

86/6115
Friday, August 09, 2024
11:29 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 8394 दिनांक: 09/08/2024

गावाचे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पवल1-6115-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनीष पराशर सन ऑफ अनिल कुमार झा --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:48 AM ह्या वेळेस मिळेल.


JOINT S R PANVEL

सह दुय्यम नि.क. पत्रवेळ-

बाजार. मुल्य: रु.4228125/-

मोबदला रु.4400000/-

भरलेले मुद्रांक शुल्क: रु. 264000/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824095502198 दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006524577202425E दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:





12/08/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

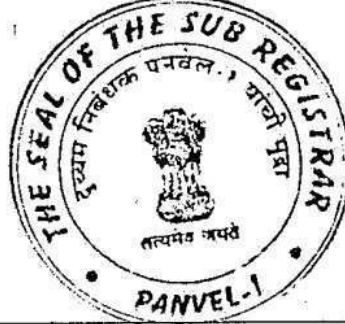
दस्त क्रमांक : 6115/2024

नोंदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	करागनामा
(2) मोवदना	4400000
(3) बाजारभाव (भाडेपट्ट्याच्या बावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4228125
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: मदतिका क्र.401, चौथा मजला, मी विंग, जानकी अपार्टमेंट मी.एच.एस.लि., प्लॉट क्र.164, सेक्टर 2, उलवे, ता.पनवेल, जि.रायगड. क्षेत्र 38.746 चौ.मी. विल्टअप + 4.755 चौ.मी.वाल्कनी ((Plot Number : 164 ; SECTOR NUMBER : 2 ;))
(5) क्षेत्रफळ	1) 38.746 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तगैवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलिप जुरीया बोदल यांचे कु.मु. म्हणून जुरीया सुरु बोदल - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एन.एल-१ बी, एल.आय.जी रूम क्र.६६/७, ऑप.सहयोग अपार्टमेंट, से.१० नेरूळ, नवी मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AOZPB3421P
(8) दस्तगैवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीष पराशर सन ऑफ अनिल कुमार झा -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वैजानी, फुलवारीया, मिरजनहात, जगदीशपूर, भगलपूर, विहार., ब्लॉक नं:-, रोड नं:-, विहार, BHAGALPUR. पिन कोड:-812005 पॅन नं:-ANVPP7696M
(9) दस्तगैवज करून दिल्याचा दिनांक	09/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6115/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



[Signature]
सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

86/6115

Friday, 09 August 2024 4:08 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8431 दिनांक: 09/08/2024

गावाचे नाव: -उलवे

दस्तऐवजाचा अनुक्रमांक: पवल1-6115-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनीष पराशर सन ऑफ अनिल कुमार झा --

वर्णन

दस्त हाताळणी फी

₹. 100.00

पृष्ठांची संख्या: 5

एकूण:

₹. 100.00

JOINT S R PANVEL 1

1); देयकाचा प्रकार: DHC रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824093906137 दिनांक: 09/08/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, पनवेल-१

CHALLAN
MTR Form Number-6



GRN	MH006524261202425E	BARCODE	Date		09/08/2024-10:46:03	Form ID	25.1		
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	ANVPP7696M						
Location	RAIGAD	Full Name	MANISH PARASHAR						
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 401 4 TH FLOOR C WING JANAKI						
		Premises/Building	APARTMENT CHSL						
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	100000.00	Road/Street	PLOT NO 164 SEC 2					
			Area/Locality	ULWE PANVEL					
			Town/City/District						
			PIN	4	1	0	2	0	6
			Remarks (If Any)	SecondPartyName=DILIP JURIYA BODAL~					
			Amount In	One Lakh Ruppes Only					
Total		1,00,000.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN	Ref. No.	69103332024080911380	2883298990				
Cheque/DD No.		Bank Date	RBI Date	09/08/2024-10:46:49	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

पं. नं. १
१०२४
१०२४



Department ID :
NOTE:- This challan is valid for document entered in Sub Registrar office only. Not valid for unregistered document.
राज्य न्याय मंत्रालय, मुंबई, महाराष्ट्र. कोर्टाच्या कार्यालयात दाखल करायला घ्यावे. कोर्टात न दाखल झाल्यास दस्तावेजाची मान्यता राहिली नाही.

