

Receipt (pavti)

520/15253

Wednesday, June 05, 2024

12:21 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 16102 दिनांक: 05/06/2024

गावाचे नाव: चेंबूर

दस्तावेजाचा अनुक्रमांक: करल5-15253-2024

दस्तावेजाचा प्रकार: सेल डीड

मादर करणाऱ्याचे नाव: रघुनाथ आबाजी आहिरे (80% हिस्सा)

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

DELIVERED

एकूण:

₹. 30640.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

12:41 PM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

वाजार मुल्य: ₹. 2129817.6/-

मोबदला ₹. 3970000/-

भरलेले मुद्रांक शुल्क: ₹. 238200/-

सह दुय्यम निबंधक कार्या-2
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रकम: ₹. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624041814712 दिनांक: 05/06/2024

वैकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003050818202425E दिनांक: 05/06/2024

वैकेचे नाव व पत्ता:

[Handwritten Signature]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		करल - ५	
Valuation ID	20240605155	03 June 2024, 09:52:19 AM	
मूल्यांकनाचे वर्ष 2024		दस्त क. १५२५३/२०२४	
जिल्हा	मुंबई (उपनगर)	१३२	
मूल्य विभाग	१८-चेंबूर - कुर्ला		
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पूर्वेस वॉर्ड सीमा, दक्षिणस स.गो बर्वे मार्ग, पश्चिमेस गाव हद्द.		
सर्व्हे नंबर / न भू क्रमांक	सि टी एस. नंबर#47		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
38940	92440	108560	137000
		औद्योगिक	मोजमापनाचे एकक
		92440	चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	23.04 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	१-आर सी सी आहे	मिळकतीचे वय-	TO 2वर्षे
उद्दवाहन सुविधा-		मजला -	1st floor To 4th floor
रस्ता सन्मुख -			
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.92440/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)	
		= ((92440-38940) * (100 / 100)) + 38940)	
		= Rs.92440/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 92440 * 23.04	
		= Rs.2129817.6/-	
Applicable Rules		= ,10,4	
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 बाल्कनी + मेकॅनिकल वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 2129817.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs.2129817.6/-	

Home Print



सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५



CHALLAN
MTR Form Number-6

करल - ५
दस्त क्र. १५२५३ / २०२४
07/06
Date: 04/06/2024-19:24:06 Form ID: 25

GRN	MH003050818202425E	BARCODE		Date	04/06/2024-19:24:06	Form ID	25
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	PAN No.(If Applicable)	
Location	MUMBAI	Full Name	RAGHUNATH ABAJI AHIRE and other
Year	2024-2025 One Time	Flat/Block No.	Room no 5158, 1st Floor, Bldg. No. 158,
		Premises/Building	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	238200.00	New Jai Nagar, Chembur	Mumbai		000089	
0030063301 Registration Fee	30000.00					
						SecondPartyName=ANURADHA SANJAY SINGH-
						Amount In
						Two Lakh Sixty Eight Thousand Two Hundred Rupees O
						Words
						nly
Total	2,68,200.00					



Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	02300042024060446608	019792511
Cheque/DD No.		Bank Date	RBI Date	04/06/2024-19:25:02	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. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चटान वेवळ दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-15253	0001687762202425	05/06/2024-12:21:15	IGR561	30000.00



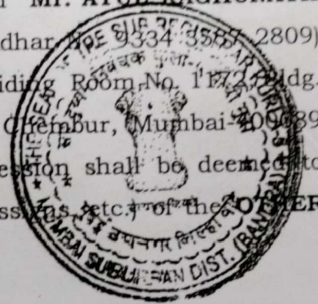
SALE DEED

This **SALE DEED** is made and entered into at Mumbai on this 05th day of June 2024 **BETWEEN Mrs. ANURADHA SANJAY SINGH**, aged about 50 years, (PAN No. AVUPS8439A) (Aadhar No 5523 6996 1945) an adult, Indian Inhabitant residing at Room No.5158 Near Tilak Nagar Railway Station, Bldg No. 158, Safalya CHSL, New Tilak Nagar, Chembur, Mumbai-400089 hereinafter referred to as **SELLER** (which expression shall be deemed to include her legal heirs, administrators, assigns, executors, etc.) of the **ONE PART**:

