

324/11527

Tuesday, July 23, 2024

2:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

2024

पावती क्र.: 12747

दिनांक: 23/07/2024

गावाचे नाव: मालाड

दस्तावेजाचा अनुक्रमांक: बरल-१ -11527-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नीरज रमेशचंद्र अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:24 PM द्या वेळेस मिळेल.

वाजार मूल्य: रु. 35481421.2 /-

मोबदला रु. 37500000/-

भरलेले मुद्रांक शुल्क: रु. 2250000/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724235208681 दिनांक: 23/07/2024

विकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005536323202425M दिनांक: 23/07/2024

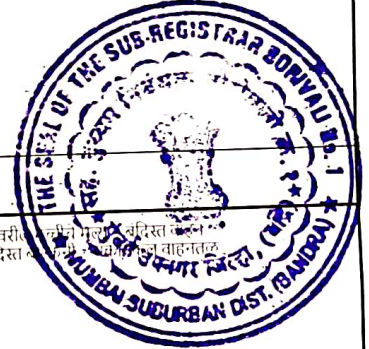
विकचे नाव व पत्ता:

Neeraj Agrawal

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

बरल - १	
११५२७	१
२०२४	

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202407234072				
	23 July 2024 01:48:36 PM बरल-२				
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्या विभाग	62-मालाड (पूर्व) (बोरीवली)				
उप मूल्या विभाग	भुभाग मंत्री सिरिन. ओमकार अल्टामाऊंट टॉवर. न्यू दिडोशी निसर्ग रेसिडेंन्सी. रहेजा हाईटस या संकुलातील मिळकती				
सर्व्हे नंबर न भू क्रमांक	सि टी एस नंबर#811				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
72420	168670	193970	210840	168670	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	184.9 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	बांधकामाचा दर -	Rs 30250/-
उद्भवान सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 20/01/2017			
Sale-Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 110% apply to rate= Rs 185537/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((185537-72420) * (100 / 100)) + 72420 = Rs 185537/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 185537 * 184.9 = Rs 34305791.3/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	27.88 चौरस मीटर = 27.88 * (168670 * 25/100) = Rs 1175629.9/-				
Applicable Rules	= .10.4.16				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मधीनार्दन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील क्षेत्राचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाहन तळाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 34305791.3 + 0 + 0 + 0 + 1175629.9 + 0 + 0 + 0 + 0 + 0 = Rs. 35481421.2/-				



Home Print

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

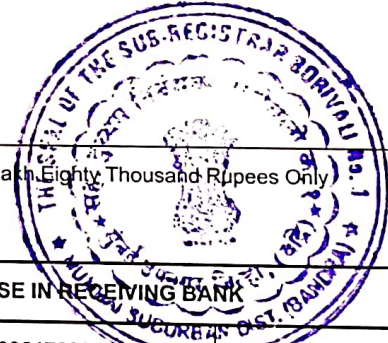
बरल - १		
99426	9	80
२०२४		



CHALLAN
MTR Form Number-6



N	MH005536323202425M	BARCODE			Date	22/07/2024-12:08:08	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details						
Mode of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
			PAN No.(If Applicable)						
Account Name	BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	NIRAJ RAMESHCHANDRA AGARWAL					
Location	MUMBAI		Flat/Block No.	FLAT NO 1804 18TH FLOOR D WING OMKAR					
	2024-2025 One Time		Premises/Building	ALTA MONTE					
Account Head Details		Amount In Rs.							
045501	Stamp Duty	2250000.00	Road/Street	KURAR VILLAGE WESTREN EXPRES HIGHWAY					
063301	Registration Fee	30000.00	Area/Locality	MALAD EAST MUMBAI					
			Town/City/District						
			PIN	4	0	0	0	9	7
			Remarks (If Any)	SecondPartyName=SANTOSH KUMAR-					
			Amount In	Twenty Two Lakh Eighty Thousand Rupees Only					
			Words	22,80,000.00					
Bank Details			FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK			Bank CIN	Ref. No.	03006172024072400406-220724M687062				
Cheque/DD No.			Bank Date	RBI Date	22/07/2024-13:08:44	Not Verified with RBI			
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					



Document ID :
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 चालन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू

Santosh Kumar

Niraj Agarwal

Agarwal

चाल - १		
९९५२०	२	४०
२०२४		

GRN : MH005536323202425M Amount : 22,80,000 00

Bank : PUNJAB NATIONAL BANK Date : 22/07/2024

2	(S)-324-11527	0003047786202425	23/07/2024-14 03 47	IGR190	
Total Defacement Amount					



नरल - २
११५२० ४ ४०
२०२४

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724235208681	Date 23/07/2024
Received from dhc, Mobile number 9322987300, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 23/07/2024
Bank CIN 10004152024072308177	REF No. 420519452644
This is computer generated receipt, hence no signature is required.	



वरल - १		
९९५२०	५	८०
२०२४		



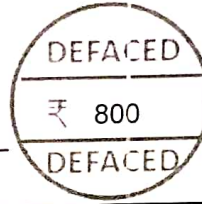
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724235208681

Receipt Date 23/07/2024

Received from dhc, Mobile number 9322987300, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 11527 dated 23/07/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 23/07/2024

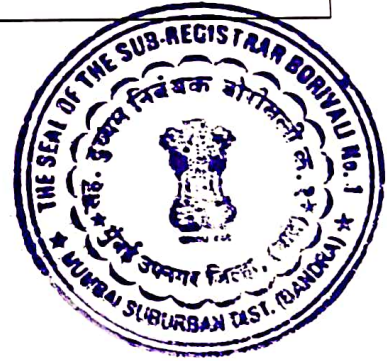
Bank CIN 10004152024072308177

REF No. 420519452644

Deface No 0724235208681D

Deface Date 23/07/2024

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



बरल - १		
९९५२०	₹	८००
२०२४		

Deeraj Agawal
Santosh Kumar
Agarwal



AGREEMENT FOR SALE :

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 23 day of JULY, in the year 2024.

