

B-704/8 - Shree Sai

Monday

4th Agrawal

Geeta Sharma

40

Purchaser Photo

27,76,289.93.
8350,000/-

Receipt (pavti)

11-2911

451/5291

पावती

Original/Duplicate

Monday, March 11, 2024

नोंदणी क्र. :39म

10:31 AM

Regn.:39M

पावती क्र.: 5618 दिनांक: 11/03/2024

साव्याचे नाव: चारकोण

दम्तगेवजाचा अनुक्रमांक: बरल7-5291-2024

दम्तगेवजाचा प्रकार : करारनामा

मादर कगणान्याचे नाव: गीता - शर्मा

नोंदणी फी

रु. 30000.00

दम्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणाम मूळ दम्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:51 AM ह्या वेळेस मिळेल.

मह दु.नि.क.पोगवली7

वाजार मुल्य: रु.7778245.44/-

मोबदला रु.8350000.00/-

भरलेले मुद्रांक शुल्क : रु. 417500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324109402217 दिनांक: 10/03/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015592477202324M दिनांक: 14/02/2024

वैकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

Geeta

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20240311449

11 March 2024.10:19:37 AM

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 80-चारकोप (बोरीवली)
उप मूल्य विभाग 80/357भुभाग: चारकोप गावातील संपूर्ण मिळकती.
सर्व्हे नंबर /न. भू. क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
59310	138620	159410	174000	138620	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	53.44चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

Sale Type - Resale First Sale Date - 13/11/2014
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजलां निहाय घट/वाढ = 105% apply to rate= Rs.145551/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((145551-59310) * (100 / 100)) + 59310)
= Rs.145551/-

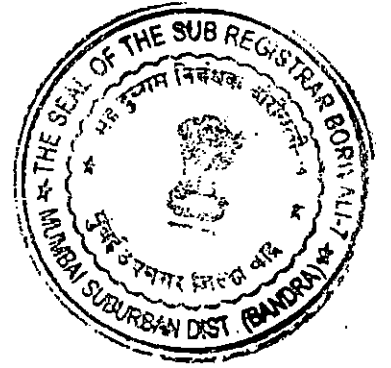
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 145551 * 53.44
= Rs.7778245.44/-

Applicable Rules = .10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बांदिस्त बाल्कनी + मेकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 7778245.44 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.7778245.44/-

Home

Print



वरल - ७/

4209

9

80

2028

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0324109402217
Date	10/03/2024
Received from geeta - sharma, Mobile number 9920525355, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	SBIN
Date	10/03/2024
Bank CIN	10004152024031002078
REF No.	IGAQYZRHS9
This is computer generated receipt, hence no signature is required.	



बरल - ७/		
५२०९	२	४०
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH015592477202324M	BARCODE	Date 14/02/2024-11:38:43		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)	AYWPS3332B		
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	MRS. GEETA SHARMA		
Location	MUMBAI					
Year	2023-2024 One Time		Flat/Block No.	FLAT NO.B-704 7TH FLOOR, CHARKOP SHREE		
Account Head Details	Amount In Rs.	Premises/Building	SAI CHS LTD., PLOT NO.8			
0030045501 Stamp Duty	417500.00	Road/Street	SECTOR-8, CHARKOP, KANDIVALI WEST			
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai			
		Town/City/District				
		PIN		4	0	0
				0	6	7
		Remarks (If Any)	PAN2=AMKPP8103B~SecondPartyName=MR RAJDEEP MOHAN PRABHU~CA=8350000			
		Amount In	Four Lakh Forty Seven Thousand Five Hundred Rupees			
Total	4,47,500.00	Words	Only			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172024021400392	140224M262057		
Cheque/DD No.	Bank Date	RBI Date	14/02/2024-12:10:26	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		1 , 15/02/2024			

Department ID :

Mobile No. : 9920525355

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

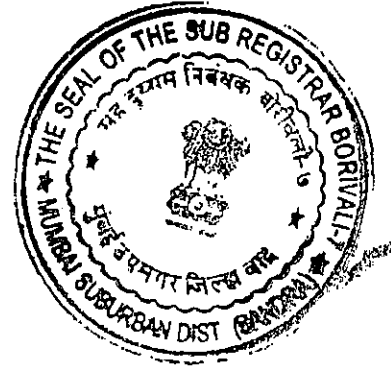
Raj
Prabhu

Geeta



चलान - ७/
५२९१ ३ ४०
२०२४





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 11TH day of MARCH, 2024 : BETWEEN: **(1) MR. RAJDEEP MOHAN PRABHU**, aged 41 years & **(2) MRS. POOJA RAJDEEP PRABHU**, aged 37 years, both Indian Inhabitants, residing at Flat No.B-704, 7th Floor, Charkop Shree Sai Co-op. Housing Society Ltd., Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND **MRS. GEETA SHARMA**, aged 55 years, Indian Inhabitant, residing at Room No.318, Bldg. No.23, Sector-3, Kane Nagar, Near C.G.S. Post Office, Antop Hill, Mumbai-400 037, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART;

X Rajdeep

X Prabhu

Geeta

बोरिवली - ७/		
५२९	४	४०
२०२४		

WHEREAS : -

a. The Maharashtra Housing and Area Development Authority, a Statutory Corporation duly constituted under Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII of 1977) having its Office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai-400 051, (hereinafter referred to as "the Authority") under its World Bank Project has allotted a piece of land bearing Plot No.8 adm. 1399.86 sq. mtrs. Area at Road No.RSC-25, Sector-8, MHADA Layout, Charkop, Kandivali (West), Mumbai-400 067, to the members of the CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED, against their application and the said Authority have also executed Lease Agreement dated 20th January, 1997 in favour of the CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED and handed over the possession of the said vacant plot to the founder members of the said Society and all the founder members of the said Society have constructed the building thereon through its contractor.

b. The said Society has allotted a residential premises bearing Flat No.B-704 on 7th Floor in the building known as "**CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**", situated at Plot No.8 adm. 1399.86 sq. mtrs. Area at Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067 (hereinafter referred to as "the said Flat") to its members (1) MR. SHAILESH RAMDAS INGALE & (2) MR. RAMDAS MANIK INGALE vide Allotment Letter dated 17th March, 2007.

Said Original Allotment Letter dated 17th March, 2007 is duly adjudicated under Adjudication No.COB/AY/2344/2023 and paid Proper Stamp Duty amount of Rs.60,500/- and Penalty amount of Rs.31,100/- to the Collector of Stamps, Borivali Taluka.

x Rid

x Kraby

✓
Jeetast

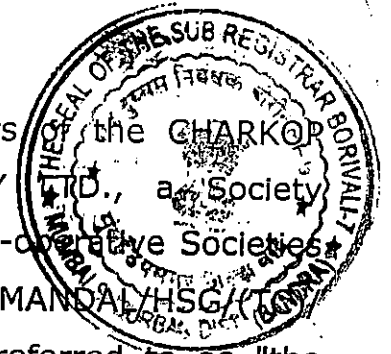
बरल - ७/		
4209	y	20
2028		

d. Said (1) MR. SHAILESH RAMDAS INGALE & (2) MR. RAMDAS MANIK INGALE have assigned all their rights, title, interest and benefits pertaining to the said Flat in favour of (1) MR. NEIL S. MIRANDA & (2) MRS. LIRA MIRANDA vide Agreement for Sale dated 7th December, 2010 duly registered under Registration No.BDR-12-11206-2010 dated 07.12.2010.

