

71-00

353/5618

पावती

Original/Duplicate

Friday, March 15, 2024

नोंदणी क्र.: 39M

6:47 PM

Regn.: 39M

पावती क्र.: 6477 दिनांक: 15/03/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल2-5618-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: व्यारामुडी सी गौडा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंवनेल प्रिंट, मूची-२ अंदाजे  
7:06 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

वाजार मुल्य: रु. 6366820.68 /-

मोबदला रु. 6500000/-

भरलेले मुद्रांक शुल्क : रु. 455000/-

सह दुय्यम निबंधक वर्ग-२  
(पनवेल -२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324154911042 दिनांक: 15/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017399357202324E दिनांक: 15/03/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला.

दुय्यम निबंधक पनवेल-२  
मुळ दस्तऐवज परत मिळाला.  
Y. V. C. Goudar  
पक्षकाराची सही

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 5618/2024

नोंदणी :

Regn:63m

15/03/2024

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6366820.68
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्रं - 19/21 सदनिका दर 100500/- प्रचौमी प्लॉट दर 45600/- प्रचौमी 18% घसारा ओ.सी. दिनांक 13/05/2005 सदनिका क्रं - जी -01, तळ मजला, आश्रय को ऑप हौ सोसायटी लिमिटेड, प्लॉट नं - 69 एच, सेक्टर -21, खारघर, नवी मुंबई, ता पनवेल, जिल्हा रायगड क्षेत्र 70.26 चौ मी बिल्टअप ( ( Plot Number : 69 H ; SECTOR NUMBER : 21 ; ) )
(5) क्षेत्रफळ	1) 70.26 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मचिन अंबादाम जोगदनकर -- वय:-37; पत्ता:-प्लॉट नं: फ्लॉट नं - जी -01, माळा नं: तळ मजला, इमारतीचे नाव: आश्रय को ऑप हौ सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं - 69 एच, सेक्टर -21, रोड नं: खारघर, नवी मुंबई, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगार (ः). पिन कोड:-410210 पॅन नं:-AGIPJ9822F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्यारामुडी सी गौडा -- वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जे /196 /3, एस बी आय कॉलोनी, रोड नं: रहेजा टाऊनशिप, मलाड ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- ANQPG6412R
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5618/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	455000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनामाठी 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	VYRAMUDI C GOWDA	eChallan	69103332024031515986	MH017399357202324E	455000.00	SD	0009191948202324	15/03/2024
2		DHC		0324154911042	600	RF	0324154911042D	15/03/2024
3	VYRAMUDI C GOWDA	eChallan		MH017399357202324E	30000	RF	0009191948202324	15/03/2024

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202403159987			15 March 2024,06:18:59 PM		
मूल्यांकनाचे वर्ष	2023			पवत2		
जिल्हा	रायगड					
मूल्य विभाग	तालुका : पनवेल					
उप मूल्य विभाग	19/21-खारघर सिडको रो.क्र.21					
क्षेत्राचे नांव	A Class Palika			सर्व्हे नंबर /न. भू. क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	45600	100500	115400	125600	115400	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	70.26चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	18 वर्षे	बांधकामाचा दर-	Rs.25289/-
	उद्भववाहन सुविधा -	आहे	मजला -	Stilt floor Or Ground floor		
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.100500/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (100500-45600) * (82 / 100 ) ) + 45600 ) = Rs.90618/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 90618 * 70.26  = Rs.6366820.68/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गॅलरी/नाईन 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 = 6366820.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.6366821/- = ₹ त्रेसष्ट लाख सहासष्ट हजार आठ शे एकवीस /-					

Home Print

प व ल - २  
५९९८ २०२४  
१ / ३०

सहस्रमुख्यमनिबंधकसर्व्हे-३२  
(पनवेल -२)



CHALLAN  
MTR Form Number-6



GRN	MH017399357202324E	BARCODE			Date	15/03/2024-13:29:56	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 PNL2_PANVEL 2 JOINT SUB REGISTRAR				Full Name		VYRAMUDI C GOWDA		
Location RAIGAD				Flat/Block No.		FLAT NO G -01 GROUND FLOOR AASHRAY		
Year 2023-2024 One Time				Premises/Building		CHS LTD		
Account Head Details			Amount In Rs.		PLOT NO 69 H SECTOR 21 KHARGHAR TAL PANVEL			
0030046401 Stamp Duty			455000.00		RAIGAD			
0030063301 Registration Fee			30000.00		TOWN/CITY/DISTRICT			
					PIN			
					Remarks (If Any)			
					SecondPartyName=SACHIN AMBADA JOGDANKAR PANVEL-2			
					Amount In Four Lakh Eighty Five Thousand Rupees Only			
Total			4,85,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024031515986	2858854594	
Cheque/DD No.				Bank Date	RBI Date	15/03/2024-13:32:03	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9833737301  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

*Sachin*

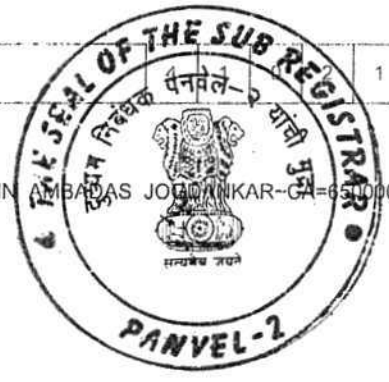
*V.C. Gowder*



CHALLAN  
MTR Form Number-6



GRN	MH017399357202324E	BARCODE			Date	15/03/2024-13:29:56	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	RAIGAD			Full Name	VYRAMUDI C GOWDA			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO G 3 GROUND FLOOR WASHRAY			
				Premises/Building	CHS LTD			
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty		455000.00		Road/Street	PLOT NO 69 H SECTOR 21 KHARGHAR TA. PANVEL 3 / 30			
0030063301 Registration Fee		30000.00		Area/Locality	RAIGAD			
				Town/City/District				
				PIN				
				Remarks (if Any)	SecondPartyName=SACHIN AMBADAS JOHADNIKAR-CT=650000			
				Amount In	Four Lakh Eighty Five Thousand Rupees Only			
Total				4,85,000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque/DD Details				Bank CIN	Ref. No.	69103332024031515986	2858854594	
Cheque/DD No.				Bank Date	RBI Date	15/03/2024-13:32:03	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : \_\_\_\_\_ Mobile No. : 9833737301  
 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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-353-5618	0009191948202324	15/03/2024-18:46:52	IGR147	30000.00

