

**FLAT NO.B/ 609, 'B' WING.
"SANGEETA CO-OP HSG. SOC. LTD."**



AGREEMENT FOR SALE

TRANSFEROR

MR.HARAKHCHAND PUNJA GUDHKA.

TRANSFEREES

- 1) MR.VIKRANT BAPU AHIRE.**
- 2) MR.VISHAL BAPU AHIRE.**



367/9706

पावती

Original/Duplicate

Thursday, June 06, 2024

नोंदणी क्र. :39म

12:56 PM

Regn.:39M

पावती क्र.: 10430 दिनांक: 06/06/2024

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-9706-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विक्रांत बापू अहिरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:15 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.5519725.83 /-

मोबदला रु.6200000/-

भरलेले मुद्रांक शुल्क : रु. 372000/-

सह. दुय्यम निबंधक पोलीस ठाणे-१,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.620/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624064005693 दिनांक: 06/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003112499202425E दिनांक: 06/06/2024

बँकेचे नाव व पत्ता:

W. K. K.

REGISTERED ORIGINAL DOCUMENT
30.6.2024

PKAa

6/6/2024



CHALLAN
MTR Form Number-6



GRN	MH003112499202425E	BARCODE			Date	06/06/2024-10:08:36	Form ID	25.2		
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty						
Registration Fee				TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name				BRL 8_JT SUB REGISTRAR BORIVALI B		Full Name			VIKRANT BAPU AHIRE and other	
Location				MUMBAI		Flat/Block No.			SANGEETA CHS LTD,b/609	
Year				2024-2025 One Time		Premises/Building			Western Express Highway,Dahisar East	
Account Head Details			Amount In Rs.		Road/Street					
0030045501 Stamp Duty			372000.00		Area/Locality				MUMBAI	
0030063301 Registration Fee			30000.00		Town/City/District					
						PIN			4 0 0 0 6 8	
				Remarks (If Any)					SecondPartyName=HARAKHCHAND PUNJA GUDHKA-	
						Amount In				Four Lakh Two Thousand Rupees Only
Total				4,02,000.00		Words				
Payment Details				IDBI BANK					FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN		Ref. No.		69103332024060611034 2872540190		
Cheque/DD No.				Bank Date		RBI Date		06/06/2024-10:13:00 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.

सदर चालन केवल दुरयाम निबंधक कार्यालयत नोंदणी करणाऱ्यांच्या दस्त्यांसाठी लागू आहे. नोंदणी न करता यासाठी सदर चालन लागू नाही.



HF-Gudhka

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Print Date 06-06-2024 10:13:18



CHALLAN
MTR Form Number-6



GRN	MH003112499202425E	BARCODE			Date	06/06/2024-10:08:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	VIKRANT BAPU AHIRE and other			
Year	2024-2025 One Time			Flat/Block No.	SANGEETA CHS LTD,b/609			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	372000.00		Road/Street	Western Express Highway,Dahisar East			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 8			
				Remarks (If Any)	SecondPartyName=HARAKHCHAND PUNJA GUDHKA-			
				Amount In	Four Lakh Two Thousand Rupees Only			
Total				Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	091033070300606203422872540190			
Cheque/DD No.			Bank Date	06/06/2024 10:13:00				
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.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी हे चलन लागू नाही.

Mobile No. : 8080279892

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-367-9706	0001726836202425	06/06/2024-12:55:58	IGR191	
2	(IS)-367-9706	0001726836202425	06/06/2024-12:55:58	IGR191	30000.00



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

Receipt of Document Handling Charges

PRN 0624064005693

Receipt Date 06/06/2024

Received from PRENTOR, Mobile number 8080279892, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 9706 dated 06/06/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 06/06/2024

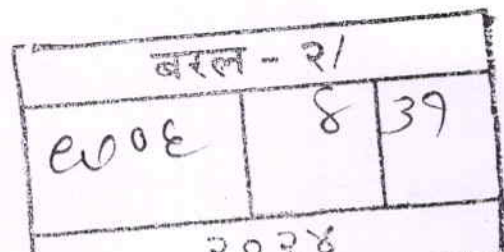
Bank CIN 10004152024060605336

REF No. 452455018389

Deface No 0624064005693(D)

Deface Date 06/06/2024

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





AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Mumbai on this 6th day of June 2024 BETWEEN **MR.HARAKHCHAND PUNJA GUDHKA (PAN- AEXPG3497G)** aged 70 years an adult, Indian Inhabitant, residing at Flat No. B-609, Sangeeta CHS LTD, Prabhat Residential Complex, Western Express Highway, Near Toll Naka, Dahisar East, Mumbai - 400068, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the **ONE PART.**

AND

1) **MR.VIKRANT BAPU AHIRE (PAN-BHJPA2048F)**, aged 29 years, 2) **MR.VISHAL BAPU AHIRE (PAN- CPVPA6078L)**, aged 24 years, both adults, Indian Inhabitants, residing at Badrisingh Chawl, Savitri Baifule Nagar, Ketkipada, Dahisar East, Mumbai -400068, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART;**