करल - 9
दस्तावेज नं. 21218 (12638)
132

A N D

Mr. RAGHUNATH ABAJI AHIRE aged about 64 years, (Pan No. AIMPA3494L) (Aadhar No. 7004 2625 7086) (holding 80% Share) and **Mr. ATUL RAGHUNATH AHIRE** aged about 34 years, (Pan No. AZLPA5074G) (Aadhar No. 9334 3567 2809) (holding 20% Share) both adults Indians Inhabitants residing Room No. 117, Bldg. No. 33, Utkarsh CHSL, B Wing, Opp. SBI Tilak Nagar, Chembur, Mumbai-400089 hereinafter referred to as "**PURCHASERS**" (which expression shall be deemed to include their legal heirs, executors, administrators, assigns, etc.) of the **OTHER PART**:



WHEREAS by virtue of Agreement for Sale dated 28/02/2006 executed between the Mr. Rajaram Babu Kokate, Mrs. Meena Rajaram Kokate and Seller herein had purchased the said Room no 5158, admeasuring 248 sq. ft mts (equivalent to 23.04 sq. mtr) 1st Floor, in the Bldg No. 158, of SAFALYA Co-operative Housing Society Ltd., situated at New Tilak Nagar, Chembur, Mumbai-400089, (hereinafter referred to as the "said Room") lying on CTS No. 47, Plot No. 47 of Revenue Village: Chembur, Taluka: Kurla in the District of Mumbai Suburban District and the same was lodged for Registration under No. BDR-3-01670-2006 dated 28/02/2006 in the Office of Sub Registrar of Assurances

AND WHEREAS by virtue of Deed of Rectification dated 07/03/2006 executed between Mr. Rajaram Babu Kokate, Mrs. Meena Rajaram Kokate and Seller in respect of Room no 5158, admeasuring 248 sq. ft (equivalent to 23.04 sq. mtr) Built Up, on the 1st Floor, in the Bldg. No. 158, of SAFALYA Co-operative Housing Society Ltd., situated at New Tilak Nagar, Chembur, Mumbai-400089 and the same was lodged for Registration under No. BDR-3-01928-2006 dated 07/03/2006

AND WHEREAS Seller herein is seized and possessed of Room no 5158, admeasuring 248 sq. ft (equivalent to 23.04 sq. mtr) Built Up on the 1st Floor, in the Bldg. No. 158, of SAFALYA Co-operative Housing Society Ltd., situated at New Tilak Nagar, Chembur, Mumbai-400089

Three handwritten signatures at the bottom of the page.

AND WHEREAS the Seller herein is a member of the said Society known as "SAFALYA AND OPERATIVE Housing Society Ltd a society duly registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. 5158/32/3038/3038 MU/MHADB/HSG/RS/12726/Year 2007-2008 having its registered office at Bldg No. 158, of SAFALYA Co-operative Housing Society Ltd., situated at New Tlark Nagar, Chembur, Mumbai-400089, (hereinafter referred to as the "said Society") and holder of 5 Shares of 50/- each under Share Certificate No. 8 with distinctive Nos. 036 to 040 (both inclusive) (hereinafter referred to as "the said Shares")

AND WHEREAS the Seller has got another better accommodation and decided to sell, transfer all her rights, title, interest, claims, demand in the said Room, and the Seller has agreed to transfer the said shares, 'the said Room' and all the rights, title, interest, claims, demands and benefits in the said Society to the PURCHASERS, and the PURCHASERS have agreed to have and acquire the same, and to get the same transferred in the said shares, on the terms and conditions mutually agreed and recorded hereunder:-

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1) That the value of the said Shares, the said Residential Room, and all the rights, title, claim, interest, benefits and shares of the Seller, the said Society has been fixed for **Rs.39,70,000/- (Rupees Thirty Nine Lakhs Seventy Thousand Only)**.

