

M. J. R. — Purchaser

- ① Service
- ② Service

451/429  
Tuesday, January 29, 2019  
11:22 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 443 दिनांक: 29/01/2019

गावाचे नाव: मालवणी  
दस्तऐवजाचा अनुक्रमांक: बरल7-429-2019  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: शेखर विनायक पालवणकर

नोंदणी फं: रु. 30000.00  
दस्त हाताऱणी फी रु. 1080.00  
पृष्ठांची संख्या: 54

रकूण: रु. 31080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:43 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 3280621.5/-  
मोबदला रु. 340000.00/-  
भरलेले मुद्रांक शुल्क : रु. 170000/-

सह दु. नि. का. बोरोवली 7

( बा. ठ. घोगडे )

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

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011021760201819M दिनांक: 24/01/2019  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 1080/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2901201900755 दिनांक 29/01/2019  
बँकेचे नाव व पत्ता:

*Palwankar*

REGISTERED ORIGINAL DOCUMENT

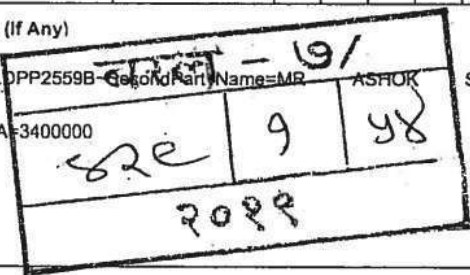
DELIVERED ON



CHALLAN  
MTR Form Number-6



GRN. MH011021760..01819M	BARCODE	Date 24/01/2019-11:06:07	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable) AMFPP1504P	
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	MR SHEKHAR VINAYAK PALWANKAR
Location MUMBAI			
Year 2018-2019 One Time		Flat/Block No.	FLAT NO.202, 2ND FLOOR, MALWANI
		Premises/Building	AKARSHAN CHSL.,
Account Head Details		Amount In Rs.	
0030045501 Stamp Duty		170000.00	Road/Street
0030063301 Registration Fee		30000.00	Area/Locality
			Town/City/District
			PIN
			Remarks (If Any)
			PAN2=ALDPP2559B-Second Party Name=MR ASHOK SITARAM
			PATIL-CAE3400000
			Amount In
			Words
Total		2,00,000.00	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		Bank Date	RBI Date
Cheque/DD No.		Bank-Branch	Scroll No. , Date
Name of Bank			
Name of Branch			



Department ID : Mobile No. : 9619597002  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलान लागू नाही.

*Palwankar*  
*Palwankar*

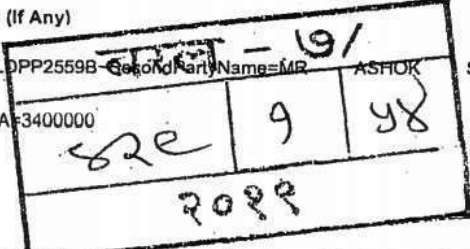




**CHALLAN**  
MTR Form Number-6



GRN. MH011021760..01819M	BARCODE	Date 24/01/2019-11:06:07	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable) AMFPP1504P	
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	MR SHEKHAR VINAYAK PALWANKAR
Location MUMBAI		Flat/Block No.	FLAT NO.202, 2ND FLOOR, MALWANI
Year 2018-2019 One Time		Premises/Building	AKARSHAN CHSL.,
Account Head Details		Amount In Rs.	
0030045501 Stamp Duty		170000.00	Road/Street
0030063301 Registration Fee		30000.00	Area/Locality
			Town/City/District
			PIN
			Remarks (If Any)
			PAN2=ALDPP2559B-Second Party Name=MR ASHOK SITARAM
			PATIL-CA-3400000
			Amount In
			Words
Total		2,00,000.00	Two Lakh Rupees Only
Payment Details		FOR USE IN RECEIVING BANK	
BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		02300042019012458692	005294685
Cheque/DD No.		Bank Date	RBI Date
		24/01/2019-17:23:53	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID : Mobile No. : 9619597002  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सादर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर चलान लागू नाही.

*Ashok* *Palwankar*



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बदल - ७/		
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### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 29<sup>TH</sup> day of JANUARY, 2019 :BETWEEN: MR. ASHOK SITARAM PATIL, aged 52 years, Indian Inhabitant, residing at Flat No.202, 2nd Floor, Malwani Akarshan Co-operative Housing Society Ltd., Bldg. No.36, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Charkop Marve Link Road, Kandivali (West), Mumbai-400 067, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND (1) MR. SHEKHAR VINAYAK PALWANKAR, aged 38 years & (2) MRS. SUSHMA GANPAT KUMBHAR, aged 37 years, both Indian Inhabitants, residing at Room No.06, Suryoday CHS. Ltd., Plot No.177, Sector-1, Charkop, Kandivali (West), Mumbai - 400 067, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context



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or the meaning thereof shall mean and include their heirs, executors, administrators and assignees) of the OTHER PART;

WHEREAS :-

a. The Flat No.202 on 2nd Floor in the building known as Malwani Akarshan Co-operative Housing Society Ltd., Bldg. No.36, situated at Chhatrapati Shivaji Raju Complex, Opp. Ekta Nagar, Charkop Marve Link Road, Kandivali (West), Mumbai - 400 067. (hereinafter referred to as "the said Flat") allotted to him by the M.H. & A.D. Board against his Application No.21913 under Code No.159 of Open Sale Scheme and since then the Transferor is in use, occupation and possession of said flat premises and holding all the documents in support of his title to the same.



b. The Transferor is sole, absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to ownership Flat No.202 on 2nd Floor in the building known as "MALWANI AKARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.", Bldg. No.36, situated at Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Charkop Marve Link Road, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS".

c. The Transferor is bonafide member of the MALWANI AKARSHAN CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/MHADB/HSG/(TC)/12092/2003-2004 (hereinafter referred to as "the said Society") and virtue of membership, the Transferor is holding five Shares of Rs.50/- each bearing Distinctive No. 56 to 60 (both inclusive) under Share Certificate No. 12 dated 04/11/2003 issued by the said Society.

d. The Transferor declare that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received any notice of expulsion from the membership of the said Society or other notice restraining him from transferring the said Flat.

e. The Transferor has agreed to sell and transfer to the Transferees and the Transferees have agreed to purchase and acquire from the Transferor the said Flat in the said Society, together with all rights, title,

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*[Handwritten signature]*

*[Handwritten signature]*



interest, benefits, sinking fund, said five shares and all deposits etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. The Transferor agrees to sell, transfer and assign to the Transferees and the Transferees agree to purchase and acquire the Flat No.202 on 2nd Floor in the building known as "MALJANI AKARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.". Bldg. No.36, situated at Chhatrapati Shivaji Rajie Complex, Opp. Ekta Nagar, Charkop Marve Link Road, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits, sinking fund, said five shares and all deposits etc. at the lump sum price or consideration amount of Rs.34,00,000/- (RUPEES THIRTY FOUR LAKHS ONLY).

2. The Transferees have paid to the Transferor the sum of Rs.4,00,000/- (RUPEES FOUR LAKHS ONLY) on or before execution of this Agreement as and by way of part consideration amount of the above said Flat, the receipt whereof the Transferor hereby admits and acknowledges at the foot hereof.