e. Said (1) MR. NEIL S. MIRANDA & (2) MRS. LIRA MIRANDA have assigned all their rights, title, interest and benefits pertaining to the said Flat in favour of the TRANSFERORS herein vide Agreement for Sale dated 13th November, 2014 duly registered under Registration No.BRL-5-10656-2014 dated 13.11.2014 and since then the TRANSFERORS are in occupation and possession of said flat premises and holding all the documents in support of their title to the same.

f. The TRANSFERORS are the absolute and exclusive owners, fully seized and possessed and well sufficiently entitled to ownership of Flat No.B-704 on 7th Floor, In the building known as **CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS".

g. The TRANSFERORS are bonafide members of the **GHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/MUMBAI MANDAL/HSG/9368/1996-1997 dated 06.09.1996 (hereinafter referred to as "the said Society") and virtue of membership, the TRANSFERORS are holding five fully paid-up shares of Rs.50/- each bearing Distinctive Nos.416 to 420 (both inclusive) under Share Certificate No.84 duly



X Raj

X Prabhu

Jeetast

पत्र - ७/		
420	2	80
2028		

transferred by the said Society in the name of the TRANSFERORS herein.

h. The TRANSFERORS declare that their membership in the said Society is valid and subsisting and not terminated by the said Society and they have not received any notice of expulsion from the membership of the said Society, or any other notice restraining them from transferring the said Flat.

i. The TRANSFERORS have agreed to sell to the TRANSFEREE and the TRANSFEREE have agreed to purchase from the TRANSFERORS the said Flat together with all rights, title, interest, benefits, shares, all deposits and sinking funds etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. The TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREE has agreed to purchase and acquire the Flat No.B-704 on 7th Floor, in the building known as **CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.,** situated at Plot No.8, Road No.RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits, shares etc. at the lump sum price or consideration amount of **Rs.83,50,000/- (RUPEES EIGHTY THREE LAKHS FIFTY THOUSAND ONLY).**

2. The TRANSFEREE has paid to the TRANSFERORS **Rs.62,66,500/- (RUPEES SIXTY TWO LAKHS SIXTY SIX THOUSAND FIVE HUNDRED ONLY)** on or before execution of this

X Rajiv
+ Prabhu

Jetas

वरत - ७/		
4229	०	००
२०२४		

Agreement towards part consideration amount (the payment receipt of which the TRANSFERORS hereby admit and acknowledge).

3. The TRANSFEREE has deducted the sum of **Rs.83,500/- (RUPEES EIGHTY THREE THOUSAND FIVE HUNDRED ONLY)** from the total consideration amount towards 1.00% T.D.S. and the same shall be paid to the Income Tax Authority on behalf of the TRANSFERORS within thirty days from the date of registration of this Agreement and shall handover the necessary challan/Certificate to the TRANSFERORS for claiming the amount (If any).

4. The TRANSFEREE agrees to pay to the TRANSFERORS the balance full and final consideration amount of **Rs.20,00,000/- (RUPEES TWENTY LAKHS ONLY)** within 45 (forty five) days from the date of registration of this Agreement by raising loan from any bank or financial institution as they intend to avail loan from Bank/ Financial Institution. Time is the essence of this contract.

5. The TRANSFERORS shall hand over to the TRANSFEREE the vacant and peaceful possession of said Flat immediately on receipt of full and final consideration amount of this agreement there shall be no claim of whatsoever nature in the said flat or any part thereof either from the TRANSFERORS or from anybody claiming through under or in trust for the TRANSFERORS. The TRANSFEREE shall be the absolute and exclusive owner of the rights which the TRANSFERORS have in the said flat on completion of this transaction.

6. The TRANSFERORS hereby covenant with the TRANSFEREE as follows:

a) That they are the absolute owners of the said premises and the said shares and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever in

X Rajiv
X Rabhy

Geeta

- 9/		
4229	L	20
2028		

or upon the said premises either by way of sale, charge, lien, gift, trust, mortgage, inheritance, lease, easement or otherwise howsoever and that the TRANSFERORS have good right, full power and absolute authority to sell and transfer the same to the TRANSFEREE.

b) That they have not entered into any agreement/s for sale, disposal or letting out their said flat with any other person/s in respect of the said flat and that they are in exclusive and absolute possession of the said flat.

c) They have not assigned/transferred their rights, title and interest in the said flat to any other person/s;

d) Except the TRANSFERORS no other person/s have any right, title and interest in the said flat and they being the members of the said Society has got full and absolute right to assign and transfer their rights in the said flat in favour of the TRANSFEREE.

e) There is no claim or demand from any of their legal heirs, family members, nominees or any other person on the said flat or any part thereof either by way of sale, charge, trust, gift, lien and/or otherwise of whatsoever.

f) That no suit, proceedings, litigations etc. are pending in respect of the said flat nor said flat is in dispute or subject matter in any court of law;

g) That the said flat is not affected by any insolvency or insolvency proceedings or prohibitory orders from the Government Department or any other Taxation authority restraining the

X Raj

X Arabhy

Jectas

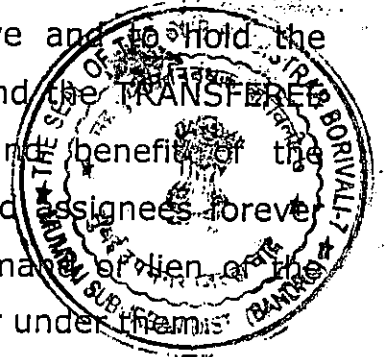
बरेल - 01		
42e9	e	80
2028		

TRANSFERORS from dealing with, disposing off or parting with the possession of the said flat.

7. The TRANSFERORS do hereby covenant with the TRANSFEREE that they shall pay and clear all taxes, outgoing including electricity charges, telephone bills, Society charges payable by them in respect of the said flat for the period upto date of possession of the said flat by them and from the date of handing over the possession of said flat to the TRANSFEREES, the TRANSFEREE shall be responsible for the payment of taxes outgoing, society charges and all other amounts of the said flat to the concerned authorities directly.

8. The TRANSFERORS doth hereby further covenant with the TRANSFEREE that upon the payment of full and final consideration amount of this Agreement, the TRANSFEREE shall quietly and peacefully possess, occupy and enjoy the benefits of the said flat without any let, hindrance, denial, demand, interruption or eviction or claim by the TRANSFERORS or any other person/s lawfully or equitably claiming through, under or in trust for the TRANSFERORS.

9. The TRANSFEREE shall be entitled to have and to hold the possession, occupation and use of the said flat and the TRANSFERORS shall hold the same unto and to the use and benefit of the TRANSFEREE, her heirs, executors, successors and assigns forever without any claims, charges, rights, interest, demand of lien or the TRANSFERORS or any person/s claiming through or under them.



10. The TRANSFERORS agree and undertake to keep the TRANSFEREE free and indemnified from all actions, charges, claims, demands and suits filed by any person/s or third party claiming any interest in respect of the said flat referred to as above. The

x RS
x Rabhu

Jeetast

फ्लॉट - 6/		
4229	90	80
2028		

TRANSFERORS further declare that their title over the said flat is clear, marketable and free from all encumbrances and that they have not nor anyone on their behalf has done or committed any act, deed, matter or thing whereby the said flat are or can be forfeited and the TRANSFEREE has agreed to enter into this Agreement on the faith of this representation and believing the same to be true.

11. The TRANSFEREE are entitled to become the members of the said Society and also agree to abide by the Rules, Regulations and Byè-laws of the said Society on completion of this transaction.

