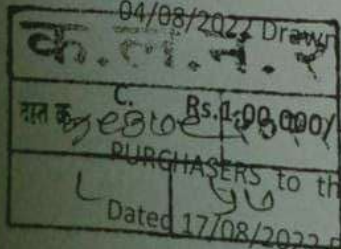
NOW, THIS AGREEMENT FOR RESALE OF A FLAT WITNESSETH AS UNDER :

- 1) That the SELLERS shall sell and the PURCHASERS shall purchase the said Flat at the total cost Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on Ownership basis.
- 2) The PURCHASERS have hereby agreed to pay the said consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) to the SELLERS in the following manner:-



A. Rs. 1,00,000/- (Rupees One Lakhs Only) paid by the PURCHASERS to the SELLERS by NEFT Ref.No.000021807509, Dated 29/08/2022 Drawn on Cosmos Bank.

B. Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid by the PURCHASERS to the SELLERS by Cheque No.146433, Dated 04/08/2022 Drawn on Cosmos Bank.



C. Rs. 1,00,000/- (Rupees One Lakhs Only) paid by the PURCHASERS to the SELLERS by NEFT Ref.No.000022170450, Dated 17/08/2022 Drawn on Cosmos Bank.

पुष्पा रत्नाकर आडिरे

D. Rs.25,00,000/-

paid by the Purchasers

date of receiving

providing all original

financial institution

provide NOC & c

date of Registration

3) That the SELLERS

receipt of the said

Only) from the PURCHASERS

Flat.

4) That the SELLERS

possession of the

after receiving all

Twenty Five Lakhs

5) That the SELLERS

SHRUSHTI KEDARNATH

the possession of the

6) After full and

undertake to transfer

name of the PURCHASERS

their incoming members

7) That the SELLERS

dues, taxes, Society

charges etc. applicable

the possession of

thereafter the PURCHASERS

such charges incident

पुष्पा रत्नाकर

CHALLAN  
MTR Form Number-6



MH00 6578254 202223M		BARCODE		Date 19/08/2022 12:17:19		Sub ID 25.2	
Payment Inspector General Of Registration				Paper Details			
Stamp Duty				TAX ID / TAN (If Any)		REGISTRAR CLASS	
Registration Fee				PAN No.(If Applicable) AQLP		कल्याण	
Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name		VENKATESH BAPURJI NAGARGAJE	
Thane				Flat/Block No.		NEELAMITH SHRUSHITI CHS LTD BUILDING	
2022-2023 One Time				Premises/Building		NO 1 KEADARNATH B WING FLA NO 1-904	
Account Head Details		Amount In Rs.		Road/Street		WADEGHAR	
401 Stamp Duty		210000.00		Area/Locality		TAL KALYAN	
301 Registration		30000.00		Town/City/District			
भारतीय स्टेट बँक/बँक/SBI		कल्याण/KALYAN-0399		PIN		421321	
BSR CODE : 0000399		19 AUG 2022		Remarks (If Any)		दस्तावेज 2022	
TRANSFER / CLEARING / CASH		OMKAR KMADE 4177959		SecondPartyName=ANAND PATHAKAR AHIRE		र 50	
Amount In		2,75,000.00		Words		Two Lakh Seventy Five Thousand Rupees Only	
Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
DD No.				Bank Date		RBI Date	
Bank				Bank-Branch		STATE BANK OF INDIA	
Branch				Scroll No. , Date		CPABYZXZH3	
						Not Verified with RBI	



कल्याण 19.08.2022  
दस्तावेज 2022  
र 50

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 8698707475

हा चालन दस्तऐवज निकाश कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजां खबर चलन लागू.

*[Handwritten signatures and initials]*

1. MR. ANAND RATNAKAR AHIRE, aged about 33 years PAN No.ASDPA9343B, & 2. SMT. PUSHPA RATNAKAR AHIRE, aged about 56 years PAN No.BFNPA8636M Residing at Flat No.904, 9<sup>th</sup> Floor, Building No.1, B Wing, Neelkanth Srushti Kedarnath Chs Ltd., Wadeghar, Kalyan(W), Tal.Kalyan, Dist. Thane, hereinafter called the **SELLERS/ TRANSFERORS** (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART:**