1. B. Ahire

V. Ahire

**WHEREAS THE TRANSFEROR DOES HEREBY EXPRESSLY REPRESENTS AND
DECLARES TO THE TRANSFEREES AS FOLLOWS:**

a) TRANSFEROR hereinabove is in use, occupation, possession and lawful owner of the Flat premises bearing **Flat No.B/ 609, 'B' Wing on 6th Floor, in the building known as, "SANGEETA CO-OP HSG. SOC. LTD.", situated at Prabhat Industrial & Residential Complex, Western Express Highway, Dahisar East, Mumbai 400068, admeasuring 525 sq.ft Built up area, on plot of land bearing Survey No. 101, Hissa No. 5 (part), Survey No. 102, Hissa No. 1 (part), Survey No. 103, Hissa No. 1 (part), City Survey No. 2967 A to G. lying and being at Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai within the limits of Mumbai Suburban District (Hereinafter called and referred to as, "the said Flat premises").**

b) That one M/s. Prabhat Roller Flour & Pulse Mills Ltd. (hereinafter referred to as the Company) is seized and possessed of the immovable property situated at Dahisar within Greater Bombay admeasuring 24165 sq.mtrs bearing S.No. 101, Hissa Nos.1 (part), 2 & 5 and S.No.103, Hissa No.1 (Part) and bearing the City Survey Nos. 2967A, 2967B; 2967C, 2967D, 2967E, 2967F and 2967G in the Registration District and Sub-District of Mumbai city and Suburban, Sub-District of Mumbai City and Suburbs (hereinafter referred to as the said property).



c) Under an agreement dated 6th December, 1991, the Company has entrusted M/s. PRAKASH CORPORATION with the work of construction interalia of the proposed Residential, and other buildings till the same are completed and occupation and/or building completion certificate as the case may be is granted by the authorities concerned and to carry out all the infrastructures, internal roads, development of garden etc., and the Company has agreed to route the allotment of such units therein through said M/S. PRAKASH CORPORATION and thus M/S. PRAKASH CORPORATION is entitled to allot the units and preference shares and equity shares of the company according to the scheme evolved by the shareholders of the Company i.e. a member holding the requisite number of equity and preference shares in the share capital of the Company and paying apportioned cost of construction in respect of specific unit to the Company though M/S. PRAKASH CORPORATION, shall be entitled to the allotment and

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g) That the said 1) Mr. Ashwin Fulchand Nagada & 2) Mr. Ramesh Fulchand Nagada became one of the members of the said Society issued in their favour five Shares of Rs.50/- each, bearing Distinctive Nos. 486 to 490 vide Share Certificate No.98 (hereinafter called "the said shares).

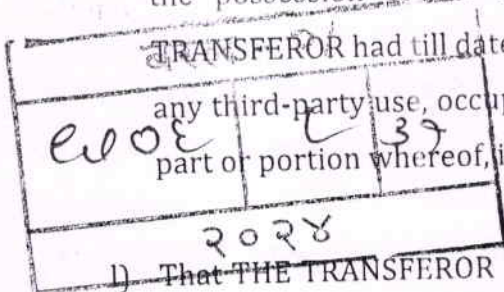
h) By an agreement Dated 9th day of October, 2007 lodge for registration before the Sub-Registrar of Assurances vide Sr.No.BDR5-08114-2007 Dated 09/10/2007 made and entered into between the said 1) Mr. Ashwin Fulchand Nagada & 2) Mr. Ramesh Fulchand Nagada, therein called as "The Transferors" of the One Part and Mr. Harakhchand Punja Gudhka (herein the Transferor), therein called as "The Transferees" of the Other Part, the latter have purchased and acquired the said flat and paid proper consideration therefore and took the possession of the said flat and the said shares and till this day the Transferors herein are in lawful use occupation of the said flat & become absolute owner of the said flat.

i) That the said Mr. Harakhchand Punja Gudhka became one of the members of the said Society, issued in his favour five Shares of Rs.50/- each, bearing Distinctive Nos. 486 to 490 vide Share Certificate No.98 (hereinafter called "the said shares).

j) That the premises aforesaid THE TRANSFEROR is legally entitled to the said Flat together with benefits attached to it and that neither THE TRANSFEROR herein either personally or through any of his agents/ or constituted attorneys has or had at any time thereto for either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said flat.

k) That THE TRANSFEROR is in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat with the benefits and that neither THE TRANSFEROR had till date hereof at any time either agreed to induct or inducted any third-party use, occupation, possession and/or enjoy of the said Flat or any part or portion whereof, in any way any manner whatsoever.

l) That THE TRANSFEROR herein have not been disqualified rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation,



acquisition, requisition and/or reservation and otherwise and there is no dispute filed or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of THE TRANSFEROR.

- m) That the manner aforesaid THE TRANSFEROR has honestly, bonafidely and in good faith disclosed to THE TRANSFEREES, all the materials facts and circumstances in respect of the said Flat with and said benefits without making any untrue, incorrect, dishonest, and/or fraudulent and non-bonafide representation (or any misrepresentations to or concealment from THE TRANSFEREES in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by THE TRANSFEROR to THE TRANSFEREES, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property with the benefits with all incidental benefits and rights, title, interest, claim, estate, possession, and property rights in respect thereof at law, equity and otherwise at for price of **Rs.62,00,000/- (Rupees Sixty Two Lakhs Only)** payable to THE TRANSFEROR with vacant and peaceful possession of the said Flat with said benefits with legal right to have and call for all relevant deeds, documents, papers, and writings from THE TRANSFEROR and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear and marketable title, free from all encumbrances and reasonable doubts.

AND WHEREAS THE TRANSFEROR has informed the said society the intention of transfer of the shares and interest of the capital/ property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Flat to THE TRANSFEREES.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat in the said building on the said property with said shares and benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations, and covenants in that behalf as here after appearing.