12. The TRANSFERORS shall from time to time and at all the times hereafter at the request of the TRANSFEREE shall do and execute or cause to be done and executed all such other and further lawful and reasonable acts, deeds and other assurances in law whatsoever for further, better and more perfectly vesting and assuring the said flat.

13. The TRANSFERORS agree to make an application to the said Society for transfer of said flat in the names of TRANSFEREE. The Transfer charges payable to the said Society shall be borne and paid by both the parties in equal proportion.

14. The TRANSFERORS doth hereby agree to give their irrevocable consent and No Objection to:

a) To transfer all the deposits lying to the credit of the TRANSFERORS in respect of the said flat premises to and in favour of the TRANSFEREE and further to transfer those meters in the names of the TRANSFEREE.

X Rij

X Rabhu

Jeetans

वरल - ७/		
4229	99	00
2028		

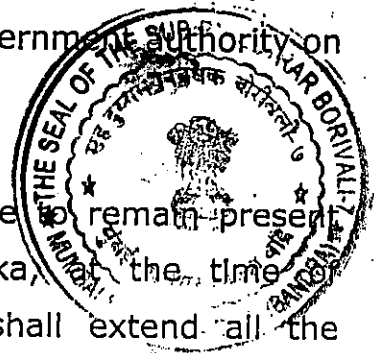
b) The Society to transfer all the monies and/or deposits including sinking fund lying with it in the name and/or credit of the TRANSFERORS to the names and in favour of the TRANSFEREE.

15. Should there be any claim in respect of the said flat from any person or persons or authority non payment/deficit payment of stamp duty, registration charges or any other dues etc. pertaining to any period prior to the transfer of the said flat in the name of the TRANSFEREE in the books/records of the Society, the TRANSFERORS hereby agrees to honour such commitments, indemnify and keep indemnified the TRANSFEREE against such claims and losses and shall make good the same.

16. The TRANSFERORS undertake to provide all the relevant documents and papers and also to sign, execute any documents/papers/letters/indentures/NOC from the said Society etc. as required by the TRANSFEREE to facilitate availing of loan from Bank/Financial Institutions as and when required by the TRANSFEREE.

17. The TRANSFEREE shall pay the necessary stamp duty and registration fees as leviable by the concerned Government Authority on this Agreement.

18. The TRANSFERORS agree and undertake to remain present before the Joint Sub Registrar, Borivali Taluka, the time registration of this Agreement for Sale and shall extend all the required co-operation to the TRANSFEREE in that behalf.



19. It is specifically agreed by and between the parties herein that once the full and final consideration amount is paid to the

X Rajiv
* Rabhy

Jedast

4229		
92	80	
2028		

TRANSFEEE, this Agreement shall be deemed to be treated as Sale Deed.

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

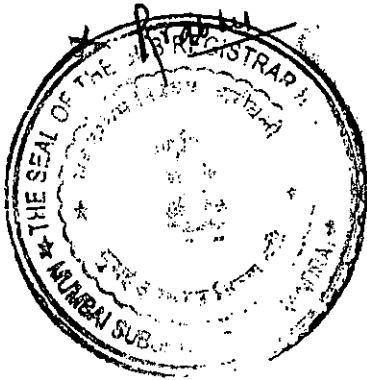
SCHEDULE OF THE PROPERTY

The Flat No.B-704 adm. 575.00 sq. ft. Built-up area on 7th Floor, in the building known as **CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Plot No.8, Road No. RSC-25, Sector-8, Charkop, Kandivali (West), Mumbai - 400 067, constructed on the plot of land bearing Survey No.41 of Village: Charkop, Taluka: Borivali, within the Registration Sub-District of Bandra Mumbai Suburban District.

The building of the said Society is constructed in 2007 consist of Ground (Part) + 7 Upper Floor having lift facility.

x *Avi*

Jeeta



बरल - 6/		
4209	73	80
2028		

SIGNED AND DELIVERED by the)

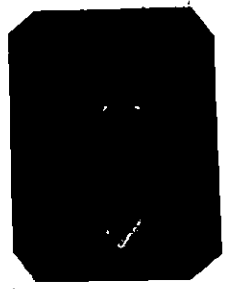
withinnamed TRANSFERORS)

1. MR. RAJDEEP MOHAN PRABHU &) x Rajdeep

2. MRS. POOJA RAJDEEP PRABHU) x Pooja

in the presence of... Mr. K.S.)

.....)



SIGNED AND DELIVERED by the)

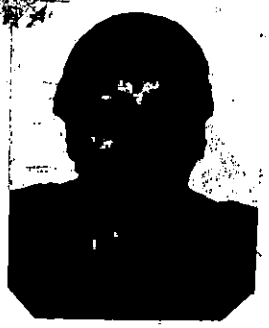
withinnamed TRANSFEREE)

MRS. GEETA SHARMA)

in the presence of... Geeta)

.....)

Geeta



रिल - ७/		
4229	98	80
2028		

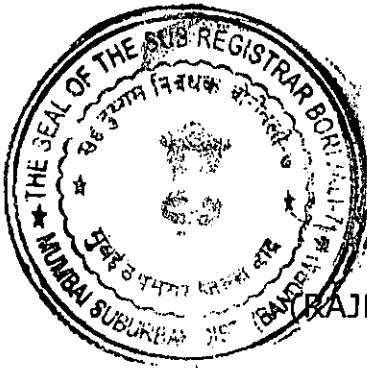
RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of **Rs.62,66,500/- (RUPEES SIXTY SIX LAKHS SIXTY SIX THOUSAND FIVE HUNDRED ONLY)** as per following particulars, being the part consideration amount, from withinnamed TRANSFEREE as within mentioned.

<u>AMT. RS.</u>	<u>CHQ. NO.</u>	<u>DATED</u>	<u>DRAWN ON</u>
Rs. 2,00,000/-	692036	06.01.2024	State Bank of India, Churchgate.
Rs.25,00,000/-	692037	16.01.2024	-do-
Rs. 4,33,250/-	RTGS	13.02.2024	-do-
Rs. 5,00,000/-	RTGS	14.02.2024	-do-
Rs.26,33,250/-	692040	15.02.2024	-do-

 Rs.62,66,500/- (RS. SIXTY TWO LAKHS SIXTY SIX THOUSAND
 ===== FIVE HUNDRED ONLY)

WE SAY RECEIVED
 Rs.62,66,500/-,



[Signature]
 RAJDEEP MOHAN PRABHU)

[Signature]
 (POOJA RAJDEEP PRABHU)
 TRANSFERORS

WITNESSES : -

1. NIKESH MEHTA

[Signature]

2. SANDEEP SUPEDA

[Signature]

बल - ७/		
4229	94	80
2028		

CHARKOP SHREE SAI CO-OPERATIVE HOUSING SOCIETY LIMITED

BOM/MM/HSGT/9368 Dated : 06/09/96

SECTOR NO. 8, PLOT NO. 8, RSC-25, MHADA LAYOUT, CHARKOP 41, KANDIVALI (W), MUMBAI - 400 067.

17th January, 2024.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Rajdeep Mohan Prabhu & Mrs. Pooja Rajdeep Prabhu are the bonafied members of this Society and owned Flat No. B-704 admeasuring 575 sq. ft. built up area. Our building constructed in the year 2006 with Ground plus seven upper floors with lift facility situated at Plot No. 8, Sector-8, RSC-25, Part-4, Charkop, MHADA Layout, Kandivali (W), Mumbai- 400 067.