AND

1. MR. VENKATESH BAPURAO NAGARGOJE, aged about 33 years PAN No. AQLPN1053H, & 2. MRS. SHITAL VENKATESH NAGARGOJE, aged about 26 years PAN No.BQHPN5412K, Residing at Flat No. 201, 2<sup>ND</sup> Floor, D Wing, Sidhi Vinayak Complex, Bhivandi Kalyan Road, Temghar Nakka, Bhiwandi-421302, Dist.Thane, hereinafter called the **PURCHASERS/ TRANSFEREES** (which expression shall unless it be repugnant to



context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **SECOND PART:**

**WHEREAS** the Present **SELLERS** are fully seized, possessed, owned or otherwise well and sufficiently entitled to

क.न.न.२	Flat No. B-904 on 9 <sup>th</sup> Floor, admeasuring 381 Sq.ft Carpet (35.40 Sq.mt.) (which includes area of balconies) along with Open Terrace having area 49 Sq.ft. (04.55 Sq.mt.), bearing KDMC Property No.B07016819900, in Kedarnath (Building No.1 as shown in the sanctioned plans) B Wing of the Building known as "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" situated at Wadeghar, Kalyan(W), lying at Survey No.86 Hissa No.2A, Survey No.88 Hissa No.2, Survey
दस्तावेज नं. २०२३	
e	

the property of Flat No. B-904 on 9<sup>th</sup> Floor, admeasuring 381 Sq.ft Carpet (35.40 Sq.mt.) (which includes area of balconies) along with Open Terrace having area 49 Sq.ft. (04.55 Sq.mt.), bearing KDMC Property No.B07016819900, in Kedarnath (Building No.1 as shown in the sanctioned plans) B Wing of the Building known as "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" situated at Wadeghar, Kalyan(W), lying at Survey No.86 Hissa No.2A, Survey No.88 Hissa No.2, Survey

पुष्पा साहिर  
 अ. रत्नाकर  
 शिवाल

क.न.न.२

D. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) to be paid by the Purchasers to the SELLERS within 45 days from the date of receiving Society NOC to mortgage the said flat and also providing all original papers as may be demanded by the financial institution for procuring loan. SELLERS assures to provide NOC & other related papers within 15 days from the date of Registration of this Agreement.

3) That the SELLERS hereby admit and acknowledge the receipt of the said amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) from the PURCHASERS towards part payment of the said Flat.

4) That the SELLERS shall hand over peaceful & vacant possession of the said Flat immediately to the PURCHASERS after receiving all the balance amount Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) of the said Flat from the PURCHASERS.

5) That the SELLERS shall obtained NOC of "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" before giving the possession of the said flat to the PURCHASERS.

6) After full and final payment the said flat, the Society shall undertake to transfer the shares held by the SELLERS in the name of the PURCHASERS and also to admit the PURCHASERS as their incoming member.

7) That the SELLERS hereby declare that they shall bear all dues, taxes, Society Charges, Water, Electricity and maintenance charges etc. applicable to this Flat till the date of handing over the possession of THE SAID FLAT to the PURCHASERS and thereafter the PURCHASERS shall be liable to bear and pay all such charges incidental to THE SAID FLAT.



व.स.न.२	
दि. १९/०६/२०२२	
५०	

पुष्पा शर्मा आदि

Signed: AR



दस्तावेज क्रमांक 19379/2022

दस्तावेज क्रमांक 19379/2022

23/08/2022 8:17:12 AM

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	संपत्तीचा उदा.
1	आनंद रघुनाथ जाधव पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 204 नवरा मजला मिळकत मुठी कंदागनाथ को.ऑ.टो.सो.सि., सिटीय नं. 1 बी व्हिग वाडेपूर कल्याण प, महाराष्ट्र, ठाणे, पिन नंबर-AQDP99343B	निवृत्त पेशार वय -33 स्वाधरी - <i>AR</i>		
2	शारदा पुष्पा रघुनाथ जाधव पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 204 नवरा मजला मिळकत मुठी कंदागनाथ को.ऑ.टो.सो.सि., सिटीय नं. 1 बी व्हिग वाडेपूर कल्याण प, महाराष्ट्र, ठाणे, पिन नंबर-BF11PA8836M	निवृत्त पेशार वय -56 स्वाधरी -		
3	शारदा अक्केश बापूराव नागरगोजे पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 201 दुसरा मजला सिध्दी विनायक कॉम्प्लेक्स डी व्हिग सिव्ही कल्याण रोड देवघर नाका सिव्ही , महाराष्ट्र, ठाणे पिन नंबर-AQLPN1053H	निवृत्त पेशार वय -33 स्वाधरी - <i>SH</i>		
4	शारदा शितल अक्केश नागरगोजे पत्ता-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 201 दुसरा मजला सिध्दी विनायक कॉम्प्लेक्स डी व्हिग सिव्ही कल्याण रोड देवघर नाका सिव्ही , महाराष्ट्र, ठाणे पिन नंबर-BQHPN5412K	निवृत्त पेशार वय -26 स्वाधरी - <i>Shital</i>		

