

गावाचे नाव : गं.भा.पाथर्ली

1) विलेखाना पत्तर	करारनामा	
2) मोबदला	7500000	
3) बाजारभाव (भाडेपट्टयाच्या अंतर्गत पट्टाकार आकारणी देतो की पट्टेदार नसुंद करावे)	2712000	
4) भू-मापन, पोट्टिस्मा व अंशकमांक (अमल्याम)		1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्रमांक 8-36 दर 97300/- मोजे गजबंधन पाथर्ली सर्वे न 64 हिस्सा न 2 पैकी आणि सर्वे न 64 हिस्सा न 13/1 पैकी मिटी सर्वे न 11025 न 11029 यावरील मानपाडा रोड, गोदरेज शोरूम समोर, डोंबिवली पूर्व येथील रुक्मिणी को ऑप ड्रॉयिंग मोसायटी मधील दुकान गाळा न 2 तळ मजला क्षेत्रफळ 300 चौगम फूट विल्ट अप ((Survey Number : 64 H No 2 Part and 13/1 Part ;))
5) क्षेत्रफळ		1) 300 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.		1): नाव:-शशांक माधव फडके वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 404, सुविधी दर्शन इमारत क्र.2, नामदेव पाटीलवाडी, पाथर्ली रोड, शांती निकेतन शाळेजवळ, डोंबिवली पूर्व, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AFGPP8476E 2): नाव:-संजय माधव फडके वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 501 देवांग सागर सोसायटी नांदीवली रोड, नांदीवली डोंबिवली पू, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- AAXPP8467B
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता		1): नाव:-कौशिक जयंत गोगरी वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 201 बिल्डींग नंबर 2 सर्वोदय गार्डन सासोयटी मानपाडा रोड, पांडूरंगवाडी डोंबिवली पू, महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-ACEPG7168H
9) दस्तऐवज करून दिल्याचा दिनांक		10/05/2024
10) दस्त नोंदणी केल्याचा दिनांक		10/05/2024
11) अनुक्रमांक, खंड व पृष्ठ		6954/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क		525000
13) बाजारभावाप्रमाणे नोंदणी शुल्क		30000
14) शेर		

ल्यांकनासाठी विचारान घेतलेला तपशील:-

द्रांक शुल्क आकारनामा निवडलेला अनुच्छेद

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



पुसह दुय्यम निबंधक वर्ग-२ कल्याण क्रं-३

तीज पुरवठा देयक

File No 1399/409-M
CG 9/111

BILL OF SUPPLY FOR THE MONTH OF - मार्च-2024

0806582286

GSTIN 27AAECM2933K1ZB

तरण
महाराष्ट्र
05SGC153645

000002357489813
: 020010001448

मोबाईल/ईमेल : 93xxxxxx80

M PHADKE SANJAY M PHADKE
KUMINI CHS OPP GODREJ SHOWROOM MANPADARD DOM E Kalyan-Dombivli (M Corp)
THANE 421201

देयक दिनांक : 12-03-2024
देयक रक्कम रु : 2550.00

देय दिनांक : 01-04-2024
या तारखे नंतर : 2580.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा बूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मंडळी तक्रार निवारण केंद्र 24x7
1800-212-3436, 1800-233-3436, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महाविद्युतच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही वेधेही उपलब्ध आहोत



: 4720/DOMBIVALI (E) S/DN-II/DOMBIVALI
: 52/LT II Comm 1Ph <20 KW
: 000000
क्रमा/दि.टी.सी. : 2/19/2021/6880/4720139
: 08201877229
: G2

पुरवठा दिनांक : 31-08-1977
मंजूर भार : 0.80 KW
सुरक्षा हेव जमा (रु) : 5230.39
चालु रिडिंग दिनांक : 07-03-2024
मागील रिडिंग दिनांक : 07-02-2024

मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
25932	1.00	163	0	163

Normal

फेब्रुवारी-2024	174	
जानेवारी-2024	185	
डिसेंबर-2023	163	
नोव्हेंबर-2023	182	
ऑक्टोबर-2023	172	
सप्टेंबर-2023	180	
ऑगस्ट-2023	186	
जुलै-2023	178	
जून-2023	174	
मे-2023	181	
एप्रिल-2023	183	

वैद्यकीय इ-पिच साठी नोंदणी करा व ग्राहक विलंबासाठी 10 खर्चाचा गो-ग्रीन डिस्कॉन्ट मिळावा. नोंदणी करण्यासाठी : <http://consumeninfo.mahadiscom.in/gogreen.php> (GGN नंबर 07) विलंब विलंब करच्या बाजूला खर्चा कोप्या मध्ये उपलब्ध आहे.)

