



19/03/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 3410/2019

नोंदणी :

Regn:63m

गावाचे नाव : निळजे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6775000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6133000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे निळजे , काटई सनं.16/0,11/20,11/15,11/8,11/115,11/19,11/20,16,18/2,18/3,11/8 पार्ट ,18/2पार्ट, 18/3 यामधील युरोपा को ऑप हौ सोसा लि सदनिका क्र.603 ई विंग महाया मजला क्षेत्र 667 चौफुट कारपेट + सोवत एक कार पार्किंग नं.2390((Survey Number : 16/0,11/20,11/15,11/8,11/115,11/19,11/20,16,18/2,18/3,11/8 पार्ट ,18/2पार्ट, 18/3 ;))
(5) क्षेत्रफळ	1) 667 चौ.फुट
(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:-टी व्ही श्रीनिवासन -- वय:-64; पत्ता:-, -, 3 प्लॉट नं.471 मंगल चौदावा रोड, चेंबुर मुंबई, -, चेम्बुर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-AWRPS0753P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन निळकंठराव घोडे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी 205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोडा पलावा निळजे डोंबिवली पु, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AMBPG8911D 2): नाव:-प्रज्ञा सचिन घोडे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी 205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोडा पलावा निळजे डोंबिवली पु, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AIDPC2747B
(9) दस्तऐवज करून दिल्याचा दिनांक	19/03/2019
(10)दस्त नोंदणी केल्याचा दिनांक	19/03/2019
(11)अनुक्रमांक,खंड व पृष्ठ	3410/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	406500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

पुस्तक दुय्यम निबंधक महाराष्ट्र
कल्याण 35.15

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



507/6275

पावती

Original/Duplicate

Friday, May 03, 2019

नोंदणी क्र.: 39M

1:18 PM

Regn.: 39M

पावती क्र.: 6602 दिनांक: 03/05/2019

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन5-6275-2019

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: सचिन निळकंठराव घोडे - -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 280.00
पृष्ठांची संख्या: 14	

एकूण: ₹. 380.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

[Signature]
स. व. व. निळकंठराव घोडे
कर्यालय क्र. ५

वाजार मुल्य: ₹. 6133000 /-
मोवदला ₹. 6775000 /-
भरलेले मुद्रांक शुल्क : ₹. 500 /-

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001091382201920E दिनांक: 03/05/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 280/-
नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjusted : Old Doc.No3410-2019 Amt. 30000

[Signature]



CHALLAN
MTR Form Number-6



N MH4001091382201920E		BARCODE		Date 03/05/2019-10:48:05	Form ID 252
Department Inspector General Of Registration		TAX ID (If Any)		Person Details क.ल.न.-५	
Stamp Duty		PAN No.(If Applicable)		दस्ता क्र. E204 2099	
Mode of Payment Registration Fee		Full Name		SACHIN NILKANTH RAO CHOPE	
Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR		Flat/Block No.		FLAT NO 603 6TH FLOOR E WING EUROPA	
Location THANE		Premises/Builing		CHS LTD CASA BELLA GOLD	
Year 2019-2020 One Time		Road/Street		KALYAN SHILL ROAD	
Account Head Details		Area/Locality		DOMBIVALI EAST	
Amount In Rs.		Town/City/District		PIN	
0046401 Stamp Duty	500.00	Remarks (If Any)		4 2 1 2 0 4	
0063301 Registration Fee	100.00	PAN2=AWRPS0753P~SecondPartyName=T V SRINIVASAN-			
Amount In		Words		Six Hundred Rupees Only	
600.00					
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019050310798	213436675
Cheque/DD No.		Bank Date	RBI Date	03/05/2019-10:48:31	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. : 9594080988
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट वॉलड फॉर डॉक्युमेंट टो बी रजिस्टर्ड इन सब रजिस्ट्रार ऑफिस मॉली. नॉट वॉलड फॉर अनरजिस्टर्ड डॉक्युमेंट.
 नॉट वॉलड फॉर डॉक्युमेंट टो बी रजिस्टर्ड इन सब रजिस्ट्रार ऑफिस मॉली. नॉट वॉलड फॉर अनरजिस्टर्ड डॉक्युमेंट.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-507-6275	0000617506201920	03/05/2019-10:48:46	IGR542	100.00
2	(IS)-507-6275	0000617506201920	03/05/2019-10:48:46	IGR542	500.00
Total Defacement Amount					600.00