पुष्पा क रघुनाथ जाधव

हीत दस्तऐवज करत देणार लयाकधीत करारनामा चा दस्त ऐवज करत दिव्याचे करत करडात.  
दिनांक 23/08/2022 08:11:24 AM

संकेत -  
संकेतक सिध्दागनाथा कल्याणबाब देणारा सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रमातीद्वारे पडताळण्यात आली आहे त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

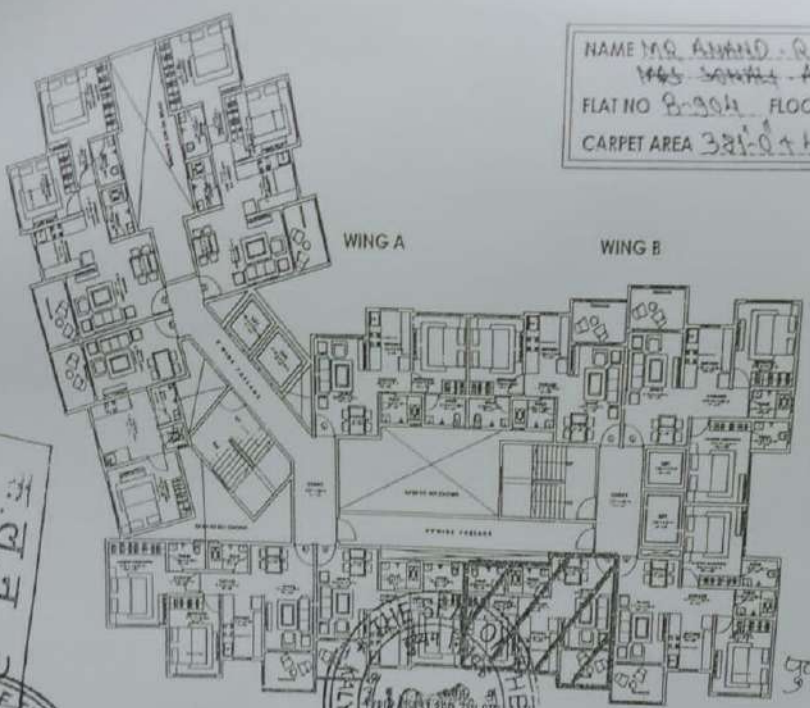
Sl. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	निवृत्त पेशार अक्केश बापूराव नागरगोजे	23/08/2022 08:13:27 AM	अक्केश बापूराव नागरगोजे M XXXX XXXX 8468 
2	निवृत्त पेशार शितल अक्केश नागरगोजे	23/08/2022 08:13:10 AM	शितल अक्केश नागरगोजे F XXXX XXXX 8812 
3	निवृत्त पेशार आनंद रघुनाथ जाधव	23/08/2022 08:12:45 AM	आनंद रघुनाथ जाधव M XXXX XXXX 9025 
4	निवृत्त पेशार पुष्पा रघुनाथ जाधव	23/08/2022 08:12:27 AM	पुष्पा रघुनाथ जाधव 



दिनांक 23/08/2022 08:13:28 AM

(सही) जी.बी.सातदिवे

NAME MR. ANAND R. SHIR  
 145 SONYA A PHASE  
 FLAT NO 8-304 FLOOR 4TH FLOOR  
 CARPET AREA 381.07 + 43.07



For ASHAPURA COMBINE  
*Rajesh Singh*  
 Partner

*पुष्पा खाकर आदि*  
 Neelkanth Shrushti  
 An owner of Ashapura Villa

श.म.म.  
 रजि. नं. 450 2022  
 15/12



NEELKANTH SHRUSHTI  
 NEELKANTH SHRUSHTI  
 NEELKANTH SHRUSHTI



*[Handwritten signature]*

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श.म.म.  
 रजि. नं. 450 2022

No.88 Hissa No.3A, Survey No.88 Hissa No.4, Survey No.88 Hissa No.10, Survey No.88 Hissa No.11, Survey No.88 Hissa No.12, Survey No.88 Hissa No.13, Survey No.88 Hissa No.14, Survey No.90 Hissa No.2, Survey No.90 Hissa No.3, of Village Wadeghar, Taluka Kalyan, Dist. Thane, hereinafter called 'THE SAID FLAT', and (more particularly described in the Schedule written hereinafter).