3. The Transferees agree to pay to the Transferor the balance consideration amount of Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY) within 45 (forty five) days from the date of execution of this Agreement by raising housing loan from any bank or financial institute. However, the Transferor shall provide all the necessary



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*[Handwritten signature]*

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documents pertaining to the said Flat to the Transferees to avail housing loan from the bank/ financial institute.

4. The Transferor agrees and undertakes to hand over to the Transferees the vacant and peaceful possession of said Flat immediately on receipt of full and final consideration amount of this Agreement and thereafter there shall be no claim of whatsoever nature in the said flat or any part thereof either from the Transferor or from anybody claiming through under or in trust for the Transferor. The Transferees shall thereafter be the absolute and exclusive owners of the rights which the Transferor have in the said flat.

5. The Transferor hereby declares that:

a) He has not entered into any agreement/s with any other person/s in respect of the said flat.

b) He has not assigned/transferred his rights, title and interest in the said flat to any other person/s;

c) Except the Transferor no other person/s have any right, title and interest in the said flat and he being the member of the said society have got full and absolute right to assign and transfer his rights in the said flat in favour of the transferees.



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*[Handwritten signature]*

*[Handwritten signature]*

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

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

f) There is no prohibitory order or injunction from any authority restraining him to transfer of the said flat.

6. The Transferor do hereby declares that the said flat is free from any encumbrances, claims, demands whatsoever and the Transferor agrees and undertakes to indemnify and keep the Transferees indemnified, saved, harmless and defended for and against any loss or claim that may be suffered by the Transferees on this account in such case. The Transferor agrees and undertakes to make good any loss and settle any claims of the Society and/or any Government department local body or authority that may be made at any time in future for any acts or defaults made by the Transferor for any dues whatsoever including the lease rent and all other taxes, levies, penalty for non-payment or short-payment thereof other outgoing whatsoever for any period or transaction prior to the date of this Agreement.



*Subanker*

*[Handwritten signature]*

*[Handwritten signature]*

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7. The Transferor agrees and undertakes to obtain and furnish such permissions from the Society and clearances as may be required by the Transferees and to execute such other forms, papers, writings, deeds and documents as may be required from time to time so as to ensure that the name of the Transferees are brought on the records of the Society as owners of the said flat.

8. The Transferor confirm and shall pay all the charges and outgoing payable to the Society and other authorities including the Electricity Bills, Municipal taxes and other dues relating to the said flat upto the date of signing this Agreement for Sale and hereby agrees to keep the Transferees indemnified against any claim that may be made at any time in future by the society or any other authority for the period upto date of signing this Agreement for Sale.

9. The Transferees shall be entitled to have and to hold the possession, occupation and use of the said flat and the Transferees shall hold the same unto and to the use and benefit of the Transferees, their heirs, executors, successors and assignees forever without any claims, charges, rights, interest, demand or lien of the Transferor or any person/s claiming through or under him on payment of full and final consideration amount of this Agreement to the Transferor.

The Transferees are entitled to become the members of the said Society and also agrees to abide by the Rules, Regulations and Bye-laws of the said Society on completion of this transaction.



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*[Handwritten signature]*

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11. The Transferor agrees and undertakes to sign and execute all acts and deeds required by the Society or other authorities or as and when necessary in favour of the Transferees and/or their nominees or in favour of the Society and/or in favour of other Government/Semi-Govt. authorities for effective possession and transfer of the said Flat and all incidentals thereof in the name of the Transferees.

12. The Transferees shall pay the necessary stamp duty and registration charges as leviable by the concerned Government authority on this Agreement. However, the transfer premium payable to the said Society, the same shall be borne and paid by the Transferees only.

13. The Transferor agrees to hand over to the Transferees all the original documents and papers including Allotment Letter, payment receipts etc. pertaining to said Flat on receipt of full and final consideration amount of this Agreement.

14. It is specifically and mutually agreed by and between both the parties, if the Transferees unable to pay to the Transferor the balance consideration amount from the date of stipulated period mentioned hereinafter to maximum additional period of 45 (forty five) days thereafter this transaction is cancelled/terminated.

15. The Transferor hereby agrees and undertakes to remain present before the Joint Sub Registrar, Borivali Taluka, Mumbai, as and when called upon by the Transferees for getting this agreement registered and shall co-operate with the Transferees.



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*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

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

SCHEDULE OF THE PROPERTY

Flat No.202 adm. 340 sq. ft. Built-up area on 2nd Floor, in the building known as "MALWANI AKARSHAN CO-OPERATIVE HOUSING SOCIETY LTD., Bldg. No.36, situated at Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Charkop Marve Link Road, Kandivali (West), Mumbai - 400 067, constructed on the plot of land bearing Survey No.263 (pt), C.T.S. No.6A of Village: Malwani, Taluka: Borivali, within the Registration Sub-District of Bandra Mumbai Suburban District.

The said building is constructed in the year 2004 consist of Ground + 7 Upper Floors having lift facility.

SIGNED AND DELIVERED by the )  
with named TRANSFEROR )  
MR. ASHOK SITARAM PATIL )  
in the presence of )



*Ashok*

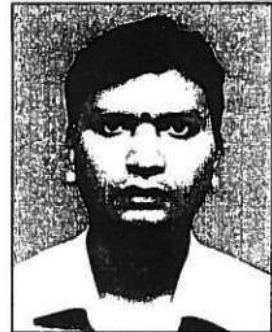


Witness:  
Mahesh A Mestry.

SIGNED AND DELIVERED by the )  
with named TRANSFEREES )  
MR. SHEKHAR V. PALWANKAR & )  
MRS. SUSHMA GANPAT KUMBHAR )  
the presence of )



*Palwankar*



Witness:  
Subodh - S. Palkar.



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RECEIPT

RECEIVED on the day and the year first hereirabove written the sum of Rs.4,00,000/- (RUPEES FOUR LAKHS ONLY), as per following particulars, towards part consideration amount from withinnamed Transferees as within mentioned.

AMT (RS.)	BY CHEQUE NO.	DATED	DRAWN ON
10,000/-	Cash	08/01/19	
50,000/-	727865	15/01/19	SBI Charkop
1,50,000/-	448926	22/01/19	Bank of Maharashtra
1,90,000/-	448928	24/01/19	)) )) ))

4,00,000/- (TOTAL RUPEES FOUR LAKHS ONLY)

I SAY RECEIVED Rs.4,00,000/-.

*(Signature)*  
(ASHOK SITARAM PATIL)  
TRANSFEROR

WITNESSES :-

- (Signature)*
- (Signature)*



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# MALWANI-AAKARSHAN CO-OP. HSG. SOCIETY LTD.

Survey No.263. CTS No.6-A (Part)

Building No.36, Shri. Chhatrapati Shivaji Raje Complex (Mhada)  
Malvani - Charkop Link Road, Kandivali (W), Mumbai - 400 067  
Regd. No. MUM / MHADB /HSG /TC / 12092 /2003- 04- dated 01-08-03



## NO OBJECTION CERTIFICATE

This is to inform you that **MR. ASHOK SITARAM PATIL** Flat No. 202, is the member of the above said society. He is selling his Flat to **MR. SHEKHAR VINAYAK PALWANKAR & MRS. SUSHMA GANPAT KUMBHAR**.