प व ल - २
५६१८ / २०२४
४ / ३०



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0324154911042

Date 15/03/2024

Received from o, Mobile number 9833737301, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

Payment Details

Bank Name IBKL

Date 15/03/2024

Bank CIN 10004152024031510462

REF No. 2892356904

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

प व ल - २  
५६९८२०२४  
५ / ३०





प व ल - २	
५६१८	२०२४
६ / ३०	



प न व ल - २  
५६१८  
२०२४  
६ / ३०

प न व ल - २  
५६१८  
२०२४  
६ / ३०



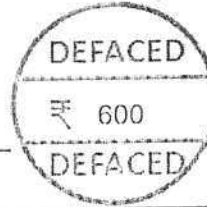
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0324154911042

Receipt Date 15/03/2024

Received from o, Mobile number 9833737301, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5618 dated 15/03/2024 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



### Payment Details

Bank Name IBKL

Payment Date 15/03/2024

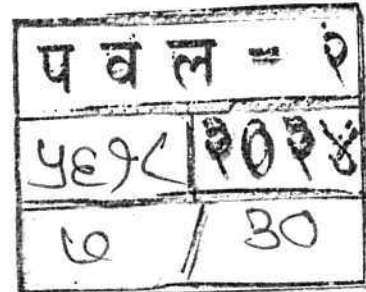
Bank CIN 10004152024031510462

REF No. 2892356904

Deface No 0324154911042D

Deface Date 15/03/2024

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



प व ल - २	
५६९८	२०२४
८ / ३०	



## AGREEMENT FOR SALE

(PART PAYMENT)

This Agreement for Sale made and executed at Panvel this 15<sup>th</sup> day of the month of **March** in the Christian Year **2024**.

BETWEEN

**MR. SACHIN AMBADAS JOGDANKAR**, PAN No. **AGIPJ9822E**, Age **37** Years, Indian Inhabitant, Residing at **FLAT NO. G-01, GROUND FLOOR, AASHRAY CHS LTD, PLOT NO. 69H, SECTOR-21, KHARGHAR, NAVI MUMBAI 410210** hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**.

पं व ल - २	
५९८	२०२४
३७	

AND

**MR. VYRAMUDI C GOWDA**, PAN No. **ANQPG6412R**, Age **59** Years, Indians Inhabitants, Residing at **J/196/3, S. B. I. COLONY, RAHEJA TOWNSHIP, MALAD(EAST), MUMBAI 400097**, hereinafter called and referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.



*Sachin*

*V. C. Gowda*

---2/-

1. WHEREAS by an Agreement to lease dated -21.04.2004, duly registered with the Sub -Registrar of Uran (Panvel-2), on 23.04.2004, under Sr. No.2784/2004, entered into between M/s. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as "THE CIDCO Ltd., of the ONE PART and MR. BALIRAM SHIMGYA BHAGAT & OTHERS, 'OTHER PART', the CIDCO granted licensee in favour of MR. BALIRAM SHIMGYA BHAGAT & OTHERS; for the purpose and on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that Piece or Parcel of land bearing Plot No.69H, under 12.5% Gaothan Expansion Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka - Panvel & District-Raigad, admeasuring about 599.97 Sq. mtrs., area (herein after referred to as the said Plot) at the premium and on the terms and conditions therein contained.

2. AND WHEREAS vide an Agreement of Development Dated 23.04.2004, duly registered with the Sub-Registrar of Uran (Panvel - 2) on 23.04.2004, under Sr. No. 2785/2004 UMB. BALIRAM SHIMGYA BHAGAT & OTHERS, have granted their Development rights in respect of Plot No.69H, under 12.5% gaothan Expansion scheme sector-21, Kharghar, Navi Mumbai, Taluka-Panvel & District Raigad favour of M/S. SACHIN DEVELOPERS the Builder/Developers and as per terms conditions mentioned therein.

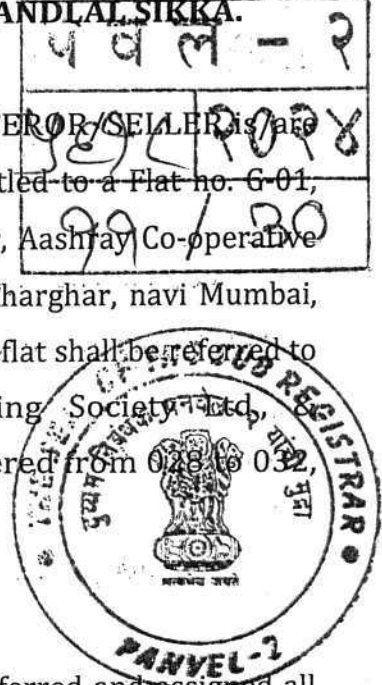
3. WHEREAS CTDCO Ltd., has granted permission by its letter No CIDCO/BP/ATPO /714, Dated - 03.06.2004, to commence the construction work of the Building on the said Plot No.69H.