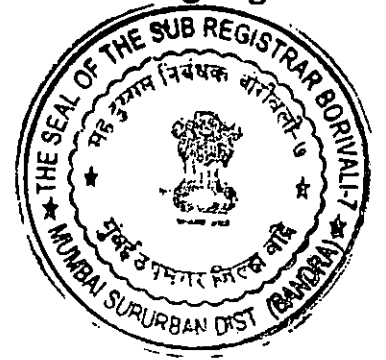
We have to inform that share certificate has been issued to the above mentioned member & member has paid all her out-standing dues till date.

We have no objection for the register the agreement for sale between Mr. Rajdeep Mohan Prabhu & Mrs. Pooja Rajdeep Prabhu as seller/ outgoing Member of the Society and Mrs. Geeta Sharma.

For CHARKOP SHREE SAI CHS LTD.



Hon. Secretary



बदल - ७/		
५२९	१६	२०
२०२४		

CHARKOP SHREE SAI CO-OP. HOUSING SOCIETY LTD.

BOM / MM / HSG / TC / 9368 DT. 06/09/1996.
Plot No. 8, Charkop, Sector - 8, Kandivali (West),
Mumbai - 400 067.

PERIOD 01-01-2024 To 31-03-2024

B Wing/Flat No.704

Bill No : 316

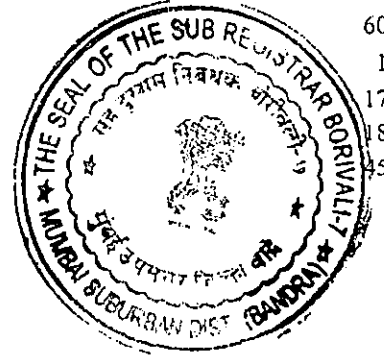
Bill Date : 01-01-2024

Due Date : 25-03-2024

Name : MR.RAJDEEP M.PRABHU/MRS.POOJA R.PRABHU*

Area : 575 SQFT

1). SERVICE CHARGES	4,602.00
2). WATER CHARGES	400.00
3). SINKING FUND CONTRIBUTION	303.00
4). NON OCCUPANCY CHARGES	460.00
5). REPAIR FUND CONTRIBUTION	603.00
6). PROPERTY TAX COMMON	15.00
7). LEASE & N.A. TAX CHARGES	174.00
8). INSURANCE PREMIUM CHARGES	88.00
9). CULTURAL/(FESTIVAL) FUND CHARGES	450.00



Apr	14857 DR	
Jul	7367 DR	
Oct	7248 DR	

(Rupees Seven Thousand Two Hundred Ninety Five Only)

TOTAL :	7195.00
Arrears Amount	0.00
Pending Interest Amount	0.00
Current Interest 21% p.a. on Arrears	0.00
GRAND TOTAL PAYABLE	7,195.00

Pl. pay your maint. before due date, otherwise @21% p.a. interest will be charged from the date of billing.

Pl. pay your maint. by crossed chq. only in favour of society name.
ONLINE PAYMENT DETAILS: Bank Name: SVC Co-op. Bank Ltd.,
Charkop branch,
A/c Name: CHARKOP SHREE SAI CHS LTD., A/c No. 105503010000027
IFSC Code: SVCB0000055
Pl. mention your flat No. & Surname while making online payment & inform society accordingly.
Revised Maintenance charges as per the approval of last AGM.

For CHARKOP SHREE SAI CO-OP. HSG. SOC. LTD.

HON. SECRETARY/TREASURER

This is a computer generated bill hence signature & seal is not required
For Accounting enquiry Contact: 9869341639

CHARKOP SHREE SAI CO-OP. HOUSING SOCIETY LTD.

BOM / MM / HSG / TC / 9368 DT. 06/09/1996.
Plot No. 8, Charkop, Sector - 8, Kandivali (West), Mumbai - 400 067.

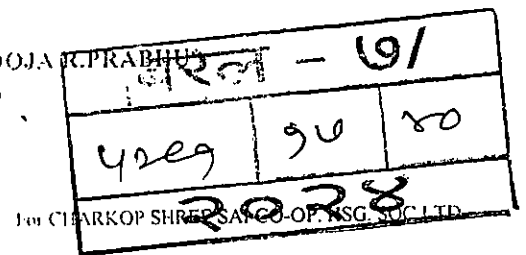
RECEIPT NO : 3950

DATE : 14-12-2023

RECEIVED with thanks from Shri / Smt. MR.RAJDEEP M.PRABHU/MRS.POOJA R.PRABHU
[B Wing/Flat No.704] -- Last Bill No.228, Dated : 01-10-2023 - Bill Amount : 7,248.00
The sum of Rupees Seven Thousand Two Hundred Forty Eight Only
By Cheque No. NEFT. NEFT Amt Rs.7,248.00 Dated : 14-12-2023
In Full payment

Rs.7,248.00

Subject To Realisation Of Cheque



HON. SECRETARY/TREASURER

This is a computer generated bill hence signature & seal is not required
For Accounting enquiry Contact: 9869341639

Share Certificate No. 84

No. of Shares 05

SHARE CERTIFICATE

CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,

Head Office Plot No.8, Sector No.8, Charkop, Kandivali (West), Mumbai - 400 067.

Registration No. BOM/MM/HSG/TC/9368 Dated : 06/09/96

(AUTHORIZED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2,000/- SHARES OF EACH RS. 50 ONLY)

Members Regn. No. 84

This is to certify that **SHRI. SHAILESH RAMDAS INGLE
& RAMDAS MANIK INGLE**

of Mumbai

is the Registered Holder of 05 fully paid up share of Rs. 250/-

(Rupees Two Hundred Fifty Only.)

each numbered from 416 to 420 both inclusive, in

CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,

Plot No.8, RSC-25, Sector No.8, Charkop, Kandivali (West), Mumbai - 400 067.

Subject to the Bye-laws of the said Society. and that upon such share sum of Rupees Fifty has been paid.

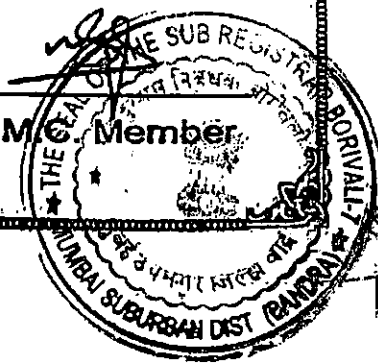
Given under the Common Seal of the said Society at Mumbai This day of 05 August 2012

For **CHARKOP SHREE SAI CO-OPERATIVE HSG. SOCIETY. LTD.,**



[Signature]
Chairman

[Signature]
Hon. Secretary

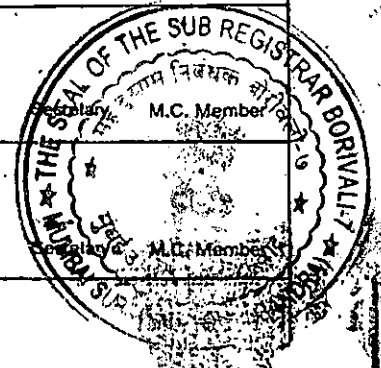


4209 - 91		
4209	92	80
2028		

15-7-04

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body / M.C. Meeting Which Transfer was approved	To Whom Transferred	Sr. No. in The Share Reg. At which the transfer of share hold by the transferor are registered	Sr. No. in the Share Register at which the name of transfer is recorded	Signature
1	23/1/2011	Mr NEIL'S MIRANDA & Mrs LIRA MIRANDA	84	108	<i>[Signature]</i> Chairman Secretary M.C. Member
2	30/11/2014	Mr Rajdeep M. Prabhu & Mrs. Pooja R. Prabhu	108	127	<i>[Signature]</i> Chairman Secretary M.C. Member
3					Chairman Secretary M.C. Member
4					Chairman Secretary M.C. Member
5					Chairman Secretary M.C. Member
6					Chairman Secretary M.C. Member
7					Chairman Secretary M.C. Member
8					Chairman Secretary M.C. Member