H. K. K. K.

V. K. K.

D. K. K.

[Stamp]

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. THE TRANSFEROR hereby declares and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on his part as if the same are reproduced herein in verbatim and form part of this clause. THE TRANSFEROR hereby confirm that THE TRANSFEREES have agreed to purchase the said flat relying upon the correctness of the declarations and representations made by THE TRANSFEROR in their present.

2. AND WHEREAS upon the strength of the representation and declaration made by THE TRANSFEROR to THE TRANSFEREES, the parties have negotiated for sale and purchase of the said **Flat No.B/ 609, 'B' Wing on 6th Floor, in the building known as, "SANGEETA CO-OP HSG. SOC. LTD..",** Situated at Prabhat Industrial & Residential Complex, Western Express Highway, Dahisar East, Mumbai 400068, admeasuring 525 sq.ft Built up area, On Plot Of Land Bearing Survey No. 101, Hissa No. 5 (part), Survey No. 102, Hissa No. 1 (part), Survey No. 103, Hissa No. 1 (part), City Survey No. 2967 A to G, Lying And Being At Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai Within The Limits Of Mumbai Suburban District and more particularly described in the schedule herein under written free from all encumbrances in respect thereof at or for the price of **Rs.62,00,000/- (Rupees Sixty Two Lakhs Only)** to be paid by THE TRANSFEREES to THE TRANSFEROR in the following manner.

a) **Rs.11,00,000/- (Rupees Eleven Lakhs Only)**, by way of Cheque/ online transfer being the Advance Token/Part payment amount before execution of

this agreement in respect of the said Flat premises the receipt whereof THE

TRANSFEROR hereby admits, acknowledge and confirm at the foot of this agreement.

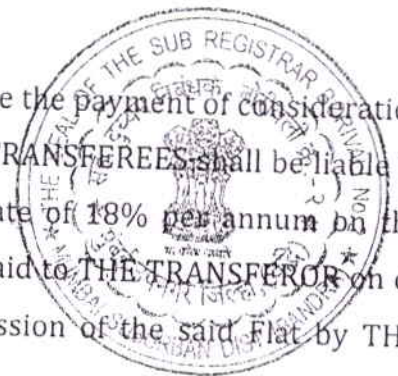
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Rs.62,000/- (Rupees Sixty Two Thousand Only) being the Tax Deduction at Source @1% to be deposited by THE TRANSFEREES as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by THE TRANSFEROR and THE TRANSFEREES shall deposit the said TDS and shall produce the TDS Challan to THE TRANSFEROR.

- c) **Rs. 50,38,000/- (Rupees Fifty Lakhs Thirty Eight Thousand Only)**, being the balance full and final consideration amount to THE TRANSFEROR on or before 30 days from the date of Registration of Agreement for sale in respect of the said flat, by way of Bank Loan/ Self Fund

In performing their part of the contract both the parties shall be entitled to specific performance of this agreement together with right to claim costs, charges and expenses and losses from the other.

3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as clause (2c) the payment of above given balance consideration and for handing over vacant and peaceful possession of the said Flat to THE TRANSFEREES with clear and marketable title free from all encumbrances.
4. It is agreed that THE TRANSFEREES herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from THE TRANSFEROR on the day of the payment of the balance consideration amount stated in clause (2c) hereinabove.
5. It is agreed that if THE TRANSFEREES fail to make the payment of consideration price within the stipulated time aforesaid, THE TRANSFEREES shall be liable to pay to THE TRANSFEROR the interest at the rate of 18% per annum on the delayed payment and the said interest shall be paid to THE TRANSFEROR on or before receiving the vacant and peaceful possession of the said Flat by THE TRANSFEREES herein.
6. It is agreed that THE TRANSFEREES herein shall be entitled to receive peaceful vacant possession of the said Flat premises and all other title deeds from THE TRANSFEROR on the day of the payment of the balance consideration amount stated in clause (2c) hereinabove.
7. That in the event of THE TRANSFEREES fail to make the payment of the balance Consideration within the stipulated period of 30 days from the date of



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shall execute and register a Deed of Cancellation in favour of THE TRANSFEROR. THE TRANSFEROR shall refund to THE TRANSFEREES within a period of 60 (Sixty) days of the execution and registration of the Deed of Cancellation which may have till then been paid by THE TRANSFEREES to THE TRANSFEROR.

8. If THE TRANSFEROR fails to complete the contract as per this agreement and THE TRANSFEREES are willing to pay and fulfill their part of agreement then THE TRANSFEROR shall abide by the terms herein and shall be bound to complete the contract on his part.

9. It is agreed between the parties that if there is any delay or default on the part of THE TRANSFEROR in performing his part of the contract then THE TRANSFEREES shall be entitled to specific performance of this agreement together with right to claim, costs, charges, and expenses and losses from THE TRANSFEROR.



10. THE TRANSFEROR on receiving full and final consideration amount shall immediately put THE TRANSFEREES in vacant possession of the said Flat and shall surrender his rights, title and interest in favour of THE TRANSFEREES and THE TRANSFEREES shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by the society said and absolutely without any let or sub-let.

11. THE TRANSFEROR shall obtain the necessary permission from the said society to transfer all the rights, title, claim, interest and benefits whatsoever enjoyed by THE TRANSFEROR including the shares, deposits, if any, in favour of THE TRANSFEREES for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of THE TRANSFEROR in respect

of the said Flat unto THE TRANSFEREES for exclusive use of TRANSFEREES thereof as aforesaid.