महिन्याचे रिडिंग साधारणत: 07-04-2024 ह्या तारखेला होईल

ऑनलाईन नंबर व ईमेल पत्रा द्वारे या अकराव्या दुरुस्त करा त्यासाठी mahadiscom.in/ConsumerPortal/QuickAccess वेबे भेट घ्या.

वेबेट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप द्वारे सुविधा, सुलभ आणि ऑनलाईन वेबेट सुविधा उपलब्ध करा आणि 5% जास्तीत जास्त रु.500/मवलेत मिळावा संबंधित इमार्सटी क्रमा helpdesk_pg@mahadiscom.in वर संपर्क साधा.

Energy Bill payment through RTGS/NEFT mode, use following details
Account Name: MSEDCCL Beneficiary account no.: MSEDCCL01020010001448
IBF BKC
SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: BBPS Bill Payment
Dist. Dombivli (East) Branch
163
30 MAR 2024
Please use above bank details only for payment against consumer number mentioned in Beneficiary account number.
Energy bill paid through NEFT / RTGS, date of amount credited in MSEDCCL bank account will be considered as bill payment date.

सक्षमीकरण प्लॅटफॉर्म

India ने Google सह भागीदारीची घोषणा केली
सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी

8274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा



QR कोड स्कॅन करा अॅप डाऊनलोड करा
Appमध्ये सर्व भरा आणि आकर्षक बंधोक्त मिळा



People Empowerment Platform
India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

युनिट : 4720	ग्राहक क्रमांक : 020010001448	टी.सी. G2	दर : 52	या तारखे पर्यंत भरल्यास	21-03-2024	Rs. 2520.00
01-04-2024	Rs. 2550.00			या तारखे नंतर भरल्यास	01-04-2024	Rs. 2580.00

कलन - 3
दस्त क्र. Eey8 2028
36 82



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHASHANK MADHAV PHADKE
MADHAV SHRIDHAR PHADKE

07/11/1960
Permanent Account Number
AFGPP8476E

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY MADHAV PHADKE
MADHAV SHRIDHAR PHADKE

28/05/1966
Permanent Account Number
AAXPP8447B

S.m. Phadke
Signature



S.m. Phadke

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACEPG7168H

नाम / Name
KAUSHIK JAYANT GOGRI

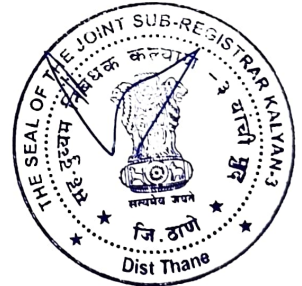
पिता का नाम / Father's Name
JAYANT NAVINCHANDRA GOGRI

जन्म की तारीख / Date of Birth
03/04/1979

[Signature]
हस्ताक्षर / Signature



कलन - ३
दस्तावेज क्र. *eluy* 2024
35 | 82



VID 9183 5709 0805 3471

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



बिजल कौशिक गोगरी
Bijal Kaushik Gogri
जन्म तिथि/DOB: 10/06/1979
महिला/ FEMALE



6378 1398 7953

VID 9183 5709 0805 3471

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

सागर लक्ष्मीचंद हरिया
Sagar Laxmichand Haria
जन्म तिथि/DOB: 06/12/1981
पुरुष/ MALE



7823 4514 5378

मेरा आधार, मेरी पहचान

Sagar

Bijal

BILL

RUKMINI CHS LTD

Registration No.: TNA/KLN/HSG/(TC)/5025/91-92 DT. 9/6/1992
Address: Opp. Godrej Showroom, Manpada Road, Dombivli (E)

Name SHASHANK/SANJAY.M.PHADKE

Bill No. 40

Date 01/04/2024

Due Date 20/04/2024

LAT NO. S2

Period APRIL 2024

Particulars
Sinking Fund
Water Chg.
Service Chg

Particulars	Amount	Particulars	Amount
	30.00	Municipal Taxes	285.00
	68.00	Electricity Charges	110.00
	440.00	Emergency Repairs Fund	38.00

Total Rs.	971.00
Arrears Rs.	3,285.00
Interest Rs.	56.00
Total Dues Rs.	4,312.00

Rupees Four Thousand Three Hundred and Twelve Only
Please issue cross cheque in the name of the society before due date.
Interest will be charged on the entire amount of the bill after due date.

For RUKMINI CHS LTD

TREASURER SECRETARY CHAIRMAN
E & O.E.