Mobile No. : 9100000000

J.S. Bodal

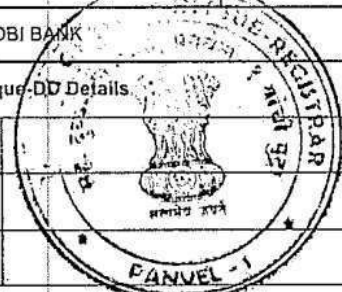
M. Bodal

CHALLAN
MTR Form Number-6



GRN	MH006524268202425E	BARCODE	[Barcode]		Date	09/08/2024-10:46:11	Form ID	25.1		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	ANVPP7696M					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	MANISH PARASHAR					
Location	RAIGAD			Flat/Block No.	FLAT NO 401 4 TH FLOOR C WING JANAKI					
Year	2024-2025 One Time			Premises/Building	APARTMENT CHSL					
Account Head Details			Amount In Rs.							
0030046401 Stamp Duty			100000.00	Road/Street	PLOT NO 164 SEC 2					
				Area/Locality	ULWE PANVEL					
				Town/City/District						
				PIN	4	1	0	2	0	6
				Remarks (If Any)	SecondPartyName=DILIP JURIYA BODAL-					
				Amount In	One Lakh Rupees Only					
Total			1,00,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332024080911404	2883299280			
Cheque/DD No.				Bank Date	RBI Date	09/08/2024-10:48:14	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

4 0 1 1
4997 0028
2 301



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन मंडळ दुसऱ्या निकाश कार्यालयात नोंदणी करता येणारे दस्तऐवजाची लागू आहे. नोंदणी न करता येणाऱ्या दस्तऐवजाची सदर चालन लागू नाही.

J-S. Bodley

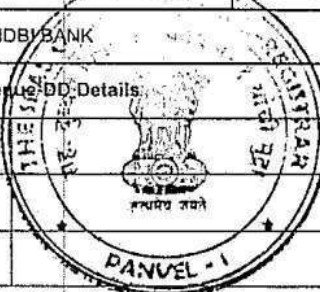
Manish

CHALLAN
MTR Form Number-6



GRN	MH006524577202425E	BARCODE	Date 09/08/2024-10:50:37		Form ID	25.1
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)	ANVPP7696M			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	MANISH PARASHAR			
Location	RAIGAD	Flat/Block No.	FLAT NO 401 4 TH FLOOR C WING JANAKI			
Year	2024-2025 One Time	Premises/Building	APARTMENT CHSL			
Account Head Details		Amount In Rs.	Road/Street			
0030046401	Stamp Duty	64000.00	PLOT NO 164 SEC 2			
0030063301	Registration Fee	30000.00	Area/Locality			
			ULWE PANVEL			
			Town/City/District			
			PIN			
			4 1 0 2 0 6			
			Remarks (If Any)			
			SecondPartyName=DILIP JURIYA BODAL~			
			Amount In	Ninety Four Thousand Rupees Only		
Total		94,000.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD-Details		Bank CIN	Ref. No.	69103332024080911436	2883299866	
Cheque/DD No.		Bank Date	RBI Date	09/08/2024-10:51:10	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

प व र
९९९ २४
३ ५४



Department ID : Mobile No. : 9100000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबित कार्यालय में दर्ज करवाया जा सकता है। निलंबित न करवाया गया दस्तावेज की अदर चालन लागू नहीं है।

J-S. Bodal

Manish

CHALLAN
MTR Form Number-6



GRN	MH006524577202425E	BARCODE	[Barcode]		Date	09/08/2024-10:50:37	Form ID	25.1	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ANVPP7696M				
Location	RAIGAD			Full Name	MANISH PARASHAR				
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 401 4 TH FLOOR C WING JANAKI				
				Premises/Building	APARTMENT CHSL				
Account Head Details				Amount In Rs.					
0030046401 Stamp Duty				64000.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 1 0 2 0 6			
						Remarks (If Any)			
						SecondPartyName=DILIP JURIYA BODAL-			
						Amount In			
Total				94,000.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details						Bank CIN	Ref. No.	69103332024080911436	2883299866
Cheque/DD No.						Bank Date	RBI Date	09/08/2024-10:51:10	Not Verified with RBI
Name of Bank						Bank-Branch			
Name of Branch						IDBI BANK			
						Scroll No. , Date			
						Not Verified with Scroll			