बरल - 6/

4299	90	80
2028		



वृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देयक

सदर देयक वृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक RC0126471580058	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201610BIL05480394 201620BIL05480397	देयक दिनांक 23/04/2016
पक्षकाराचे नाव व पत्ता : Mr. RAJDEEP M PRABHU Mrs POOJA R PRABHU B, 704, CHARKOP SHREE SAI CHSL, PLOT NO 08, RSC 25, SECTOR 08, CHARKOP, KANDIVALI (W), MUMBAI, 400067		प्रेषक - सहा. क. व सं. / विभाग : 2 nd floor, P/Central Ward office, Chandavarka road Near Borivali Railway Station (North Side) Borivali (West) Mumbai - 400092.	
मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सो.टी.एस. झ. / प्लॉट झ., गावाचे नाव, नाग. झ., भागाचे नाव, ठिकाण, मालमत्तेचे क्षेत्र, करदात्याचे पत्ता RC-11621(167/BF704LOT:NO 8,RSC 25 SURVEY NO.41,CHARKOP KANDIVALI(WEST) R.C.C BLDG SHREE SAI CHSL LESSOR-MAHDA, LESSE-SHREE SAI CO OP HSG SOC LTD			
प्रथम करनिर्धारण दिनांक : 01/04/2006	जलजोडणी क्रमांक : -	एकूण फोडवली नुसार :	1825065
अक्षरी रूपये Eighteen Lac Twenty Five Thousand and Sixty Five Only			
देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाफी ₹ 0		०१/०४/२०१० या तारखेनंतरची थकबाफी ₹ 0	
देयक कालावधी :	01/04/2016 ते 31/03/2017		

(सर्व रकमा रुपांतरात)

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	1004	1004
जल कर	0	0
जल लाभ कर	630	630
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	390	390
म.म.भा. शिक्षण उपकर	365	365
साम्य शिक्षण उपकर	320	320
रोजगार हमी उपकर	0	0
वृक्ष उपकर	19	19
पथकर	457	457
एकूण देयक रक्कम	3185	3185
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसूली	0	0
अर्ली-वर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	3185	3185
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	3128	3071
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	3157	3109
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	3185	3185
अक्षरी रूपये	Three Thousand One Hundred and Eighty Five Only	Three Thousand One Hundred and Eighty Five Only
अंतिम देय दिनांक	14/08/2016	31/12/2016



"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO RC0126471580058, Name-MCGM Property Tax
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-वर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहवे.



"आपले मत, आपली ताकद"

अधिक माहितीसाठी: <http://ceo.maharashtra.gov.in>



एक कदम स्वच्छता की ओर

बरेल - ७/		
4209	20	80

श्री लज्जा वु गवत
अतिरिक्त व सहायक (१)

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/4-3437 /BP (WS)/AR

12.03.2007

ISSUED

To,
Charkop Shree Sai Co.op.Hsg.Soc.Ltd.
Owner

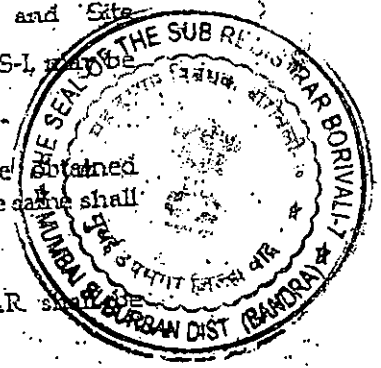
Subject: Permission to occupy the completed bldg. on plot No.8, RSC-25, MHADA Layout, S.No.41, Charkop, Kandivali (West), Mumbai.

Reference: Your Arch's letter dated 17.05.2006.

Sir,

The development work of Building comprising of Wing A with Ground (Pt.) + Silt (Pt.) + 5 upper floors and Wing B Ground (Pt.) + Silt (Pt.) + 7 upper floors on plot No.8, RSC-25, MHADA Layout at Village Kandivali situated at Kandivali (West) is completed under the Supervision of Shri Chandan Kelekar, Licenced Architect having Lic. No. CA/87/11099, Shri Navin C. Shah, Licenced Structural Engineer, having Licence No. STR/19 and Site supervisor Shri Rajesh R. Bauskar having Lic. No. B/78/SS-I occupied on the following conditions:

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained from A.E.W.W. R/North and a certified copy of the same shall be submitted to this office.
2. That the P.R.C. & C.T.S. Plan duly signed by S.L.R. shall be submitted before B.C.C.
3. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
4. That the occupation permission granted is subject to outcome of writ petition No.3246 of 2004.



29 MAR 2007

certified true copy
Assistant Engineer (Bldg. Dept.)
R/North/Engrs

4229 - 9/		
4229	29	80
2028		

Approved plan duly signed is returned herewith in token of approval.

Yours faithfully,

S.E.P.(R/S)/A.E.P.(R/S) Ex. Engineer, Bldg. Proposal
(Western Suburbs) R/Wards.

- Copy to:
1. Architect, Shri Chandan Kelkar,
 2. Asstt. Commissioner, R/South
 3. E.E.V., 4. A.A. & C. (R/S) Ward.
 5. A.E.W.W.R/South, 6. A.F.S.(R-III),
 7. City Survey Office, Borivali

20 JAN 2007
ISSUED

29 MAR 2007

For information please:

S.E.P.(R/S)/A.E.P.(R/S) Ex. Engineer, Bldg. Proposal
(Western Suburbs) R/Wards.

Certified True Copy

Assistant Engineer (Bldg. Propn)
(R/South)

A. B. Duvve
Occupation / C.C. Dept.
Please note and return

(3 copies in F.B.)

D:\PRADNYA\OCC\A-3437.doc



117 - 91		
4229	22	80
2028		

10656388

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

07-03-2024

दस्त क्रमांक : 10656/2014

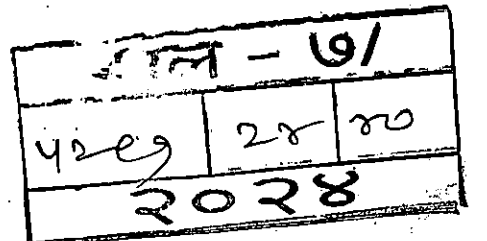
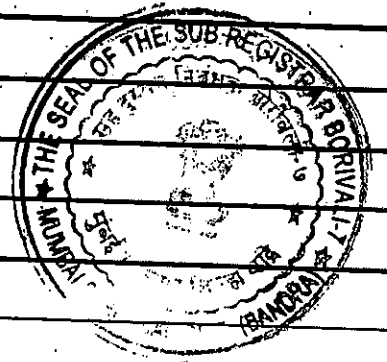
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