(a) **Rs.39,70,000/- (Rupees Thirty Nine Lakhs Seventy Thousand Only)** the PURCHASERS have already paid to the SELLER on or before the execution hereof towards the **full and final payment** in respect of the said ROOM and the Said SHARES, and the SELLER doth hereby admits and acknowledges the receipt of the said sum of **Rs.39,70,000/- (Rupees Thirty Nine Lakhs Seventy Thousand Only)**

2. On execution hereof Seller shall execute necessary Transfer Forms and sign all other requisite letters and give undertakings, etc. as may be required for the transfer herein contemplated, and also deliver the Original Title Deed to the PURCHASERS without any claim or demand of whatsoever nature against the PURCHASERS or in that behalf.

3. On execution hereof Seller has relinquished all her right, title, claim and interest, etc. in respect of the said Room along with the said Shares in respect of the said Room in favour of the PURCHASERS, and the PURCHASERS shall legally and lawfully seize, possess and occupy the said Room No. 5158 along with all rights, title, interest, benefits, etc. in the said Society free from all encumbrances.

4. The Seller has represented to the PURCHASERS as-is basis for this sale that:-

(a) The said Room was transferred in her name and no other person has any right, title and interest unto the same in any manner whatsoever.

(b) The Seller is in exclusive use, occupation and possession of the said Room and no one else is in possession of or entitled to possess the said Room or any part thereof.

(c) The Seller is competent & entitled to sell and transfer the said Room and the said Shares to the PURCHASERS as provided hereunder without having to sign or give the consent or concurrence of any other person or persons except the Seller.

(d) Her right and authority to sell and transfer the said Room and the said Shares are clear and marketable and free from all encumbrances, claims and legal doubts and there are no pending encumbrances or rights of whatsoever nature in favour of any third person or persons in respect of the said Room and the said Shares.

(e) She has not entered into any Agreement or arrangement of whatsoever nature with any other person or persons including for sale or let out, covenant, mortgage, lien, hypothecation, or any other basis in respect of the said Room and she is competent and entitled to give the quiet, vacant and peaceful possession of the said Room to the PURCHASERS on completion of the sale pursuant hereto without having to obtain the consent or concurrence of any other person or persons save and except the Society.

(f) As on date and time there is no litigation or such other proceedings whatsoever pending in any Court or Forum or before any authority in respect of or concerning the said Room and/or the said Shares and/or its right, title and interest thereto or therein.

(g) No Income Tax Notice or other Public Authorities have issued any order restraining the sale of the said Room and Shares and there is no attachment or other prohibitory orders issued by any Competent Court or Authority preventing or restraining her from dealing with, disposing off or sale of the said Room or any part thereof as contemplated hereinabove.

(h) She has not sold the said Room or Shares or kept as security for payment of any money or for the purposes of any obligations, and as on date of execution hereto the said Room and the said Shares are totally free from all encumbrances.

(i) There is no dispute with the said Room and the said Shares in any manner concerning the holding of the said Room or the payment of its dues.

(j) The Seller has paid all the dues of the Society for the period up to the date of possession and nothing is due and payable and/or is still outstanding and unpaid for

करल - ५
दस्तावेज नं. ५१५८९/२००८
२१३

99/37
 27/11/2028
 27/11/2028



The PURCHASERS hereby undertake to bear the expenses of this agreement
 transfer of the aforesaid premises in all records in the name of the PURCHASERS at
 his own cost and expenses.

8. The PURCHASERS hereby undertake to bear the expenses of this agreement
 and to get and deeds/applications, etc. for her purpose and the same shall appear to
 all concerned authorities for effective transfer of the said Room premises in the name
 of PURCHASERS as and when require without fail and this condition is the essence of
 this Agreement.