Department ID : Mobile No. : 9100000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करवयाच्या दस्तावेजाची लागू आहे. नोंदणी न करवयाच्या दस्तावेजाची सदर चलन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-86-6115	0003592626202425	09/08/2024-11:28:42	IGR146	30000.00

CHALLAN
MTR Form Number-6



GRN	MH006524261202425E	BARCODE	[Barcode]			Date	09/08/2024-10:46:03	Form ID	25.1		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR				PAN No.(If Applicable)	ANVPP7696M					
Location	RAIGAD				Full Name	MANISH PARASHAR					
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 401 4 TH FLOOR C WING JANAKI					
					Premises/Building	APARTMENT CHSL					
Account Head Details			Amount In Rs.								
0030046401 Stamp Duty			100000.00		Road/Street	PLOT NO 164 SEC 2					
					Area/Locality	ULWE PANVEL					
					Town/City/District						
					PIN	4	1	0	2	0	6
					Remarks (If Any)	SecondPartyName=DILIP JURIYA BODAL-					
					Amount In	One Lakh Rupees Only					
Total			1,00,000.00		Words						
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN	Ref. No.	69103332024080911380		2883298990		
Cheque/DD No.					Bank Date	RBI Date	09/08/2024-10:46:49		Not Verified with RBI		
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No. . Date	Not Verified with Scroll					

Department ID : Mobile No. : 9100000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चडलन केवल दुखडड नललधरक करडरररररररररर नरदंडणी करररररररररररर दडररररररररररर ररररर ररररर. नरदंडणी न करररररररररररर दडररररररररररर ररररर रररररर ररररर ररररर.

Challan Defaced Details

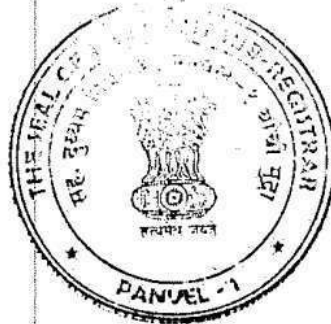
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-86-6115	0003592652202425	09/08/2024-11:29:00	IGR146	100000.00

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	20240809254 09 August 2024, 09:38:24 AM
मूल्यांकनाचे वर्ष	2024
जिल्हा	रायगड
तालुक्याचे नांव :	पनवेल
गांवाचे नांव :	उतवे, गव्हाण, खारकोपर
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.1
क्षेत्राचे नांव	Influence Area सर्व्हे नंबर / न. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक चौ. मीटर
मूल्यदर 82500	
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	51.25 चौ. मीटर
बांधकामाचे वर्गीकरण -	1-अर सी सी
उद्दवाहन सुविधा -	आहे
मिळकतीचा वापर -	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	1st To 4th Floor
मिळकतीचा प्रकार -	बांधीव
मूल्यदर/बांधकामाचा दर -	Rs.82500/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) = (82500 * (100 / 100)) = Rs.82500/-
मजला निहाय घट/वाढ	= 100% of 82500 = Rs.82500/-
Rules Applicable	3, 19, 18
A)	मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 82500 * 51.25 = Rs.4228125/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गळीचे मूल्य/खुली बाल्कनी + वरील गळीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4228125 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4228125/- = र बेचाळीस लाख अठ्ठावीस हजार एक शो पंचवीस /-

Home Print

प व ल
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९ / ५५

सह दुय्यम निबंधक, पनवेल - १



AGREEMENT FOR SALE
(PART PAYMENT)

THIS AGREEMENT made at Panvel, Navi Mumbai this 09th day of August 2024

09th / 8 / 24
J.S. Bodal

BETWEEN

MR. DILIP JURIYA BODAL, Age 37 years, (PAN No. : AOZPB3421P) (Aadhaar No. : 4696 0624 9763), Through his Power of Attorney Holder **MR. JURIYA SURU BODAL**, Age 62 years, (Aadhaar No. : 9941 2902 4980) Indian Inhabitant, Residing at- NL-1B, LIG Room No. 66/7, Opp. Shayog Apartment, Sector 10, Nerul (W), Navi Mumbai- 400706; hereinafter called and referred to as "**THE SELLER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his respective heirs executors and administrators, assigns) of the ONE PART.