N MH001091382201920E		BARCODE		Date 03/05/2019-10:48:05	Form ID 25.2
Department Inspector General Of Registration		Stamp Duty		Payee Details	
Mode of Payment Registration Fee		TAX ID (If Any)		क.ल.न.-५	
Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR		PAN No.(If Applicable) AMBP0091D		दस्तावेज क्र. २२५५ २०९९	
Location THANE		Full Name		SACHIN NILKANTHRAO GHODE	
Year 2019-2020 One Time		Flat/Block No.		2 १४	
Account Head Details		Amount In Rs.		Premises/Building	
30046401 Stamp Duty		500.00		FLAT NO 603 6TH FLOOR E WING EUROPA	
30063301 Registration Fee		100.00		CHS LTD CASA BELLA GOLD	
				Road/Street	
				KALYAN SHILL ROAD	
				Area/Locality	
				DOMBIVALI EAST	
				Town/City/District	
				PIN	
				4 2 1 2 0 4	
				Remarks (If Any)	
				PAN2=AWRPS0753P~SecondPartyName=T V SRINIVASAN-	
				Amount In	
				Six Hundred Rupees Only	
		600.00		Words	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	69103332019050310798	213436675
Cheque/DD No.		Bank Date	RBI Date	03/05/2019-10:48:37	Not Verified With RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी नोंद घेतले जाणारे नाहीत.
 Mobile No. 9594080988



[Handwritten Signature]

[Handwritten Signature]

referred to as "the said Society")

AND WHEREAS the TRANSFEROR is absolutely seized and possessed of and are otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

[Handwritten Signature]

[Handwritten Signature]

SALE-DEED

THIS SALE-DEED is made and entered into at Dombivli on this 3rd day of May' 2019.

BETWEEN

1) MR. T. V. SRINIVASAN (Pan No. AWRPS0753P), aged about 64 years, Indian Inhabitant, Occupation Service, Indian Inhabitant, Residing at FLAT NO. 3, PLOT NO. 471, MANGLA, 14th ROAD, CHIMBUR, MUMBAI- 400071. hereinafter called **THE TRANSFEROR** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/they're his, legal representatives, executors and administrators).

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AND

1) MR. SACHIN NILKANTHRAO GHODE, (Pan No. AMBPG8911D), aged about 40 years, Indian Inhabitant, Occupation Service, & 2) MRS PRADNYA SACHIN GHODE, (Pan No. AIDPC2747B), aged about 30 years, Indian Inhabitant, Occupation Service, both residing at B/205, VENEZIA, CASA BELLA GOLD, LODHA PALAVA, KALYAN SHILL RD, DOMBIVALI EAST 421204. hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns);

WHEREAS The TRANSFEROR has purchased a Flat vide Agreement for Sale from M/s. LODHA DWELLERS PVT LTD, dated 04/11//2011 and registered with Sub-registrar Kalyan 4 on 05/11/2011 under document No. 7629 OF 2011 and as such are the owners of Flat No. 603, on 6th Floor, E-wing, and admeasuring about 667 square feet (63.75 sq.mtrs) Carpet area (With One Open Parking Space No. 2390) of Building known as "EUROPA" Co-Op. Housing Society Limited in "CASA BELLA GOLD" project, At village Nilje and Ghesar, Dombivali (E), Taluka Kalyan, Dist. Thane described in the schedule hereinafter referred to as "the said Flat")

And the TRANSFEROR and TRANSFEREES already registered the Agreement for Sale dated 19/03/2019 Registered with the Sub-Registrar of Kalyan-5, at Doc No. 3440/2019 on dated 19/03/2019.