कलम - ३
दस्त क्र. ६६५४ २०२४
३५ | ४२



गावाचे नाव : गं.भा.पाथर्ली

अभिहस्तांतरणपत्र

1

1

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे गं.भा.पाथर्ली,मिठी सव्हें नंबर. 11025,11026,11027,11028 आणि 11029,सव्हें नंबर 64,हिस्सा नंबर. 13/1(पार्ट),2(पार्ट),गा जागेवर उभी असलेली रुक्मिणी को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड मधील 22 सदनिका 6 ऑफिस 6 गाळा 9 गोडाऊन आणि 1 गॅरेज - एकूण 44 सदनिका असलेले तळ + 4 मजले,असलेली रुक्मिणी को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड(सोसायटी नोंदणी क्रमांक- टीएनए / केएलएन / एचएसजी/(टीसी)/ 5025 / सण-1991-1992,दिनांक-09/08/1992)नावाची इमारतीचे क्षेत्रफळ- 590.20 चौ. मीटर चे कन्व्हेंन्स डीड. सोसायटीचा पत्ता- गोदरेज शोरूम समोर,मानपाडा रोड,डोंबिवली(पूर्व)आदेश क्रमांक.जा.क्र. जिउनी/ठाणे/ममाहसा/क्र. 11(3)/4254/मन-2022. दिनांक.10/08/2022. (C.T.S. Number : 11025, 11026, 11027,11028 & 11029;)

1) 590.20 चौ.मीटर

1): नाव:-रुक्मिणीबाई दामोदर बागडे यांच्या तर्फे मा. सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था ठाणे सक्षम प्राधिकारी किरण सोनावणे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गावदेवी मंडई इमारत, ब्लॉक नं: गावदेवी मंदिरा जवळ, रोड नं: गोबले रोड,ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-
2): नाव:-मान्यता देणार मेसर्स. मेसर्स साई विन्डर तर्फे भागीदार यांच्या तर्फे मा. सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था ठाणे सक्षम प्राधिकारी किरण सोनावणे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गावदेवी मंडई इमारत, ब्लॉक नं: गावदेवी मंदिरा जवळ, रोड नं: गोबले रोड,ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-

1): नाव:-रुक्मिणी को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी श्री. प्रशांत विठ्ठल जाधव वय:-39; पत्ता:-प्लॉट नं: 19, माळा नं:-, इमारतीचे नाव: रुक्मिणी सोसायटी, ब्लॉक नं: गोदरेज शोरूम समोर, रोड नं: मानपाडा रोड, डोंबिवली (पूर्व), महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AFMPJ5385G
2): नाव:-रुक्मिणी को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन श्री.रावेश गोपालजी जडेजा वय:-54; पत्ता:-प्लॉट नं: शॉप नं. 03, माळा नं:-, इमारतीचे नाव: रुक्मिणी सोसायटी, ब्लॉक नं: गोदरेज शोरूम समोर, रोड नं: मानपाडा रोड, डोंबिवली (पूर्व), महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AARPJ3596P
3): नाव:-रुक्मिणी को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड तर्फे खजिनदार श्री. सुहास सोमनाथ गांगल वय:-59; पत्ता:-प्लॉट नं: 21, माळा नं:-, इमारतीचे नाव: रुक्मिणी सोसायटी, ब्लॉक नं: गोदरेज शोरूम समोर, रोड नं: मानपाडा रोड, डोंबिवली (पूर्व), महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AEXPG4965R

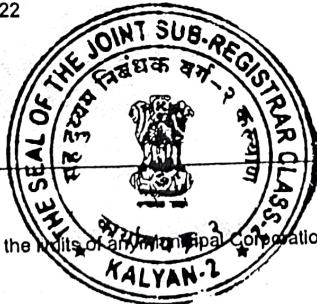
23/08/2022

23/08/2022

19391/2022

4400

4400



(सही) जी.बी.सातदिवे

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

न्यायनासाठी विचारात घेतलेला तपशील:-

दस्त क्र. आकारताना निवडलेला अनुच्छेद :-

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

कलन - ३	
दस्त क्र. ६६५४	२०२४
३९	४२



क. ल. न. - ३	
दस्ता क्र. १०१२	२०१४
१७	३१

Plans sanctioned
by Dombivli Municipal
Council vide

TRUE COPY

Commencement certificate
No 11508 of 23-12-1976.

CERTIFIED TRUE COPY

Sd/-
Chief Officer,
D. M. C.,

G. D. ANB. A. L. L. A.
G. D. ANB. A. L. L. A.

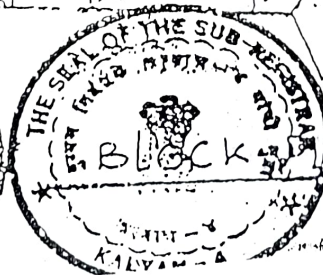
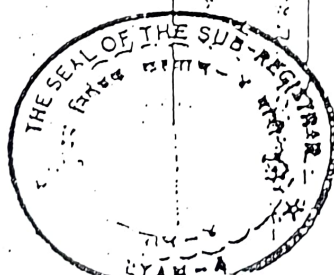
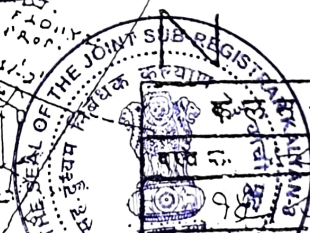
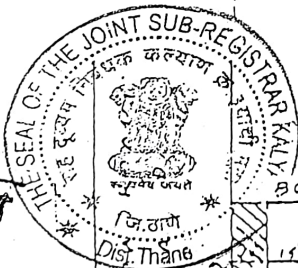
DOOR WINDOW SCHEDULED