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AND

MR. MANISH PARASHAR, S/o. **ANIL KUMAR JHA** Age 41 years, (PAN No. ANVPP7696M) (Aadhaar No. : 7435 0712 4390) Indian Inhabitant, Residing at -Bajani, Phulwaria, Mirjanhat, Jagdishpur, Bhagalpur, Bihar-812005; hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his respective heirs executors and administrators and assigns) of the OTHER PART



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DISCRIPTION OF PROPERTY

Flat No.	Wing	Floor	Plot No.	Sector
401	C	4 th	164	2

Building Known as : "JANAKI APARTMENT CHS. LTD."

Node : Ulwe, Navi Mumbai-410206

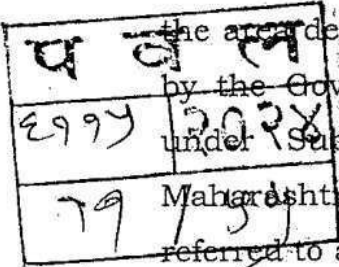
Built up area in sq.mtr.: 38.746 sq.mtr.

Balcony area in sq.mtr.: 4.755 sq.mtr.

Sale Price : Rs. 44,00,000/-
(Rupees Forty Four Lakh Only)

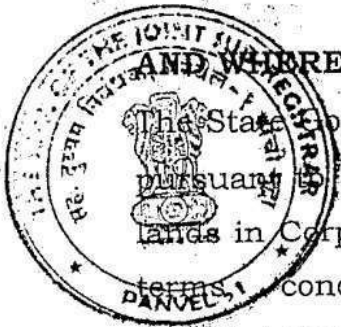
Hereinafter referred to as "THE SAID FLAT".

WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 (I of 1956) and having its Registered Office at Nirmal 2nd Floor, Nariman Point, Mumbai 400021 (hereinafter referred to as "THE CIDCO") is Government Company wholly owned by the State Government and is also the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its Powers under Sub-Sectors (i) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, (hereinafter referred to as the said Act)



AND WHEREAS :

The State Government of Maharashtra has been acquired lands pursuant to Section 113A, of the said Act, and is vesting such lands in Corporation for it's development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide for time to time.

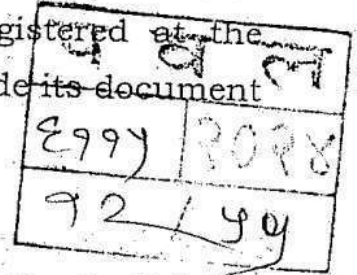


J-S Bodel

(Signature)

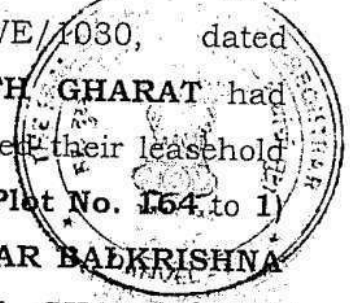
AND WHEREAS

By an Agreement to Lease dated **30/01/2008** made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO/ CORPORATION), therein and herein referred to as 'THE LESSOR' and **SMT. JANAKIBAI JAGANNATH GHARAT** therein and herein referred to as the LICENSEE and herein referred to as the ORIGINAL ALLOTTEE, the CIDCO leased a Plot of land in lieu of compensation being GES Plot No. **164** admeasuring **1698.33 Sq.Mtrs.** under the 12.5% Expansion Scheme at **Sector 2, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad**, (hereinafter referred to as 'THE SAID PLOT') more particularly described in the Schedule written hereunder and thereunder for residential cum commercial use for 60 years lease and on the terms and conditions as contained therein. The said Agreement to Lease registered at the Office of Sub Registrar Assurance Panvel, vide its document no. **URN-00960-2008**, dt. **31/01/2008**.



AND WHEREAS

After obtaining permission from the CIDCO vide its Ref. No. CIDCO/VASAHAT 12.5% SCHEME/ULWE/1030, dated 16/12/2010 **SMT. JANAKIBAI JAGANNATH GHARAT** had sold transferred and assigned and relinquished their leasehold right, title and interest in respect of the said Plot No. **164** to 1) **MR. BHANJI DEVA PATEL**, 2) **MR. SHEKHAR BALKRISHNA GHARAT**, 3) **MR. BHARGAV BALKRISHNA GHARAT**, vide Tripartite Agreement dated **16/12/2010** duly registered with Sub-Registrar of Panvel, on **16/12/2010** under Sr. No. **PVL3-12715-2010** executed between 1. CIDCO Ltd.,



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AND WHEREAS the Seller is now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said flat as owner thereof.