AND WHEREAS the TRANSFEROR is the members of "EUROPA" Co-Operative Housing Society Limited, registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/DOM/HSG/(TC)/28281/2016, dt. 16/02/2016, (hereinafter referred to as "the said Society")

AND WHEREAS the TRANSFEROR is absolutely seized and possessed of and are otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

(Handwritten signature)

(Handwritten signature)

AND WHEREAS therefore they have decided to execute this Sale Deed, the same is as

4.

under:-

The said consideration of Rs. 67,75,000/- (Rupees Sixty Seven Lakhs and Seventy Five Thousand Only) to be paid by the TRANSFEREES to the TRANSFEROR in the manner hereinafter mentioned:

NOW THIS INDENTURE WITNESSETH The TRANSFEREES have already paid a Total consideration of Rs. 67,75,000/- (Rupees Sixty Seven Lakhs and Seventy Five Thousand Only) paid before execution of this Sale Deed to TRANSFEROR being the full consideration money agreed to be paid at the time of execution of this sale deed (the receipts whereof TRANSFEROR both do and each of them both hereby admit and acknowledge and from the same and every part thereof forever acquit release and discharge the TRANSFEREES), TRANSFEROR do and each of them both hereby grant, convey, transfer and assure into the Flat No. 603, on 6th Floor, E-wing, and admeasuring about 667 square feet (63.75 sq.mtrs) Carpet area (With One Open Parking Space No. 2390) of Building known as "EUROPA" Co-Op. Housing Society Limited in "CASA BELLA GOLD" project, At village Nilje and Ghesar, Dombivali (E), Taluka Kalyan, Dist. Thane. The measure hereditaments and premises and more particularly described in the First Schedule hereunder written.

1. FOR TITLE: -

Full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be up to and to the use of TRANSFEREES in manner aforesaid.

2. FOR PEACEFUL POSSESSION OUTLET ENJOYMENT: -

And that it shall be lawful for TRANSFEREES from time to time and at all-time hereinafter peaceably and quickly to hold unless upon occupy possess and to enjoy the said premises hereby granted, conveyed, transferred and assured with herein appurtenances and received the rents inures and profit thereof and of every part thereof to and for their own use benefits without any suit lawful eviction interruption claim and demand whatsoever from or by TRANSFEROR or their successors and assigns or any of them or by person.

3. AGAINST ENCUMBRANCES: -

And that free from and clear and freely and clearly and absolutely acquitted exaggerated release and forever discharges or otherwise by TRANSFEROR well sufficiently saved defended keep harmless and indemnified of from and against all former and other estates title charges and encumbrances whatsoever either already or hereinafter had made executed occasioned or suffered by TRANSFEROR or by any other persons lawfully or quotably claiming or to claim by from under or in trust for them or any of them.



4. AND TRANSFEROR do as such them so far release to their own acts deeds only but not further or otherwise do the hereby covenants with the TRANSFEREES that they TRANSFEROR has not any stage time hereto for made done executed, committed or knowingly or willingly permitted suffered or been party to privy to any act deed matter or things whereby or by reason or means where if they are prevented in manner aforesaid or whereby or by reasons or means whereof the same or any party thereof shall or may be charged encumbered impeached or prejudicially affected in as to title or otherwise howsoever.

5. TRANSFEROR hereby hand over the vacant and peaceful possession of the said flat to the TRANSFEREES at the time of execution of this SALE DEED.

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6. TRANSFEROR agree that he will sign all the applications for transfer of the flat and for the transfer of the electricity meter, and recording the said flat in the name of the TRANSFEREES.