9. PURCHASERS doth hereby covenant with the Seller that all the amounts
 standing in the name of the Seller's credit on this day in the Books of Accounts of the
 Society towards the deposit, stocks, sinking funds and/or any other amount which the
 Seller is legitimately entitled in respect of the same shall be transferred to the name of
 the PURCHASERS.

10. The Seller hereby covenants with the PURCHASERS that all the amounts
 standing in the name of the Seller's credit on this day in the Books of Accounts of the
 Society towards the deposit, stocks, sinking funds and/or any other amount which the
 Seller is legitimately entitled in respect of the same shall be transferred to the name of
 the PURCHASERS.

11. That the Seller hereby states and declares that excepting this Agreement she
 has not dealt with her right in respect of the said Room in any matter

12. It is specifically agreed that PURCHASERS shall be solely liable and responsible
 for all expenses towards maintenance charges, taxes, etc. in respect of Said Room
 since PURCHASERS is in physical possession of the Said Room and as execution
 hereof Seller has handed over judicial possession of the Said Room to the
 PURCHASERS.

13. The Transfer Fees, Donation, if any, leviable by the Society at the time of
 handed over the possession of the said Room and the said Shares from the name of the
 Seller to the names of the PURCHASERS shall be borne and paid by the
 PURCHASERS and the Seller in equal proportion, and the Stamp Duty and
 Registration fee and charges to this Agreement shall be borne and paid by the
 PURCHASERS alone.

Handwritten signatures and initials at the top of the page.

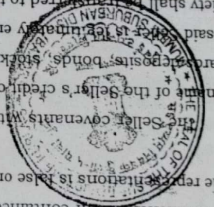
The period to the date of completion of the sale, and the Seller shall deem to have liable
 and responsible for the same in the possession hereof.

27/11/2028
 27/11/2028

(k) As against the Seller is aware that there are no any circumstances or
 conditions except as stated herein above preventing her from transferring, selling
 and assigning the said Room and its Shares, and the said Room is free for transfer

(l) The Seller is aware that the PURCHASERS has agreed to enter into this
 Agreement and pay monies becoming due hereunder relying upon the correctness of
 the statements herein contained. The Seller repeats and confirms the same and none
 of the representations is false or incorrect.

(m) The Seller covenants with the PURCHASERS that all the amounts standing to
 the name of the Seller's credit on this day in the Books of Accounts of the said Society
 towards deposits, bonds, stocks, sinking fund, dividend and other amounts to which
 the said Seller is legitimately entitled in respect of same being the member of the said
 Society shall be transferred to the names of the PURCHASERS.



5. On execution hereof Seller transfers her right, title, interest and claim of the
 said Room and the said Shares in favour of the PURCHASERS, and the PURCHASERS
 shall have full right and absolute authority to enter into any act or any affairs of
 dealing in respect of the said Room and the Seller also hereby assures UNTO
 the PURCHASERS that she has full right and absolute authority to enter into this
 Sale deed, and she has NOT done, performed or caused to be performed any act,
 deeds, matter or things of whatsoever nature by which he may be prevented from
 entering into this Agreement and/or transferring the said Room and the said Shares
 which is being transferred incidental to the said transfer or whereby the
 PURCHASERS upon completion of sale would be obstructed, prevented or surrendered
 in enjoying the rights to be confirmed or transferred in her favour or whereby the
 PURCHASERS under these presents shall be obstructed on the basis of this
 Agreement, and the Seller hereby indemnify the PURCHASERS and shall always keep
 them indemnified against any actions, demands, claims, etc. that may be suffered by
 the PURCHASERS on any action by latter relying on the assurances acting in
 furtherance thereof.

6. That the Seller shall apply for obtaining and furnishing unto the PURCHASERS
 all the necessary permissions, exemptions and clearances under the provisions of the
 Urban Land (Ceiling & Regulation) Act 1976, the Income Tax Act 1961, or any other
 laws in force from time to time.

7. That the party of the first part has obtained the requisite No Objection
 Certificate from all the concerned authorities to effectuate the legal and perfect

Handwritten signatures and initials at the top of the page.