AND WHEREAS thereafter, various purchasers of residential flats comprising in the building known as "JANAKI APARTMENT", constructed upon the said plot, have formed and registered "JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", with the Registrar of Co-operative Society, as per the provisions of the Maharashtra Co-operative Societies Act, 1960, under Regn. No. **NBOM/CIDCO/HSG (TC)/9399/JTR/Year 2022-2023, Dated 26/05/2022**, hereinafter referred to as "the said society".

AND WHEREAS the Seller/s is not in need of the said Flat, he has decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are interested in purchasing the said flat, he approached to the Seller/s and a talk regarding Sale and purchase of the flat took place between the parties

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AND WHEREAS on discussion, the Seller/s agreed to sell and the Purchaser/s have agreed to purchase the said flat for a total consideration of **Rs. 44,00,000/- (Rupees Forty Four Lakh Only)**



AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from his own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. The party of the

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first part has got full right and absolute authority to sell/diposed off and transfer all his/her right, title and interest in the said flat as his/her self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties as appearing herein below:-

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Seller/s hereby agree to sell and the Purchaser hereby agree to purchase said **Flat No. 401**, on the **4th Floor**, in the **"C"** wing, admeasuring **38.746 sq.mtr. Built up area & 4.755 sq.mtr. Balcony area** in the said Building & Registration Society known as **"JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD."** constructed on **Plot No. 164, Sector 2**, being situated and lying at **Village- Ulwe, Taluka Panvel, Dist. Raigad, Navi Mumbai** and more particularly described in the Schedule written hereunder.

2. The area of the flat hereby agreed to be sold is having **38.746 sq.mtr. Built up area & 4.755 sq.mtr. Balcony area** and it is shown by red boundary line on the plan attached herewith.

3. The consideration for the said transfer as settled and agreed between he parties is **Rs. 44,00,000/- (Rupees Forty Four Lakh Only)**. The said amount of consideration is paid to be as under :

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Rs. 51,000/- Paid by Cheque No. 989599 dated 22/07/2024 drawn on State Bank of India.

Rs. 3,89,000/- Paid by Cheque No. 989603 dated 07/08/2024 drawn on State Bank of India.

Rs. 39,60,000/- Will be paid after passing the loan from any financial institution or bank within 45 days from the date of Agreement for Sale.

Rs. 44,00,000/- (Rupees Forty Four Lakh Only)
=====

4. The Seller/s and the Purchaser/s declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5. The Seller/s will give the possession of the said Flat to the Purchaser/s after receiving balance payment i.e. full and final payment. The Seller hereby declare that till today he has not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such agreement to any other party. The Seller hereby agree to co-operate for transferring the above said property in the name of Purchaser/s in the office of CIDCO Ltd., M.S.E.D.C.L. and any other concerned Department.

6. The "JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD." has given its consent to the Seller/s to transfer their right in the name of Purchaser/s.

It is agreed by the both parties that they will complete this agreement's conditions and it is bounded on the Purchaser/s. This is an essence of the contract.

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8. The Seller/s hereby declares that they pay all taxes and dues of whatsoever nature in respect of the Flat hereby agreed to be transferred alone up to the date of possession. The Purchaser/s shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.

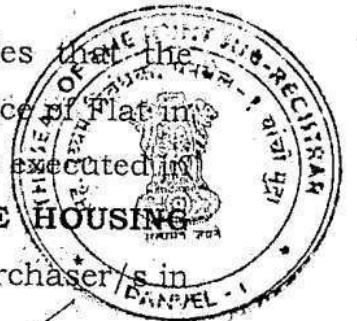
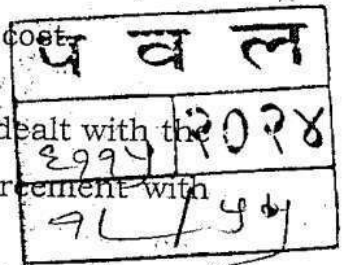
9. The Party of the First Part states that he has not been any case of encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.