This is to certify that the built up area of Bldg. No. 36, Flat No. 202, MALWANI AAKARSHAN CHS is 340 sq. ft. (Built up area), MALWANI AAKARSHAN building has been constructed in the year 2000-2001 and consists of Ground + Seven upper floor, City Survey No. 6-A (Part), Code No. 159, S. No. 263, above building have lift.

This certificate has been issued for Registration & Stamp Duty purpose.

Thanking you,

Yours truly,  
**FOR MALWANI AAKARSHAN CHS LTD.**

For Malwani Aakarshan Co-op. Hsg. So. Ltd.

  
Hon. Secretary  
**SECRETARY/CHAIRMAN/TREASURER**

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Name and Address  
of the Society

**Malwani-Aakarshan Co-op. Hsg. Soc. Ltd.**  
 Survey No. 263, CTS No. 6-A (PART)  
 Building No. 36, Shri Chhatrapati Shivaji Raja Complex,  
 (MHADA), Malwani - Charkop Link Road,  
 Kandivalli (W), Mumbai - 400 067.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Regn. No.

Regd No.: MUM/MHADB/RSG/TC/  
12097/2003-04, dated 01-08-2003

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Members Register No.	12	Certificate No.	12
Name(s) of Holder(s)	Mr. Ashok Dattaram Patil		
No. of Shares held	Five	(In words)	5
Distinctive No.(s) From	56	To	60
		(Both inclusive)	

Given under the Common Seal of the Society this 4<sup>th</sup> day of November 2003



*[Signature]*  
Chairman

J.S. SHIL  
Hon. Secretary

*[Signature]*  
Member of the Committee



Date & Sr. No. of Transfer	Date of General Body/Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transfer is Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member

SR	36	222
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**M.H. & A.D. BOARD**  
**[A REGIONAL UNIT OF MHADA]**  
**POSSESSION LETTER**



**MHADA**  
 No./Dir/Mkt/MAL /MALWANI /159 /36 202 / 2,053 / 3457 / 2,00:  
 office of the Director, marketi  
 19, Gr. floor, G. N. Bhavan, Bandra (ea  
 Mumbai:--- 400 0:  
 Date: 25/4/26  
 3 24-

**POSSESSION LETTER CUM POSSESSION RECEIPT**

✓ SHRI/SMT/KUM "ASHOK SITARAM PATIL & " has been here by permitted to take the possession of Fl no 202 in Building no.36 of Scheme code no:159 at location MALWANI constructed under the open sale by "H. & A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members, is residing in flat no.202 in building no.36 at location MALWANI or if it is found that the said flat has been sold/ transferred with prior permission from M.H.&A.D.BOARD, the M.H.&A.D.BOARD will cancel the allotment of your flat and, un-authorized occupant will be removed from the said flat and the said flat will be taken in possession of M.H.&A.D.BOARD.



specimen signature of the applicant

1) *Shah*

2) *Shah*

*Director*  
**DIRECTOR, MARKETING**  
**MUMBAI BOARD**  
**M.H.A.D.A.**

Copy f.w.c.s. to

- 1) Estate Manager, H.H.V.V., M.B. for information please. It is informed to him that the said flat, s allotment has come in force from the date
- 2) Executive Engineer, S.R.D./ GHATKOPAR DN., for information and necessary action please.
- 3) Dy. Engineer, SRD/ GHATKOPAR DN. is requested to verify the above attested signature of the applicant, before handing over the possession of above mentioned flat. Dy. engineer, SRD is also requested to maintain a register of allotment and submit the report of handing over the possession of the above mentioned flat with in :

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MUMBAI HOUSING & AREA DEVELOPMENT BOARD  
[A REGIONAL UNIT OF MHADA]  
PROVISIONAL ALLOTMENT LETTER



MHADA



No./Dir/Mktg / Dissproalot/MAL MALWANI / 159/ 36202/3093/ 2002

Office of the Director, Marketing Room no. 19,  
Grihaniman Bhavan, Kalanagar, ( Bandra east),  
Mumbai - 400 051  
Date -12/04/2002

To

ASHOK SITARAM PATIL &  
1/6, MAHADEO NARLY COMPOUND, PRAGATI NAGAR  
LINK ROAD, BEHRAM BAUG, JOGESHWARI (WEST)  
MUMBAI-102

Sub:- Provisional Allotment Letter of Flat at MALWANI Code No.: 159  
Ref:- Your application No. 21913

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Sir / Madam,

I am pleased to inform you that Your application is considered for provisional allotment of Flat No.202 , in Build.No.36 admeasuring approximately 340.00 Sq.Ft.of superbuiltup area at MALWANI .The tentative sale price of the said Flat will be about Rs. 338,300 /-. The discounted price of the Flat is Rs.321,385.00 /

As You have paid the full cost of Rs.321,385.00 to MH. &AD. Board, the Flat No.202 in Bldg.No.36 at MALWANI has been finally allotted to You subject to the fulfillment of the following conditions:-

- Communicate the acceptance to this offer in the form of "Acceptance Letter" enclosed.
- Return the enclosed "undertaking "duely signed.
- Furnish Your passport size photograph, duely attested in the enclosed Form. If the Flat is purchased as the joint holding, kindly furnish the photographs of both the joint holders, duely attested.

MH&ADB. heartily congratulates You for becoming a proud owner of the Flat No.202 in Bldg. No.36 CTS.No.6 A (part) in The R -SOUTH Ward of. MCGM.

1)The above mentioned Flat is ready for the possession from 3/2/01 .You are therefore, informed vide this allotment letter to collect the Possession Letter of this Flat from undersigned. The physical possession of the Flat will have to be taken by You from Concern Dy.Engineer between 11.00 a.m. to 3.00 p.m. on Monday, Wednesday, and Friday. The possession will have to be taken within 10 Days from the receipt of this Letter. The concerned officer are already informed about this.

2)Kindly note that as per the rules of Co.Op.Societies Act 1860, it will be binding on You to become the Member of the CHS. of your Bldg.The Society will have to be registered within 90 days from the date on which 60% of the allottees have received their Allotment letter.

D) Since the flat is allotted to you from , you will have to pay monthly service charges from The month of possession at the rate of Rs.925 per month.The said service charges will have to be paid in the office of the Estate Manager-I/II/III/IV, on or before 10th of every month.

E) You are requested to hand over the possession receipt (with your photograph, signature, and counter

signature of M.H.A.D.A'S authorised officer) to the concerned Dy. Engineer/Jr. Engineer, who will hand over the possession of the said flat to you.

F) If you have taken loan for the said flat from any financial institution. You will be required to handover this allotment letter to the said financial institution, as their charge on your flat has been accepted by M. H. & A. D. B. The physical possession of your flat will only be given to you after the receipt of handing over this allotment letter to the concerned financial institution is submitted by you to the undersigned.

G) Kindly note that, no un authorised person other than your family/ organization, s authorised staff members will be allowed to stay in your flat. If it is found that such un-authorised person is staying in your flat or if it is found out that you have transferred / sold your flat without proper "no objection certificate" from M.H.&A.D.B., the allotment of the said flat will be cancelled by the M.H.&A.D.B. and the possession of the flat will be taken over by the M.H.A.D.B.