4. WHEREAS, M/S. SACHIN DEVELOPERS the Builder/Developers, has completed the construction of a building on the said plot as per plans and specifications duly approved by the Town planning authorities and obtained Occupancy Certificate bearing No. CIDCO/BPIATPOI738, Dated-13.05.2005, from CIDCO Ltd.

5. AND WHEREAS all the Flat owners have formed the Co-Operative Housing Society namely "AASHRAY Co-op Hsg. Soc. Ltd." duly registered under the Maharashtra Co-Operative Societies Act, 1960 (The Maharashtra Co-Operative Societies Rules, 1961 as amended) bearing registration No. NBOM/CIDCO/HSG(OH)/2168/JTR/YEAR 2005-2006.

M/S. SACHIN DEVELOPERS, the Developers, have sold and transferred the Flat No. G-01, on the Ground Floor, AASHRAY Co-operative Housing Society Ltd., Plot No.69H, 12.5% Scheme, Sector-21, Kharghar, Navi Mumbai, Taluka-Panvel and District-Raigad, to **MR. ANIL MUKANDLAL SIKKA**, for proper consideration and as per terms and conditions mentioned therein and accordingly, the CIDCO Ltd., has transferred the said Flat in the name of **MR. ANIL MUKANDLAL SIKKA**.

7. WHEREAS **MR. ANIL MUKANDLAL SIKKA** THE TRANSFEROR/SELLER is/are seized and possessed of or otherwise well and sufficiently entitled to a Flat no. G-01, admeasuring 70.26 Sq. Mtrs. Built up area, on the Ground Floor, Aashray Co-operative Housing Society Ltd., Plot No. 69h, 12.5% Scheme, Sector-21, Kharghar, navi Mumbai, Taluka- Panvel, and District Raigad (herein for brevity's sake the flat shall be referred to as the member/s of the AASHRAY Co-operative Housing Society Ltd, he/she/they is/are holding 5 shares of Rs.50/- each numbered from 028 to 032, under Shares Certificate No. 006



#### AND WHEREAS

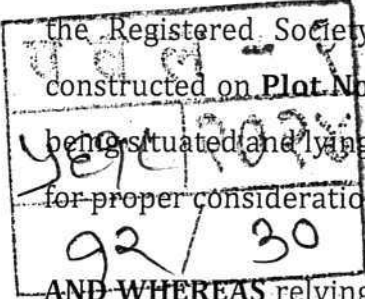
Further **MR. ANIL MUKANDLAL SIKKA** has sold, transferred and assigned all his rights, title and interests in respect of the said flat in favour of the SELLER herein i.e. **MR. SACHIN AMBADAS JOGDANKAR** vide a Sale Agreement registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. URAN- 10308-2008 dated 12/02/2008, Receipt No. 1336 and CIDCO Transfer No. सिडको / वसाहत / साटयो / खारघर /80/2009, DATED 23/01/2009. **MR. SACHIN AMBADAS JOGDANKAR** paid full & final payment to **MR. ANIL MUKANDLAL SIKKA**. Then Deed of Assignment registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-4-14185-2022 dated 15/11/2022, Receipt No. 15106.

#### AND WHEREAS

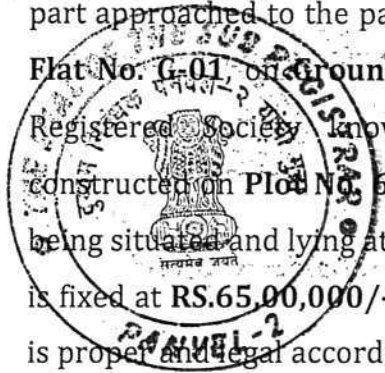
The SELLER are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Individual Open Plot as owners thereof.

**AND WHEREAS** the SELLER has acceded to the request of the PURCHASER and agreed to transfer the rights, title, interest and all other occupancy rights and benefits in the said Flat No. G-01, on Ground Floor, admeasuring 70.26 Sq. Mtrs. Built up Area in the Registered Society known as "Aashray Co-operative Housing Society Ltd.", constructed on Plot No. 69H, Sector No. 21, under 12.5% Gaothan Expansion Scheme,

AND WHEREAS the PURCHASER have agreed to purchase and takeover from the SELLER, the rights, title, interest and all other occupancy rights and benefits in respect of the said Flat No. G-01, on Ground Floor, admeasuring 70.26 Sq. Mtrs. Built up Area in the Registered Society known as "Aashray Co-operative Housing Society Ltd.", constructed on Plot No. 69H, Sector No. 21, under 12.5% Gaothan Expansion Scheme, being situated and lying at Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210, for proper consideration.



AND WHEREAS relying upon the above facts as represented by the party of the Second part approached to the party of the First part and after discussion, the price of the said Flat No. G-01, on Ground Floor, admeasuring 70.26 Sq. Mtrs. Built up Area in the Registered Society known as "Aashray Co-operative Housing Society Ltd.", constructed on Plot No. 69H, Sector No. 21, under 12.5% Gaothan Expansion Scheme, being situated and lying at Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210, is fixed at RS.65,00,000/- (RUPEES SIXTY FIVE LAKHS ONLY) lump sum which price is proper and legal according to the present market price (value) and position (situated) of the said Flat premises.



AND WHEREAS the Seller have offered to the PURCHASER the sale/ transfer/ assignment of all his rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of RS.65,00,000/- (RUPEES SIXTY FIVE LAKHS ONLY) being the Sale Price and PURCHASER has agreed to purchase the said Flat the rights, title and interest of the Seller therein and benefits accruing to the Seller under the said Agreement, in consideration of RS.65,00,000/- (RUPEES SIXTY FIVE LAKHS ONLY) which amount of consideration shall be paid by the PURCHASER to the Seller at the time and in the manner subject to the terms and conditions stated herein below.