10. The Seller/s hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor have they received any such notice.

11. The Seller/s declares that he has got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the Seller/s alone at his cost.

12. The Seller/s also declared that they was not dealt with the said Flat in any manner nor he has done any agreement with any another party or person.

13. It is understood by and between the parties that the Purchaser/s shall not be entitled to get a conveyance of Flat in their name. The conveyance of the entire property is executed in favour of "JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD." and formed of the various Flat Purchaser/s in the building.



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14. The Seller/s herein has produced the following documents before the Purchaser/s:

- a) The Seller/s have agreed to submit his application to **"JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD."** to the effect that their name as a member of the said SOCIETY be deleted and name of the Purchaser/s should be taken as a member in their place and also transfer the shares in the name of the Purchaser.
- b) That Seller/s will sign transfer form and submit the same to the society after receiving full and final payment.

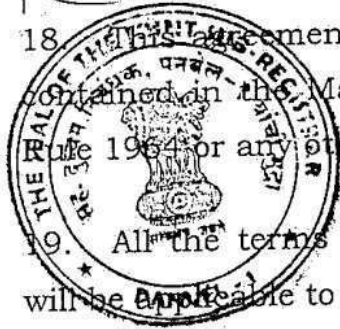
15. The Seller/s hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

16. The Purchaser/s hereby undertake to become a member of said society and undertake to sign all papers necessary for that purpose.

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17. The expenses for conveying the said Flat such as Stamp Duty, Registration fees shall be borne and paid by the Purchaser/s alone.
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18. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

19. All the terms and conditions of the Builder's Agreement will be applicable to this agreement.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

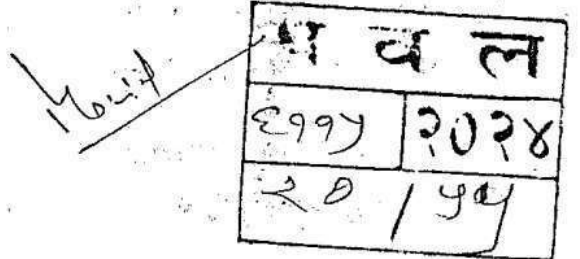
ALL THAT piece or parcel of land known as Plot No. 164, in Sector No. 2, admeasuring area 1698.33 sq.mtr. at Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Tal. Panvel, Dist. Raigad, Navi Mumbai and bounded as follows :

On or towards the NORTH by : Plot No. 163A & 163
On or towards the SOUTH by : Plot No. 165
On or towards the EAST by : 30 mtr. Wide Road
On or towards the WEST by : Plot No. 162

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. 401, on the 4th Floor, in the "C" wing, admeasuring 38.746 sq.mtr. Built up area & 4.755 sq.mtr. Balcony area in the said Building & Registration Society known as "JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD." constructed on Plot No. 164, Sector 2, being situated and lying at Village- Ulwe, Taluka Panvel, Dist. Raigad, Navi Mumbai.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "SELLER/S"
MR. DILIP JURIYA BODAL

Through his Power of Attorney Holder

MR. JURIYA SURU BODAL *J. S. Bodal*

IN THE PRESENCE OF.....



1. Mangesh Tabade *M. Tabade*

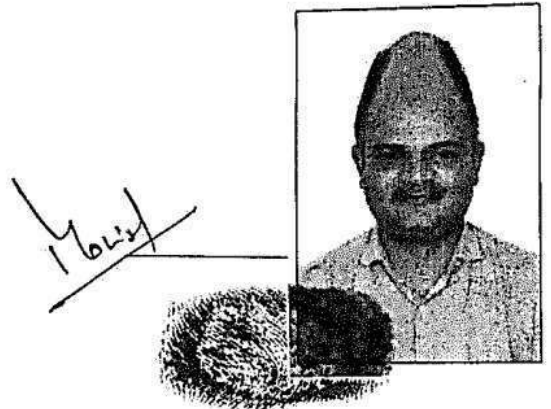
2. Rajesh A. Patil *Rajesh*

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "PURCHASER/S"

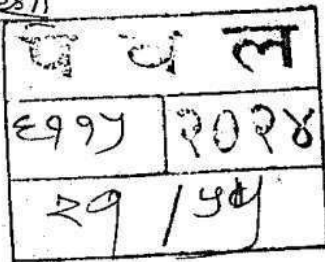
MR. MANISH PARASHAR
S/o. ANIL KUMAR JHA

IN THE PRESENCE OF.....