7. TRANSFEROR hereby declare that he will pay all taxes, cess, maintenance charges, water charges, electricity charges, till the date of handing over the possession of the said flat, and if any taxes, cess, maintenance charges, water charges, electricity charges and loan found to be due, payable for the period earlier than handing over the possession the same will be repaid by TRANSFEROR before final transfer.

8. TRANSFEROR had handed over the original agreement under document No. 2011, Registration receipt, Share certificate (Not Yet Issued), Cession Certificate, Assessor's Letter, Parking Letter, electricity bill and other relevant documents to TRANSFEREES before execution of this agreement for enabling the TRANSFEREES to secure the title to the said flat.



FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 16/0, 11/20, 11/15, 11/8, 11/15, 11/19, 11/20, 16, 18/2, 18/3, 11/8Pt., 11/15 Pt., 11/19Pt., 11/20Pt., 16Pt., & 18/2Pt., 18/3 of Village Nilje- Ghesar, Katai, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan. In its Dombivli Division.

SECOND SCHEDULE OF PROPERTY

Flat No. 003, on 6 th Floor, E-wing, and admeasuring about 667 square feet (63.75 sq.meter) with One Open Parking Space No 2390) of Building known as "EUROPA" situated in "CASA BELLA GOLD" project, At village Nilgaon, Taluka Kalyan, Dist. Thane. Building consist of Stilt + 10 floors with lift.	
क.ख.न. - ७	
Co-Op. Housing Society Limited	
दस्तावेज क्र. २२०५/२०१८	
६	१४

ing, and admeasuring about 667 square feet (63.75 sq.meter) with One Open Parking Space No 2390) of Building known as "EUROPA" situated in "CASA BELLA GOLD" project, At village Nilgaon, Taluka Kalyan, Dist. Thane. Building consist of Stilt + 10 floors with lift.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

SIGNED AND DELIVERED by the

Within named "TRANSFEROR"

1) MR. T. V. SRINIVASAN.

in the presence of the witnesses

1.

}



SIGNED AND DELIVERED by the

Within named "TRANSFEREES"

1) MR. SACHIN NILKANTHRAO GHODE.

}

}

}



2) MRS. PRADNYA SACHIN GHODE

In the presence of the witnesses:

1.

}

}



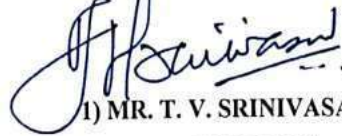
क.ल.न.-५	
दस्तक्र.६२७५	२०१९
७	१४

RECEIPT

Received of and from the within named TRANSFEREES) MR. SACHIN NILKANTHRAO GHODE, & 2) MRS. PRADNYA SACHIN GHODE a sum of Rs. 67,75,000/- (Rupees Sixty Seven Lakhs and Seventy Five Thousand Only) as full and final payment transfer of the said Flat& the said Shares to be paid by them to us as within mentioned.

CHEQUES NO. / REF. No.	DATE	BANK/BRANCH	AMOUNT
379123	23/02/2019	AXIS BANK	1,00,000/-
SBIN719075782305	16/03/2019	SBI BANK	4,00,000/-
648539241	18/03/2019	AXIS BANK	3,42,250/-
SBIN819077456593	18/03/2019	SBI BANK	90,000/-
AXMB191139551700	23/04/2019	AXIS BANK	7,75,000/-
1670413973 TDS 1%	25/03/2019	ICICI BANK	67,750/-
N119190810710344	29/04/2019	HDFC BANK	50,00,000/-
Total			67,75,000/-
(Rupees Sixty Seven Lakhs and Seventy Five Thousand Only)			

I Say Received Rs. 67,75,000/-



1) MR. T. V. SRINIVASAN.

(TRANSFEROR)

Witness:-

1. 

2. 