M.H.&A.D.board wishes you happy stay in this flat and assures you of it's best co-operation whenever expected for.

Wishing you prosperity and long life.

D.A: As above



Yours faithfully,

*[Signature]*  
Director, Marketing  
M.H. &A.D.Board,  
□ Mumbai: 400051

बॉरल - ७/		
४२२	२०	५४
२०१९		





To,  
Executive Engineer - III/SRD  
Mumbai Housing & Area Development Board,  
Gita Nivvan Bhavan,  
Bandra (East),  
Mumbai 400 051.

Sub: Permission to occupy the completed Bldg. No. 36 on land bearing S. No. 263, CTS No. 6A (part) of village Malavani, of Mass Housing Project MHP - III of MHADA situated at Malad (West), Mumbai.

Ref: Your letter No. EE/SPD-III/MB-134 dated 28/2/2007.

Sir,

The development work of Bldg. No. 36 comprising of Ground + 7 floors on land bearing S. No. 263, CTS No. 6A (part) of village Malavani situated at Malad (West) Mumbai completed under the supervision of Shri. Atul C. Desai (Architect) of IAG Consultants (P) Ltd. having Licence No. CA/75/1230, Shri. Jakhalekar R. P. of M/s. B. G. Shirke Construction Technology Ltd. Licensed Structural Engineer having Licence No. STR/1/30 and under supervision of Shri V. D. Saurkar Executive Engineer - III/SRD MHADA, may be occupied on the following conditions:

1. That the certificate U/s. 270A of B.M.C. Act shall be obtained from A.E.W.W. P/N and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of layout/subdivision/amalgamation to be approved for plot under reference within a month and terms and conditions of the said layout shall be complied with.
3. That all the remaining work should be completed within two months hereof.
4. That the water supply for premises for which occupation is granted shall be restricted as per H.E. requirements and no complaint for short supply of water shall be entertained in future.
5. That D.E.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.B. shall be submitted before B.C.C.
6. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
7. That the separate PRC for CTS No. 6A (part) shall be submitted before B.C.C. or before requesting occupation for the other buildings.

All the conditions mentioned in this letter No. EE/116/BP/WS/6 dated 26/2/2007 shall be complied within two months or before requesting occupation for B.C.C. whichever is earlier.

घास - ७/

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True copy

*[Signature]*  
Executive Engineer/SRD

*[Signature]*  
F. R. B. P. (W.S.)



धरम - ७/		
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मालमत्ता पत्रक

मालमत्ती मालमत्ती नालमत्ती न.भू.मा.का. - न.भू.अ.गोरेगांव जिल्हा - मुंबई उपनगर जिल्हा  
 सात नगर प्लाट नं. 1 क्षेत्र पो.गी. कारणाधिकार शासनाला दिलेल्या मालमत्तीचा किंवा पाऊसचा तपशील आणि त्याच्या फेर तपसामुची किंमत देऊ

₹ 114000.00



पत्रक नं.	प्राप्तार	खंड क्रमांक	नविन धारक (ध) पट्टेधार (प) किंवा धार (ध)	साक्षात्करण
10/2001	मा. जिल्हाधिकारी, मुंबई उपनगर यांचे कडील आदेशा आदेशा क्र. सी./कार्या/अ/प्रो. वि./एस आर - 1/1906 2000 दि. 10/1/2001 य दि. 10/4/2001 य इकायोल आदेशा न. भू./मालमत्ती न.भू.अ.अ 2001 दि. 10/04/2001 अन्वये ₹ 114000ची मि. क्षेत्राची स्वतंत्र मिळकत परिव्या उपडानी ध न. भू.क्र. 1-अ.वरील दि. 3/12/2000 चे नोटी प्रमाणे मो.दा.कार 2 मधून नाव दाखल केले.		मुंबई शहर निर्माण व क्षेत्र विकास मंडळ (सादा)	



कारो मालमत्त - न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा

19/10/01 मालमत्त क्षेत्र न.दा.क  
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सहाय्य प्रतिलिपी

मुंबई उपनगर जिल्हा, गोरेगांव

वदर - 6/  
 82E 23 48  
 2011

वदर - 16  
 82E 1E  
 2011

वदर - 6  
 82E 23 48  
 2011



खरल - ७/		
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२०११		

MUMBAI HOUSING & AREA DEVELOPMENT BOARD  
[A REGIONAL UNIT OF MHADA ]  
ALLOTMENT LETTER



MHA

NO./dir/mkt./allot/MAL/MALWANI/159/36 202/3099/2  
G. N. bhavan, Bandra (ea  
Mumbai-- 400 1  
DATE : 12/4/2002

To  
ASHOK SITARAM PATIL &  
1/6, MAHADEO NARLY COMPOUND, PRAGATI NAGAR  
LINK ROAD, BEHRAM BAUG, JOGESHWARI (WEST)  
MUMBAI-102



sub:-- Allotment of residential flat at MALWANI scheme code no: 159, Survey no. 263,  
city s.no. 6 A (part)  
Ref:-- Your application no.21913 dated 27/02/2002

Sir/madam,

A) Since

- 1) The offer of provisional allotment of flat no. 202, in Building no: 36 at location MALWANI in scheme code no 159 issued vide this office letter no. 3097 Dated 17/03/2002 has been accepted by you.
- 2) you have submitted the requisite acceptance letter, affidavit, undertaking.
- 3) You have paid the full cost / disscouted cost of Rs 338,300 as per the condition mentioned (condition II of mode of payment) in your provisional allotment letter, to M. H. & A.D.B. the flat no.202 in building no.36 at MALWANI in scheme code no.159 has now been finally allotted to you. M.H.&A.D.B. heartily congratulates you for becoming the proud owner of the flat no.202 in building no.36 under sheme code no.159

B) The above mentioned flat is ready for possession from 3/2/01. You are, there fore informed vide this allotment letter to collect the possession letter of this flat from under signed. The physical possession of the said flat will have to be taken by you from the concerned Dy. Engineer of Concerned division between 11.00 a.m. to 3.00 p.m on Monday, Wednesday, and Friday. The possession will have to be taken within 10 days of the receipt of this letter. The concerned officers are allready informrd about this.

C) Kindly note that, as per the rules of the Co. Op. Society act 1860, it will be binding on you to become the member of the Co.Op Hsg. society of your building. The society will have to be registered within 90 days from the date on which 60% of the allottees have received this allotment letter.

D) Since the flat is allotted to you from 08/04/2002, you will have to pay monthly service charges from The month of possession at the rate of Rs.925 per month. The said service charges will have to be paid in the office of the Estate Manager-I/II/III/IV, on or before 10th of every month.

वरल - ७/		
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२०१९		

NO./dir/mkt./allot/MAL/MALWANI/159/36-202/ /2002

G. N. bhavan, Bandra (east),  
Mumbai-400 051

DATE: 12/4/2002

E) You are requested to hand over the possession receipt (with your photograph, signature, and counter signature of M.H.A.D.A'S authorised officer) to the concerned Dy.Engineer/Jr. Engineer, who will hand over the possession of the said flat to you.