AND WHEREAS The SELLER and PURCHASER agreed to complete the transaction on the terms and conditions appearing herein below:-

**NOW THEREFORE THIS DOCUMENT FOR SALE AND TRANSFER OF THE SAID FLAT PREMISES WITNESSETH AND IT IS HEREBY DECLARED AND BETWEEN THE PARTIES AS FOLLOWS:**



2. The SELLER agrees and undertakes to get the said Flat premises transferred in the name of the PURCHASER in the records of the said all other concerned authorities.

3. The SELLER states that he has not sold or gifted the said Flat agreed to be sold nor has he entered into any such agreement.

4. The SELLER states that the said Flat agreed to be sold is in his possession in the right of Ownership, if any dispute regarding ownership thereof is raised by anybody the same shall be cleared by the SELLER at his own cost.

5. The SELLER states that there is no charge of maintenance or any other legal charges against the said Flat hereby agreed to be sold.

6. The SELLER agrees and undertakes to handover all original documents, vouchers, last paid up bills of outgoings, etc. as in respect of the Flat to the PURCHASER.

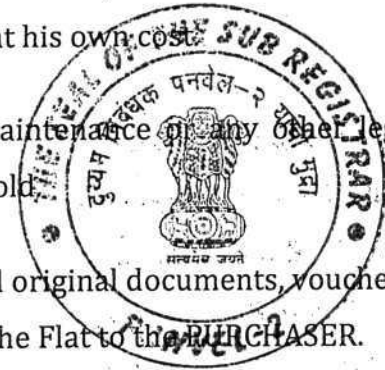
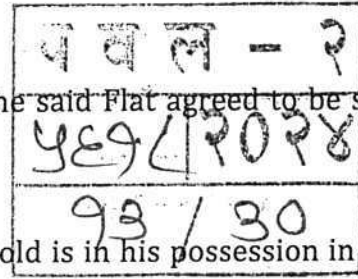
7. The SELLER shall pay the society charges, maintenance charges, electricity charges, housing loan & all other dues and charges as may be claimed by any authority, CIDCO Ltd., Society Charges, State Government or any local authorities, Electricity Meter Deposit, Water Meter Deposit, development charges etc., in respect of the said Flat upto the date of handing over peaceful Possession of Flat to the PURCHASER, and thereafter the same shall be borne and paid by the PURCHASER. However, the PURCHASER shall pay to the Society, maintenance Charges in respect of the said Flat with effect after getting possession.

8. The PURCHASER has seen the said Flat premises and agrees and confirm that the same have been transferred by the SELLER in the conditions as it is and he will not be liable to pay any amount whatsoever in respect of the repairs thereof, if any.

9. The SELLER has represented to the PURCHASER that:

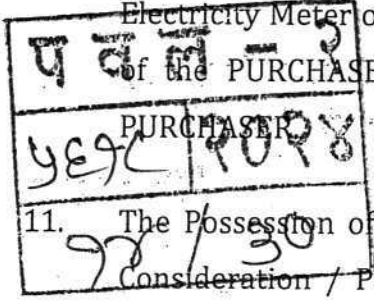
a. He is the absolute owner of the said Flat Premises and none else either amongst his family members or relatives or any other person has any interest of whatsoever nature therein.

b. He is not entered into any Agreement for Sale with any person whatsoever, nor has he encumbered the said Flat Premises in any manner whatsoever, nor has he created any charge on the said Flat Premises.





10. The SELLER agrees and undertakes to sign and / or execute and caused to be sign and executed any papers, writings or documents either for transfer of the Electricity Meter or effectual transfer of the said Flat Premises itself in the name of the PURCHASER, if required to do so hereafter, but at the cost of the



11. The Possession of said flat will be given to the PURCHASER on receipt of full Consideration / Payment / from the PURCHASER the SELLER will hand over vacant, Peaceful & Actual Physical Possession of said flat to the PURCHASER.

12. The transfer charges payable to the SOCIETY are be paid by the SELLER and PURCHASER equally and provided the SOCIETY NOC to the PURCHASER.

13. The expenses for conveying the said Flat such as Stamp Duty, Registration fees, CIDCO transfer charges shall be borne and paid by the PURCHASER alone. Property tax shall be paid by the Seller only.

14. All the terms and conditions of the builder's agreement will be applicable to this Agreement for Sale.

15. This Agreement is made as provision of Maharashtra State Flats Ownership Act, 1961.

### FIRST SCHEDULE OF PROPERTY

ALL THAT piece or parcel of land, bearing **Plot No. 69H, in Sector No. 21**, admeasuring **599.97 Sq. Mtrs.**, being situated and lying at **Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of the CIDCO Ltd., Taluka and Registration Sub-District Panvel, District and Registration District Raigad, which are bounded as follows :-

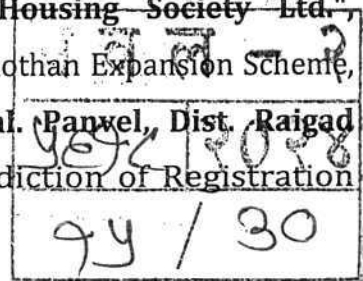
On or towards the North	:-	Plot No. 69-B & 69-C
On or towards the South	:-	Road
On or towards the East	:-	Plot No. G-69
On or towards the West	:-	Plot No. J-69

*V. C. Goudar*

*K. S. Kulkarni*

**SECOND SCHEDULE OF PROPERTY FLAT**

Flat No. G-01, on Ground Floor, admeasuring 70.26 Sq. Mtrs. Built up Area in the Registered Society known as "Aashray Co-operative Housing Society Ltd.", constructed on Plot No. 69H, Sector No. 21, under 12.5% Gaothan Expansion Scheme, being situated and lying at Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad 410210, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein abovewritten.