HALLAN NO.		Tax Applicable		Assessment Year
ITNS	(0021) INCOME-TAX (OTHER THAN COMPANIES)	(0020) INCOME-TAX ON COMPANIES (CORPORATION TAX)		2019-20
INS 280	<input checked="" type="checkbox"/>			क.ल.न.-९
PAN :	AMBPG8911D			दस्तावे. E204
Full Name :	SACXXX XILKANTHRAO GHODE			2099
	6775000 23022019 AWRPS0753P BF0910372 Dombivali East MAHARASHTRA-42			
Tel. No. :	0			
		Type of Payment		
<input type="checkbox"/> (100) ADVANCE TAX		<input type="checkbox"/> (100) PROFITS OF DOMESTIC COMPANIES		१४
<input type="checkbox"/> (300) SELF ASSESSMENT TAX		<input type="checkbox"/> (102) SURTAX		
<input type="checkbox"/> (107) TAX ON DISTRIBUTED INCOME TO UNIT HOLDERS		<input type="checkbox"/> (400) TAX ON REGULAR ASSESSMENT		
<input checked="" type="checkbox"/> (800) TDS ON SALE OF PROPERTY				
Details of Payment Amount (in Rs. only)		FOR USE IN RECEIVING BANK Debit to A/c / Cheque credited on 25/03/2019 (dd/MM/yyyy)		
Income Tax:	67,750.00	Payment Status :	Success	
Surcharge:	0.00	Bank Reference No. :	1670413973	
Education Cess:	0.00	SPACE FOR BANK SEAL		
Interest:	0.00	ICICI Bank		
Penalty:	0.00	Uttam Nagar, New Delhi		
Others:	0.00	CIN		
Fee:	0.00	BSR Code :	6390340	
Total:	67,750.00	Tender Date :	250319	
Total (in words):		Challan Serial No. :	51308	
Crores	Lakhs	Thousands	Hundreds	Tens
Zero	Zero	Sixty Seven	Seven	Five
Units				Zero
Debit to A/c:	000401630134			
Date:	25/03/2019			
Drawn on:	Internet Banking Payment through ICICI Bank			
Taxpayers Counterfoil		FOR USE IN RECEIVING BANK Debit to A/c / Cheque credited on 25/03/2019 (dd/MM/yyyy)		
PAN:	AMBPG8911D	Payment Status :	Success	
Received From :	SACXXX XILKANTHRAO GHODE	Bank Reference No. :	1670413973	
Paid in Cash / Debit to A/c / Cheque No. :	000401630134	SPACE FOR BANK SEAL		
For Rs. :	67,750.00	ICICI Bank		
Rs (in words) :	Rupees Sixty Seven Thousand Seven Hundred and Fifty and Zero paise only	Uttam Nagar, New Delhi		
Drawn On :	Internet Banking Payment through ICICI Bank	CIN		
On Account of :	(0021) INCOME-TAX (OTHER THAN COMPANIES)	BSR Code :	6390340	
Type of Payment :	(800) TDS ON RENT	Tender Date :	250319	
For the Assessment Year :	2019-20	Challan Serial No. :	51308	
		Rs :	67,750.00	

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Form 26QB

Value Added Acknowledgement Number is BF0914172

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's a/c. Taxpayers are advised to use above Acknowledgement No. for downloading Form 26QB on TRACES website.
- As intimated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after expiry of 30 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as this certificate will be used as Bank's 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment Credit, the same may result in Demand Notice for late deduction.
- If Date of booking Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 114F.

क.स.न.-९		Assessment Year	2019-20
Minor Head Code		Financial Year	2018-19
Permanent Account No. (PAN) of Transferee (Buyer)		Permanent Account No. (PAN) of Transferor (Payee/Seller)	AWRPS0751P
वस.क्र.२१०५/२०१९		Full Name (Masked) of the Transferor	TIRXXXXYAR VEDIRASAN SRINIVASAN
Full Name (Masked) of the Transferee		Category of Transferor on the basis of PAN	Individual
Category of Transferee on the basis of PAN		Status of PAN as per ITD PAN Master	Active PAN
Status of PAN as per ITD PAN Master		Active PAN	

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village		Name of premises/Building/ Village	
Flat/Door/Block No.		Flat/Door/Block No.	
Road/Street/Lane		Road/Street/Lane	
City/District	Dombivali East	City/District	Chembur
State	MAHARASHTRA	State	MAHARASHTRA
Pin Code	421204	Pin Code	400071
Email ID	Sghode@rediffmail.com	Email ID	
Mobile No.		Mobile No.	