14. The Seller shall sign, affirm and execute all deeds, documents writings, affidavits, undertakings, forms, applications, etc. as may be necessary and reasonably required by the PURCHASERS from time to time for the purpose of transferring the said Room in favour of the PURCHASERS.

15. It is hereby specifically agreed and declared by the PURCHASERS that the PURCHASERS has agreed to purchase and acquire the said Room for the purposes of residence only, and the PURCHASERS shall not change the user of the said Room and also shall abide by the rules and regulations and bye-laws of the society.

SCHEDULE

Room no 5158, admeasuring 248 sq. ft (equivalent to 23.04 sq. mtr) Built Up, on the 1st Floor, in the Bldg. No. 158, of SAFALIYA Co-operative Housing Society Ltd, situated at New Tilak Nagar, Chembur, Mumbai-400089, lying on CTS No. 47, Plot No. 47 of Revenue Village: Chembur, Taluka: Kurla in the District of Mumbai Suburban District.

[Signature]

[Signature]

[Signature]

कल - 4
दस्ता क्र. 922/3 13038
92/132



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove mentioned.

SIGNED AND DELIVERED BY THE SELLER

Mrs. ANURADHA SANJAY SINGH

In the presence of

1. R.m.m.

2. *[Signature]*



[Signature]



SIGNED AND DELIVERED BY THE PURCHASERS

M. RAGHUNATH ABALI AHIRE



[Signature]

Mr. ATUL RAGHUNATH AHIRE

In the presence of

1. R.m.m.

2. *[Signature]*



[Signature]

कल - 4
दस्ता क्र. 922/3 13038
92/132



पत्र - ५

RECEIPT

₹ १५,२५१ / २०२४
RECEIVED A SUM

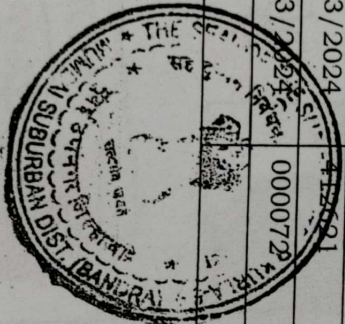
Rs. 39,70,000/- (Rupees Thirty Nine Laks Seventy

Thousand Only) For the within named PURCHASERS Mr. RAGHUNATH ABADI

AHIRE and Mr. ATUL RAGHUNATH AHIRE by way of full and final as per the

details given below.

Sl. No.	Date	Cheque No.	Drawn On	Amount
1	19/12/2023	SBINR52023121990751573	SBI Bank	Rs.25,00,000/-
2.	19/01/2024	401992411196		Rs.60,000/-
3.	31/01/2024	403126302215		Rs.10,000/-
4.	01/03/2024	HDFCR52024030184467331	HDFC Bank	Rs.4,00,000/-
5.	01/03/2024		By Cash	Rs.2,60,000/-
6.	02/03/2024		By Cash	Rs.1,40,000/-
7.	02/03/2024		By Cash	Rs.1,00,000/-
8.	14/03/2024	886222	SBI Bank	Rs.3,00,000/-
9.	19/03/2024	412691	SBI Bank	Rs.1,00,000/-
10.	19/03/2024	000072	HDFC Bank	Rs.1,00,000/-
			TOTAL	Rs. 39,70,000/-



I SAY RECEIVED Rs. 39,70,000/-

Mrs. ANURADHA SANJAY SINGH

Seller

WITNESSES:

1. R.m.h

2. D.S

बदर-३
१६००/११
२००६

ग.क. मि. व्या. - मुं. १११
मिळत दस्तऐवज (१) याचे कोठा नं. करल - ०६
दिनांक : ५१ दिनांक
दस्तावेज नं. १५२५३ / २०२४
१५/३२

प्रति,
 श्री. श्रीम. कुमारी अनुराधा संजयसिंग

ग.क. १६०० - गाव - परपूर, गानिन टिकक, नेत्र, चेन्नई - ६०००६९

विषय : गाव - १६००/११
 संदर्भ : आपले दि. २१-२-२००६



महोदय/महोदया,

आपल्या संदर्भाधिन पत्रानुसार आपणास कळविण्यात येते की, आपण निकासत कारवाईच्या अधिन राहून खाली दर्शविल्याप्रमाणे रकमेचा भरणा हे पत्र मिळाल्यापासून १४ दिवसांचे आत भरावा.