SIGNED AND DELIVERED by the  
Within named "SELLER"  
**MR. SACHIN AMBADAS JOGDANKAR**  
In the presence of .....

*Sachin*



1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED BY  
Within named "PURCHASER"  
**MR. VYRAMUDI C GOWDA**  
In the presence of .....

*V.C. Gowda*



1. *[Signature]*

2. *[Signature]*

प व ल - २	
५९९८	२०२४
१६/३०	





15/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 14185/2022

नोंदणी :

Regn:63m - 2

गावाचे नाव : खारघर

(1)विनेखाचा प्रवार अभिहस्तांतरणपत्र

(2)मोबदला 1300000

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2529360

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: सुद्रमिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका पनवेल आणि जिल्हा - रायगड,क्षेत्रफळ - 70.26 चौरस मीटर विल्टअप क्षेत्रफळ,दस्त क्रमांक - 1308/2008, दिनांक - 12/02/2008,दुय्यम निबंधक : उरण(पनवेल 2),अन्वय मं.शु.क्र.नं. (Plot Number 69 H ; SECTOR NUMBER : 21 ; )

(5) क्षेत्रफळ

1) 70.26 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-अनिल मुकुंदलाल सिद्धा तर्फे कु मु म्हणुन साबुराम भाऊ शिविलकर वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सचिन अंबादास जोगदनकर -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. जी - 1,तळ मजला,आश्रय को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 69 एच,सेक्टर - 21,खारघर,नवी मुंबई,तालुका पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AGIPJ9822F

(9) दस्तऐवज करून दिल्याचा दिनांक 15/11/2022

(10)दस्त नोंदणी केल्याचा दिनांक 15/11/2022

(11)धनुक्रमांक,खंड व पृष्ठ 14185/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100

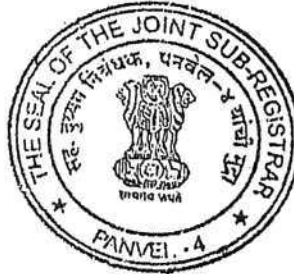
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

सह दुय्यम निबंधक, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

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





दस्तावेज क्रमांक व वर्ष: 1308/2008

Tuesday, February 12, 2008

1:08:41 AM

दुय्यम निबंधक: रुह दु.नि.पनवेल 2

नोंदणी 63 न.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

पुस्तक क्र. 95/30

(1) विवेकाचे प्रकार, नोंदल्याचे स्वतःचे करारनामा  
 व बाजारभावाचे (आवेष्टेद्वारे) वावरील मंडावकर, आकारणी देणे  
 जो पेट्टेदार ते नोंद करवावे) मोंदल्या  
 रु. 1,300,000.00  
 बा.भा. रु. 2,529,363.00

(2) भू-मापन पेट्टेद्वारे व-वक्रमांक  
 (असल्यास)

- (1) वर्णन: सदनिका क्र.जी-01, नळ मजला, "आश्रय को.ऑ.ही.सोसा.", प्लॉट 69एच, चेक्टर 21, खारघर, ता.पनवेल, जि.रायगड
- (3) क्षेत्रफळ (1) 70.26 चौ.मी. बिल्टअप
- (4) आकारणी केल्याची देण्याची (1)-
- (5) दस्तावेज करून घ्या-या  
 नोंदल्याचे व संपूर्ण पत्ता नाव किंवा  
 दिवाणी न्यायालयाचा हुकुमनामा  
 किंवा आदेश असल्यास, प्रतिवादीचे  
 नाव व संपूर्ण पत्ता
- (1) अनिल मुंगुदलाल सिक्का तर्फे अख.अरुण कुमर बत्रा - ; घर/प्लॉट नं: बी-54, डिफेंस कॉलनी, नवी दिल्ली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नम्बर: 110024; पॅन नम्बर: घो पत्र
- (6) दस्तावेज करून घ्या-या  
 पक्षकाराचे व संपूर्ण पत्ता किंवा  
 दिवाणी न्यायालयाचा हुकुमनामा  
 किंवा आदेश असल्यास, वादीचे नाव  
 व संपूर्ण पत्ता
- (1) सचिन अंबादास जोगदनकर - ; घर/प्लॉट नं: गेलडींग 11, रुम 371, वाडिया इस्टेट, बेल बाजार, कुर्ला; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGIPJ 9822 F
- (7) दिनांक करून दिल्याचा 12/02/2008
- (8) नोंदणीचा 12/02/2008
- (9) अनुक्रमांक, खंड व मृष्ट 1308 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 134561 00
- (11) बाजारभावाप्रमाणे नोंदणी रु 25300.00
- (12) शंसा

COLOR XEROX



सहदुय्यम निबंधक रुग्ण  
 (पनवेल-2)

शुद्ध

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, श्रीमन पॉईंट,

मुंबई - ४०० ०२१

दूरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्या कार्यालय :

'शिडको' भवन, सी.बी.डी., देलापू

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५६९ ८१०१

फॅक्स : ००-९१-२२-५५६९ ८१०१

संदर्भ क्र.:

CIDCO/BP/ATPO/ 713

Srri Ballram S. Bhagat & Four others  
At. Kharghar, Tal. Panvel,  
Dist. Raigad.