Date of Agreement/Booking	23/02/2019	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	23/02/2019	Whether more than one Transferor/Seller	No
Date of Tax Deduction	23/02/2019	Payment Type	Installments

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Building	Rate of TDS (in %)	1.0
Name of premises/Building/ Village	Europa	Total Amount Paid/Credited	6775000
Flat/Door/Block No.	E-603	TDS Amount to be paid	67750.0
Road/Street/Lane	Casa Rio, Palava	Interest	0.0
City/District	Dombivali East	Fee	0.0
State	MAHARASHTRA	Total payment	67750
Pin Code	421204	Value in words	Sixty Seven Thousand Seven Hundred Fifty Rupees and paise
Total Value Considered (Property Value)	6775000		
Mode of Payment	Online		



Note: This Acknowledgment is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as receipt of payment of taxes.

<https://online.services.in.egov.nsd.com/etaxnew/GenerateAckSlipOffline?rKey=-1726569519>

[Handwritten Signature]

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गावाचे नाव : 1) निळजे

क.ल.न.-५

दस्त क्र. ६२७५ २०१९

१०

१४

लेखाचा प्रकार

करारनामा

वेबदला

6775000

बाजारभाव(भाडेपट्ट्याच्या

6133000

लेखपटावर आकारणी देतो की
द्वारे ते नमुद कराचे)सू.मापन,पोटहिस्सा व
समांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे निळजे ,
काटई सनं.16/0,11/20,11/15,11/8,11/115,11/19,11/20,16,18/2,18/3,11/8 पार्ट
,18/2पार्ट, 18/3 यामधील युरोपा को ऑप हौ सोसा लि सदनिका क्र.603 ई विंग
सहावा मजला क्षेत्र 667 चौफुट कारपेट + सोबत एक कार पार्किंग नं.2390((Survey
Number : 16/0,11/20,11/15,11/8,11/115,11/19,11/20,16,18/2,18/3,11/8 पार्ट
,18/2पार्ट, 18/3 ;))

क्षेत्रफळ

1) 667 चौ.फूट

आकारणी किंवा जुडी देण्यात असेल

दस्तऐवज करून देणा-या/लिहून

द्वारा-या पक्षकाराचे नाव किंवा दिवाणी
द्वारा-या पक्षकाराचे नाव किंवा दिवाणी
द्वारा-या पक्षकाराचे नाव किंवा दिवाणी

1): नाव:-टी व्ही श्रीनिवासन -- वय:-64; पत्ता:-, -, 3 प्लॉट नं.471 मंगल चौदावा रोड, चेंबुर मुंबई,
- चेंबुर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-
AWRPS0753P

दस्तऐवज करून घेणा-या पक्षकाराचे व

द्वारा-या पक्षकाराचे नाव किंवा दिवाणी

द्वारा-या पक्षकाराचे नाव किंवा दिवाणी

द्वारा-या पक्षकाराचे नाव किंवा दिवाणी

1): नाव:-सचिन निळकंठराव घोडे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक
नं: बी 205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोढा पलावा निळजे डोंबिवली पु. रोड नं: -,
महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AMBPG8911D

2): नाव:-प्रजा सचिन घोडे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी
205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोढा पलावा निळजे डोंबिवली पु. रोड नं: -, महाराष्ट्र,
ठाणे. पिन कोड:-421204 पॅन नं:-AIDPC2747B