TYPE	SIZE	REMARKS
D	3.0x7.0	T.W. PANNELED DOOR
D1	2.6x6.6	" " " "
W	4.0x4.0	T.W. FRAME GLAZED WINDOW
W1	3.6x4.0	" " " "
W2	2.0x3.0	T.W. FRAME LOUVERED WINDOW

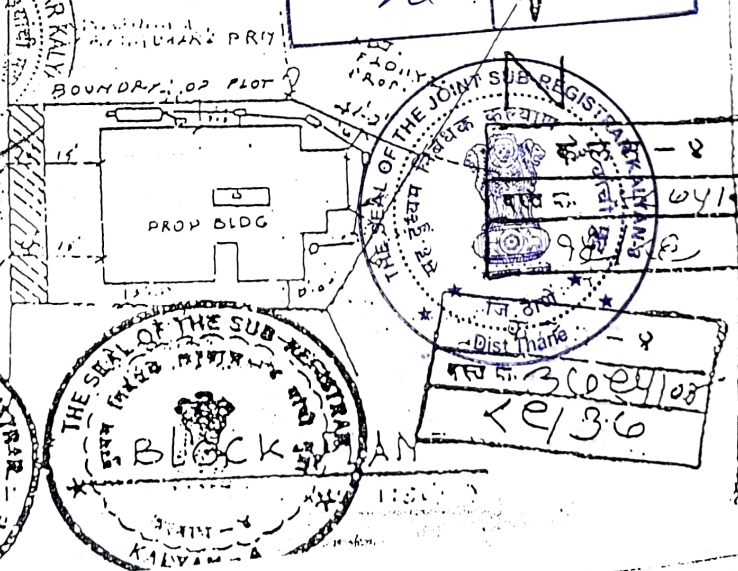
AREA STATEMENT

DESCRIPTION	SQFT.	SQYD
AREA OF PLOT	3348.00	37200
PROPOSED AREA	3348.00	37200
BUILT UP AREA	1470.00	16411

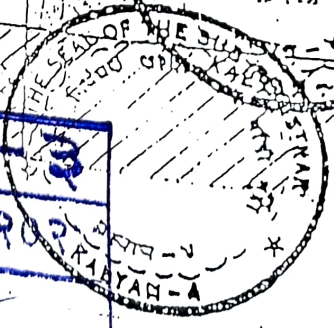
कलन - ३	
दस्ता क्र. १०१४	२०१४
१७	३१



ज. ठाणे	Dist. Thane
दस्ता क्र. ३०१४/१०४	१७/३१



क. ल. न. - 3
 दास क्र. 4092
 94 39



कलान - 3
 दास क्र. 4092
 No 82

दास क्र. 3024/14



CO-OPERATIVE

THE RUKMINI HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. 5025) Date 9-6-92.

Serial No. 29

Authorised Share Capital Rs. 21500/- Divided into 430 Shares each of Rs. 50/- only

Member's Registration No. 29

THIS IS TO CERTIFY that Shri/Smt. CHINTAMAN SHANKAR PATWARDHAN

of DOMBIVLI is the Registered Holder of (FIVE.) Shares from No. 141 to 145 of Rs. 250/- (TWO HUNDRED FIFTY ONLY.)

in THE RUKMINI DOMBIVLI CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at DOM. this 1 st

Day of JUNE 19 93.

V. N. Dhanu Chairman

Hon. Secretary

Member of the Committee

P. T. O.

90	2028
2028	2028





प्रपत्र ब

स्वयं-साक्षांकनासाठी स्वयं घोषणापत्र

लिहून देणार : मी/आम्ही (1) **MR. SHASHANK MADHAV PHADKE**, Age 63 Years, residing at 404, Suvidhi Darshan Building No.2, Namdeo Patil Wadi, Patharli Road, Near Shanti Niketan School, Dombivli (East) 421201, Taluka Kalyan,

लिहून घेणार : मी/आम्ही **MR. KAUSHIK JAYANT GOGRI**, Age 45 years, residing at 201, Building No.2, Sarvodaya Garden Co-operative Housing Society Ltd., Manpada Road, Pandurang Wadi, Dombivli (East) 421201

हयाद्वारे असे घोषित करतो / करते की, मी/ आम्ही स्वयं साक्षांकित केलेल्या प्रती या मुळ कागदपत्राच्याच सत्यप्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंडसंहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर/आमच्यावर खटला भरला जाईल व त्यानुसार मी/आम्ही शिक्षेस पात्र राहीन/राहू याची मला/आम्हाला पुर्ण जाणीव आहे.