- | | | |
|----------|-------|---------------------------------|
| १) स्वये | — | अधिमूल्य गाव नियमित करण्यासाठी. |
| २) स्वये | — | अखेर थकवाकी |
| ३) स्वये | २६१/- | अमानत रक्कम |
| ४) स्वये | ८०/- | चे आगाऊ मासिक आकार एप्रिल-०६ |
| ५) स्वये | — | उर्वरित गाव्याची विक्री किंमत |
| ६) स्वये | ३४८/- | एकूण |

शासनाच्या नियमाप्रमाणे मुद्रांक शुल्क स्टॅम्प ऑफिस मुद्रांक निवेत्रक यांच्या कार्यालयात भरून त्यांची पावती या कार्यालयास सादर करावी अन्यथा अंतिम हस्तांतरण पत्र देण्यात येणार नाही.

वर दर्शविल्याप्रमाणे रकमेचा भरणा या कार्यालयात भरणाकसून सोनियार रविवार व सार्वजनिक सुट्टीचा दिवस जोडून कोणत्याही दिवशी १२.०० ते १.३० वाच्या दरम्यान करावी.



आपला विश्वासू
 [Signature]

मिळत दस्तऐवज (१),
 मुंबई मंडळ, मुंबई

पत्र : मुद्रांक नियंत्रक महाराष्ट्र शासन, मुंबई - ४१ योग्य माहिती व योग्य कारवाही करिता सादर

५१.१.०६

मि. व्या. [१]/मुं.

दस्त क. १५२५३ / २०२४

नोंदणी क्रमांक : एमयुएएम / डिस्त्रिक्ट / एमएएएएसी / एमएएएसी (डिस्ट्री) / १२७५५९ / एम

* नोंदणीचे प्रमाणपत्र *

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे

को-ऑप. हौ. सो. लि., बि. नं. १५८, नविन लिंकन नगर
मुंबई ४०० ०८९



ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (एच १९६१) या महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

सुपरिन्टिन्डेंट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे कार्यकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी / भाडेकरू सहभागीदारी गृहनिर्माण संस्था असे आहे.

(Signature)
बाजीराव शिंदे



सुपरिन्टेंडंट सहकारी संस्था
मुंबई गृहनिर्माण व क्षेत्रविकास मंत्रालय मुंबई

मुंबई :
दिनांक : १ / १० / २००७



दस्त क्रमांक: करल5/15253/2024
दस्ताचा प्रकार: सेल डीड

दस्त गोपवारा भाग-2

करल5
दस्त क्रमांक:15253/2024

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अनुराधा संजय सिंह पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विल्डिंग नं 158, साफल्या को ऑफ हौ सोसा लि, ब्लॉक नं: टिळक नगर रेल्वे स्टेशन जवळ, रोड नं: न्यू टिळक नगर, चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AVUPS8439A	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव:रघुनाथ आबाजी आहिरें (80% हिस्सा) पत्ता:प्लॉट नं: रूम नं 1172, माळा नं:-, इमारतीचे नाव: विल्डिंग नं 33, उत्कर्ष को ऑफ हौ सोसा लि, बी विंग, ब्लॉक नं: एस.बी.आय. टिळक नगर समोर, रोड नं: चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AIMPA3494L	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:अतुल रघुनाथ आहिरें (20% हिस्सा) पत्ता:प्लॉट नं: रूम नं 1172, माळा नं:-, इमारतीचे नाव: विल्डिंग नं 33, उत्कर्ष को ऑफ हौ सोसा लि, बी विंग, ब्लॉक नं: एस.बी.आय. टिळक नगर समोर, रोड नं: चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AZLPA5074G	लिहून घेणार वय :-34 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 06 / 2024 12 : 23 : 37 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रोहित मोरे वय:28 पत्ता:चेंबूर मुंबई पिन कोड:400071		
2	नाव:गोपी डांगिया वय:29 पत्ता:चेंबूर मुंबई पिन कोड:400071		