दस्तऐवज करून दिल्याचा दिनांक

19/03/2019

दस्त नोंदणी केल्याचा दिनांक

19/03/2019

अनुक्रमांक,खंड व पृष्ठ

3410/2019

बाजारभावाप्रमाणे मुद्रांक शुल्क

406500

बाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा



संकनासाठी विचारात घेतलेला
मौल:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण
तपशील दस्तप्रकारानुसार आवश्यक नाही

क शुल्क आकारताना निवडलेला
छेद :-

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

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

SANTOSH BARJERAO PETKAR
BARJERAO PETKAR
 28/02/1983
 Permanent Account Number
AQBPP2725L

Signature 

Santosh

क.ल.न.-५	
दस्त क्र. E2604	2099
92	18

५- .रु.रु.रु	
9905	रु. 1555



दस्तावेज नंबर: 6602

दिनांक: 03/05/2019
पंजीकरण क्र.: 8275/2019

पंजीकरण क्र.: 8275/2019

मूल्य: ₹ 61,33,000/-

मोटरगाडी नं.: 67,75,000/-

मोटरगाडी नं.: 500/-

Old Doc No: 3410-2019 Amt: 30000

दिनांक: 03-05-2019
दिनांक: 03-05-2019
दिनांक: 03-05-2019

पंजीकरण क्र.: 6602

पंजीकरण दिनांक: 03/05/2019

मातृदस्तावेजावरील मातृ मकित विकसकद्वाराचे पत्र :-

नोंदणी फी * 100.00
दस्तावेज हाताळणी फी * 280.00
पृष्ठांची संख्या: 14

एकूण: 380.00

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दस्तावेज भरण्याबाबतची मही.

Joint Sub Registrar Kalyan-5
प्र.सह. दुष्यंत निबंधक वर्ग-२
कल्याण क्र.५

Joint Sub Registrar Kalyan-5
प्र.सह. दुष्यंत निबंधक वर्ग-२
कल्याण क्र.५

मुद्रण शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा पत्र
वच (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
दिनांक: 1 03 / 05 / 2019 01 : 20 : 26 PM ची वेळ: (मादरीकरण)
दिनांक: 2 03 / 05 / 2019 01 : 24 : 53 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार
नोंदणीस दाखल केला आहे. दस्तावेजातील संपुर्ण मजकूर निष्ठादक व्यक्ती
काळीदार व सोबत जोडलेले कामदपत्रे दस्तावेजा सत्यता, वैधता
कायदेशीर बाबीसह खालील निष्ठादक व्यक्ती संपुर्णपणे जबाबदार आहेत
तसेच सदर हस्तांतरण दस्तावेजाचे राज्यशासन / केंद्रशासन यांच्या कोणत्याही
कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

Handwritten signature
लिहून घेणार मही

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लिहून घेणार मही

03/05/2019 14:35:55 PM
दस्तावेज क्रमांक कल्याण 6275/2019
पत्राचार प्रकार सेल डीड

दस्तावेज क्रमांक भाग-2

दस्तावेज क्रमांक १४/१४
दस्तावेज क्रमांक 6275/2019

- क्र. 1 पत्राचारचे नाव व पत्ता
 नाव: टी व्ही फीनिक्स -
 पत्ता: - - - 3 प्लॉट नं. 471 मंगल चौदाना रोड,
 चेंबूर मुंबई, चेम्बूर, MAHARASHTRA
 MUMBAI, Non-Government.
 पिन नंबर: AWRPS0753P
- पत्राचारचा प्रकार
 विहून देणार
 वय :- 64
 स्वाक्षरी.
- क्र. 2 नाव: मचिन निळकंठराव घोडे -
 पत्ता: - - - बी 205 व्हेनेजिया को ऑप सोसा कासा
 बेला गोल्ड लोडा पत्तावा निळजे डोंविवली पु, नीलजे,
 MAHARASHTRA, THANE, Non-
 Government.
 पिन नंबर: AMBPG8911D
- विहून देणार
 वय :- 40
 स्वाक्षरी.
- क्र. 3 नाव: प्रजा मचिन घोडे -
 पत्ता: - - - बी 205 व्हेनेजिया को ऑप सोसा कासा
 बेला गोल्ड लोडा पत्तावा निळजे डोंविवली पु, नीलजे,
 MAHARASHTRA, THANE, Non-
 Government.
 पिन नंबर: AIDPC2747B
- विहून देणार
 वय :- 40
 स्वाक्षरी.



बरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कदुल करतात.
 शिक्का क्र. 3 ची वेळ: 03 / 05 / 2019 01 : 42 : 35 PM

ओळख -
 खालील इमम अमे निवेदीत

- क्र. 1 नाव: रोहित साव
 वय: 27
 पत्ता: डोंविवली पूर्व
 पिन कोड: 421204
- क्र. 2 नाव: संतोष पेटकर -
 वय: 35
 पत्ता: डोंविवली पूर्व
 पिन कोड: 421204



शिक्का क्र. 4 ची वेळ: 03 / 05 / 2019 01 : 49 : 51 PM

शिक्का क्र. 5 ची वेळ: 03 / 05 / 2019 01 : 50 : 01 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की, सदर दस्त
 क्र. E204 मध्ये १४ पाने आहेत.
 पुस्तक क्रमांक १ वर नोंदला
 दिनांक 03 / 05 / 2019

Joint Sub-Registrar, Kalyan 5

प्र.सह. दुय्यम निबंधक वर्ग-२
 कल्याण क्र. ५

sr.	Epayment Number
1	MH001091382201920E

प्र.सह. दुय्यम निबंधक वर्ग-२
 कल्याण क्र. ५

Defacement Number
 0000617506201920

6275 / 2019

Know Your Rights as Registrants

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2. Get print immediately after registration.

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



गावाचे नाव : निळजे

क्रमांक	सेल नंबर	विवरण
(1) खेळाचा प्रकार	6775000	
(2) मोदला	6133000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)		1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीने निळजे, काटेई नं. 18/0, 11/20, 11/15, 11/8, 11/115, 11/19, 11/20, 16, 18/2, 18/3, 11/8 पाटे, 18/2 पाटे, 18/3 यामधील युरोपा को ऑप ही सोसा लि सदनिका क्र. 603 ई विंग महावा मजला खेत्र 667 चौफुट कारपेट + सोबत एक कार पार्किंग नं. 2390. कल्याण 5 येथे झालेल्या दस्त न. 3410/2019 दिनांक 19/03/2019 मोदला रकम 6775000/- बाजारमूल्य 8133000/- या दस्ता अन्वये मुद्रांक शुल्क 406500/- व नोंदणी फी- 30000/- वसूल करण्यात आली. (Block Number : 603 ;)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) 667 चौ.फूट
(5) क्षेत्रफळ		
(6) आकारणी किंवा जुडी देण्यात असेल वेळ.		1): नाव:- टी व्ही श्रीनिवास - - वय:- 64; पत्ता:-, -, -, 3 प्लॉट नं. 471 मंगल चौदावा रोड, चेंबुर मुंबई,, चेंबुर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AWRPS0753P
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:- सचिन निळकंठराव घोडे - - वय:- 40; पत्ता:-, -, -, बी 205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोडा पलावा निळजे डोंबिवली पु, नीलजे, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 421204 पॅन नं:- AMBPG8911D 2): नाव:- प्रजा सचिन घोडे - - वय:- 40; पत्ता:-, -, -, बी 205 व्हेनेजिया को ऑप सोसा कासा बेला गोल्ड लोडा पलावा निळजे डोंबिवली पु, नीलजे, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 421204 पॅन नं:- AIDPC2747B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/05/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	03/05/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	6275/2019	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		

प्र.स.ह. मुख्य निबंधक वर्ग-२
कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