कलम - ३	
दस्ता क्र. ६६५४	२०२४
१४	८२

ठिकाण :- डोंबिवली

लिहून देणार



लिहून घेणार

दिनांक :- 10/05/2024

हमीपत्र

मी/आम्ही खाली स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी सदनिकां क्र. : / व्यापारी गाळा क्र. : ०२ / औदयोगिक गाळे क्र. :, यांचेसाठी आच्छादीत किंवा खुले वाहनतळ (Parking) देण्यात आलेले नाही.

दस्त लिहून देणार स्वाक्षरी

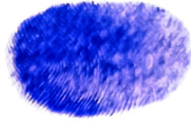
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IN WITNESS WHEREOF THE PARTIES HERETO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY AND YEAR HEREIN ABOVE WRITTEN :

SIGNED SEALED AND DELIVERED
by the withinnamed
THE TRANSFERORS/SELLERS
(1) MR. SHASHANK MADHAV PHADKE

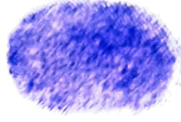


Shashank



)

(2) MR. SANJAY MADHAV PHADKE



S.m.phadke

)

)

)

)

IN THE PRESENCE OF

(THE TRANSFERORS/SELLERS)

कलम - 3	
११/०८/२०२४	२०२४
१२	४२

Sign *[Signature]*

Name Sagan L. Haria,

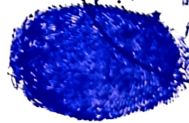
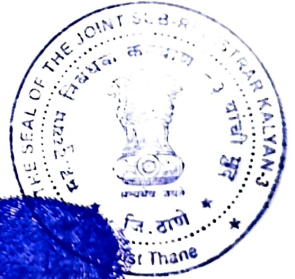
SIGNED SEALED AND DELIVERED
by the withinnamed
THE TRANSFEREE/PURCHASER

)

)

)

MR. KAUSHIK JAYANT GOGRI



[Signature]

)

)

)

IN THE PRESENCE OF

(THE TRANSFEREE/
PURCHASER)

Sign *[Signature]*

Name Bijal Kaushik Gogri

in the record of the said society to enable the Transferee/ Purchaser to have and to hold the said Shop and the said Shares absolutely.

13. In the event there is any delay or default on the part of The Transferors/Sellers in performing his part of the contract then the Transferee/Purchaser shall be entitled to specific performance of this Agreement together with right to claim all cost, charges, expenses and losses suffered by the Transferee/ Purchaser from the Transferors/Sellers.
14. This Agreement is subject to the provisions of The Maharashtra Ownership Shop (Regulations of Promotion of Construction, Sale, and Management & Transfer) Act, 1963 & The Maharashtra Ownership Shop (Regulations of Promotion of Construction, Sale, Management & Transfer) Rules, 1964 together with the provisions of rules, regulations and by-laws of the said society.

FIRST SCHEDULE OF THE PROPERTY

ALL THAT PIECE & PARCEL OF land bearing Survey No. 64, Hissa No. 2 (part) & Survey No. 64, Hissa No. 13/1 (part), bearing C.T.S. No. 11025 to 11029, Of Revenue Village Gajbandhan Patharli, Taluka Kalyan, District Thane, within the limits of Registration Sub-District Kalyan, Registration

District Thane - 3	
दस्ता क्र. ६६४	२०२४
११	८२

SECOND SCHEDULE OF THE PROPERTY

Shop No. 7 admeasuring 300 Sq.Ft. (equivalent to 27.88 Sq.Mtrs.) Built-Up Area on Ground Floor in the building called "RUKMINI" Co-Operative Housing Society Ltd., At Opp. Godrej Showroom, Manpada Road, Dombivli (East)-424201, Taluka Kalyan, District Thane.



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Municipal Corporation regarding acquisition, requisition or attachment in respect of the said Shop.

- c. They have not entered into any agreement except this one either in the form of sale, mortgage, lease, exchange, assignment or in other way whatsoever & have not created tenancy, licence or other rights of the like nature in the said Shop & have not dealt with or disposed off the same in any manner whatsoever AND there is no outstanding loan from any financial institutions or from any other body against the said Shop or part thereof.
- d. They have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the terms & conditions stated herein.

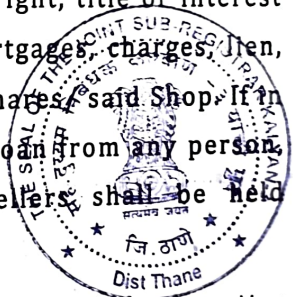
5. The Transferors/Sellers have represented to the Transferee/ Purchaser.

a. That the Transferors/Sellers have paid all the dues and outstanding in respect of the said Shop up-to-date.

b. That the said Shop is free from any kind of encumbrances.

c. That the said Shop and Shares belong to the Transferors/ Sellers absolutely and that no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares. If in case in future it is found that the sellers raised loan from any person, financial institution or authority then the sellers shall be held responsible for the same.