BY and BETWEEN

बरल - १		
११५२७	७	६०
२०२४		

Mr. SANTOSH KUMAR, aged 47 years, Holding PAN No. **AGLPK0927B**, Aadhar No. **4964 0148 0142** having resident address at **House-38, Road-6, Patelnagar-East, PO - Shastrinagar, Rajvanshi Nagar, Patna, Bihar - 800023** hereinafter referred to as the **"VENDOR/TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART;**

AND

Santosh Kumar

Agarwal

Deeraj Agawal

1) Mr. NIRAJ RAMESHCHANDRA AGARWAL, aged 44 years, Holding PAN No. ACLPA4189K, Aadhar No. 6308 4671 4505 & 2) Mrs. JYOTI NIRAJ AGARWAL, aged: 42 years, Holding PAN No. AIUPA7480N, Aadhar No. 4526 4604 5832, Indian Inhabitants, Both are having their address at 903, Woodlands, Upper Govind Nagar, Near Kailashpuri Temple, Malad East, Mumbai - 400 097 Hereinafter called and referred to as "PURCHASERS/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns) of the **OTHER PART**;



=: W H E R E A S: =

S - 1530		

A. **AND WHEREAS** By virtue of an Agreement for sale of flat dated 20.01.2017 executed between Era Realtors Private Ltd, a

बरल - १		
११५२७	C	६०
२०२४		

company incorporated under the Companies Act, 1956 referred therein as the Promoter and Omkar Realtors & Developers Private Ltd. also a company incorporated under the Companies Act, 1956 referred as confirming party therein and **Mr. SANTOSH KUMAR** as the purchaser therein had agreed to purchase a residential Flat being Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building **OMKAR ALTA MONTE**, Kurar Village, Western Express Highway, Malad

Santosh Kumar

Agarwal Deesaj Agarwal

(East), Mumbai-400097 totally admeasuring 80.21 Sq. meters. carpet area with additional carpet area of 73.87 sq. Meters for exclusive beneficial use of the said flat and two car parking space situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814 821 (Part) and 844 of Village- Malad (East), Taluka Borivali in the Registrar of Suburban District and District of Mumbai City and Mumbai Suburban for the sale consideration as mentioned in the Agreement for Sale thereof.



B. AND WHEREAS the above said **Mr. SANTOSH KUMAR** paid the amount agreed by them as per the terms of the said Agreement for sale of flat and the said Agreement for sale of flat was duly registered on 20.01.2017 with Sub Registrar of Assurance at Mumbai under the serial No BRL-6-666-2017.

वरल - १		
११५२७	e	६०
२०२४		

C. AND WHEREAS after the receipt of full and final payment as per the said Agreement for sale of flat dated 20.01.2017 by way of a possession letter dated 22.07.2024 the said Promoter handed over the physical possession of Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building OMKAR ALTA MONTE, Kurar Village, Western Express Highway, Malad

Santosh Kumar

Agarwal

Deeraj Agarwal

(East), Mumbai-400097 to Mr. SANTOSH KUMAR i.e the
"VENDOR/TRANSFEROR" herein and by a separate letter
to car parking space No 327 and 328 on Podium level P-5
has been allotted to the said Mr. SANTOSH KUMAR.



D. AND WHEREAS and by virtue of the above fact the
"VENDOR/TRANSFEROR" herein above i.e. Mr. SANTOSH
KUMAR is in seized and possessed and is the Owner and is

वरल - १		
११५२७	१०	६०
२०२४		

entitled to the 100% right, title, interest together with benefits
attached to the Flat No. D-1804 on the 18th Floor in D Wing
of the Tower in the building OMKAR ALTA MONTE, Kurar
Village, Western Express Highway, Malad (East), Mumbai-
400097 totally admeasuring 80.21 Sq. meters. carpet area
with additional carpet area of 73.87 sq. Meters for
exclusive beneficial use of the said flat along with two car
parking space No 327 and 328 on Podium level P-5
situated on all that piece or parcel of land bearing C.T.S.
No. 811 A/7 (Part), 812, 813, 814 821(Part), and 844 of
Village- Malad, Taluka Borivali in the Registration Sub
District and District of Mumbai City and Mumbai
Suburban, more particularly described in the scheduled

Santosh Kumar .

Agarwal

Deeraj Agarwal

herein below. (Hereinafter referred to as "the said Flat more particularly described in the scheduled herein below.)

E. AND WHEREAS the said purchaser Mr. SANTOSH KUMAR had availed loan From SBI by mortgaging the above said flat and that there is an outstanding amount of Rs.1,77,73,345/- (Rs. One crore seventy seven lakhs seventy three thousand three hundred and forty five only)

The "VENDOR/TRANSFEROR" further covenant with
the PURCHASERS/TRANSFEREES as under:



a) That in the said Flat aforesaid, the "VENDOR/TRANSFEROR" is legally entitled to the right; title, interest together with benefits attached to it.

बल - १		
११५२०	११	४०
२०२४		

b) That the "VENDOR/TRANSFEROR" is in the exclusive and absolute possession of the said Flat with full lock and key control with actual custody and dominion over the possession of the said Flat with the other benefits and that the "VENDOR/TRANSFEROR" apart from the above stated bank loan from SBI has not at any time agreed to induct or inducted any third party in use, occupation,

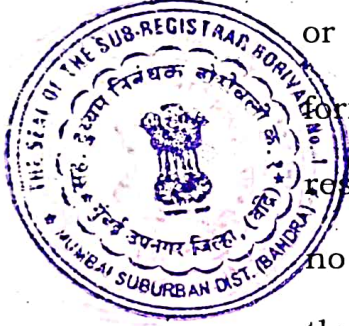
Santosh Kumar

Agarwal

Deesaj Agansaj

possession and/or enjoyment of the said Flat and or any part or portion thereof in any way or any manner whatsoever.

- c) That the **"VENDOR/TRANSFEROR"** herein has not been disqualified or 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 was no and there is no dispute filed or pending or disposed off in respect of the said Flat to the knowledge, notice (expressed and/or implied) and/or information of the VENDORS/TRANSFERORS.



बल - १		
११५२०	१२	६०
२०२४		

The **"VENDOR/TRANSFEROR"** do hereby represent, declare, covenant with the Purchasers/Transferees that notwithstanding any act, deed or thing whatsoever done by the **"VENDOR/TRANSFEROR"** or by any person or persons lawfully or equitably claiming from, under, or in trust for them made, done, omitted, committed, or knowingly or willingly suffered to the contrary, the **"VENDOR/TRANSFEROR"** now have the good right, clear

Santosh Kumar

Agarwal

Deeraj Agarwal

title and absolute power to sell, transfer, release and assure the said Flat unto and to the use of the Purchasers/transferees in the manner mentioned below.

d) AND that it shall be lawful for the **PURCHASERS/TRANSFEREES** from time to time and at all times after payment of full and final consideration, to peacefully and quietly hold, possess and enjoy the Flat sold, transferred, released and assured with its appurtenances, and receive the rents and profits thereof for their own use and benefit, without any interruption, claim or demand whatsoever from or by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under, or in trust for the **VENDORS/TRANSFERORS**.