प व ल - १
दिनांक ५६९६/१०२४
१६/३०

ASSESSMENT ORDER NO. 117/2004 - 2005/REGISTER NO.1 PAGE NO. 117

SUB:- Payment of development charges for Residential Building on Plot no.69H, Sector-21 at Kharghar (12.5% scheme) Navi Mumbai  
REF:- Your architect's letter dated 05/05/2004

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES  
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- 1 Name of Assessee :- Shri Ballram S. Bhagat & Four others
- 2 Location :- Plct no. 69H, Sector - 21 at Kharghar (12.5% scheme)
- 3 Land use :- Residential.
- 4 Plot area :- 59९.97 Sq. mtrs
- 5 Permissible FSI :- 1.5
- AREA FOR ASSESSMENT FOR COMMERCIAL
- A) Plot Area :- 64.1९ Sq.mtrs.
- B) Built up Area :- 9६.255 Sq.mtrs.
- FOR RESIDENTIAL
- i) Plot area :- 535.78 Sq.mtrs.
- ii) Built up area :- 777.252 Sq.mtrs
- 7 DEVELOPMENT CHARGES FOR COMMERCIAL
- A) On Plot Area :- 64.19 Sq mtrs X 60/- = Rs. 3851.40
- ii) On Built up area :- 9६.285 Sq.mtrs. X ६0/- = Rs. 7702.80
- Total Rs.11554.20
- E) FOR RESIDENTIAL
- i) On plot area :- 535.78 Sq.mtrs X Rs.30/- = Rs.16073.40
- ii) On built up area :- 777.252 Sq.mtrs X Rs.40/- = Rs.31090.08
- Total Rs.47163.48
- 8) Total Assessed development Charges :- 7(A)+ 7(B)=Rs.58717.38, Say Rs.587,18.00
- 9) Date of Assessment :- 28/05/2004
- 10) Due date of completion :- 21/04/2004 to 20/04/2008
- 11) Development charges paid of Rs.63000/-Vide challan no.88017, Dtd. 17/05/2004



उपपानवेल-१
६६५ २००५
२०/२५



Yours faithfully,

*(Signature)*  
(N.S. Swami)

Additional Town Planning Officer,  
Navi Mumbai & Khopta



६३०
२००६
३०/२५



REF. NO. CIDCO/ATPC/

1714

3/6/2004

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra NATVAD) of 1966 to Baliram S. Bhagat & four others

Unit/Plot No. H-67 Road No. \_\_\_\_\_ Sector 20 Node Kharghar of Urban as per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg 9+4 storey  
Plan 90 A / 30.252 m<sup>2</sup>  
Com. B.U.A = 276.285 m<sup>2</sup> } 823.537 m<sup>2</sup> - net total B.U.A.

(Nos. of Residential Units 21 Nos. of Commercial units 05)

1. This Certificate is liable to be revoked by the Corporation if :-



- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(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 him, in such an event shall be deemed to have contravened the development work in contravention of section-43 of 45 of the Maharashtra Regional and Town Planning Act-1966.

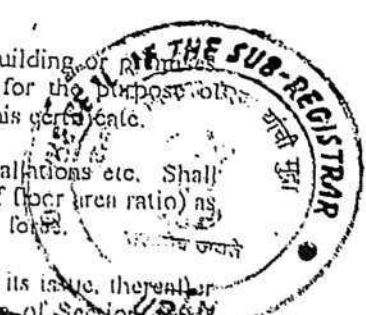
E-ELG	2004
22	24

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 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 Occupancy Certificate from the Corporation.
- 2(d) Permit authorised 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.

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GIDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, the revalidation of the same shall be done in accordance with provisions of section 43 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GIDCRs.



30	2006
29	124

प व ल - ४	
१४१५	२०२२
१७ / ४८	



CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD OFFICE  
 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021  
 PHONE (Reception) 00-91-22-5650 0900  
 00-91-22-5650 0928  
 FAX 00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :  
 CIDCO Bhayan, CBD-Relapur,  
 Navi Mumbai - 400 618  
 PHONE : 00-91-22-8574 8100  
 FAX 00-91-22-5591 8166  
 Date: 29/30/2022

Ref. No.

REF NO: CIDCO/BP/ATPO/ 1738

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res.BUA=786.722 Sq.mtrs. Comm.BUA=96.285 Sq.mtrs. Total BUA=883.257 Sq.mtrs. (No. of units R-20, C-05)] on Plot no. 69H, Sector-21 at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Fascinate has been inspected on 28/04/2022 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 03/06/2004 and that the development is fit for the use for which it has been carried out.



(N.S. Swami) 13/05/2022  
 ADDL. TOWN PLANNING OFFICER  
 Navi Mumbai & Khopta

NM



**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021

PHONE : (Reception) 00-91-22-5650 0900

00-91-22-5650 0928

FAX : 00 91-22 2509 / 5650 0933

HEAD OFFICE .

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.

PHONE 00-91-22-5591 8100

FAX 00-91-22-5591 8166

Ref. No.

Date :

13/5/2005

CIDCO/BP/ATPO/

238

पत्र - २
श्री. ... S. Bhargava & Four others ... Tal. Parvel, Dist. Raigad
22 / 30

Sub:-Occupancy Certificate for Residential Building on  
Plot no,69H, Sector-21 at Kharghar (12.5% scheme)  
Navi Mumbai.



- 1) Your architect letter dtd. 25/04/2005.
- 2) Architects Completion Certificate dtd.17/04/2005
- 3) Structural Stability Certificate given by your Structural Engineer dtd. 18/04/2005
- 4) Infrastructure development charges (50%) paid of Rs. 299985/-, dtd. 29/04/2004
- 5) PSDC NOC from AEE (Elec.) dtd. 28/04/2005

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawing duly approved.

Thanking you,

Yours faithfully,

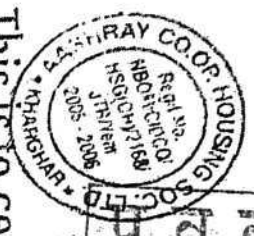
*(N.S. Swani)*  
13/5/05

ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopta

Mem. Register No.