AND WHEREAS the Present SELLERS have purchased the said flat from M/s. ASHAPURA COMBINES by an agreement for sale dated 01/02/2017 registered in the office of Sub-Registrar Kalyan-2 under Serial No.840/2017 and since then they have been enjoying the said Flat as the joint and absolute owner and holder of the said flat by paying all charges, duties, taxes, society charges, maintenance charges, and all other out goings incidental to the said Flat, regularly and punctually.

AND WHEREAS the Present SELLERS has also become the regular member of the said "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" duly registered under Maharashtra Co-Operative Society's Act, 1960 vide Reg.No.TNA/KLN/HSG/ (TC)/29273/2016-17, Dated 06/03/2017 and have been regularly paying all taxes, Municipal and revenue taxes, Society Charges, maintenance charges, water and electricity charges and all other outgoing incidental to the said flat, regularly and punctually and by following all rules and regulations framed by the said Society.



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AND WHEREAS the SELLERS now intend to grant, sell and convey the said Flat to the PURCHASERS at the total cost of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) on Ownership Basis.

Handwritten signatures and initials at the bottom of the page, including what appears to be '31/11/22' and other illegible marks.

1.MR. ANAND RATNAKAR AHIRE, aged about 33 years PAN No.ASDPA9343B, & 2.SMT. PUSHPA RATNAKAR AHIRE, aged about 56 years PAN No.BFNPA8636M Residing at Flat No.904, 9<sup>th</sup> Floor, Building No.1,B Wing, Neelkanth Srushti Kedarnath Chs Ltd., Wadeghar, Kalyan(W), Tal.Kalyan, Dist. Thane, hereinafter called the **SELLERS/ TRANSFERORS** (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**:

AND

1. MR. VENKATESH BAPURAO NAGARGOJE, aged about 33 years PAN No. AQLPN1053H, & 2. MRS. SHITAL VENKATESH NAGARGOJE, aged about 26 years PAN No.BQHPN5412K, Residing at Flat No. 201, 2<sup>ND</sup> Floor, D Wing, Sidhi Vinayak Complex, Bhivandi Kalyan Road, Temghar Nakka, Bhiwandi-421302, Dist.Thane, hereinafter called the **PURCHASERS/ TRANSFEREES** (which expression shall unless it be repugnant to



the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**:

**WHEREAS** the Present **SELLERS** are fully seized, possessed, owned or otherwise well and sufficiently entitled to

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the property of Flat No. B-904 on 9<sup>th</sup> Floor, admeasuring 381 Sq.ft Carpet (35.40 Sq.mt.) (which includes area of balconies) along with Open Terrace having area 49 Sq.ft. (04.55 Sq.mt.), bearing KDMC Property No.B07016819900, in Kedarnath (Building No.1 as shown in the sanctioned plans) B Wing of the Building known as "NEELKANTH SHRUSHTI KEDARNATH CO-OP. HSG. SOC. LTD" situated at Wadeghar, Kalyan(W), lying at Survey No.86 Hissa No.2A, Survey No.88 Hissa No.2, Survey

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No.88 Hissa  
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 Survey No.8  
 No.90 Hissa  
 Wadeghar,  
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 Rs.35,00,000/-  
 Basis.

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VILLAGE :- WADEGHAR

AREA :- 381 Sq.ft (35.40 Sq.mt.) Carpet  
+ 49 Sq.ft (04.55 Sq.mt.) Open Terrace.

MARKET VALUE Rs. 32,62,000/-

ACTUAL VALUE Rs. 35,00,000/-

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at KALYAN, on this 23<sup>rd</sup>  
day of August, 2022.