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12.	THE TRANSFEROR covenants with THE TRANSFEREES that only he is the absolute owner of the said Flat premises hereby agreed to be transferred and sold	

and no other person or persons has or have any rights, title, interest in property claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, license, easement

Handwritten signatures and names at the bottom of the page, including 'Gudhan', 'Vibha', and 'Dishal'.

or otherwise howsoever and he has good rights, full power and absolute authority to transfer and sell the same to THE TRANSFEREES.

13. THE TRANSFEROR further states and declares that he has paid the balance outstanding in respect of the said Flat and nothing is due and payable by him to the society.

14. THE TRANSFEROR further covenants with THE TRANSFEREES that he had not created any charge or encumbrances of whatsoever nature on the said Shares or the said Flat nor are the same by him and the subject matter of any attachment whatsoever (whether before or after judgement).

15. THE TRANSFEROR hereby undertakes to indemnify and keep indemnified THE TRANSFEREES against all claims, demands, proceedings, costs, and expenses in connection with any liability which THE TRANSFEREES may have to suffer or incur due to the claim from Govt. authorities, competent authorities (including stamps and Registration) and/or any third party relating to the said flat.

16. THE TRANSFEROR shall hand over to THE TRANSFEREES all those relevant papers, documents in his possession and control relating to the said Flat immediately at the time of payment of full and final consideration amount and shall also sign such other papers, applications, forms, and declaration as may be required by the said TRANSFEREES from time to time for effectual transfer of the said Flat in the name of THE TRANSFEREES.



Handwritten registration details in a box: 2006 93 39 and 2028.

17. THE TRANSFEROR hereby declares that the said Flat is the self-acquired property of himself and that no one else except him has any right, title, and interest in respect of the said Flat. On payment of full consideration amount TRANSFEROR shall let THE TRANSFEREES to quietly and peacefully possess and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by THE TRANSFEROR or any other person lawfully or equitably claiming through, under or in trust for THE TRANSFEROR.

18. Neither the Government nor any public authority has any right, title, and interest in respect of the said Flat.

any statute restraining THE TRANSFEROR from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

19. That THE TRANSFEROR has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said flat.

20. THE TRANSFEREES shall lodge the present agreement before the concerned Registrar of Assurances and THE TRANSFEROR shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.

21. That after completion of registration work of Agreement for sale, neither THE TRANSFEROR nor THE TRANSFEROR legal heirs, executors, and administrators shall and will not have any right, title, interest, on claim to the said flat.



22. THE TRANSFEROR hereby covenants with THE TRANSFEREES that he shall pay to the said society all his shares of taxes and outgoing etc. up to execution of this agreement and henceforth all the maintenance charges shall be borne by THE TRANSFEREES.

23. It is specifically agreed by and between the parties that the transfer charges payable to the society in respect of said Flat premises and other charges for registration work and paper work shall be borne by THE TRANSFEREES only and all pending registration and stamp duty charges and other out goings if arise

in future, relating to earlier period, then THE TRANSFEROR is liable to pay the said pending charges/outstanding dues to the concerned authorities.

24. THE TRANSFEREES shall become the member of the society and shall abide by all and singular bye-laws, rules, and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the said society without any default.

HP. Rasthane

[Signature]

[Signature]

25. It is also agreed by and between the Parties that the Stamp duty and the registration charges in respect of the present agreement shall be borne and paid by THE TRANSFEREES.
26. THE TRANSFEROR hereby agrees to obtain and produce the N.O.C. of the said society before completion the registration work and handover the said N.O.C. to THE TRANSFEREES at the time of registration of the said Flat premises for transfer of the said Flat in the name of TRANSFEREES in their records.
27. THE TRANSFEROR shall handover the chain of original Agreement, documents, related to the transaction to THE TRANSFEREES at the time of payment of full & final consideration amount.
28. That THE TRANSFEROR had no objection if the concerned authority of society Transfer the said Share certificate in the name of TRANSFEREES in respect of the said Flat premises.
29. This Agreement shall always be subject to provisions contained in the Maharashtra Co-operative societies Act, 1960 and/or rule 1961.

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

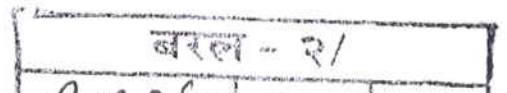
THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

All That a self-contained residential premises bearing Flat No.B/ 609, 'B' Wing on 6th Floor, in the building known as, "SANGEETA CO-OP HSG. SOC. LTD..", situated at Prabhat Industrial & Residential Complex, Western Express Highway, Dahisar East, Mumbai 400068, admeasuring 525 sq.ft Built up area, on plot of land bearing Survey No. 101, Hissa No. 5 (part), Survey No. 102, Hissa No. 1 (part), Survey No. 103, Hissa No. 1 (part), City Survey No. 2967 A to G, lying and being at Revenue Village: Dahisar, Taluka: Borivali, District: Mumbai within the limits of Mumbai Suburban District.