1	202	20
497	763	23

Certificate No. 006



# Share Certificate

This is to certify that Mr. Anil M. Sikkra

is / are the Registered Member/s of Ashray Corp Housing Soc. Ltd.  
 fully paid - up shares Numbered 028 to 038  
 both inclusive, of Rupees Five Hundred Fifty each in the above named

Subject to the Bye-laws thereof.

Given under the Common Seal of

028 to 038

Color Xerox

the said society, this \_\_\_\_\_  
 day of \_\_\_\_\_



[Signature]  
 Chairman

[Signature]  
 Hon. Secretary

[Signature]  
 Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



प व ल - X  
 98929 20022  
 22/128



प व ल -  
 469 2078  
 28/130



ROAD WIDE 11.0 METERS

SHOP NO-01 9.5292.35	SHOP NO-02 9.5292.35	SHOP NO-03 5.1502.55	SHOP NO-04 9.4502.35	SHOP NO-05 9.4502.35
-------------------------	-------------------------	-------------------------	-------------------------	-------------------------

LIFT 140X 150

FASCINATE  
 GROUND FLOOR  
 PLAN

AASHRAY  
 Plot No. 188, B-60/31

Product by  
 SACHIN DEVELOPERS  
 Co., Andhera, Plot 111, sec-13.

*Handwritten signature*

20/20  
 2002/2033  
 101E



उ र ण  
 9306 2006  
 22/24

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)**REGD. OFFICE**

"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

**HEAD OFFICE**

CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614  
Phone: 00-91-22-6791 8100  
Fax : 00-91-22-6791 8166

Ref. No. CIDCO/ESTATE-2/2024/8000241980

Date : 01.03.2024

To,  
The Secretary/Chairman

प व ल - २
५९९८२०२४
२५ / ३०

**Final Order for Transfer**

Sub: Grant of permission to transfer of 1(one) member from, above society, Flat No.G-1, AASHRAY CHS LTD/1 Constructed on Plot No.69H, Sector No.21, Node Kharghar, Navi Mumbai

Ref.:(1) NOC number 8000241980 dated 23.01.2009.

(2) Copy of Deed of Assignment dated 15.11.2022 Registered under S.No. PANVEL-14185-2022 on 15.11.2022 with Sub-Registrar &amp; Assurance PANVEL-4

Sir/Madam,

You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share of the following 1(one) member:

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1 ) ANIL MUKANDLAL SIKKA.	1 ) SACHIN AMBASAS JOGDANKAR.	G-1	49.1000

Note: This certificate is granted on the basis of declaration, Affidavits, documents and information produced by the applicant. In case if it is found that information and documents submitted by you are false, contradictory or incorrect then NOC shall be cancelled automatically without prior notice and forfeit the charges.

This Certificate is issued subject to order that may be passed under section 28A/18/28A(3) (if any) of Land Acquisition Act, 1894 for payment of enhance compensation.

Thank You

Yours Sincerely

RAJESH

SHRAVAN

DHOTRE

Asst. Estate Officer

Digitally signed by

RAJESH SHRAVAN

DHOTRE

Date: 2024.03.01

3:18:27 +05'30'

CC to:

- 1 ) SACHIN AMBASAS JOGDANKAR.
- 1 ) ANIL MUKANDLAL SIKKA.

Page No. 1 of 2

Request No: 8000241980



नमुना क्र.४९

नियम क्र.७८(१),८३(४),८५,८६ (४) व ९६(४) पहा

**पनवेल महानगरपालिका, पनवेल**  
करांची पावती(आर्थिक वर्षे २०२३-२०२४)



Scan with QR Scanner  
Do not use UPI App Scanner

पा.क्र.PMCOP23/44096

संकेतांक क्र.KH2169H091006001

फ्लॉट / शॉप क्र. : 001

नोड :-खारघर

नोड-सेक्टर: -KH-21

प्लॉट क्र.:69H

**Payment Mode-Online**

मालमत्ता क्र.: 91-6

मोबाइल नं :9702425611

प्राथमिक कर धारक/अधीनस्थ/अधीनस्थी : धारक- सचिन अंबादास जोगंदकार

भोगवददार/भाडेकारीचे नाव श्री/अधीनस्थी  
पत्ता :- 001, आर्य जो-ऑपरेटिव्ह/होमिंग सोसायटी लिमिटेड, प्लॉट क्र.69H, सेक्टर क्र. 21, खारघर, पनवेल  
यांच्याकडून वॉट 1 एप्रिल-2022 ते 31 मार्च-2024 या वर्षाकरिता करापोटी रक्कम रु 40,580.00  
अक्षरी- चारवीस हजार पाचशे अशी रुपये फक्त खाशिल दर्शविलेल्या तपशील प्रमाणे वसुली प्राप्त झाली.  
पूर्णता: भरलेली रक्कम 40580 पैकी 40580

अ.क्र.	कराचे नाव	थकबाकी वसुली रु.	चालु वसुली रु.	एकुण रु.
१	सामान्य कर (घ.क्र.२५, शब्क सह)	रु. १३६७८	२६१२	१६२९०
२	रस्ता कर	रु. १३०७	२०१	१५०८
३	रक्षण आक्री	रु. १३०७	२०१	१५०८
४	अग्निशमन कर	रु. ६५७	१०१	७५८
५	पाणी लाभ कर	रु. ६५७	१०१	७५८
६	विशेष शिक्षण कर	रु. ६५७	१०१	७५८
७	मलनिस्सारण कर	रु. १९६३	३०२	२२६५
८	वृक्ष कर	रु. ६५७	१०१	७५८
९	महा. शिक्षण उपकर	रु. ३९२६	६०४	४५३०
१०	रोजगार हमी कर	रु.		
११	मलनिस्सारण लाभ कर	रु. ६५७	१०१	७५८
१२	शास्ती	रु. १०८६६	३०६	१११७२
१३	एकूण भरावयाची रक्कम	रु. ३६३३२	४७३१	४१०६३
१४	शास्तीअभय योजनेअंतर्गत सूट	रु.		
१५	मनपा ठरावा अंतर्गत सूट	रु. ४१९	६४	४८३
१६	शास्ती/सूट वजा नंतर एकूण भर	रु. ३५९१३	४६६७	४०५८०
१७	मोठी ईमारत कर	रु.		
१८	अनधिकृत बांध काम शास्ती	रु.		
१९	डिसहॉनर धनादेशावरील दंड	रु.		
२०	अग्नीम रक्कम /इतर कर	रु.		
२१	अग्नीम रक्कम नंतर एकूण भरणा	रु. ३५९१३	४६६७	४०५८०
२२	मागणी नोटीस फी	रु.		