BETWEEN

शुभा रत्नाकर आर्किटेक्ट  
Sliver.  
OR

Validation ID		202208226044		मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव )		22 August 2022,03:41:56 PM	
मूल्यांकनाचे वर्ष	2022	शिवका	ठाणे	मूल्यांकन विभाग	लातूरका कल्याण	द्वय मूल्यांकन विभाग	16/58-विभाग 8-अ काडेघर या गावातील सर्व मिळकत ती
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation			सर्पे नंबर/ज भू क्रमांक	सर्पे नंबर/886		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	खुली जमीन	मिळकती सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ.मीटर	
14000	70100		77900	87900	77900		
बाधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	42.49 चौ.मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बाधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	आहे	मिळकतीचे वेप.	0 TO 2वर्षे	बांधकामाचा दर.	बाधीव	Rs.26620/-
उडवाहन सुविधा.			माजला.	5th to 10th Floor			
Sale Type - Resale	First Sale Date - 01/02/2017						
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
माजला निहाय घटवाढ	= 105 / 100 Apply to Rate= Rs.73605/-						
घसा-पानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर						
	= (( 73605-14000) * (100 / 100) ) + 14000						
	= Rs.73605/-						
क) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
	= 73605 * 42.49						
	= Rs.3127476.45/-						
ग) लागतच्या गच्चीचे खुली बात्कनी क्षेत्र	4.55 चौ.मीटर						
लागतच्या गच्चीचे खुली बात्कनी मूल्य	= 4.55 * ( 73605 * 40/100 )						
	= Rs.133961.1/-						
Applicable Rules	= 3, 9, 18, 19, 14						
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझीनार्डन माजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बाँदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भौकतीच्या खुल्या जागेचे मूल्य + बाँदिस बात्कनी - स्वयचालित वाहनतळ						
	= A + B + C + D + E + F + G + H + I + J						
	= 3127476.45 + 0 + 0 + 0 + 0 + 133961.1 + 0 + 0 + 0 + 0						
	= Rs.3261438/-						
	= ३ बत्तीस ताख एकसठ हजार चार शे अडतीस /-						

Home Print



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VILLAGE :- WADEGHAR

AREA :- 381 Sq.ft (35.40 Sq.mt.) Carpet

+ 49 Sq.ft (04.55 Sq.mt.) Open Terrace.

MARKET VALUE Rs. 32,62,000/-

ACTUAL VALUE Rs. 35,00,000/-

प. नं. २	
दस्तावेज क्र. ७९३०९	२०२२
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at KALYAN, on this 23<sup>rd</sup> day of August, 2022.

BETWEEN

शुभा रत्नाकर आर्किटेक्ट

Slip

OR

शुभा

Name: KLN2_KALYAN 2 JOINT SUB REGISTRAR		Full Name	VENKATESH BAPURAO NAGARDOJE	
THANE		Flat/Block No.	NEELKANTH SHRUSHTI CHS-LTG BUILDING	
2022-2023 One Time		Premises/Building	NO 1 KEDARNATH B WING FLAT NO B-904	
Account Head Details		Road/Street	WADEGHAR	
401 Stamp Duty	Amount In Rs.	245000.00	Area/Locality	TAL KALYAN
301 Registration Fee	Amount In Rs.	30000.00	Town/City/District	
		PIN	4 2 1 3 0 1	
		Remarks (If Any)	SecondPartyName=ANAND RATNAKAR AHIRE-	
		Amount In Words	Two Lakh Seventy Five Thousand Rupees Only	
		Amount In Words	2,75,000.00	
Details		STATE BANK OF INDIA		
Cheque-DD Details		FOR USE IN RECEIVING BANK		
Bank CIN	Ref. No.	00040572022081934461	CPABYZX2H3	
Bank Date	RBI Date	19/08/2022-00:00:00	20/08/2022	
Bank-Branch	STATE BANK OF INDIA			
Scroll No. . Date	433 , 20/08/2022			



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 8698707475

या चालन दस्तऐवज नोंदणी कार्यालयात नोंदणी करवताच्या दस्तासाठी लागू आहे. नोंदणी न करवताच्या दस्तासाठी खदर मान लागू.

Signature Not Verified  
 Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2022.08.23  
 08:25:05 IST  
 Reason: GRAF Secure  
 Document Location: India

Defacement No.	Defacement Date	UserID
11-18379	0003342131202223	23/08/2022-08:07:28 IGR125
13-18379	0003342131202223	23/08/2022-08:07:28 IGR125
Total Defacement Amount		2,75,000.00



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