F) If you have taken loan for the said flat from any financial institution. You will be required to handover this allotment letter to the said financial institution, as their charge on your flat has been accepted by M. H. & A. D. B. The physical possession of your flat will only be given to you after the receipt of handing over this allotment letter to the concerned financial institution is submitted by you to the undersigned.

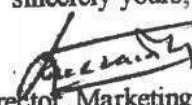
G) Kindly note that, no un authorised person other than your family/ organization,s authorised staff members will be allowed to stay in your flat. If it is found that such un-authorized person is staying in your flat or if it is found out that you have transferred / sold your flat without proper "no objection certificate" from M.H.&A.D.B., the allotment of the said flat will be cancelled by the M.H.&A.D.B. and the possession of the flat will be taken over by the M.H.A.D.B.

M.H.&A.D.board wishes you happy stay in this flat and assures you of it's best co-operation whenever expected for.

Wishing you prosperity and long life.



sincerely yours,

  
Director, Marketing  
M.H.&A.D.Board.

copy f.w.c.s. to

- 1) EX.Engineer/ M.H.P/ SRD.Dn. for information please.
- 2) Dy. Engineer, hsg. MHP. Dvn. for information please. He is requested to hand over the possession of flat no.202 in bldg. no.36 of scheme code no. 159 to the said allottee and submit the report of handing over in the prescribed proforma receipt.
- 3) Estate Manager I/II/III/IV, M.H.&A.D.B. for information please. He is requested to take note of the said allotment and to direct his rent collector to collect the monthly charges of Rs. 925 from the said allottee before 10 th of each month from the month of Possession.
- 4) Select file Director, Marketing /MB.

बरल - ७/		
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193670/-



बृहन्मुंबई महानगरपालिका

## बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

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

मालमत्ता लेखा क्रमांक PN4405354410000	मालमत्ता करवर्ष 2018-2019	देयक क्रमांक 201810BIL07479462 201820BIL07479463	देयक दिनांक 19/05/2018
पक्षकाराचे नाव व पत्ता : THE SECY SHRI CHHATRAPATI SHIVAJI RAJE COMPLEX (MHADA,BLDGE NO 36 KANDIVALI (W),MUMBAI 67		प्रेषक - सहा. क. व सं. / विभाग : Trimurti Appartment C.H.S.Ltd.,Ground Floor, MamledarwadiCross Road,Road No.5, Opp Dayanand School, Malad(W). Mumbai - 400064.	
मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सो.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे . PN 12108 [36] S NO 263 PT CTS NO 6A PT MALVANI MALAD [W] BUILDING NO 36 MHADA EE/IV/SRD/MB BLDG NO 3 6			
प्रथम करनिर्धारण दिनांक : 28/06/2001	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य : ₹ 58085640	
अक्षरी Five Crore Eighty Lac Eighty-Five Thousand Six Hundred Forty Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0	०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0		
देयक कालावधी : 01/04/2018	ते 31/03/2019		

कराचे नाव :	01/04/2018	ते 30/09/2018	01/10/2018	ते 31/03/2019
सर्वसाधारण कर				
जल कर		31943		31943
जललाभकर		0		0
मलनिःसारण कर		20040		20040
मलनिःसारण लाभ कर		0		0
म.न.पा. शिक्षण उपकर		2492		12492
राज्य शिक्षण उपकर		619		11619
रोजगार हमी उपकर		1078		10178
वृक्ष उपकर		0		0
पथकर		579		579
एकूण देयक रक्कम		14514		14514
कलम १५२ अ नुसार दंडाची रक्कम		101365		101365
परताव्यवरील व्याजाची वसुली		0		0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम		0		0
अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम		0		0
आगाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रक्कम		3624		0
* ३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम		97741		101365
* ३१.०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम		95929		97741
* ३१.०७.२०१८ नंतर भरावयाची निव्वळ रक्कम		98835		98647
अक्षरी रुपये		97741		101365
		Ninety-Seven Thousand Seven Hundred Forty-One Only		One Lac One Thousand Three Hundred Sixty-Five Only
अंतिम देय दिनांक		27/08/2018		31/12/2018

\*To make payment through NEFT:

IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPOPN4405354410000 , Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकांमधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधीतील पत्रव्यवहारात सदर यू. आइडी.क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

स्वच्छ भारत  
एक कदम स्वच्छता की ओरदेविदास शि. क्षीरसागर  
करनिर्धारक व संकलक (प्र.)



जर्नल = ७१		
४२९	२८	५४
१०९९		



घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा.पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री केलेली आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

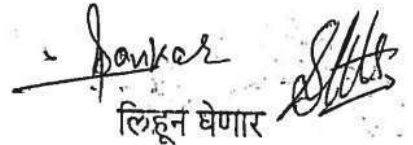
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे व्हावे म्हणून जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
लिहून देणार

वरल - ७/		
४२९	२९	५४
२०१९		

  
लिहून घेणार



शासन निर्णय क्रमांक प्रमुख 614/345/प्र.क्र. 71/18-अ दिनांक 09 मार्च 2015

प्रपत्र - व

स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र (Self Deceleration)

लिहून घेणार यांचा पासपोर्ट साईज फोटो

देणार  
मी लिहून घेणार श्री/ श्रीमती/ मेसर्स श्री. विनायक पालवणकर - (38)  
श्री. सुधमा बाणपत कुभार - (37)  
राहणार:- पती व 177 सेक्टर-1 - वाळो. कौदिवती प) पुणे 47  
वय वर्ष:- ..... आधार क्रमांक असल्यास:- ..... व्यवसाय:- .....

देणार  
मी लिहून घेणार श्री/ श्रीमती/ मेसर्स श्री. सिताराम पाटील - (52)  
राहणार:- पती व 202 लीडींग. नं. 36 आकषी. मोहा. श्री. एस. कॉम्प्लेक्स कौदिवती प)  
वय वर्ष:- 52, आधार क्रमांक असल्यास:- ..... व्यवसाय:- आर. पु. 67

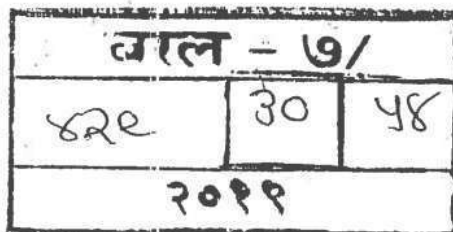
याद्वारे घोषित करतो/ करते की, मी स्वयं साक्षांकित (Self Attested) केलेल्या प्रती या मूळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908 किंवा संबंधित कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी लिहून घेणार शिक्षेस पात्र राहील याची मला पूर्ण जाणीव आहे. या मध्ये दस्त लिहून घेणारे किंवा दस्त लिहून देणारे आम्ही सर्वस्वी जबाबदार राहू तसेच या मध्ये कुठलाही कन्सलटन्सी अथवा दस्त नोंदणी करून देणारा व शासकीय कर्मचारी जबाबदार राहणार नाही.