कमल - २	
११/०८/२०२४	२०२४
५/८२	



d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Transferors/ Sellers or any person/s lawfully or equitably claiming by, through or in trust the Transferors/Sellers have full rights, power and absolute authority to sell or transfer to the Transferee/ Purchaser the said Shop and the Transferors/Sellers have full rights, title and interest in the said shares and that the Transferors/Sellers have not done any act of occupation of the said shares of the Transferors/ Sellers may be rendered illegal and/or unauthorized for any reason or on any account.

e. That The Transferors/Sellers shall obtain the necessary No Objection Certificate as per required format by bank from the said Society for transfer (if required), and sale of the interest of the Transferors/

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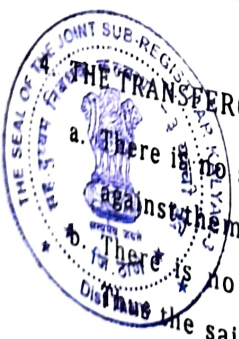


b. **Rs. 35,00,000/-** (Rupees **Thirty Five Lakhs Only**) will be payable by the Transferee/ Purchaser to the Transferors/ Sellers within 60 days from the date of registration of this agreement (subject to submission of all the documents by The Transferors/ Sellers demanded by the financial institution of The Transferee/ Purchaser), thereafter a one month extra grace period could be given by the sellers after expiry 60 days and on that period The Transferee/ Purchaser has to pay 18% per annum interest on the said balance amount to The Transferors/ Sellers. If failing this then the agreement will be cancelled by registered Cancellation Deed at the costs & risks of The Transferors/ Purchaser.

c. It is also agreed by both the parties that, Government levy of TDS for transaction of the said flat shall be paid by The Transferee/ Purchaser to the concerned authority within one month as per Law and The Transferee/ Purchaser shall issue TDS certificate to The Transferors/Sellers for the same in total compliance with section 194 IA of the Income Tax Act.

3. On receiving entire amount of consideration, The Transferors/ Sellers shall handover vacant, physical & lawful possession of the said Shop to The Transferee/Purchaser. Thereafter, The Transferee/Purchaser shall become exclusive owner of right, title, interest, benefits etc., which The Transferors/Sellers have in the said Shop AND shall keep, hold, possess the same, enjoy & appropriate its profits, benefits, income & emoluments without any hindrance, denial & interruption of The Transferors/Sellers. The Transferors/ Sellers shall have no rights, title or interest of any kind whatsoever in or to the said Shop or part thereof.

कलकत्ता	
सं. क्र.	82



THE TRANSFERORS/SELLERS assures, declares THAT :

a. There is no suit, litigation, civil, criminal or other proceeding pending against them

b. There is no attachment or prohibitory order against the said Shop

The said Shop is free from encumbrances & is not subject to any matter or segment or attachment either or before judgement AND the Transferors/ Sellers have not received any notice either from Govt., Semi-Govt.

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AND WHEREAS The Transferors/Sellers have agreed to sell & transfer & The Transferee/Purchaser has agreed to purchase & acquire the said Shop together with all rights, title, interest, benefits, sinking fund amounts on following terms & conditions & relying upon following representations made by The Transferors/ Sellers.

AND WHEREAS the Parties hereto have agreed to record the Terms and Condition on which the Transferors/Sellers have agreed to sell and the Transferee/Purchaser has agreed to purchase and acquire the right, title and interest of the Transferors/Sellers in the said Shop including the said shares of the Transferors/Sellers in the said society.

NOW THIS AGREEMENT WITNESSETH & IT IS AGREED BY & BETWEEN THE PARTIES HERETO THAT:

1. The Transferors/Sellers hereby agreed to transfer & the Transferee/ Purchaser hereby agreed to purchase & acquire all the right, title and interest of the Transferors/Sellers in the said Society including the said **Shop No.2** admeasuring **300 Sq.Ft.** (equivalent to **27.88 Sq.Mtrs.**) **Built-Up Area on Ground Floor** in the building called "**RUKMINI**" Co-Operative Housing Society Ltd., At **Opp. Godrej Showroom, Manpada Road, Dombivli (East) 421201, Taluka Kalyan, District Thane.** The Transferors/ Sellers have also agreed to transfer all the rights as to the use, occupation and enjoyment and ownership of the said Shop to the Transferee/ Purchaser together with all rights, title and interest of the Transferors/Sellers in the said Society, and The Transferors/Sellers to transfer the said Shop & shares to the Transferee/ Purchaser for a total consideration of **Rs.75,00,000/-** (Rupees **Seventy Five Lakhs** Only).