बल - १		
११५२७	१३	४०
२०२४		

e) That in the manner aforesaid, the **VENDOR/TRANSFEROR** has truly, honestly, bonafide and in good faith disclosed to the **PURCHASERS/ TRANSFEREES'** all the material facts and circumstances in respect of the said Flat with the said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or

Antosh Kumar

Agarwal

Devi Agam

concealment from the PURCHASERS/ TRANSFEREES in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the aforesaid representations made by the "VENDOR/TRANSFEROR" the PURCHASERS/ TRANSFEREES approached the



"VENDOR/TRANSFEROR" and have entered into oral negotiations with the "VENDOR/TRANSFEROR" and pursuant to the said negotiations, requested the "VENDOR/TRANSFEROR" to sell the said Flat along with

two car parking to the PURCHASERS/TRANSFEREES for

the consideration and on the terms and conditions

hereinafter appearing; and the "VENDOR/TRANSFEROR"

has agreed to sell, transfer and assign and the

PURCHASERS/TRANSFEREES have agreed to purchase

and acquire all the rights, title and interest, use,

occupation of the "VENDOR/TRANSFEROR" in the Flat

No. D-1804 on the 18th Floor in D Wing of the Tower in

the building OMKAR ALTA MONTE, Kurar Village,

Western Express Highway, Malad (East), Mumbai

400097 totally admeasuring 80.21 Sq. meters. carpet

area with additional carpet area of 73.87 sq. Meters for

Santosh Kumar,

Agarwal Deesaj Agan

exclusive beneficial use of the said flat along with two car parking space No 327 and 328 on Podium level P-5 situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814 821(Part), and 844 of Village- Malad, Taluka Borivali in the Registration Sub District and District of Mumbai City and Mumbai Suburban

The parties hereto have mutually discussed and agreed upon certain terms, conditions and covenants in respect of

बरल - १		
११५२७	१५	४०
२०२४		

the sale of the Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building OMKAR ALTA MONTE, Kurar Village, Western Express Highway, Malad (East), Mumbai-400097 totally admeasuring 80.21 Sq. meters. carpet area with additional carpet area of 73.87 sq. Meters for exclusive beneficial use of the said flat along with two car parking space No 327 and 328 on Podium level P-5 situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814 821(Part), and 844 of Village- Malad, Taluka Borivali in the Registration Sub District and District of Mumbai City and Mumbai Suburban which are hereunder written for the purpose of record;



Santosh Kumar

Agarwal

Neeraj Agarwal

**NOW THIS AGREEMENT FOR SALE WITNESSETH AND
THE PARTIES HERETO HEREBY MUTUALLY AGREE
WITH EACH OTHER AS FOLLOWS: -**

1. The aforesaid recitals shall form an integral part of this Agreement For Sale;



वरल - १		
११५२७	१६	६०
२०२४		

The "VENDOR/TRANSFEROR" declares, records and confirms that he has agreed to sell, transfer and assign to the Purchasers/Transferees his share, right, title, and interest in the 'said flat' and the PURCHASERS /TRANSFEREES have accordingly agreed to purchase and acquire from the "VENDOR/TRANSFEROR" the said Flat along with the rights, title and interest and all benefits accrued and attached, including the possessory and ownership rights of Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building OMKAR ALTA MONTE, Kurar Village, Western Express Highway, Malad (East), Mumbai-400097 totally admeasuring 80.21 Sq. meters. carpet area with additional carpet area of 73.87 sq. Meters for exclusive beneficial use of the said flat along with two car parking space No 327 and 328 on Podium level P-5 situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814

Santosh Kumar

Agarwal

Deeraj Agarwal

821(Part), and 844 of Village- Malad, Taluka Borivali in the Registration Sub District and District of Mumbai City and Mumbai Suburban, for the total sale consideration of Rs. **3,75,00,000/- (Three Crore Seventy-Five Lakhs Only)** (“the sale consideration”) payable as follows:

(a) Rs. 11,00,000/- (Rupees Eleven Lakhs only) the PURCHASER/TRANSFEEE Mr. Niraj Rameshchandra Agarwal has paid to the “VENDOR/TRANSFEROR” by way of cheque No. 052082 dated 04.07.2024 drawn on Yes Bank, Goregaon (west), Mumbai branch.



(b) Rs. 11,00,000/- (Rupees Eleven Lakhs only) the PURCHASER/TRANSFEEE Mrs. Jyoti Niraj Agarwal has paid to the “VENDOR/TRANSFEROR” by way of cheque No. 333343 dated 18.07.2024 drawn on Yes Bank, Goregaon(west), Mumbai branch.

बल - १		
११५२०	१५	६०
२०२४		

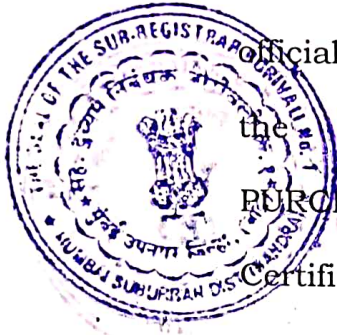
(c) **Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy-Five Thousand Only)** the PURCHASERS/TRANSFEEES have paid to the “VENDOR/TRANSFEROR” by way of RTGS bearing UTR No. YESBR52024072253110301 dated 22.07.2024 drawn on Yes Bank, Goregaon West Branch.

Samtosh Kumar.

Agarwal

Niraj Agarwal

b) Rs. 3,75,000/- (Rupees Three Lakhs Seventy-Five Thousand Only) @ 1% on the total sale consideration amount as TDS u/s 195 of the Income Tax Act, 1961 u/s 197 of the Income tax officer International Tax ward 3(1)(1), Mumbai shall be paid by the PURCHASERS/TRANSFEREES to the concerned treasury officials on behalf of the "VENDOR/TRANSFEROR" within the statutory period and the PURCHASERS/TRANSFEREES shall provide TDS Certificate before taking possession of the said flat and same will form part of total Sale Consideration.



c) Remaining balance of Rs. 3,37,50,000/- (Rupees Three Crores Thirty-Seven Lakhs and Fifty Thousand Only) shall be paid by the PURCHASERS/TRANSFEREES to the

वरल - १		
११५२७	१८	६०
२०२४		

"VENDOR/TRANSFEROR" by availing loan from suitable bank/financial institution within 30 days from the date of registration of Agreement for Sale. It is agreed by and between the parties that the bankers of the PURCHASERS/TRANSFEREES shall make payment of Rs.1,77,73,345/- (Rs. One Crore seventy seven lakhs seventy three thousand three hundred and fourty five only) to close balance amount of home loan in the name of "VENDOR/TRANSFEROR" towards the said flat and

Sanjosh Kumar

Agarwal

Neeraj Agarwal

balance amount of **Rs. 1,59,76,655/- (Rupees One Crore Fifty Nine Lakhs Seventy Six Thousand Six Hundred Fifty Five Only)** shall be paid into the account of the PURCHASERS/TRANSFEREES.

3. The "VENDOR/TRANSFEROR" herein has already obtained NOC dated 09.07.2024 from the said promoter Era Realtors Pvt Ltd. and handed over it in original to the PURCHASERS/TRANSFEREES.

4. The "VENDOR/TRANSFEROR" herein hereby agree to handover peaceful and vacant possession of the said along with two car parking to the PURCHASERS/TRANSFEREES immediately after receiving full and final payment as agreed herein above of sale consideration in respect of the said flat and thereafter the said Flat shall stand transferred in the name of PURCHASERS/TRANSFEREES with all rights, title, interest with respect to the said flat.