H.P. Gadhake

[Signature]

[Signature]



बॉरिवली - २/

SIGNED SEALED AND DELIVERED)

By the withinnamed 'TRANSFEROR)

MR.HARAKHCHAND PUNJA GUDHKA

In the presence of)

1) (11) Myas

2) Nirdeok



Harakhchand

SIGNED SEALED AND DELIVERED)

By the withinnamed 'TRANSFEREES')

1) **MR.VIKRANT BAPU AHIRE**)



Vikrant

2) **MR.VISHAL BAPU AHIRE**)

In the presence of)

1) (11) Myas

2) Nirdeok



Vishal

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२०२४		

RECEIPT

RECEIVED of and from THE TRANSFEREES 1) MR.VIKRANT BAPU AHIRE AND 2) MR.VISHAL BAPU AHIRE a sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only), being part payment after deduction of TDS in respect of Flat No.B/ 609, 'B' Wing on 6th Floor, in the building known as, "SANGEETA CO-OP HSG. SOC. LTD..", situated at Prabhat Industrial & Residential Complex, Western Express Highway, Dahisar East, Mumbai 400068. The said amount is received by me in the following manners: -


Date	Bank Name	Online transfer	Amount (in Rs.)
23-04-2024	BANK OF BARODA	Online Transfer	5,00,000/-
10-05-2024	BANK OF BARODA	Online Transfer	6,00,000/-
		Total	11,00,000/-

I SAY RECEIVED

Rs.11,00,000/-



MR.HARAKHCHAND PUNJA GUDHKA

WITNESSES:-1) 2) 

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दस्तावेजांक व वर्ष: 8114/2007

Created: October 09, 2007

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दुय्यम निबंधक: बोरीवली 2 (कांदिवली)

नदणी 63 9

Regn. 63 2007

सूची क्र. दोन INDEX NO. II

गावाचे नाव : दहिसर

- (1) विलेखात्ता प्रकार, मोबदल्याचे स्वरूप व वाजारभाव (भाडेपट्ट्याच्या नावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) कारारनामा
मोबदला रु. 900,000.00
वा. भा. रु. 905,756.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 2967 वर्णन: विभागाचे नाव - दहिसर (बोरीवली), एपविभागाचे नाव - 89/418 - रस्ता: द्रुतगती मार्ग - (नदी ते म.व.पा. हद्द). सदर मिळकत सि.टी.एस. नंवर - 2967 मध्ये आहे. सदनिका क्रं बी/609, बी विंग, 6 वा मजला, संगीता को ऑ ही रास्ता लि प्रभात इंड.अॅण्ड रेसीडेन्सी कॉम्प. दहिसर पु मुं 68
(1)याधीय मिळकतीचे क्षेत्रफळ 48.791 चौ.मी. आहे.
- (3)क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अश्वीन फुलक: नागडा - ; घर/प्लॉट नं: -; गल्ली/रस्ता: बी/609, बी विंग, 6 वा मजला, संगीता को ऑ ही रास्ता लि प्रभात इंड.अॅण्ड रेसीडेन्सी कॉम्प. दहिसर पु मुं 68; ईमारतीचे नंवर: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABTPN8705F.
(2) रमेश फुलचंद नागडा - ; घर/प्लॉट नं: -; गल्ली/रस्ता: वरीलप्रमाणे ; ईमारतीचे नंवर: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABTPN8, 719
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) हरखचंद पुंजा गुडया - ; घर/प्लॉट नं: -; गल्ली/रस्ता: 34/2443, अम्युदया नगर काळाचौकी मुं 33; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AEXPG3497G.
- (7) दिनांक करून दिल्याचा 09/10/2007
- (8) नोंदणीचा 09/10/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 8114 /2007
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 27900.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 9060.00
- (12) शोरा



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Member's Register No. 98

Certificate No. 98

SANGEETA CO-OPERATIVE HOUSING SOCIETY LTD.

Regd., No. MUM / WR / HSG / (TC) / 12603 / 2004 - 05 - 2004
Prabhat Industrial & Residential Complex, Western Express Highway Near Dahisar Toll Naka,
Dahisar (E), Mumbai-400 068.

THIS IS TO CERTIFY THAT Shri / Smt. ASHWIN F. NAGDA

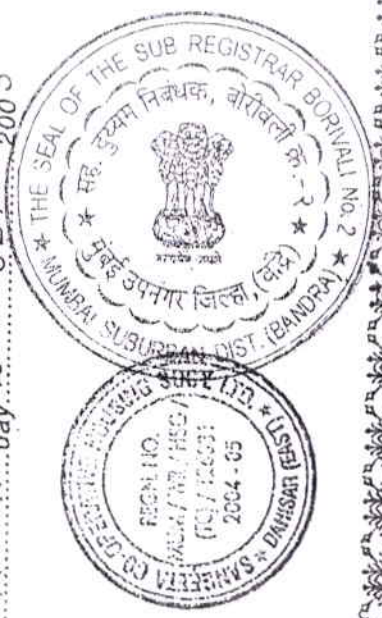
of Flat No. B-609 is at the date hereof the

Registered Holder of 05 (FIVE) fully paid up shares of
(IN FIGURES) (ON WORDS)

Rs. 50/- each Numbered from 486 to 490 both inclusive in

subject to the bye-laws of the said Society. Given under the common seal of the Society at

this 04 day OCTOBER 2005




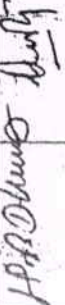

[Signature] Chairman

[Signature] Hon. Secretary

..... Member of the Committee

वरल - २/
२००६ २७ ३१

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

DATE OF TRANSFER	TRANSFER No.	SHARE REGISTER No. (OLD)	TO WHOM TRANSFERRED	SHARE REGISTER No. (NEW)	SIGNATURE OF OFFICE BEARERS
1/8/08			Harathchand P. Guolhka 		CHAIRMAN  Hon SECRETARY 

DR. B. R. AMBEDKAR MARKET BLDG.
 MUNICIPAL CORPORATION OF GREATER BOMBAY
 No. CHE/8543/ES II/AR

29 NOV 1995

OCCUPANCY CERTIFICATE

To,

Shri Hirjibhai M. Shah C.A.
 65 Shri Dhirajlal Mangalal
 & Shri Jaysukh Dhirajlal.