Transferors/Sellers to	3
दस्तावेज क्र.	2028
	82

2. The said consideration of **Rs.75,00,000/-** (Rupees **Seventy Five Lakhs** Only) to be paid by the Transferee/ Purchaser to the Transferors/Sellers in the manner hereinafter mentioned:

- a. **Rs.40,00,000/-** (Rupees **Forty Lakhs** Only) paid before the execution of this agreement as Earnest Money or Token Amount (the receipt whereof the Transferors/ Sellers hereby admit and acknowledge in the presence of witnesses).



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Housing Society Ltd., At **Opp. Godrej Showroom, Manpada Road, Dombivli (East) 421201, Taluka Kalyan, District Thane** (more particular described in the schedule hereinafter referred to as "the said Shop").

AND WHEREAS the **Transferors/Sellers** are the members of "**RUKMINI**" Co-operative Housing Society Ltd., At **Opp. Godrej Showroom, Manpada Road, Dombivli (East) 421201**, registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. **TNA/ KLN/ HSG/ TC 5025/ 1991-92 dt.09/11/1992** (hereinafter referred to as "the said Society").

AND WHEREAS The **Transferors/Sellers** being members of the said society for the purpose of ownership, possession & occupation of the said Shop and holds 5 Shares issued by the society of the said premises bearing **Share Certificate No. 29, & Shares Nos. 141 to 145** (both inclusive) of Rs. 50/- each, hereinafter referred to as **The Said Shares**.

AND WHEREAS the **Transferors/Sellers** are absolutely seized and possessed of and otherwise well and sufficiently entitled as the owners of the said Shop in the said building of the said Society.

कलम - ३	
दस्तावेज क्र. ६६४४	२०२२
AND WHEREAS the Transferors/Sellers further declares that they will obtain the necessary permission i.e. No Objection certificate from the Society, for sale and transfer of the said Shop into the Transferee/	

Purchaser herein. The said society has issued its' **NOC dated 03/05/2024** for the present transaction in respect of the said premises.



AND WHEREAS the **Transferors/Sellers** have agreed to sell and transfer and the **Transferee/Purchaser** has agreed to purchase all right, title and interest of the **Transferors/Sellers** in the said Shop and the said shares and the right of occupation of the said Shop in the said Society including their rights, title and interest in the said Shop for a total sale consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)** And whereas aforesaid offer having found just, reasonable & according to the present market value The **Transferors/Sellers** accepted the offer of The **Transferee/ Purchaser**.

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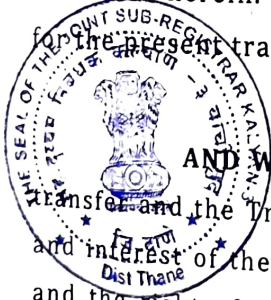
Housing Society Ltd., At Opp. Godrej Showroom, Manpada Road, Dombivli (East) 421201, Taluka Kalyan, District Thane (more particular described in the schedule hereinafter referred to as "the said Shop").

AND WHEREAS the Transferors/Sellers are the members of "RUKMINI" Co-operative Housing Society Ltd., At Opp. Godrej Showroom, Manpada Road, Dombivli (East) 421201, registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/ KLN/ HSG/ TC 5025/ 1991-92 dt.09/11/1992 (hereinafter referred to as "the said Society").

AND WHEREAS The Transferors/Sellers being members of the said society for the purpose of ownership, possession & occupation of the said Shop and holds 5 Shares issued by the society of the said premises bearing Share Certificate No. 29, & Shares Nos. 141 to 145 (both inclusive) of Rs. 50/- each, hereinafter referred to as The Said Shares.

AND WHEREAS the Transferors/Sellers are absolutely seized and possessed of and otherwise well and sufficiently entitled as the owners of the said Shop in the said building of the said Society.

कलानी - 3	
दस्ता क्र. ६६४	२०२६
AND WHEREAS the Transferors/Sellers further declares that they will obtain the necessary permission i.e. No Objection certificate from the Society, for sale and transfer of the said Shop into the Transferee/ Purchaser herein. The said society has issued its' NOC dated 03/05/2024 for the present transaction in respect of the said premises.	



AND WHEREAS the Transferors/Sellers have agreed to sell and transfer and the Transferee/Purchaser has agreed to purchase all right, title and interest of the Transferors/Sellers in the said Shop and the said shares and the right of occupation of the said Shop in the said Society including their rights, title and interest in the said Shop for a total sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) And whereas aforesaid offer having found just, reasonable & according to the present market value The Transferors/Sellers accepted the offer of The Transferee/ Purchaser.