बरल - १		
99426	१९	६०
२०२४		

5. The "VENDOR/TRANSFEROR" further declares that after receipt of full and final payment from the purchasers/transferees, he shall hand over all the original documents of the said flat executed between the

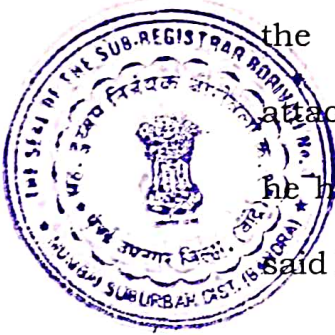
Ram tosh Kumar.

Agarwal

Deeraj Agansal

“VENDOR/TRANSFEROR” and the Builder/Developer, such as Agreement for Sale, Original payment receipt, Car Parking Letter, Possession Letter to the PURCHASERS/TRANSFEREES.

6. The “VENDOR/TRANSFEROR” further declare that he is in seized and possessed and is the Owner and is entitled to the 100% right, title, interest together with benefits attached to the rights of the Ownership of the said Flat and he has the exclusive right to deal with and dispose of the said Flat' at his own will and Wishes.



7. The “VENDOR/TRANSFEROR” herein further declare and state that the aforesaid Agreement is valid and subsisting

बल - १		
११५२७	२०	६०
२०२४		

and except the above mentioned loan from SBI his rights in the said Flat' are free from any other encumbrances of any nature whatsoever. It is specifically agreed by the “VENDOR/TRANSFEROR” that if any other encumbrances of any nature whatsoever are found, the same shall be forthwith cleared by the “VENDOR/TRANSFEROR” at the his own cost. The “VENDOR/TRANSFEROR” shall keep the PURCHASERS/TRANSFEREES fully indemnified for any expenses or loss that may arise in that respect and the

Santosh Kumar.

Agarwal

Deesaj Agarwal

“VENDOR/TRANSFEROR” shall be responsible for the same.

8. The “VENDOR/TRANSFEROR” hereby declare and state that all the society maintenance dues, electricity bills, telephone bills, rent and Assessment /Property Tax of BMC or any other charges in respect of the said flat till the date of registration of this agreement for sale shall be fully paid by the “VENDOR/TRANSFEROR” alone and after that the PURCHASERS/TRANSFEREES shall be liable to pay all the liabilities of the said flat.



9. The “VENDOR/TRANSFEROR” herein declares that no income tax or other public authority has issued any order restraining the “VENDOR/TRANSFEROR” from selling or transferring the rights, title and interest in respect of the ‘said flat’, and there is no attachment or the Prohibitory orders issued by any Competent Court or authority preventing or restraining Transferor from selling, disposing of or transferring the rights, title and interest in respect of the ‘said flat’ as contemplated under these presents.

बरल - १		
११५२७	२१	६०
२०२४		

Santosh Kumar.

Agarwal

Deeraj Agarwal

10. The PURCHASERS/TRANSFEREES herein declare that they shall alone be liable for Stamp Duty, Registration Charges.

11. The "VENDOR/TRANSFEROR" has given inspection of copies of all the documents relating to said flat to the PURCHASERS/TRANSFEREES in support of his rights, title and other aspects in respect of the said flat.



12. On payment of the full and final consideration for the said flat as aforesaid, the PURCHASERS/TRANSFEREES shall be entitled to apply for the membership in the concerned society.

13. Upon receipt of full and final consideration amount the "VENDOR/TRANSFEROR" shall assign and transfer all his rights, title and interest in respect of the above Said Flat including his occupancy, possession, ownership rights and membership, title and interest in respect of the Said Flat in favour of the PURCHASERS/TRANSFEREES and thereafter the "VENDOR/TRANSFEROR" shall have no right, title and interest therein in the said flat.

14. The "VENDOR/TRANSFEROR" shall give full co-operation to the PURCHASERS/TRANSFEREES to get the approval of

Santosh Kumar.

Agarwal Deesay Agarwal

the Concerned Society for transfer of the said Flat in the name of the PURCHASERS/TRANSFEREES and the admission of the PURCHASERS/TRANSFEREES as members of the concerned Society.

15. The PURCHASERS/TRANSFEREES shall be entitled to get the said flat transferred in their names at any time after paying the full and final consideration to the VENDORS/TRANSFERORS.



16. The "VENDOR/TRANSFEROR" agrees and undertakes that he will give full co-operation to the PURCHASERS/TRANSFEREES for and execute such further writings, transfer forms declarations or documents as may be necessary for the purposes of effectually transferring his share, right, title, claim and interest in respect of the said flat to the PURCHASERS/TRANSFEREES.

बरल - १		
११५२७	२३	४०
२०२४		

17. The "VENDOR/TRANSFEROR" hereby agree to execute and shall cause to execute necessary papers, forms, applications, declarations and documents and any other document, as may be required from time to time and at all times hereafter for more effectively transferring the "VENDOR/TRANSFEROR" rights, to the PURCHASERS/TRANSFEREES or at the request of the PURCHASERS/

antosh Kumar.

Agarwal

Deeraj Agarwal

TRANSFEREES to their heirs, executors, administrators and counsels in law as shall be reasonably required and also shall execute writings whatsoever for the further assurance in law and for better and more perfectly transferring the said rights, title interest and benefits and every part thereof UNTO AND TO THE USE OF the PURCHASERS/ TRANSFEREES as aforesaid.



25. The "VENDOR/TRANSFEROR" hereby further covenant with the PURCHASERS/TRANSFEREES that the after taking the possession of the said flat they shall possess and occupy and enjoy the Said Flat without any hindrance, demand, interruption or eviction by the "VENDOR/TRANSFEROR" or any other person or persons lawfully or equitably claiming through or under or in trust for the VENDORS/TRANSFERORS.

वरल - १		
११५२७	२४	४०
२०२४		

26. That the PURCHASERS/TRANSFEREES shall be entitled to have and hold the possession, occupation and use of the Said Flat and shall hold the same and to use and benefit of the PURCHASERS/TRANSFEREES and their heirs, successor and assigns forever without any claim.

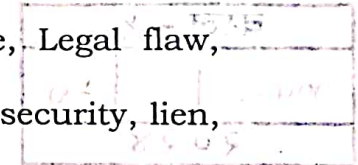
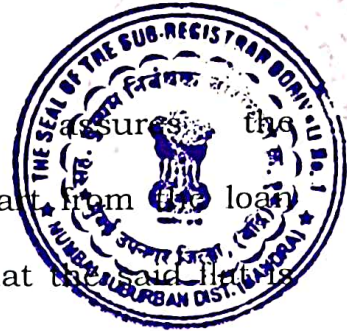
Rantosh Kumar

Agarwal

Devsaj Agam

charge, right, interest, demand or lien of the VENDOR/
TRANSFEROR or any other person or persons lawfully or
equitably claiming through or under or in trust for the
VENDOR/TRANSFEROR.