लिहून घेणार सही /- Alak

ठिकाण:- मुंबई

लिहून घेणार सही/- Dabankar

दिनांक:- 29/01/2019



भारत सरकार  
GOVERNMENT OF INDIA



अशोक सिताराम पाटील  
Ashok Sitaram Patil  
जन्म तारीख/ DOB: 21/04/1966  
पुल / MALE



9711 2770 6095

आधार - आम आदमी का अधिकार



**SELF ATTESTED**

*(Signature)*  
**BY ME**

आधार प्रमाणिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O सिताराम सखाराम पाटील,  
१/१६, प्रगती नगर - १, महादेव  
नाखी कंपाउंड, बेहराम बाग,  
जोगेश्वरी पश्चिम, मुंबई,  
महाराष्ट्र - ४००१०२

Address:  
S/O Sitaram Sakharam Patil, 1/16,  
PRAGATI NAGAR - 1, MAHADEV  
NARLEY COMPOUND, BEHRAM  
BAUG, Jogeshwari (West), Mumbai,  
Maharashtra - 400102

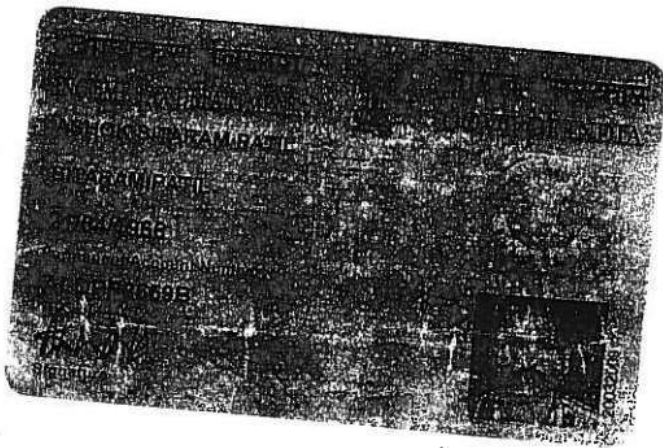
9711 2770 6095

1847 1800 300 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bengaluru-560 001

बरत - ७/		
४२९	३९	५४
२०१९		



बरल - ७/		
४२९	३२	५४
२०१९		



SELF ATTESTED

BY ME



खरल - ७/		
४२९	३३	५४
२०१९		



कर - 159/		
822	38	48
20/99		



भारतीय विशिष्ट सार्वजनिक प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदणी क्रमांक/Enrolment No.: 1216/00005/01150

To: Shekhar Vinayak Palwankar  
 (शेखर विनायक पालवणकर)  
 S/O Vinayak Palwankar  
 1/103 Government Colony  
 Kharwadi  
 Bandra(East) S.O  
 Mumbai  
 Maharashtra - 400051

Date: 09/08/2011

Ref. No: 00005542-00060003-00063157-



UB 03399537 5 IN

**SELF ATTESTED**

*Palwankar*  
**BY ME**

आपला आधार क्रमांक / Your Aadhaar No. :

**8335 0060 9224**



आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA

शेखर विनायक पालवणकर  
 Shekhar Vinayak Palwankar  
 जन्म वर्ष / Year of Birth : 1981  
 पुरुष / Male



8335 0060 9224

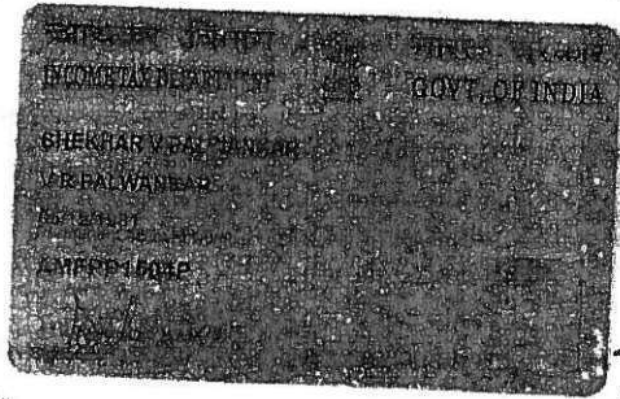
आधार - सामान्य माणसाचा अधिकार

जरा - 9/		
82e	34	48
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बगल - ७/		
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२०१९		





SELF ATTESTED

*[Handwritten signature]*

BY ME



करल - ७/		
४२९	३७	५४
२०१९		



बंरल - ७/		
४२२	३८	५४
२०१९		

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
KUMBHAR SUSHMA GANPAT GANPAT BAJARAM KUMBHAR	
19/04/1982 Permanent Account Number BAYPK66454L	
Signature 	

**SELF ATTESTED**

  
**BY ME**



जारी - ७/		
४२९	३९	५४
२०१९		



जरल - ७/		
822	80	48
२०१९		



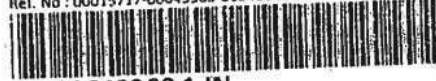
भारतीय विशिष्ट आधिकार प्रधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदणी क्रमांक/Enrolment No.: 1218/17659/29444

To: Sushma Ganpat Kumbhar  
 (सुषमा गणपत कुंभार)  
 Room no 6 Plot no. 177 Suryoday CHS  
 Opp Janseva Bank  
 Charkop Sector 1  
 Kandivali West  
 Mumbai (Sub Urban)  
 Maharashtra 400067

Date: 06/08/2011

Ref. No : 00015717-00045303-00046143-



UB 02640268 1 IN

②  
 SELF ATTESTED  
*[Signature]*

BY ME

आधार क्रमांक / Your Aadhaar No. :

**3926 3846 7349**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



सुषमा गणपत कुंभार  
 Sushma Ganpat Kumbhar

जन्म वर्ष / Year of Birth : 1982  
 स्त्री / Female

3926 3846 7349



आधार - सामान्य माणसाचा अधिकार

व्यरल - ७/		
४२६	४९	५४
२०१९		



वरल - ७/		
४२	४२	४४
२०१९		



बृहन्मुंबई महानगरपालिका  
MUNICIPAL CORPORATION OF GREATER MUMBAI



नमुना "इ" FORM "E"

विवाह नोंदणीचे प्रमाणपत्र

No. 0117782

(पहा कलम ६ (१), (इ) आणि नियम ५)

**CERTIFICATE OF REGISTRATION OF MARRIAGE**  
(See section 6 (1), (e) and rule 5)

प्रमाणित करण्यात येते की (पत्नीचे नाव) पालवणकर शेश्वर विनायक  
Certified that the marriage between \_\_\_\_\_

(Name of husband)

राहणार ५३ डी ८ मंगलमूर्ती हीरो रोड  
Residing at \_\_\_\_\_

बोरीवली (प) मुंबई ४०००९२  
\_\_\_\_\_

आणि (पत्नीचे नाव) कुमार सुवभा बाणपत  
and \_\_\_\_\_

लॉट नं. १००/०६ सुर्योदय हीरो रोड  
\_\_\_\_\_

(Name of wife)

राहणार चारकोप; कांदिवली (प) मुंबई ६७  
Residing at \_\_\_\_\_

यांचा विवाह दिनांक २१/०६/२०१३ रोजी हीरो रोड विद्यालय सेक्टर  
१ चारकोप कांदिवली (प) मुंबई नं. ६७ (ठिकाणी) येथे विधिसंपन्न झाला.