Sub: Permission to occupy the completed building on plot bearing C.T.S.No. 2967 of village Dahisar at Western Express Highway, Near Check Naka, Dahisar (E).

Sir,

Ref: Your letter No. - dated 15.5.95



The part development work of wing 'A' comprising of lower ground (pt) + upper ground + 6 upper floor, wing 'B' comprising of stilt (pt) + lower ground + upper ground + 5 upper floors + 6 (pt) on plot C.T.S.No. 2967 of village Dahisar at Western Express Highway, Near Check Naka, Dahisar (E) completed under supervision of Lic. Surveyor Vijay Goradia/Structural Engineer M/s. S.S. Rege & Assoc. Supervisor Chetankumar K. Shah, respective Licence No. G/120/STR/3/55/ES-I may be occupied on the following conditions:-

1. That the certificates u/s. 270A of B.M.C. Act shall be obtained from A.E. M.W.R/North and a certified copy of the same shall be submitted to this office.
2. That the D.I.L.R.'s certificate for transfer of ownership setback land in the name of M.C.G.R. shall be submitted before occupation to entire satisfaction.



2008	2339
2028	

Yours faithfully,

Executive Engineer Bldg. Proposals
 (Western Suburbs) 'R'.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ पजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक

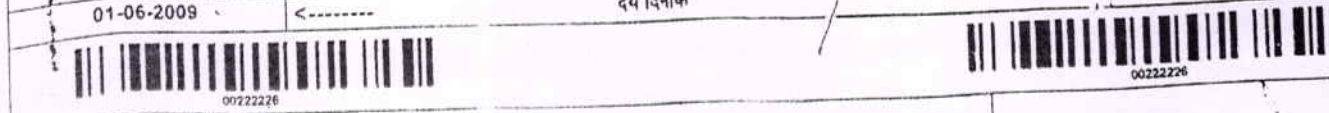
B 609

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00222226	RN1104610200076	--	2009-2010	
पक्षकाराचे नाव व पत्ता ASHWIN, NAGDA 01892893, PRABHAT IND & RES COMPLEX. NEAR DAHISAR TOLL PLAZA, DAHISAR (E) MUMBAI 68				'R/North' Ward, Municipal Office Building, Below Fly Over Bridge, Jayawant Sawant Marg., Dahisar (W), Mumbai 400 068

मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव / विंग, सी टी एस क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्जन, करदात्याची नावे :
RN-7308(5/2) / F 609, SANGEETA CHSL, CTS NO.2967...DAHISAR CHECKNAKA, DAHISAR EAST, HOUSE SANGEETA. MUMBAI
SHRIDHIRAJLAL MAGANLAL & JAISU KHLAL DHIRAJLAL.

पथ करनिर्धारण दिनांक	01-04-1992	धक्कावकी ३१-०३-२००९ या तारखेस	0
एकूण करपात्र मूल्य रु.	10260	नोंटीस शुल्क	0
करमाफी दिलेले मूल्य रु.	0	जपती शुल्क	0
निवासी करपात्र मूल्य रु.	10260	महापालिका दंड	795
अनिवासी करपात्र मूल्य रु.	0	शासकीय दंड	31
(Only IT RV) अन्य काही करपात्र मूल्य रु.	0	एकूण दंड	826
एकूण वार्षिक देय कर	8570	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.	

200910BIL05310790	देयक क्र.	200920BIL05310791
01-APR-09 to 30-SEP-09		01-OCT-09 to 31-MAR-10
1539	कर / Tax	1539
0	सर्वसाधारण कर / General Tax	0
0	पाणीपट्टी / Water Tax	0
641	जललाभकर / Water Benefit Tax	641
0	मलनिःसारण कर / Sewerage Tax	0
385	मलनिःसारण लाभ कर / Sewerage Benefit Tax	385
616	म. श. शिक्षण उपकर / Mun. Education Cess	616
308	राज्य शिक्षण उपकर / State Education Cess	308
0	रोजगार हमी उपकर / Employment Guarantee Cess	0
0	वृक्ष उपकर / Tree Cess	0
170	पथकर / Street Tax	170
4285	देयक रक्कम	4285
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.	0
4285	निव्वळ देय असलेली रक्कम रु.	4285
01-06-2009	देय दिनांक	16-10-2009



संदेशः
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
२) महापालिकेच्या कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करतांना मालमत्तेचा नवीन क्रमांक नमूद करणे अनिवार्य राहिल.
३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.
४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क २२६९४७२७.
सूचना व अधिक माहितीसाठी कृपया मागे पहावे.
The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

फि. सं. उंबरजे
करनिर्धारक व संकलक

E & OE.