27. That the "VENDOR/TRANSFEROR" as Surety the
PURCHASERS/ TRANSFEREES that apart from the loan
availed by them from SBI on the said flat is
free from other kinds of encumbrances such as prior sale,
gift, Mortgage, Will, Trust, Exchange, Lease, Legal flaw,
claims, prior agreement to sell, Loan, Surety, security, lien,
court injunction, litigation, stay order, notices, charges,
family or religious dispute, acquisition, attachment in the
decree of any court, hypothecation, Income tax or wealth
tax attachment or any other registered or unregistered
encumbrances whatsoever, and if it is ever proved
otherwise, or if the whole or any part of the said portion of
the said property/flat is ever taken away or goes out from
the possession of the PURCHASERS/TRANSFEREES on
account of any legal defect in the ownership and title of the
TRANSFEROR then the VENDOR/TRANSFEROR will be
liable and responsible to make good the loss suffered by the
PURCHASERS/ TRANSFEREES and keep the
PURCHASERS/TRANSFEREES saved, harmless and



बरल - १		
११५२७	०५	४०
२०२४		

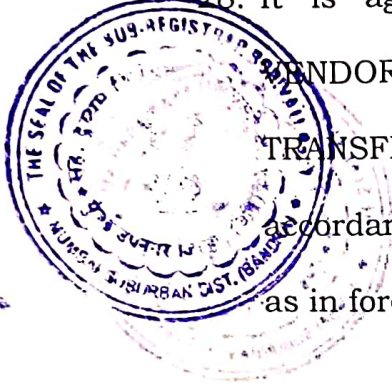
Pantosh Kumar.

Agarwal

Devi Agawal

indemnified against all such losses, and damages suffered by the PURCHASERS/TRANSFEREES.

28. It is agreed that any dispute arising between "THE VENDOR/TRANSFEROR" and "THE PURCHASERS/TRANSFEREES", shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force.



29. All disputes under this agreement are subject to the jurisdiction of court in Mumbai.

वरल - १		
११५२०	२६	६०
२०२४		

SCHEDULE

ALL THAT Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building OMKAR ALTA MONTE, Kurar Village, Western Express Highway, Malad (East), Mumbai-400097 totally admeasuring 80.21 Sq. meters. carpet area with additional carpet area of 73.87 sq. Meters for exclusive beneficial use of the said flat along with two car parking space No 327 and 328 on Podium level P-5 situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814 821(Part), and 844 of Village- Malad, Taluka Borivali in the Registration Sub District and District of Mumbai City and Mumbai Suburban

Santosh Kumar.

Agarwal

Deeraj Agarwal

IN WITNESS WHEREOF the parties hereto have set their respective hands, seals and signatures to this Agreement of Sale on the day and year first hereinabove written



SIGNED AND DELIVERED By the within named)

The "VENDOR /TRANSFEROR"

Mr. SANTOSH KUMAR

PAN No. AGLPK0927B

Santosh Kumar



In the presence of

1. *[Signature]*

SIGNED AND DELIVERED By the within named)

"The PURCHASERS/ TRANSFEREES"

1) Mr. NIRAJ RAMESHCHANDRA AGARWAL

PAN No. ACLPA4189K

Niraj Agarwal

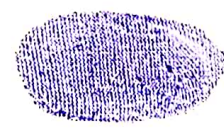


2) Mrs. JYOTI NIRAJ AGARWAL

PAN No. AIUPA7480N

In the presence of

1. *[Signature]*



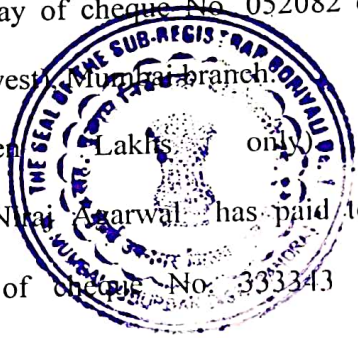
बरत - १		
११५२७	१७	४०
२०२४		

Agarwal

RECEIPT

RECEIVED OF AND FROM the PURCHASERS 1) Mr. NIRAJ RAMESHCHANDRA AGARWAL and 2) Mrs. JYOTI NIRAJ AGARWAL, the following amount of. Rs. 33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) towards the sale of Flat No. D-1804 on the 18th Floor in D Wing of the Tower in the building OMKAR ALTA MONTE, Kurar Village, Western Express Highway, Malad (East), Mumbai-400097 totally admeasuring 80.21 Sq. meters. carpet area with additional carpet area of 73.87 sq. Meters for exclusive beneficial use of the said flat along with two car parking space No 327 and 328 on Podium level P-5 situated on all that piece or parcel of land bearing C.T.S. No. 811 A/7 (Part), 812, 813, 814 821(Part), and 844 of Village- Malad, Taluka Borivali in the Registration Sub District and District of Mumbai City and Mumbai Suburban, in the following manner:

- (a) Rs. 11,00,000/- (Rupees Eleven Lakhs only) the PURCHASER/TRANSFEEE Mr. Niraj Rameshchandra Agarwal has paid to the "VENDOR/TRANSFEROR" by way of cheque No. 052082 dated 04.07.2024 drawn on Yes Bank, Goregaon (west), Mumbai branch.
- (b) Rs. 11,00,000/- (Rupees Eleven Lakhs only) the PURCHASER/TRANSFEEE Mrs. Jyoti Niraj Agarwal has paid to the "VENDOR/TRANSFEROR" by way of cheque No. 333343 dated 18.07.2024 drawn on Yes Bank, Goregaon(west), Mumbai branch.
- (c) Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy-Five Thousand Only) the PURCHASERS/TRANSFEEES have paid to the "VENDOR/TRANSFEROR" by way of RTGS bearing UTR No. YESBR52024072253110301 dated 22.07.2024 drawn on Yes Bank, Goregaon West Branch.



बल - १		
११५२०	२८	६०
२०२४		

I say Received
Rs. 33,75,000/-

(Rupees Thirty Three Lakhs and Seventy Five Thousand only)

Santosh Kumar
Mr. SANTOSH KUMAR

सूची क्र.2

मुख्य निचमक : सह दु.नि. सोमेश्वरी 8
 इतर क्रमांक : 666/2017
 नोंदणी :
 Regn 63m

पत्राचे नाव : 1) मालाड

- 1) स्थानाचे प्रकार : सहायतापत्र
- 2) मालाड : 30053770
- 3) बाबत भाव (भाषांतरात्मक) : 29545500

4) भू-साधन, मालकीद्वारा व खसक्यांक प्रत्यक्षता

1) पानिकेचे नाव मुंबई न.ग.पा. इतर वर्ग (मालकी व संपत्तीका क्र. 1804, माला नं. 18 का बाबत 10 दिव, इतर वर्गचे नाव: संपत्तीका क्रमांक 1018 वी, माला नं. कोमली बाबा कुमर, चौक नं: मालाड पूर्व मुंबई 400097, इतर माहिती, स्थित मालाड पूर्व व सोडन 2 कार पानिके व इतर माहिती व मालकीचे अर्थाने सहायक नमुने केल्याप्रमाणे ((C.T. 5. Number : 812 part. 813 , 821 part. 844.))