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Survey No. 64, Hissa No. 2 Pt. &
64 Hissa No.13/1 Pt.
11025 to 11029
C.T.S. Nos. Gajbandhan Patharli
Revenue Village 300 Sq.Ft. (equivalent to
Area of Shop 27.88 Sq,Mtrs.) Built-Up
Agreement Value Rs. 75,00,000/-

AGREEMENT FOR SALE

This Agreement made, entered & executed at Dombivli, Taluka Kalyan, District Thane on this 10th day of May 2024.

BY AND BETWEEN

(1) MR. SHASHANK MADHAV PHADKE, Age 63 Years, Occupation Business, PAN AFGPP8476E, Indian Inhabitant, residing at 404, Suvidhi Darshan Building No.2, Namdeo Patil Wadi, Patharli Road, Near Shanti Niketan School, Dombivli (East) 421201, Taluka Kalyan, District Thane & **(2) MR. SANJAY MADHAV PHADKE**, Age 58 Years, Occupation Business, PAN AAXPP8467B, Indian Inhabitant, residing at B-501, Devang Sagar Co-operative Housing Society Ltd., Nandivli Road, Behind Pranjali Bunglow, Nandivali, Dombivli (East) 421201, Taluka Kalyan, District Thane, hereinafter called as **The Transferors/ Sellers** (which expression shall unless it be repugnant to the context or meaning thereof mean & include their heirs, executors, administrators & assigns) the Party Of The First Part:

AND

MR. KAUSHIK JAYANT GOGRI, Age 45 years, Occupation Business, PAN No.ACEPG7168H, Indian Inhabitant, residing at 201, Building No.2, Sarvodaya Garden Co-operative Housing Society Ltd., Manpada Road, Pandurang Wadi, Dombivli (East) 421201, Taluka Kalyan, District Thane, hereinafter called as **The Transferee/ Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean & include his heirs, executors, administrators & assigns) the Party Of The Second Part:

कलन - ३	
दस्त क्र. ६६४	२०२४



AND WHEREAS the Transferors/Sellers have allotted the Shop vide Gift Deed agreement on dated 17/11/2014 from the Donor **Mr. Madhav Shridhar Phadke**, and registered with Sub-registrar Kalyan-3 on 17/11/2014 under document No.5012 OF 2014 and as such are the owners of Shop No.2 admeasuring 300 Sq.Ft. (equivalent to 27.88 Sq.Mtrs.) Built-Up Area on Ground Floor in the building called "RUKMINI" Co-Operative

Shank

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[Signature]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

10 May 2024 06:07:03 PM

Valuation ID 202405107677

मूल्यांकनाचे वर्ष 2021
 जिल्हा सातारा
 मूल्य विभाग सातारा जिल्हा
 उप मूल्य विभाग सातारा जिल्हा (टॉन्समिशन वाढवण्या पश्चिमेकडील भाग दक्षिणे म टॉन्समिशन वाढवणे (हाय रेशन वाढवणे)
 क्षेत्राचे नाव Kalyan Dombivli Municipal Corporation सर्व्हे नंबर न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार खुली जमीन	मूल्यदर रु निवारी रट्टीनेका	कम्योल्य	दुकाने	मीटरगोमीक	मोजमापनाचे एकक चौ मीटर
28700	76900	88100	97300	88100	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	278707 चौ मीटर	मिळकतीचा वापर	तकमजल्यावरील दुकाने	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वगीकरण	1. आर सी सी	मिळकतीचे वय	0-10 वर्षे	बांधकामाचा दर	Rs 26620/-
उदववाहन सुविधा	नाही	मजला			
रस्ता सन्मुख	आहे	कॉनेरवरील दुकाने	नाही		
संमिश्र					
गपराच्या					
इमारतीमधील					
तकमजल्यावरील					
दुकाने - नाही					
Sale Type - Resale		First Sale Date - 17/11/2014			
Sale/Resale of built up Property constructed after circular dt 02/01/2018					

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = ((97300-28700) * (100 / 100)) + 28700)
 =
 Rs 97300/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 97300 * 27 8707
 = Rs 2711819 11/-

Applicable Rules = 3

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 2711819 11 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 2711819 11/-
 = 2 सत्तावीस लाख अकरा हजार आठ शे एकोणवीस 11/-

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दस्त क्र. ६६५४	२०२४
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पावती

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नोंदणी क्र. 39म

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पावती क्र.: 7763 दिनांक: 10/05/2024

गावाचे नाव: गं.सा.पाथली
दस्तऐवजाचा अनुक्रमांक: कलन3-6954-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: कौशिक जयंत गोगरी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 42

₹. 30000.00

₹. 840.00

एकूण:

₹. 30840.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:18 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3
सह. दुय्यम निबंधक कल्याण क्र. ३

बाजार मुल्य: ₹. 2712000/-

मोबदला ₹. 7500000/-

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- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001882914202425E दिनांक: 10/05/2024
वँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाली.

पत्रकाराची सही

निर्णीक

सह. दुय्यम निबंधक कल्याण-३