बरेल - २/

म.प्र. राज्य रजिस्ट्रार कार्यालय, मुंबई
 सिविल नगर विभाग
 सिविल नगर
 म.प्र. राज्य रजिस्ट्रार कार्यालय, मुंबई
 सिविल नगर विभाग
 सिविल नगर
 म.प्र. राज्य रजिस्ट्रार कार्यालय, मुंबई
 सिविल नगर विभाग
 सिविल नगर

१९ म.प्र. राज्य रजिस्ट्रार कार्यालय-धार्मिक नगर
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत) (२०११)
 म.प्र. राज्य रजिस्ट्रार कार्यालय-धार्मिक नगर
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत) (२०११)
 म.प्र. राज्य रजिस्ट्रार कार्यालय-धार्मिक नगर
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत) (२०११)



म.प्र. राज्य रजिस्ट्रार कार्यालय
 (प) एच.ए. नगर विभाग
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत)

म.प्र. राज्य रजिस्ट्रार कार्यालय
 (प) एच.ए. नगर विभाग
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत)

२९/१/०४ नि. शिवाजी / गुरुदास नगर २९६६ परमाणु
 १/१/०२ म.प्र. राज्य रजिस्ट्रार कार्यालय
 सिविल नगर विभाग (वोपडा तपशलागततोरवत)
 २९/१/०२ म.प्र. राज्य रजिस्ट्रार कार्यालय
 सिविल नगर विभाग (वोपडा तपशलागततोरवत)
 २९/१/०२ म.प्र. राज्य रजिस्ट्रार कार्यालय
 सिविल नगर विभाग (वोपडा तपशलागततोरवत)
 २९/१/०२ म.प्र. राज्य रजिस्ट्रार कार्यालय
 सिविल नगर विभाग (वोपडा तपशलागततोरवत)



म.प्र. राज्य रजिस्ट्रार कार्यालय
 (प) एच.ए. नगर विभाग
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत)

म.प्र. राज्य रजिस्ट्रार कार्यालय
 (प) एच.ए. नगर विभाग
 एच.ए. नगर विभाग (वोपडा तपशलागततोरवत)

बदर-६
 ११७३/१९
 २००५

बदर-६
 ५११९/१५
 २००४

बरल-२१
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हरखचंद पुजा गुडका
Harakhchand Punja Gudhka
जन्म वर्ष - Year of Birth: 1954
पुरुष - Male



6343 1872 6257

HARAKHCHAND PUNJA GUDHKA
PUNJA KARA GUDHKA
05/03/1954
Permanent Account Number
AEXPG3497G
H.P. Gudhka
Signature

H.P. Gudhka



भारत सरकार
GOVERNMENT OF INDIA



विक्रंत बापू अहिरे
Vikrant Bapu Ahire
जन्म तारीख / DOB: 26/03/1995
पुरुष / MALE
Mobile No.: 9833499060

4112 1658 3988



भारत सरकार
GOVERNMENT OF INDIA

विक्रंत बापू अहिरे

पता - बी-609 संगीता सी जय हाविय
मेसाजरी विजिटेड प्रबल रेसिडेन्सियल
वॉल्टेज वेस्टर्न एक्सप्रेस हायवे रोड, टॉल
नाका दाहिसर दाहिसर
दहिसर पूर्व महाराष्ट्र 400068
Address B- 609 Sangeeta CHS
Lid Prabhat Residential Complex
Western Express Highway Near
Toll Naka Dahisar Dahisar
Mumbai, Dahisar East
Maharashtra 400068

बरल - २/		
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आयकर विभाग २०२४ भारत सरकार
INCOME TAX DEPARTMENT
VIKRANT BAPUAHIRE
BAPU AHIRE

26/03/1995

Permanent Account Number

BHJPA2048F

Vikrant
Signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
BORIVALI (WEST)

बद्रीसिंह चव्हा, सावित्री बाई फुले नगर, केतकीपदा, दहिसर
पूर्व, मुंबई
महाराष्ट्र - 400068

Address:
Badrisingh Chawl, Savitri Bai Fule Nagar,
Kekkipada, Dahisar east, Mumbai,
Maharashtra - 400068

AADHAAR



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CPVPA6078L

नाम / Name
VISHAL BAPU AHIRE

पिता का नाम / Father's Name
BAPU AHIRE

जन्म की तारीख / Date of Birth
16/08/1999

Vishal
हस्ताक्षर / Signature



Vishal



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



हरीश नटवरलाल व्यास
Haresh Natvarlal Vyas
जन्म तारीख / DOB:
26/06/1960
पुरुष / MALE



5699 9261 0848

पता:

ए/६०४, संगीता अपार्टमेंट,
दहिसर टोलनाका जवळ,
केतकीपाडा, दहिसर पूर्व,
मुंबई,
महाराष्ट्र - 400068

Address:

A/604. Sangeeta Apartment Near
Dahisar Tolnaka, Ketkipada Dahisar
East. Mumbai Maharashtra - 400068



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

माझे आधार, माझी ओळख

Haryas



निकिता दर्शनकुमार रीटा
Nikita Darshankumar Rita
जन्म तारीख / DOB: 20/09/1985
महिला / FEMALE



8823 4334 7290



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

पत्नी पत्नी दर्शनकुमार
रीटा, 8/बी फ्लॉट न 109 सी
एचएसएन सी जॉय शांतिगा
कोमार्डी, न्यू म्हाडा कॉलनी,
पेन्थीय स्टेशन जवळ, वीनेंद्र
नगर दहीसर ईस्ट, मुंबई,
मुंबई,
महाराष्ट्र - 400068

Address:

W/O Darshankumar Rita 8B FLAT
NO 109 SHREESAMARTH CHS
NEW MHADA COLONY
NEAR POLICE STATION,
SHAIENDRA NAGARDH SAR
EAST, Mumbai
Mumbai Maharashtra - 400068



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

Nikita



367/9706

गुरुवार, 06 जून 2024 12:56 म.नं.