Solemnized on dated \_\_\_\_\_ at \_\_\_\_\_

Palwanekar \_\_\_\_\_

वरल - ७/ -		
४२९	४३	५४
२०१९ / २०		

\_\_\_\_\_ (place) is Registered by me on dated \_\_\_\_\_

त्याची महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम, १९९६ अन्वये ठेवण्यात आलेल्या नोंदवहीच्या खंड क्रमांक ६८१०६ च्या अनुक्रमांक ०११०६०८२ वर

दिनांक २३/०१/२०१४ रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

In Volume No. \_\_\_\_\_ at Serial No. \_\_\_\_\_ of Register of Marriages

maintained under the Maharashtra Regulation of Marriage Bureaus and Registration of Marriages Act, 1998.

R/C Ward, Borivali (W) \_\_\_\_\_  
Mumbai - 400 092  
Place \_\_\_\_\_

दिनांक  
Date २२/०१/२०१४



Bajaj  
Registrar of Marriages  
R/C Central Ward  
Registrar of Marriages



जरल - ७/		
४२९	४४	५४
२०१९		





**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नोंदविण्याचा क्रमांक / Enrollment No 1218/61212/08482

To,  
 सुबोध शामसुंदर पालकर  
 Subodh Shamsundar Palkar  
 39/008, Suryodaya CHS LTD  
 Link Road  
 Near Atharva College Chatrapati Shivaji Raje Complex  
 Kandivali West  
 Kandivali West Kandivali West Mumbai  
 Maharashtra 400087  
 9773285113

Ref: 22 / 20A / 43605 / 43890 / P



SH1005684J9DF



**SELF ATTESTED**

*(Signature)*

BY ME

आपला आधार क्रमांक / Your Aadhaar No. :

**2317 3784 9447**

**आधार — सामान्य माणसाचा अधिकार**



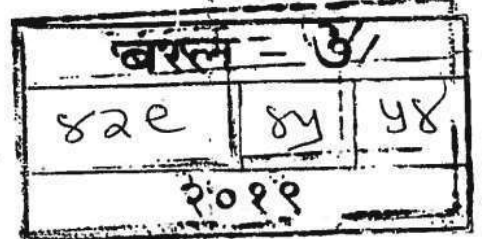
**भारत सरकार**  
**GOVERNMENT OF INDIA**



सुबोध शामसुंदर पालकर  
 Subodh Shamsundar Palkar  
 जन्म वर्ष / Year of Birth : 1979  
 पुरुष / Male



**2317 3784 9447**



**आधार — सामान्य माणसाचा अधिकार**



भारतीय विशिष्ट ओळख प्रणाली

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17714/05781

To,  
महेश अनंत मेख्री  
Mahesh Anant Mestry  
28/501, Malwan Ameya Co-Op Hsg Society, C.S.R Complex  
Link Road  
Near Atharva College Ekta Nagar  
Kandivli (West)  
Mumbai (Sub Urban)  
Maharashtra 401067  
9967747731

Ref: 8 / 02G / 15490 . 15960 / P



UE:648296969IN



SELF ATTESTED

BY ME

आपला आधार क्रमांक / Your Aadhaar No. :

7014 0407 2761

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



महेश अनंत मेख्री  
Mahesh Anant Mestry  
जन्म वर्ष / Year of Birth : 1961  
पुरुष / Male



7014 0407 2761

आधार — सामान्य माणसाचा अधिकार

वर्ष - ७/		
४२९	४६	५४
२०१९		



**CHALLAN**  
MTR Form Number-6



GRN	MH011021760201819M	BARCODE	Date		24/01/2019-11:08:07	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
			PAN No.(If Applicable)	AMFPP1504P			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	MR SHEKHAR VINAYAK PALWANKAR			
Location	MUMBAI						
Year	2018-2019 One Time		Flat/Block No.	FLAT NO.202, 2ND FLOOR, MALWANI			
			Premises/Building	AKARSHAN CHSL..			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030045501 Stamp Duty	170000.00	BLGD. NO.36, CHATRAPATI SHIVAJI RAJE COMPLEX, OPP. EKTA NAGAR, CHARKOP	MARVE LINK RD.	KANDIVALI WEST MUMBAI	4000067	
0030063301 Registration Fee	30000.00					
Total		Amount In		Two Lakh Rupees Only		
		Words				



Remarks (If Any)  
PAN2=ALDPP2559B--SecondPartyName=MR ASHOK SITARAM  
PATIL-CA=3400000

Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042019012458692	190242517434		
Cheque/DD No.	Bank Date	RBI Date	24/01/2019-17:23:53	25/01/2019		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch	Scroll No. , Date		90125 , 25/01/2019			

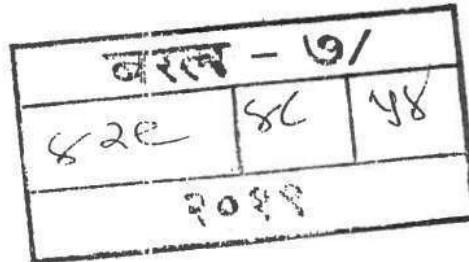
Department ID :  
NOTE:- This challan is valid only if it is registered in the Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दफ्तर में नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.  
Digitally signed by D:\VIRTUAL TREASURY\MUMBAI\02 Date: 2019.01.29 11:25:03 +05'30' Reason: Sealed Document Location: India  
Mobile No. : 9619597002  
Validity unknown  
82e 80 y8  
2019

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-451-429	0006210718201819	29/01/2019-11:22:01	ICR196	30000.00

GRN : MH011021760201819M Amount : 2,00,000.00

Bank : BANK OF MAHARASHTRA Date : 24/01/2019-11:06:07

2	(IS)-451-429	0006210718201819	29/01/2019-11:22:01	IGR196	170000.00
Total Defacement Amount					2,00,000.00



Validity unknown

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 02  
Date: 2019.01.29  
11:25:03 +05'30'  
Reason: Secure  
Document  
Location: India

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	201901283004			28 January 2019,03:10:48 PM	
मूल्यांकनाचे वर्ष	2018				
जिल्हा	म्बई(उपनगर)				
मूल्य विभाग	69-मालवणी ( बोरीवली )				
उप मूल्य विभाग	69/325रस्ता:मालाड मार्व मार्ग ( खाडी ते मालवणी चर्च )				
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	64700	108200	119100	137100	108200
					मोजमापनाचे एकक चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	31.59चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 to 10वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.108200/-
उद्ववाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.108200/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (( (108200-64700) * (90 / 100 ) )+64700 ) = Rs.103850/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 103850 * 31.59 ✓ = Rs.3280621.5/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाल्कनी = A + B + C + D + E + F + G + H + I = 3280621.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3280621.5/-				



करल - ७/		
४२९	४९	५४
२०१९		



वर्ग - ७/		
४२२	५०	५४
२०१९		



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2901201900755 Receipt Date 29/01/2019

Received from shekhar vinayak palwankar, Mobile number 9322267051, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 429 dated 29/01/2019 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1080

DEFACED

**Payment Details**

Bank Name	KKBK	Payment Date	29/01/2019
Bank CIN	10004152019012900630	REF No.	0075394564
Deface No	2901201900755D	Deface Date	29/01/2019

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

**Department of Stamp & Registration, Maharashtra**

**Receipt of Document Handling Charges**

PRN 2901201900755 Date 29/01/2019

Received from shekhar vinayak palwankar, Mobile number 9322267051; an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

**Payment Details**

Bank Name	KKBK	Date	29/01/2019
Bank CIN	10004152019012900630	REF No.	0075394564

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

वर्ष - ७/  
४२२ ५९ ५४  
२०१९



बरत - ७/		
४२९	५२	५४
२०२९		



451/429

मंगळवार, 29 जानेवारी 2019 11:22  
म.पू.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 429/2019

दस्त क्रमांक: बरल7 /429/2019

बाजार मूल्य: रु. 32,80,622/-

मोबदला: रु. 34,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,70,000/-

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

पावती:443

पावती दिनांक: 29/01/2019

अ. क्रं. 429 वर दि.29-01-2019

सादरकरणाचे नाव: शेखर विनायक पालवणकर

रोजी 11:23 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 31080.00

दस्त हजर करणाऱ्याची सही:

( वा. सु. शिंगडे )

सह. मुख्य निबंधक, बारीवली-७,  
मुंबई उपनगर, जिल्हा.