शिक्का क्र.4 ची वेळ:05 / 06 / 2024 12 : 24 : 17 PM

शिक्का क्र.5 ची वेळ:05 / 06 / 2024 12 : 25 : 40 PM नोंदणी पुस्तक 1 मध्ये

करल - 4
दस्त क्र. 99253 / 2024
321 क

Joint S.R. Form-5
सह दुय्यम निबंधक वर्ग 2

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAGHUNATH ABAJI AHIRE and other	eChallan	02300042024060446608	MH003050818202425E	238200.00	SD	0001687762202425	05/06/2024
2				0624041814712	640	RF	0624041814712D	05/06/2024
3	RAGHUNATH ABAJI AHIRE and other	eChallan		MH003050818202425E	30000	RF	0001687762202425	05/06/2024



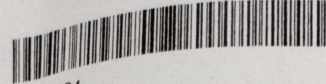
[SD: Stamp Duty] [R: Registration Fee] [C: Document Handling Charges] प्रमाणित करण्यात येतो की, या दस्तामध्ये एकूण 32 पाने आहेत. 15253 / 2024
पुस्तक क्र. 99253 / 2024
या कमांडावर नोंदला.
दिनांक: 5/6/2024

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

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(ई. डा. देवशी)
सह दुय्यम निबंधक वर्ग 2 कुर्ला क्र. 4
मुंबई उपनगर जिल्हा

6/5/2024



05/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 15253/2024

नोंदणी :

Regn.63m

गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	सेल डीह
(2) मोबदला	3970000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2129817.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: रूम नं 5158, पहिला मजला, बिल्डिंग नं 158, साफल्य को ऑप ही सोसा लि, न्यू टिळक नगर, चेंबूर मुंबई 400089, सदनिकेचे एकूण क्षेत्रफळ 248 चौ फूट बिल्टअप म्हणजे 23.04 चौ मी बिल्टअप. लिहून घेणार नं. 1. रघुनाथ आबाजी आहिरे हे 80% हिस्साचे आणि लिहून घेणार नं. 2. अतुल रघुनाथ आहिरे हे 20% हिस्साचे मालक झाले आहेत असे वाचण्यात येईल (C.T.S. Number : 47, Plot No 47 ;)
(5) क्षेत्रफळ	1) 23.04 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:- अनुराधा संजय सिंह वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 158, साफल्य को ऑप ही सोसा लि, ब्लॉक नं: टिळक नगर रेल्वे स्टेशन जवळ, रोड नं: न्यू टिळक नगर, चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AVUPS8439A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रघुनाथ आबाजी आहिरे (80% हिस्सा) वय:-64; पत्ता:- प्लॉट नं: रूम नं 1172, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 33, उत्कर्ष को ऑप ही सोसा लि, बी विंग, ब्लॉक नं: एस.बी.आय. टिळक नगर समोर, रोड नं: चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AIMP3494L 2): नाव:- अतुल रघुनाथ आहिरे (20% हिस्सा) वय:-34; पत्ता:- प्लॉट नं: रूम नं 1172, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 33, उत्कर्ष को ऑप ही सोसा लि, बी विंग, ब्लॉक नं: एस.बी.आय. टिळक नगर समोर, रोड नं: चेंबूर मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AZLPA5074G
(9) दस्तऐवज करून दिल्याचा दिनांक	05/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	15253/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	238200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वग २
कुर्ला क्र. ५

SAFALYA CO-OP. HOUSING SOCIETY LTD.

~~(PROPOSED)~~

158, New Tilak Nagar, Chembur, Mumbai - 400 089.