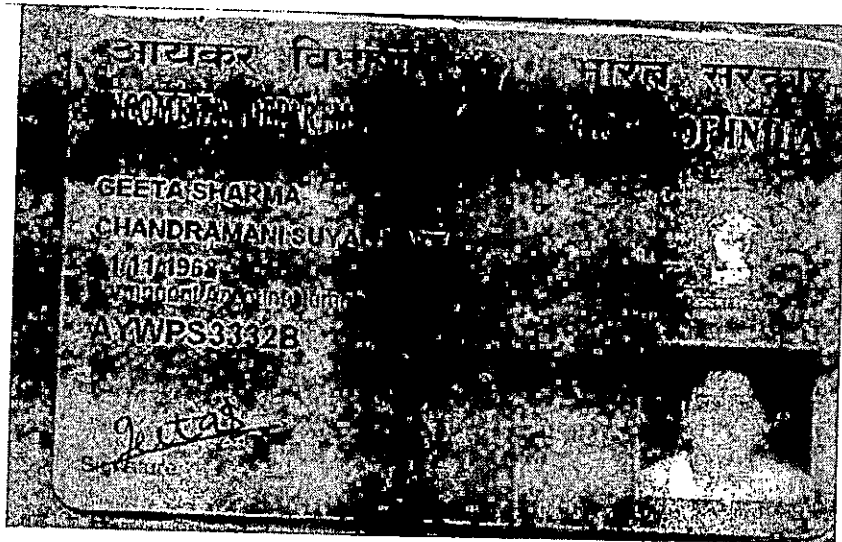
नोदणी :

Regn:63m

गावाचे नाव : 1) चारकोण

(1)वित्तेखाचा प्रकार	करारनामा
(2)मोबदला	5550000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4421626
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी / 704, माळा नं: 7 वा मजला बी विंग, इमारतीचे नाव: चारकोप श्री साई को ओप ही सोसायटी लि, ब्लॉक नं: चारकोप कांदिवली वेस्ट मुंबई 400067, रोड नं: प्लॉट 8 आर एस सी 25 सेक्टर 8((Plot Number : 8 ;))
(5) क्षेत्रफळ	1) 53.44 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:-नेईल एस मिरांडा वय:-42; पत्ता:-प्लॉट नं: प्लेट नंबर बी / ७०४, माळा नं: ७ वा मजला बी विंग, इमारतीचे नाव: चारकोप श्री साई को ओप ही सो लि, ब्लॉक नं: चारकोप कांदिवली वेस्ट मुंबई ४०००६७, रोड नं: प्लॉट ८ आर एस सी २५ सेक्टर ८, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-BEHPM6582B 2): नाव:-लिरा - मिरांडा वय:-72; पत्ता:-प्लॉट नं: प्लेट नंबर बी / ७०४, माळा नं: ७ वा मजला बी विंग, इमारतीचे नाव: चारकोप श्री साई को ओप ही सो लि, ब्लॉक नं: चारकोप कांदिवली वेस्ट मुंबई ४०००६७, रोड नं: प्लॉट ८ आर एस सी २५ सेक्टर ८, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AUMPM2150K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजदीप मोहन प्रभू वय:-32; पत्ता:-प्लेट नंबर ए /१००१, -, महेश टोवर चारकोप महेश को ओप ही सो लि, चारकोप कांदिवली वेस्ट मुंबई ४०००६७, प्लॉट ४८ सेक्टर २, Kandivali West, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AMKPP8103B 2): नाव:-पूजा राजदीप प्रभू वय:-28; पत्ता:-प्लॉट नं: प्लेट नंबर ए /१००१, माळा नं: -, इमारतीचे नाव: महेश टोवर चारकोप महेश को ओप ही सो लि, ब्लॉक नं: चारकोप कांदिवली वेस्ट मुंबई ४०००६७, रोड नं: प्लॉट ४८ सेक्टर २, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AIDPT8558M
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	13/11/2014
(11)अनुक्रमांक,खंड व पृष्ठ	10656/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	277500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







Geeta S



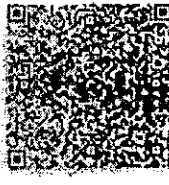
बरल - ७/		
4229	24	30
2028		


भारत सरकार
GOVERNMENT OF INDIA




गीता शर्मा
Geeta Sharma

जन्म वर्ष / Year of Birth : 1968
स्त्री / Female



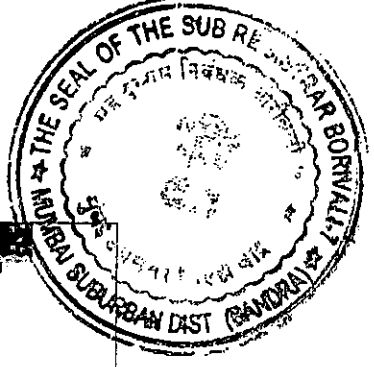
2677 5024 4493

आधार — सामान्य माणसाचा अधिकार




आधार


भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





कक्षा एम ४ ३१८, बिल्डिंग नं २३, सेक्टर ३,
काने नगर, पी जी एस पोस्ट ऑफिस
अवध, अनंतोप हिल, मुंबई, महाराष्ट्र,
400037

Address: ROOM NO 318, BLDG
NO 23, SECTOR 3, KANE
NAGAR, NEAR C G S POST
OFFICE, Antop Hill, Mumbai,
Maharashtra, 400037


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in



P.O. Box No. 1947
Bengaluru-560 001

भारत - ७/		
५२२९	२६	४०
२०२४		

Geeta

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

RAJDEEP PRABHU
 MOHAN BHASKAR PRABHU
 23/04/1982
 Permanent Account Number
 AMKPP8103B


 Signature



R-2



शरत - ७/		
4209	20	80
२०२४		



भारत सरकार
GOVERNMENT OF INDIA

नावपी क्रमांक / Enrolment No. 1018/12313/01069

To: Rajdeep Mohan Prabhu
(राजदीप मोहन प्रभु)
A/1001, Mahesh Co-Op Reg. Society,
Sector No. 2,
Opp. Anand Mahal, 1st
Cross, Khandivli (W-1),
Mumbai-400 032
Mumbai-400 032

Date: 09/08/2011

Ref. No. 6801629540060120-00063197



UB 03410290 5 IN

आपला आधार क्रमांक / Your Aadhaar No.

3332 4712 5361

आधार - सामान्य मापसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



राजदीप मोहन प्रभु
Rajdeep Mohan Prabhu
जन्म वर्ष / Year of Birth: 1982
पुरुष / Male

3332 4712 5361



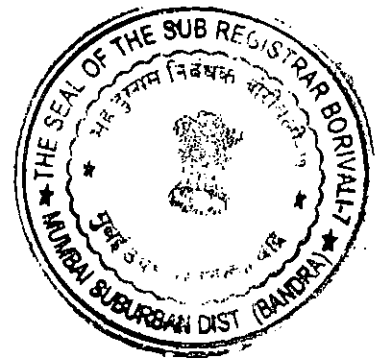
आधार - सामान्य मापसाचा अधिकार



बरल - ७/		
12	24	80
2028		

आयकर विभाग INCOME TAX DEPARTMENT pooja randeep prabhu MAHENDRA GUNBA TELANG 20/05/1986 Permanent Account Number AIDPT8558M Signature	भारत सरकार GOVT. OF INDIA
---	------------------------------

Prabhu



वर्ग - ७/		
429	22	80
2028		

पूजा राजदीप प्रभु
Pooja Rajdeep Prabhu
जन्म तारीख/DOB: 20/05/1988
महिला/FEMALE

Rajdeep

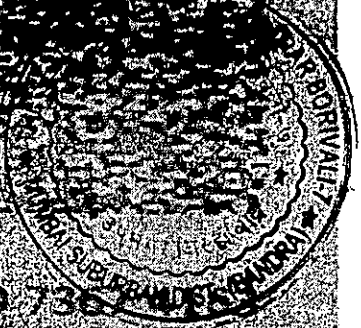
244973674163

माझ आधार माझी ओळख

पूजा राजदीप प्रभु, अतिथी टॉवर
चार्कप - 2, कान्दिवली वेस्ट, नियर
अनारु मंगल हॉल, मुंबई, मुंबई
400067