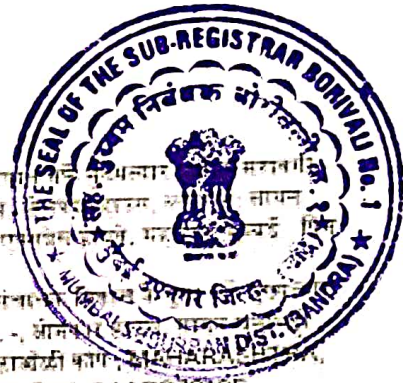
5) क्षेत्रांक

1) 184.90 चौ.मीटर

6) प्राकारणी किंवा कुरी क्षेत्रात प्रवेश

7) दस्तऐवज करत देणाऱ्या/सिद्ध करणाऱ्या मध्यकारांचे नाव किंवा त्यांची स्वाक्षरवाचा अनुक्रमेण किंवा प्रथम क्रमांकात प्रतिकारिते नाव व पत्ता

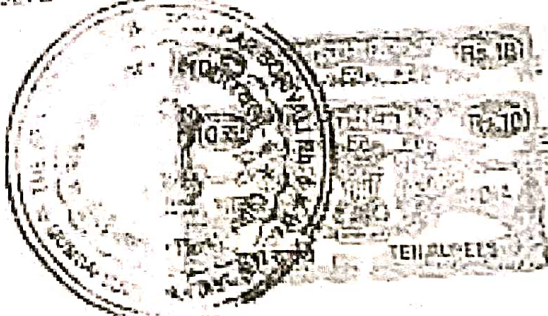
- 1) नाव: दत्ता त्रिपुरवन या नि.चे मालाड (मालकी व संपत्तीका क्र. 1804, माला नं. 18 का बाबत 10 दिव, इतर वर्गचे नाव: संपत्तीका क्रमांक 1018 वी, माला नं. कोमली बाबा कुमर, चौक नं: मालाड पूर्व मुंबई 400097, इतर माहिती, स्थित मालाड पूर्व व सोडन 2 कार पानिके व इतर माहिती व मालकीचे अर्थाने सहायक नमुने केल्याप्रमाणे ((C.T. 5. Number : 812 part. 813 , 821 part. 844.))
- 2) नाव: संपत्तीका क्रमांक 1018 वी, माला नं. कोमली बाबा कुमर, चौक नं: मालाड पूर्व मुंबई 400097, इतर माहिती, स्थित मालाड पूर्व व सोडन 2 कार पानिके व इतर माहिती व मालकीचे अर्थाने सहायक नमुने केल्याप्रमाणे ((C.T. 5. Number : 812 part. 813 , 821 part. 844.))



8) दस्तऐवज करत देणाऱ्या पक्षकारांचे किंवा दिवाणी न्यायालयाचा कुमनाचा किंवा अर्थात स्थानाचा प्रतिकारिते नाव व पत्ता

- 1) नाव: संपत्तीका क्रमांक 1018 वी, माला नं. कोमली बाबा कुमर, चौक नं: मालाड पूर्व मुंबई 400097, इतर माहिती, स्थित मालाड पूर्व व सोडन 2 कार पानिके व इतर माहिती व मालकीचे अर्थाने सहायक नमुने केल्याप्रमाणे ((C.T. 5. Number : 812 part. 813 , 821 part. 844.))

- 9) दस्तऐवज करत देणाऱ्या दिनांक : 20/01/2017
- 10) दस्तऐवज करत देणाऱ्या दिनांक : 20/01/2017
- 11) अनुक्रमांक, पं.ड. व पृष्ठ : 686/2017
- 12) बाबत भाव/भाषांतराचे मुद्रांक शुल्क : 1532700
- 13) बाबत भाव/भाषांतराचे नोंदणी शुल्क : 30000
- 14) भाव



वरल - १		
११५२०	२९४०	४०
२०२४		

पत्राच्या मालकी किंवा संपत्तीका क्रमांक :
 (1) within the limits of any Municipal Corporation or any Cantonment or other area annexed to it.

खरी प्रत
 सह मुख्य निचमक, सोमेश्वरी क्र.-६,
 मुंबई उपनगर जिल्हा

No Objection Certificate

Date: 09.07.2024

To,
Mr. Santosh Kumar
3, Jorawar Bhuvan,
M.K. Road, Marine Lines,
Mumbai-400020.



Sub – Transfer of Flat No. 1804 in Tower D on 18th floor, Alta Monte (Malad).

Dear Sir/Madam,

Reference to your booking in respect of Flat No. 1804 in Tower D on 18th Floor, Alta Monte in Malad, and subsequent Agreement for Sale dated 20.01.2017 registered with the Office of Sub Registrar under BRL-6-666-2017 on 20.01.2017.

We hereby confirm that we do not have any objection if you transfer / sale said flat to **Mr. Niraj Agarwal and Mrs. Jyoti Agarwal** having address at **903, Woodlands, Upper Govind Nagar, Near Kailashpuri Temple, Malad East, Mumbai-400097**. This NOC for transfer/sale is subject to clearance of dues along with other charges, Building Protection Deposit and terms and conditions as mentioned in Agreement for Sale dated 20.01.2017.

Please note the maintenance start date for the said unit is **01.01.2023**. In addition to maintenance deposit and other charges you shall be further liable to pay property tax from the date of OC.

Please note that the said new buyer i.e. **Mr. Niraj Agarwal and Mrs. Jyoti Agarwal** shall be liable for payment of property taxes due, if any, or shall be due in the future towards the unit from the date of OC and shall also be liable to pay the maintenance dues/ arrears of maintenance dues, if any and Building Protection Deposit, against the unit or any bills that are raised towards the unit that may accrue in future.

In the event of transfer of the said flat to **Mr. Niraj Agarwal and Mrs. Jyoti Agarwal**, you will have no rights on **Flat No.1804 in Tower D on 18th Floor** and also you confirm and affirm that the delay (if any) in obtaining the Occupancy Certificate of the said Flat is hereby condoned by you and you shall not approach any court of law, Civil court, RERA, Consumer Court or any other courts either today or in future for claiming any refund of amount, or claim any interest / compensation/ damages of any nature whatsoever.

The NOC issued on **10.04.2024** stands null & void.

Thanking You,

Yours Faithfully,
For Era Realtors Pvt. Ltd.



Authorised Signatory

बरल - १		
११५२०	३०	६०
२०२४		

बरल- ६		
६.६६	१५	२३५
A/22/2020		

मालामाला पत्रिका

मासिक (५) पत्रिका

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१९९९ २०२४

१७

१९९९ २०२४



बरल - १		
९९५२७	१९	६०
२०२४		



SLUM REHABILITATION AUTHORITY

No.
SRA/ENG/2143/PN/PL&STGL/AP
Date: 08 JAN 2022

Architect

Shri. Anaand V. Dhokay

F-63 Plams Acres,
Mahatma Phule Road,
Mulund (E), Mumbai -81.

Sub :- Approval of Bare Shell Part OC to Sale Building No.1 i.e. Tower 'D' for the S. R. Scheme for "Janu Bhoys SRA Co-Op.Hsg. Soc. Ltd & Others" on plot bearing CTS No. 811A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad (E), Mumbai P/N Ward of MCGM, Malad (East), Mumbai.