( वा. सु. शिंगडे )

सह. मुख्य निबंधक, बारीवली-७,  
मुंबई उपनगर, जिल्हा.मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-  
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 29 / 01 / 2019 11 : 23 : 00 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 29 / 01 / 2019 11 : 23 : 59 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

\* सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल झालेला आहे. \* दस्तावेजातील संपूर्ण मजकूर, निष्पादन व्यक्ती, सादरीकरण व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्तावेजाची सत्यता, वैधता करण्यादेशीर बाबींसाठी दस्त निष्पादक व कळुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे:

लिहून घेणारे:



बरल 7 - ७/		
४२९	५३	५४
२०१९		



29/01/2019 11 24:38 AM

दस्त गोषवारा भाग-2

बरल7

दस्त क्रमांक:429/2019

दस्त क्रमांक :बरल7/429/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शेखर विनायक पालवणकर पत्ता:प्लॉट नं: रूम नं.06, माळा नं: - इमारतीचे नाव: सूर्योदय सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट नं.177 सेक्टर -1, रोड नं: चारकोप कांदिवली प मुंबई, MUMBAI, MUM 3AI. पिन नंबर:AMFPP1504P	लिहून घेणार वय :-38 स्वाक्षरी:- <i>Shekhar</i>		
2	नाव:सुषमा गणपत कुंभार पत्ता:प्लॉट नं: रूम नं.06, माळा नं: - इमारतीचे नाव: सूर्योदय सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट नं.177 सेक्टर -1, रोड नं: चारकोप कांदिवली प मुंबई, MUMBAI, MUM 3AI. पिन नंबर:BAVPK8454L	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Sushma</i>		
	नाव:अशोक सीताराम पाटील पत्ता:प्लॉट नं: प्लॉट नं.202, माळा नं: दुसरा भाजला बील्डींग नं.36, इमारतीचे नाव: भालवणी आकर्षण सी एच एस लिमिटेड, ब्लॉक नं: सी एस आर कॉम्प्लेक्स एकता नगर समोर, रोड नं: चारकोप मावें लिक रोड कांदिवली प मुंबई, MUMBAI, MUMBAI. पिन नंबर:ALDPP2559B	लिहून देणार वय :-52 स्वाक्षरी:- <i>Ashok</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल पुरावे - ७/  
शिक्का क्र.3 ची वेळ:29 / 01 / 2019 11 : 25 : 40 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः

बरल - ७/	४२९	५४	५४
छायाचित्र	०१	०१	अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:सुबोध शामसुंदर पालकर  
वय:39  
पत्ता:39/008 सूर्योदय सोसा लिक रोड सी एस आर  
कॉम्प्लेक्स कांदिवली प मुंबई  
पिन कोड:400067

स्वाक्षरी

- 2 नाव:महेश अनंत मेस्त्री  
वय:57  
पत्ता:28/501 अमेय सोसा सी एस आर कॉम्प्लेक्स लिक  
रोड कांदिवली प मुंबई  
पिन कोड:400067

स्वाक्षरी



शिक्का क्र.4 ची वेळ:29 / 01 / 2019 11 : 26 : 19 AM

शिक्का क्र.5 ची वेळ:29 / 01 / 2019 11 : 26 : 38 AM नोंदणी पुस्तक 1 मध्ये

( व. डी. चोंगडे )

सह. दुय्यम निबंधक, बोरीवली-७

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

प्रमाणित करण्यात येते की या,  
दस्तामध्ये एकूण...५४...पाने आहेत  
बरल ७ / ४२९ / ०१९  
पुस्तक क्रमांक -१.....बर  
नोंदला : २९ जानेवारी २०१९  
दिनांक :

sr. Epayment Number  
1 2901201900755  
2 MH011021760201819M

Defacement Number  
2901201900755D  
0006210718201819

( व. डी. चोंगडे )

429 / 2019

Know Your Rights as Registrants

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

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
2. Get print immediately after registration.

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



29/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली  
7

दस्त क्रमांक : 429/2019

नोंदणी :

Regn:63m

## गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3400000.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3280621.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॉट नं.202, माळा नं: दुसरा मजला बील्डींग नं.36, इमारतीचे नाव: मालवणी आकर्षण सी एच एस लिमिटेड, ब्लॉक नं: सी एस आर कॉम्प्लेक्स एकता नगर समोर, रोड : चारकोप मार्व लिक रोड कांदिवली प मुंबई 400067, इतर माहिती: घसारा 10 टक्के बांधकाम वर्ष 2001 बी एम सी ऑसी 2001.....क्षेत्रफळ 340 चौ फूट बिल्ट-अप( ( C.T.S. Number : 6-A. ; ) )
(5) क्षेत्रफळ	1) 31.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक सीताराम पाटील वय:-52; पत्ता:-प्लॉट नं: प्लॉट नं.202, माळा नं: दुसरा मजला बील्डींग नं.36, इमारतीचे नाव: मालवणी आकर्षण सी एच एस लिमिटेड, ब्लॉक नं: सी एस आर कॉम्प्लेक्स एकता नगर समोर, रोड नं: चारकोप मार्व लिक रोड कांदिवली प मुंबई, MUMBAI, MUMBAI. पिन कोड:-400067 पॅन नं:-ALDPP2559B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शेखर विनायक पालवणकर वय:-38; पत्ता:-प्लॉट नं: रूम नं.06, माळा नं: - इमारतीचे नाव: सूर्योदय सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट नं.177 सेक्टर -1, रोड नं: चारकोप कांदिवली प मुंबई, MUMBAI, MUMBAI. पिन कोड:-400067 पॅन नं:-AMFPP1504P 2): नाव:-सुषमा गणपत कुंभार वय:-37; पत्ता:-प्लॉट नं: रूम नं.06, माळा नं: - इमारतीचे नाव: सूर्योदय सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट नं.177 सेक्टर -1, रोड नं: चारकोप कांदिवली प मुंबई, MUMBAI, MUMBAI. पिन कोड:-400067 पॅन नं:-BAVPK8454L
(9) दस्तऐवज करून दिल्याचा दिनांक	29/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	29/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	429/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	170000
(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.



खरी प्रत

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

Maresh - 9167328770

MMRDA  
IST. E  
ATKOR 07/13