No. 276

Date: 02/08/2024

Received with thanks from Raghunath. Abaji AHIRE

Flat No. 158/5158 by Cash / Cheque _____

the sum of Rupees Three Thousand, Nine, Hundred, Sixty only

Month of paid up to AUG 2024 in

full / part / advance / deposit payment on A/c of :

	Rs.	P.
1) Sinking Fund
2) Repairs Fund
3) Municipal Taxes
4) MAHADA Charges
5) Service Charges
6) Interest
7)
8)
TOTAL	3960/-	

For SAFALYA CO-OP. HOUSING SOCIETY LTD.

Rs. _____

(Issued Subject to
realisation of Cheque)

Hon. Secretary

Hon. Treasurer



Share Certificate No. 8 Member's Regn. No. 08 No. of Shares 05

Share Certificate

CHEMBUR SAFALYA C.H.S. LTD.

CO-OPERATIVE HOUSING SOCIETY LTD.

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

Authorised Share Capital Rs. 250/- Divided into 05 Shares of Rs. 50/- each

Registration No. _____ Date _____

This is to certify that Shri/ Smt. /M/s. ANURADHA S. SINGH

_____ is the Registered Holder of _____ fully paid up shares

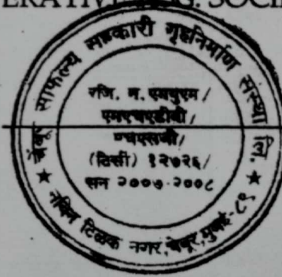
of Rs. FIFTY each numbered from 036 to 040 both inclusive, in

CHEMBUR SAFALYA C.H.S. LTD. CO-OPERATIVE HSG. SOCIETY LTD., _____

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at _____

this _____ day of _____ 20 _____



[Signature]
Authorised


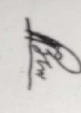
M.C. Member

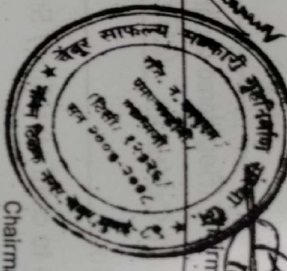
[Signature]
Secretary

[Signature]
Chairman

P.T.O

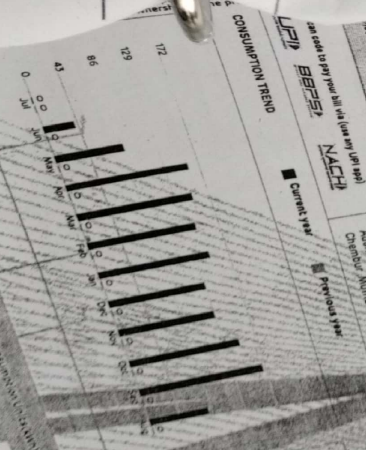
MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
31st Jul 2024	The books of name is as per stamp duty registration Form - MH003050816202425E Dtd. 06-06-2024 and Application Dtd 25-09-24	1) 80% of MR. RAJNUNATH 2) 20% of MR. ATUL RACHUNNATH AMIRE.	Authorised M. C. Member  Chairman	Authorised M. C. Member  Secretary
		Authorised M. C. Member	Authorised M. C. Member Chairman	Authorised M. C. Member Secretary
		Authorised M. C. Member	Authorised M. C. Member Chairman	Authorised M. C. Member Secretary



ANURAG SHANKU SINCH
 KOLHAPUR
 02393815 SOCIETY LTD CHEMURU MENTILAK
 WARD/CHURURU/ANURAG/40089
 Bill No: 20-JUL-2024
 Bill Date: 20-JUL-2024
 Meter Status: 03
 Connection Date: 26-07-2023
 Present Reading Date: 18-JUL-2024
 Bill Val: 78.77
 Cycle Number: 10793222514
 Bill Val: 78.77
 Present Reading Date: 18-JUL-2024

7100.00
 CANON:153530404
 Due Date: 06-Aug-2024



METER DETAILS

Meter Number	Meter Reading	Reading	Reading	Reading	Reading
153530404	172	129	86	43	0