Address :

W/O Rajdeep Prabhu, A-1001 Mahesh Tower,
Charkop Sector - 2, Kandivall West, Near Anaru
Mangal Hall, Mumbai, Mumbai,
Maharashtra - 400067




244973674163

help@uidai.gov.in www.uidai.gov.in

20-30x40x15mm
Sundaram 2013

वरल - 07		
4229	36	80
2028		





भारत सरकार
GOVERNMENT OF INDIA


संदीप नानालाल सुपेडा
Sandeep Nanalal Supeda

जन्म तारीख/ DOB: 05/10/1976
पुरुष / MALE

3835 6664 4860





माझे आधार, माझी ओळख



भारतीय जनसंख्या पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता: **Address**


कमलकुंज सी/३५ प्लॉट नं ५२९ **Room No C/35 Plot No 529**
कमलकुंज को ओप हीसिंग **Kamalakunj CHS, Opp**
सोसायटी, देना बँक समोर, **Dena Bank, CHarkop**
चारकोप सेक्टर नं ५, **Sector No 5, kandivall**
कांदिवली पश्चिम, मुंबई, **west, Mumbai,**
महाराष्ट्र - 400067 **Maharashtra - 400067**



 **1967**
1800 300 1947

 **help@uidai.gov.in**

 **www.uidai.gov.in**

 **P.O. Box No. 1947**
Bangalore-560 001



(Handwritten Signature)

बरल - ७/		
4229	39	00
2028		



बरेल - ७१		
५२९	३२	२०
२०२४		



भारत सरकार
 Union Government / Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No: 1218/17698/26203

To,
 निकेश भरत मेहता
 Nikesh Bharat Mehta
 FLAT NO A/701 PLOT NO 5 SEA SHELL APARTMENT
 NEAR CHARKOP POLICE STATION CHARKOP SECTOR 8
 Kandivall West
 Kandivall West Mumbai (Sub Urban)
 Maharashtra 400067
 7666066535

Ref: 13/08G/25878/25935/P



UE652695653IN



आपला आधार क्रमांक / Your Aadhaar No. :

8324 9088 2976

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



निकेश भरत मेहता
 Nikesh Bharat Mehta
 जन्म वर्ष / Year of Birth: 1992
 पुरुष / Male

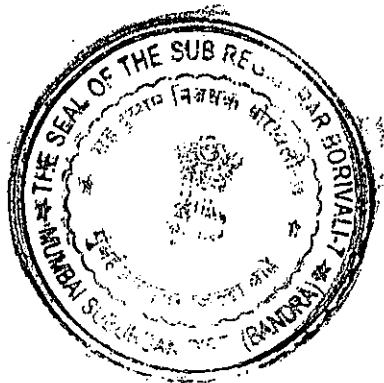


8324 9088 2976

Nikesh

आधार — सामान्य माणसाचा अधिकार

बसल - ७/		
40	33	80
२०२४		



5127 - 191		
4229	3x	80
2028		



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

Receipt of Document Handling Charges

PRN 0324109402217

Receipt Date 11/03/2024

Received from geeta sharma, Mobile number 9920525355, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 5291 dated 11/03/2024 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/03/2024

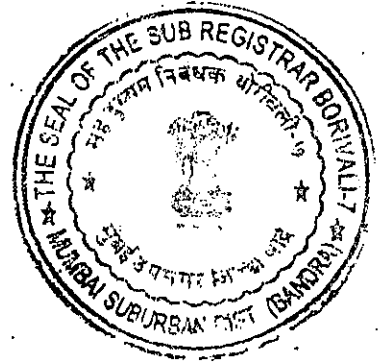
Bank CIN 10004152024031002078

REF No. IGAQYZRHS9

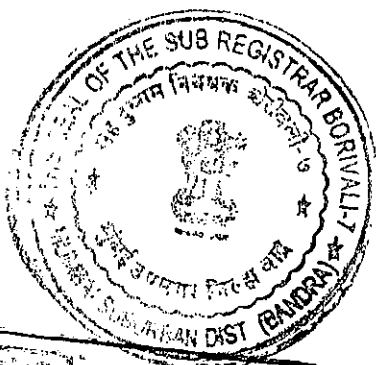
Deface No 0324109402217D

Deface Date 11/03/2024

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



बरल - ७/१
५२९१३४४०
२०२४



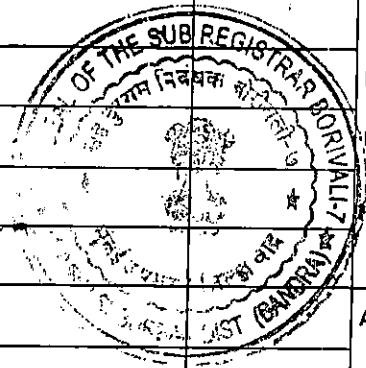
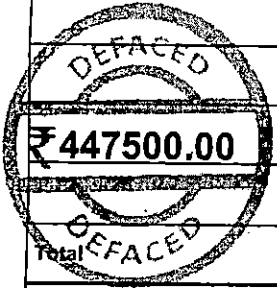
4209 - 07		
4209	35	20
2028		



CHALLAN
MTR Form Number-6



GRN	MH015592477202324M	BARCODE	[Barcode]		Date	14/02/2024-11:38:43	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BRL7_JT SUB REGISTRAR BORIVALI 7					
Location				MUMBAI					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				417500.00					
0030063301 Registration Fee				30000.00					
Total				4,47,500.00					
Payment Details				PUNJAB NATIONAL BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		03006172024021400392 140224M262057	
Name of Bank				Bank Date		RBI Date		14/02/2024-12:10:26 15/02/2024	
Name of Branch				Bank-Branch		PUNJAB NATIONAL BANK			
				Scroll No. , Date		1 , 15/02/2024			
Remarks (If Any)				PAN2=AMKPP8103B--SecondPartyName=MR RAJDEEP MOHAN PRABHU~CA=8350000					
Amount In				Four Lakh Forty Seven Thousand Five Hundred Rupees					
Words				Only					



Department ID : Mobile No. : 9920525355
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर घेतलेले कागद दुरुवम निवेद्यत कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची लागू आहे. नोंदणी न करावयाच्या दस्तऐवजाची सादर घेतलेले कागद नाहीत.

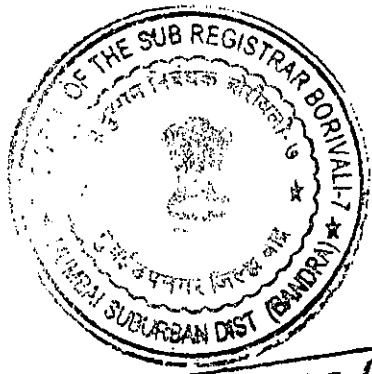
Signature Not Verified

बरेल - 91
4229 54 80

Challan Defaced Details

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES, MUMBAI 02
 Date: 2024.03.14 20:04:13 IST
 Reason: GRAS Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UseId	Defacement Amount
1	(IS)-451-5291	0008984570202324	11/03/2024-10:31:16	IGR196	30000.00
2	(IS)-451-5291	0008984570202324	11/03/2024-10:31:16	IGR196	417500.00
Total Defacement Amount					4,47,500.00



कर - 61		
4299	32	80
2028		

451/5291

मोमवार, 11 मार्च 2024 10:31 म.पू.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 5291/2024

दस्त क्रमांक: बरल7 /5291/2024

वाजार मूल्य: रु. 77,78,245/-

मोवदला: रु. 83,50,000/-

भरनेले मुद्रांक शुल्क: रु.4,17,500/-

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:5618

पावती दिनांक: 11/03/2024

अ. क्र. 5291 वर दि.11-03-2024

सादरकरणाराचे नाव: गीता - शर्मा

रोजी 10:29 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

Geta

दस्त हजर करणाऱ्याची सही:

एकूण: 30800.00

सह. दु.नि.का.बोरीवली

सह. दुय्यम निबंधक, बोरीवली-७

सह. दुय्यम निबंधक, बोरीवली-७

मुंबई उपनगर जिल्हा.