दस्त गोपवारा भाग-1

वरल-2

दस्त क्रमांक: 9706/2024

दस्त क्रमांक: वरल-2 /9706/2024

बाजार मूल्य: रु. 55,19,726/-

मोबदला: रु. 62,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,72,000/-

दु. नि. सह. दु. नि. वरल-2 यांचे कार्यालयान

पावती:10430

पावती दिनांक: 06/06/2024

अ. क्र. 9706 वर दि.06-06-2024

मादरकरणाचे नाव: विक्रांत बापू अहिरे

रोजी 12:55 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकुण: 30620.00

दस्त हजर करणाऱ्याची सही:

मह. दु. नि. सह. बोरीवली-२

राह. दुय्यम निबंधक बोरीवली-२

मुंबई उपनगर जिल्हा.

मह. दु. नि. सह. बोरीवली-२

राह. दुय्यम निबंधक बोरीवली-२

मुंबई उपनगर जिल्हा.

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

शिक्रा क्र. 1 06 / 06 / 2024 12 : 55 : 04 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 06 / 06 / 2024 12 : 55 : 55 PM ची वेळ: (फी)

प्रतिज्ञापत्र

• दस्त मातोज हा नोंदणी १०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, गिप्यादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदांमध्ये आचरण घेतलेले आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबोसाठी दस्त लिहणारा व कबुलदारक हे संपूर्णपणे जबाबदार राहतील.

H.S. Guler

Vikrant

लिहून देणारे :

लिहून घेणारे :



Vikrant

बंद पृष्ठ
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बंद - २/		
६००६	३०	३९
२०२४		

06/06/2024 1 00:57 PM

दस्त क्रमांक :वरग-2/9706/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	दस्ता प्रमाणित
1	नाव:हरखचंद पुंजा गुडका पत्ता:प्लॉट नं: वी -609, माळा नं: 6 बा मजला, इमारतीचे नाव: संगीता सीएचएम लिमिटेड, ब्लॉक नं: प्रभात इंडस्ट्रियल & रेसिडेन्सी कॉम्प्लेक्स, दहिसर पूर्व, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन नंबर:AEXPG3497G	लिहून घेणार वय :-70 स्वाक्षरी:- <i>Harshad</i>		
2	नाव:विक्रान्त बापू अहिरे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: वद्विमिंग चाळ, ब्लॉक नं: दहिसर पूर्व, रोड नं: सावित्री बाई फुले नगर, केतकीपाडा, महाराष्ट्र, MUMBAI. पिन नंबर:BHJPA2048F	लिहून घेणार वय :-29 स्वाक्षरी:- <i>Vikrant</i>		
3	नाव:विशाल बापू अहिरे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: वद्विमिंग चाळ, ब्लॉक नं: दहिसर पूर्व, रोड नं: सावित्री बाई फुले नगर, केतकीपाडा, महाराष्ट्र, MUMBAI. पिन नंबर:CPVPA6078L	लिहून घेणार वय :-24 स्वाक्षरी:- <i>Vishal</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 06 / 2024 12 : 59 : 36 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	दस्ता प्रमाणित
1	नाव:हरीश नटवरलाल व्याम वय:63 पत्ता:ए /604, दहिसर टोलनाक्या जवळ संगीता अपार्टमेंट, केतकीपाडा, दहिसर पूर्व, मुंबई-400068 पिन कोड:400068	<i>Harish</i> स्वाक्षरी	
2	नाव:निकिता दर्शन रीता वय:36 पत्ता:श्री समर्थ,6व/109,लु म्हाडा, दहिसर पूर्व पिन कोड:400068	<i>Nikita</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ:06 / 06 / 2024 01 : 00 : 25 PM

सह दु.नि.का-बोरीवली

सह. दुय्यम निबंधक बोरीवली-३

Payment Details.

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIKRANT BAPU AHIRE and other	69103332024060611034	MH003112499202425E	372000.00	SD	0001726836202425	06/06/2024
2			0624064005693	620	RF	0624064005693D	06/06/2024
3	VIKRANT BAPU AHIRE and other		MH003112499202425E	30000	RF	0001726836202425	06/06/2024

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



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07/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 9706/2024

नोंदणी :

Regn:63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5519725.83
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: बी / 609, बी विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: संगीता को. ऑप हौ. सो. लि, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, दहिसर पूर्व, मुंबई 400068, रोड : प्रभात इंडस्ट्रियल आणि रेसिडेन्सी कॉम्प्लेक्स PUI: RN1104610200076 ((C.T.S. Number : 2967 ;))
(5) क्षेत्रफळ	1) 48.791 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हरखचंद पुंजा गुडका वय:-70; पत्ता:-प्लॉट नं: बी -609, माळा नं: 6 वा मजला, इमारतीचे नाव: संगीता सीएचएस लिमिटेड, ब्लॉक नं: प्रभात इंडस्ट्रियल & रेसिडेन्सी कॉम्प्लेक्स, दहिसर पूर्व, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AEXPG3497G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विक्रांत बापू अहिरे वय:-29; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: बद्रिसिंग चाळ, ब्लॉक नं: दहिसर पूर्व, रोड नं: सावित्री बाई फुले नगर, केतकीपाडा, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BHJPA2048F 2): नाव:-विशाल बापू अहिरे वय:-24; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: बद्रिसिंग चाळ, ब्लॉक नं: दहिसर पूर्व, रोड नं: सावित्री बाई फुले नगर, केतकीपाडा, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-CPVPA6078L
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9706/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणे ची आवश्यकता नाही.

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खरी प्रत