M. Parashar

2. *Rajesh*

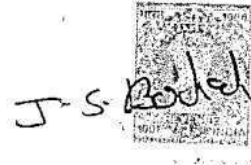


:: RECEIPT ::

Received from Purchaser/s a sum of **Rs. 4,40,000/-** (**Rupees Four Lakh Forty Thousand Only**) paid as Part Payment against the sale of **Flat No. 401**, on the 4th Floor, in the "C" wing, admeasuring 38.746 sq.mtr. Built up area & 4.755 sq.mtr. Balcony area in the said Building & Registration Society known as "JANAKI APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD." constructed on Plot No. 164, Sector 2, being situated and lying at Village- Ulwe, Taluka Panvel, Dist. Raigad, Navi Mumbai.

I SAY RECEIVED.

Rs. 4,40,000/-

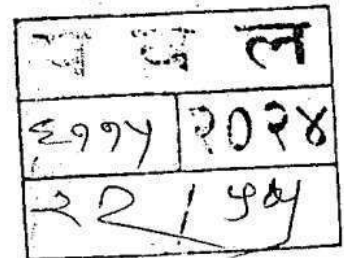
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MR. DILIP JURIYA BODAL
Through his Power of Attorney Holder
MR. JURIYA SURU BODAL
Seller/s