दस्तावेजा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 11 / 03 / 2024 10 : 29 : 48 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 03 / 2024 10 : 31 : 09 AM ची वेळ: (फी)

प्रतिज्ञापत्र	
दस्त दस्तावेज ह्य नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेजातील सत्यता, वैधता, संपूर्णता, सत्यता, वैधता कायदेशीर बाबीसाठी दस्तः	जबाबदार राहतील.
लिहून देणारे :	लिहून घेणारे :

Prabhu



बरल - ७/		
4299	30	80
2024		

दस्त गोषवारा भाग-2

वरल7

दस्त क्रमांक:5291/2024

11/03/2024 10 48:33 AM

दस्त क्रमांक :वरल7/5291/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजदीप मोहन प्रभू पत्ता:प्लॉट नं: फ्लॅट न.बी-704, माळा नं: 7 वा मजला, इमारतीचे नाव: चारकोप श्री साई सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.8 रोड न, आरएससी-25 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AMKPP8103B	लिहून देणार वय :-41 स्वाक्षरी:- <i>R.I.</i>		
2	नाव:पुजा राजदीप प्रभू पत्ता:प्लॉट नं: फ्लॅट न.बी-704, माळा नं: 7 वा मजला, इमारतीचे नाव: चारकोप श्री साई सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.8 रोड न, आरएससी-25 सेक्टर-8, रोड नं: चारकोप कांदिवली पा मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AIDPT8558M	लिहून देणार वय :-37 स्वाक्षरी:- <i>Rajabhy</i>		
3	नाव:गीता - शर्मा पत्ता:प्लॉट नं: रूम न.318, माळा नं: -, इमारतीचे नाव: बिल्डिंग न.23, ब्लॉक नं: सेक्टर-3 काणे नगर, रोड नं: सी जी एस पोस्ट ऑफीस जवळ अँटॉप हिल मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AYWPS3332B	लिहून घेणार वय :-55 स्वाक्षरी:- <i>Geeta</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:11 / 03 / 2024 10 : 47 : 15 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:निकेश भरत मेहता वय:31 पत्ता:फ्लॅट न.ए-701 सी शेल अपार्टमेंट प्लॉट न.5 सेक्टर-8 चारकोप कांदिवली प मुंबई पिन कोड:400067		
2	नाव:संदीप नानालाल सुपेडा वय:48 पत्ता:529/सी-35 कमलकुंज सोसा सेक्टर-5 चारकोप कांदिवली प मुंबई पिन कोड:400067		

शिक्षा क्र.4 ची वेळ:11 / 03 / 2024 10 : 47 : 53 AM

शिक्षा क्र.5 ची वेळ:11 / 03 / 2024 10 : 48 : 18 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.
Payment Details.

प्रमाणित करण्यात येते की
या दस्तामध्ये एकूण...२०...
पाने आहेत.
वरल-७/५२९१/२०२४
पुस्तक क्रमांक - ९ वर नोंदला
दिनांक: ११/३/२०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. GEETA SHARMA	eChallan	0300102024021400392	MHO/5592477202324M	417500.00	SD	0008984570202324	11/03/2024
2		DHC		0324109402217	800	RF	0324109402217D	11/03/2024
3	MRS. GEETA SHARMA	eChallan		5592477202324M	30000	RF	0008984570202324	11/03/2024

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

5291 /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.

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

11/03/2024

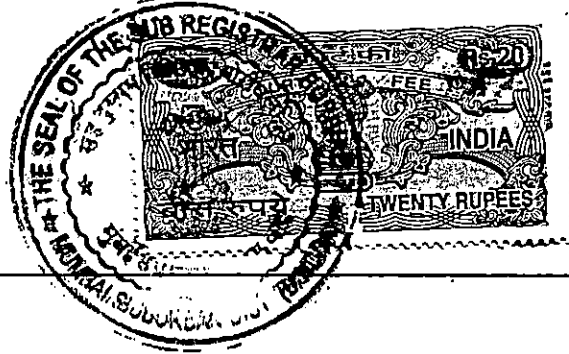
दस्त क्रमांक : 5291/2024

नोंदणी :

Regn:63m

गावाचे नाव : चारकोण

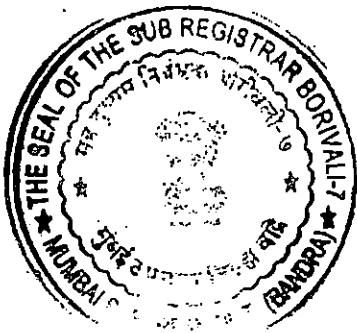
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8350000.00
(3) वाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7778245.44
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: मदनिका नं: फ्लॉट न. वी-704, माळा नं: 7 वा मजला, इमारतीचे नाव: चारकोप श्री साई सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.8 रोड न, आरएमसी-25 सेक्टर-8, रोड न; चारकोप कांदिवली प मुंबई 400067, इतर माहिती: क्षेत्रफळ 575 चौ फुट विन्ट-अप.....दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महागट्ट क्र. मुद्रांक -2021/अ.नं.सं.क्र.12/प्र.क्र.107/म-1(धोण). नुमाग मदरची मदनिका त्रिकत अमल्याने मदगील लिहून घेणारे पक्षकार (महिला) मदगील दस्तात 4% नुमाग मु.शु. वमुल करण्यात आले आहे. PUI: RC0126471580058 ((Survey Number : 41 ;))
(5) क्षेत्रफळ	1) 53.44 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 असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजदीप मोहन प्रभु वय:-41; पत्ता:-प्लॉट नं: फ्लॉट न. वी-704, माळा नं: 7 वा मजला, इमारतीचे नाव: चारकोप श्री साई सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.8 रोड न, आरएमसी-25 सेक्टर-8, रोड न; चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AMKPP8103B 2): नाव:-पुजा राजदीप प्रभु वय:-37; पत्ता:-प्लॉट नं: फ्लॉट न. वी-704, माळा नं: 7 वा मजला, इमारतीचे नाव: चारकोप श्री.साई सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.8 रोड न, आरएमसी-25 सेक्टर-8, रोड न; चारकोप कांदिवली प मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AIDPT8558M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-गीता - शर्मा वय:-55; पत्ता:-प्लॉट नं: रूम न.318, माळा नं: -, इमारतीचे नाव: विल्डिंग न.23, ब्लॉक नं: सेक्टर-3 काणे नगर, रोड नं: सी जी एस पोन्ट ऑफीम जवळ अँटॉप हिल मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-AYWPS3332B
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5291/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	417500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनामाठी द्विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. GEETA SHARMA	eChallan	03006172024021400392	MH015592477202324M	417500.00	SD	0008984570202324	11/03/2024
2		DHC		0324109402217	800	RF	0324109402217D	11/03/2024
3	MRS. GEETA SHARMA	eChallan		MH015592477202324M	30000	RF	0008984570202324	11/03/2024

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