Ref :- Your Letter dated Nil submitted to this office on 17/12/2021.

Gentleman,

The part development work of Sale Building No.1 i.e. Tower 'D' for the S. R. Scheme for "Janu Bhoys SRA Co-Op.Hsg. Soc. Ltd & Others" on plot bearing CTS No. 811A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad (E), Mumbai P/N Ward of MCGM, Malad (East), Mumbai in Bareshell form comprising of LG2 + Ground + 5th Podium + Stilt + 40th floors. Is constructed and completed under the supervision of Architect Shri. Anand V. Dhokay having Lic. No. CA/87/10855 Structural Engineer/RCC Consultants Shri. Achyut Watve having Lic. No. STR/W/10 & Site Supervisor Shri. Kishor Parmar having Lic No. P/458/SS-I. The completion certificate (in bare shell form) submitted by you is hereby accepted and issued subject to the following conditions.

[Handwritten signature]

बरेल - १		
११५२०	७२	४०
२०२४		

SRA/ENG/2143/PN/PL&STGL/AP

1. That the conditions mentioned in the LOI/Revised LOI issued Under No. -SRA/ENG/1759/PN/PL&STGL/LOI dated 13/11/2019 shall be complied with.
2. That the conditions of the IOA Under No. SRA/ENG/2143/PN/PL&STGL/AP dated 13/08/2021 and the conditions of the Amended plans letter issued Under No. SRA/ENG/2143/PN/PL&STGL/AP dated 13/08/2021 respectively shall be complied with.
3. That this Bare Shell Part OC is issued on request of Developer and SRA or its Staff shall not be considered liable for any other than the approval in plans. SRA shall not be responsible for any misuses/misuse on the premises under consideration. Any legal dispute arises from this Bare Shell Part OC shall be dealt by Developer and he shall ensure that all the necessary compliances and requisitions shall be complied.
4. That the Completion letter for the Premises under reference by incorporating in the plan shall be submitted before actually occupying the premises as this permission is issued for making required interiors as per the end users need.
5. That the work for the Premises under Bare Shell Part OC shall be carried without marking any changes to the structural members or without damaging the structural members of the building.
6. That the work for the Premises under Bare Shell Part OC shall be as per the provisions of prevailing Development Control Regulation.
7. That the external wall/s or any load bearing wall/s shall not be removed or any changes to the same shall not be done.
8. That this permission is being issued on the basis of the documents submitted by you and shall be construed to withdraw against any sort of the basis of the documents submitted by you and shall be construed to withdraw against any sort litigation pending before any Court of Judicature in India.



अनुच्छेद - १		
११५२७	१३	४०
२०२४		

[Handwritten signature]

9. That the work of raising /lowering of Kitchen platform, extension &/or relocation of Kitchen platform proposed shall be done without making any changers in the plumbing outlets as approval in last drainage layout (if any).
10. That the position of the Water Closets/Bathroom, Toilets shown in the lastly approved plans by competent authority shall not be changed.
11. That all the necessary completion Certificate as per EODB/from MCGM shall be submitted as per the relevant stages of approval.
12. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages if applicable, as per SRA's policy.
13. A set of certified completion plans is returned herewith as token of approval.

Note:- This permission is issued without prejudice to action under section 305, 353 A of BMC Act.

Yours faithfully,

Maw 18/01/2022

Executive Engineer
Slum Rehabilitation Authority



बरेल - १		
३५२७	३७	६०
२०२४		



भारत सरकार
Government of India



Issue Date: 04/01/2012

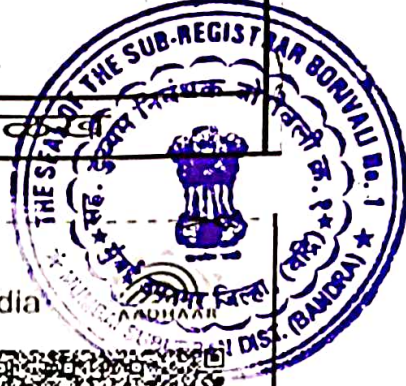


संतोष कुमार
Santosh Kumar
जन्म तारीख/DOB: 26/11/1976
पुरुष/ MALE

4964 0148 0142

VID : 9143 2085 9286 2949

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

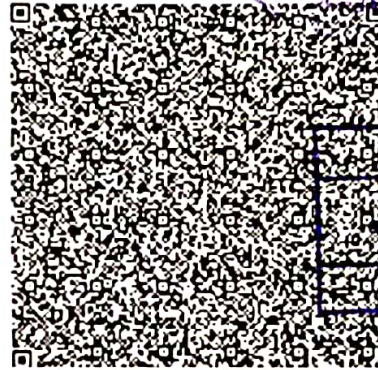
पत्ता:

स/व जगन्नाथ प्रसाद यादव, मकान - ३८, रोड-६,
पटेलनगर-ईस्ट, पो-शास्त्रीनगर, राजवंशी नगर, पटना,
बिहार - 800023

Address:

S/O Jagannath Prasad Yadava, House-38,
Road-6, Patelnagar-East, PO-Shastrinagar,
Rajvanshi Nagar, Patna,
Bihar - 800023

Download Date: 27/02/2022



बरल - १

२५२०	३५	६०
२०२४		

4964 0148 0142

VID : 9143 2085 9286 2949

1947

help@uidai.gov.in

www.uidai.gov.in

Santosh Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTOSH KUMAR
JAGANNATH PRASAD YADAV
26/11/1976



Permanent Account Number

AGLPK0927B

Signature

Santosh Kumar





भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

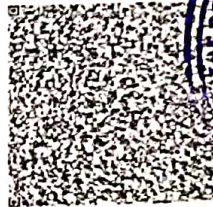
नोंदविण्याचा क्रमांक / Enrollment No. 0009/09572/28760

To
 नीराज रमेशचंद्र अग्रवाल
 Niraj Rameshchandra Agarwal
 C/O RAMESHCHANDRA AGARWAL
 903 WOODLANDS
 UPPER GOVIND NAGAR
 Near Kailashpuri Temple MALAD EAST Mumbai
 Malad East Mumbai Suburban
 Maharashtra 400097
 9322987300

Ref: 1471 / 27P / 216216 / 216247 / P



SB928206295FH



आपला आधार क्रमांक / Your Aadhaar No. :

6308 4671 4505

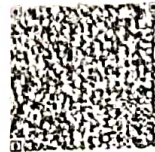
माझे आधार, माझी ओळख

Neesaj Agarwal



भारत सरकार
 Government of India

नीराज रमेशचंद्र अग्रवाल
 Niraj Rameshchandra Agarwal
 जन्म तारीख / DOB: 07/04/1980
 पुरुष / Male