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SACHIN A JOGDANKAR

भारत सरकार  
 GOVT. OF INDIA

AMBADAS SAYBANA JOGDANKAR  
 31/07/1986  
 Permanent Account Number  
 AGIPJ9822F

Signature 



भारत सरकार  
 GOVERNMENT OF INDIA

सचिन अंबादास जोगदानकर  
 Sachin Ambadas Jogdankar  
 जन्म तारीख/ DOB: 31/07/1986  
 पुरुष / MALE

9481 5582 2289

माझे आधार, माझी ओळख

प व ल - २  
 ५९९८२०२४  
 ० / ३०





भारत सरकार  
 GOVERNMENT OF INDIA

व्यामुदी सी गोडा  
 Vyramudi C Gowda  
 जन्म वर्ष / Year of Birth : 1964  
 पुरुष / Male

9742 3380 7229

आधार - सामान्य माणसाचा अधिकार





*V. C. Gowda*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

VYRAMUDI C GOWDA  
 CHALUVE CHIKKE GOWDA  
 20/05/1964  
 Permanent Account Number  
 ANQPG6412R





भारत सरकार  
GOVERNMENT OF INDIA



रत्नश विजयशंकर तिवारी  
Ratnesh Vijayshankar Tiwari  
जन्म तारीख/ DOB: 02/08/1979  
पुरुष / MALE



2215 9332 0318

आधार-सामान्य माणसाचा अधिकार

*Tiwari*

प व ल - २  
५६९८/२०२४  
२८/३०

भारत सरकार  
GOVERNMENT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
EHIPP3629H

नाम / Name  
RAMCHANDRA PHADKE

पिता का नाम / Father's Name  
RAMCHANDRA RAJARAM PHADKE

जन्म तारीख / Date of Birth  
01/01/1995

हस्ताक्षर / Signature  
*AR*




353/5618

शुक्रवार, 15 मार्च 2024 6:47 म.नं.

दस्त गोपवारा भाग-1

पवेल 2 2e/30

दस्त क्रमांक: 5618/2024

दस्त क्रमांक: पवेल 2 /5618/2024

बाजार मूल्य: रु. 63,66,821/-

मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,55,000/-

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

पावती:6477

पावती दिनांक: 15/03/2024

अ. क्रं. 5618 वर दि.15-03-2024

सादरकरणाचे नाव: ब्यारामुडी सी गौडा - -

रोजी 6:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृथांची संख्या: 30

एकूण: 30600.00

V.C. Goudy

दस्त हजर करणाऱ्याची मही:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्तावा 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 15 / 03 / 2024 06 : 45 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 03 / 2024 06 : 46 : 42 PM ची वेळ: (फी)



दस्तारुखजासोबत जोडलेली कागदापत्रे  
कुळमुखत्यापत्रे, व्यक्ती इत्यादी नवाबह  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निघादकाची संकीरक

Shikha  
शिकुन देणार

V.C. Goudy  
शिकुन देणार



दस्त गोषवारा भाग-2

पवल2

30/30

दस्त क्रमांक:5618/2024

15/03/2024 7 27:05 PM

दस्त क्रमांक :पवल2/5618/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:व्यारामुडी सी गौडा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जे /196 /3, एस बी आय कॉलोनी, रोड नं: रहेजा टाऊनशिप, मलाड ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:ANQPG6412R	लिहून घेणार वय :-59 स्वाक्षरी:-		
2	नाव:सचिन अंबादास जोगदनकर -- पत्ता:प्लॉट नं: प्लॉट नं - जी -01, माळा नं: तळ मजला, इमारतीचे नाव: आश्रय को ऑप हौ सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं - 69 एच: सेक्टर -21, रोड नं: खारघर, नवी मुंबई, ता पनवेल, जिल्हा पयिंगड, महाराष्ट्र, राईगाड: (0:). पिन नंबर:AGIPJ9822F	लिहून घेणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:15 / 03 / 2024 07 : 16 : 24 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अक्षय रामचंद्र फडके -- वय:28 पत्ता:कोप्रोली, पनवेल पिन कोड:410206			
2	नाव:रत्नेश विजयशंकर तिवारी -- वय:44 पत्ता:सेक्टर -21, खारघर पिन कोड:410210			

शिक्रा क्र.4 ची वेळ:15 / 03 / 2024 07 : 19 : 56 PM

Joint Sr Panvel 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VYRAMUDI C GOWDA	eChallan	69103332024031515986	MH017399357202324E	455000.00	SD	0009191948202324	15/03/2024
2		DHC		0324154911042	600	RF	0324154911042D	15/03/2024
3	VYRAMUDI C GOWDA	eChallan		MH017399357202324E	30000	RF	0009191948202324	15/03/2024

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

5618 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

प्रमाणित करणेत येते की, सदा दस्तास एकूण

30

For feedback please write to us at feedback.isarita@gmail.com