बरल - १		
११५२७	३६	४०
२०२४		

6308 4671 4505

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

NIRAJ RAMESHCHANDRA AGARWAL

RAMESHCHANDRA RAWATMAL
 AGARWAL
 07/04/1980

Permanent Account Number

ACLPA4189K

Neesaj Agarwal
 Signature



25112015



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No : 0000/00572/29323

To:
ज्योति नीराज अग्रवाल
Jyoti Niraj Agarwal
C/O RAMESHCHAND AGARWAL
903, WOODLANDS
UPPER GOVIND NAGAR
Near Kalashpuri Temple MALAD EAST Mumbai
Malad East Mumbai Suburban
Maharashtra 400097
9819789670

Ref: 377 / B3Q / 43508 / 43679 / P



SB929262603FH



आपका आधार क्रमांक / Your Aadhaar No. :

4526 4604 5832

मेरा आधार, मेरी पहचान

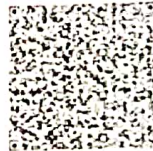


भारत सरकार

Government of India



ज्योति नीराज अग्रवाल
Jyoti Niraj Agarwal
जन्म तिथि / DOB : 07/06/1982
महिला / Female



4526 4604 5832

मेरा आधार, मेरी पहचान

बरल - १		
99520	34	80
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
JYOTI NIRAJ AGARWAL

भारत सरकार
GOVT. OF INDIA

SURENDRA KUMAR NANDLAL BHAI

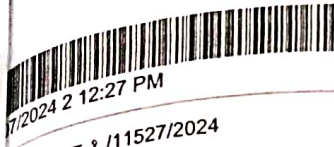
07/06/1982

Permanent Account Number
AIUPA7480N

Signature

Agarwal

Agarwal



दस्त गोपवाग भाग-2

वरल-१
दस्त क्रमांक: 11527/2024

क्रमांक: वरल-१ /11527/2024
वर्ग प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	रुमा प्रमाणित
1	नाव: संतोप कुमार पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पटेलनगर ईस्ट शाखीनगर राजवंशी नगर पटना, बिहार, रोड नं: हाऊस - रोड -6, बिहार, PATNA. पॅन नंबर: AGLPK0927B	लिहून देणार वय :-47 स्वाधरी:-		
2	नाव: नीरज रमेशचंद्र अग्रवाल पत्ता: प्लॉट नं: 903, माळा नं: -, इमारतीचे नाव: वूडलॅंड्स, ब्लॉक नं: अप्पर गोविंद नगर नियर कैलाशपुरी टेम्पल मालाड पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: ACLPA4189K	लिहून घेणार वय :-44 स्वाधरी:-		
3	नाव: ज्योती नीरज अग्रवाल पत्ता: प्लॉट नं: 903, माळा नं: -, इमारतीचे नाव: वूडलॅंड्स, ब्लॉक नं: अप्पर गोविंद नगर नियर कैलाशपुरी टेम्पल मालाड पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: AIUPA7480N	लिहून घेणार वय :-42 स्वाधरी:-		

Santosh Kumar

Neeraj Agarwal

Agarwal

वरल - १

994210	००	००
--------	----	----

२०२४

दस्त ऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
क्र.3 ची वेळ: 23/07/2024 02:11:20 PM

No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार नीरज रमेशचंद्र अग्रवाल	23/07/2024 02:09:56 PM	नीरज रमेशचंद्र अग्रवाल M 1265226769944305664
2	लिहून घेणार ज्योती नीरज अग्रवाल	23/07/2024 02:11:07 PM	ज्योती नीरज अग्रवाल F 1265227066670342144
3	लिहून देणार संतोप कुमार	23/07/2024 02:07:38 PM	संतोप कुमार M 1265226191474348032

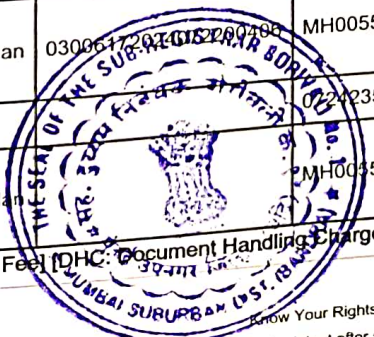
क्र.4 ची वेळ: 23/07/2024 02:11:29 PM

प्रमाणित करताना को, की वा
दस्तामधे एकूण ०० पाने आहेत.
सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

वरल-१ / 994210 / 2024
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. 23/07/2024
दिनांक:

यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Reface Number	Reface Date
NIRAJ RAMESHCHANDRA AGARWAL	eChallan	03006172020182200489	MH005536323202425M	2250000.00	SD 0003047786202425	23/07/2024
	DHC		0224235208681	800	RF 0724235208681D	23/07/2024
NIRAJ RAMESHCHANDRA AGARWAL	eChallan		MH005536323202425M	30000	RF 0003047786202425	23/07/2024



[Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] 11527 /2024



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. बोरीवली 1

दस्त क्रमांक : 11527/2024

नोंदणी :

Regn 63m

गावाचे नाव : मालाड

क्रमांक	करारनामा
(1) किनेबाचा प्रकार	37500000
(2) नोंदना	35481421.2
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार अकारची देतो की पट्टेदार ते नमुद करावे)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: मदनिका क्र. डी-1804, माळा नं: 18 वा मजला डी विंग, इमारतीचे नाव: ओमकार अल्टा मॉन्टे टॉवर डी, कोकणी पाडा कुरार, मालाड पूर्व मुंबई 400097, मोबन 2 कार पार्किंग, व्हिलेज मालाड पूर्व. इतर माहिती व मिळकतीचे वर्णन दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 811 A7 (Part), ;))
(4) मू.मापन, पोटहिम्मा व घरक्रमांक (असल्यास)	1) 184.90 चौ.मीटर
(5) क्षेत्रफळ	
(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:-संतोष कुमार वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पटेलनगर ईस्ट शास्त्रीनगर राजवंशी नगर पटना, बिहार, रोड नं: हाऊस ३८ रोड -6,, बिहार, PATNA. पिन कोड:-800023 पॅन नं:-AGLPK0927B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरज रमेशचंद्र अग्रवाल वय:-44; पत्ता:-प्लॉट नं: 903, माळा नं: -, इमारतीचे नाव: वूडलॅंड्स, ब्लॉक नं: अप्पर गोविंद नगर नियर कैलाशपुरी टेम्पल मालाड पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-ACLP44189K 2): नाव:-ज्योती नीरज अग्रवाल वय:-42; पत्ता:-प्लॉट नं: 903,, माळा नं: -, इमारतीचे नाव: वूडलॅंड्स, ब्लॉक नं: अप्पर गोविंद नगर नियर कैलाशपुरी टेम्पल मालाड पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AIUPA7480N
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11527/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2250000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

(Signature)

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NIRAJ RAMESHCHANDRA AGARWAL	eChallan	03006172024072200406	MH005536323202425M	2250000.00	SD	0003047786202425	23/07/2024
2		DHC		0724235208681	800	RF	0724235208681D	23/07/2024
3	NIRAJ RAMESHCHANDRA AGARWAL	eChallan		MH005536323202425M	30000	RF	0003047786202425	23/07/2024

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