Witness:-

1. *A. Patil*

2. *K. Patil*

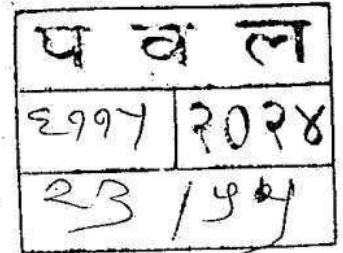


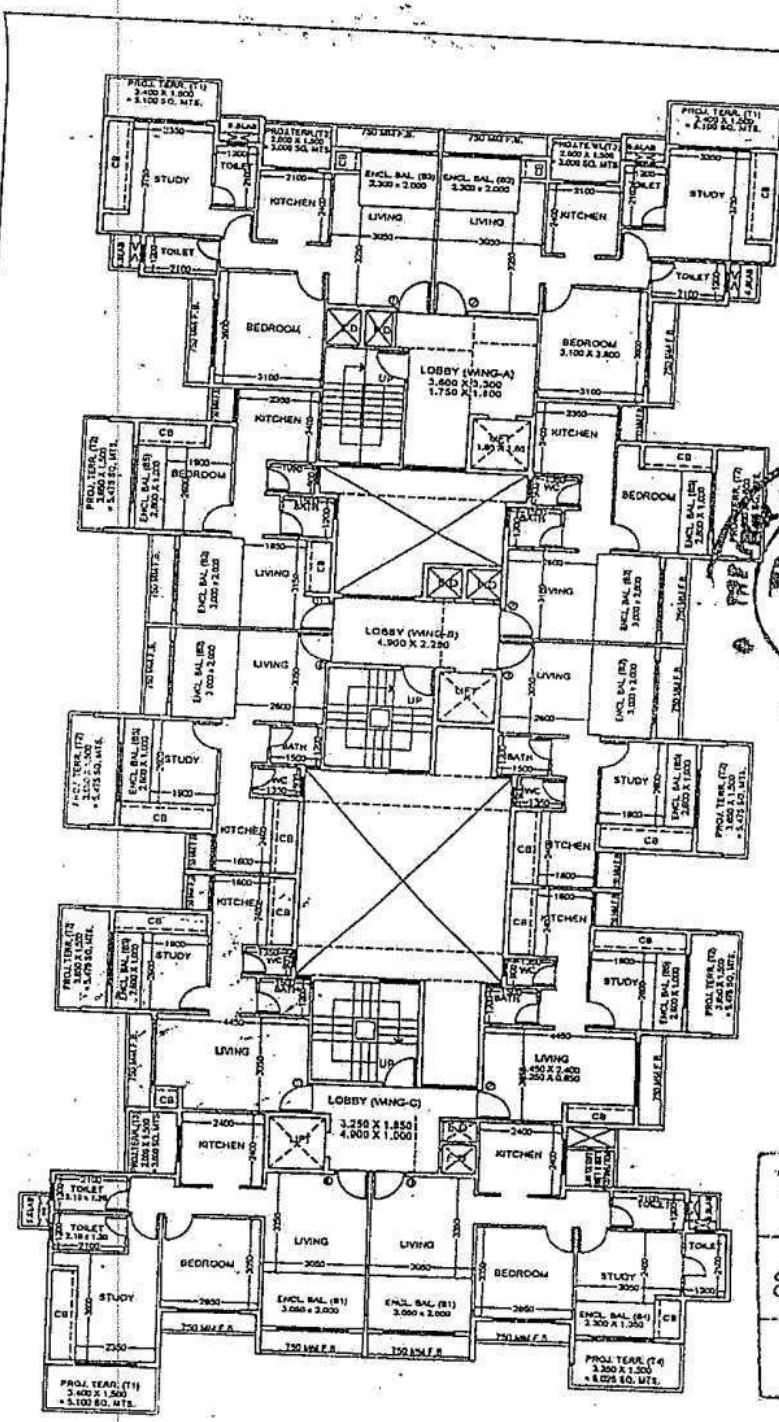
सूची क्र. दोन INDEX NO. II

गावाचे नाव : उलवे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,500,000.00
बा.भा. रु. 1,531,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: प्रभावक्षेत्र, सदनिका क्र 401, चौथा मजला, सी विंग जानफी अपार्टमेंट, भुखंड क्र 164, सेक्टर 2, उलवे ता पनवेल जि रायगड
- (3) क्षेत्रफळ (1) 38.746 चौ मी विल्टअप + 4.755 चौ मी बात्कणी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. देव. इंटरप्रायजेस-तर्फे प्रोप्रा: भानजी देवा पटेल - -; घर/प्लॉट नं: सेक्टर 9, वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGGPP6477L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विलिपु जुरीया बोदल - -; घर/प्लॉट नं: प्ल एल 18, 66/7, सेक्टर 10, नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOZPB3421P.
- (7) दिनांक करून दिल्याचा 04/09/2012
- (8) नोंदणीचा 04/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 8945 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 125000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 250000.00
- (12) शेरा

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३





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PROPOSED RESIDENTIAL BUILDING
plot -164, sec-2, ULWE

AGREEMENT PLAN
4th FLOOR PLAN



मिड्य एरिया

J.S. Bodey

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D.S. Bodey
Mumbai



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8165

CIDCO/IATPO(BP)/2011/1604--
Ref. No.

Date: 9 NOV 2011

To,
Shri Bhanji Deva Patel, Shri Shekhar Balkrishna Gharat,
& Shri Bhargav Balkrishna Gharat
F1-C5, 3rd floor, Above Hotel Shabri,
Sector-9, Vashi, Navi Mumbai



ASSESSMENT ORDER NO.732/2011-12/REGISTER NO.02 PAGE NO.732

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	2	7	0
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on
on Plot No.164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 28/02/2011, 04/07/2011 & 02/11/2011

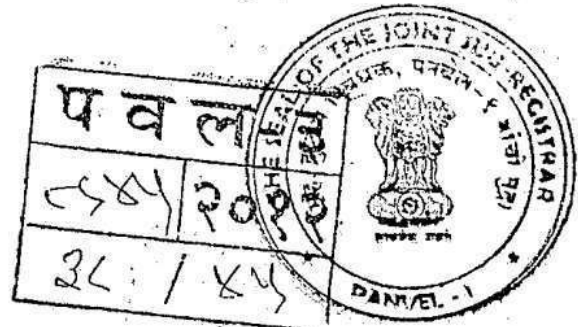
ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

- | | | |
|----|--|--|
| 1. | Name of Assessee | : Shri Bhanji Deva Patel, Shri Shekhar Balkrishna Gharat
& Shri Bhargav Balkrishna Gharat |
| 2. | Location | : Plot No.164, Sector-02, at Ulwe, (12.5% scheme)
Navi Mumbai |
| 3. | Land use | : Residential |
| 4. | Plot area | : 1698.33 Sq. mtrs |
| 5. | Permissible FSI | : 1.5 |
| 6. | GROSS BUA FOR ASSESSMENT | : 4265.000 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | : 4265.000 Sq.mtrs. X 10000.00= Rs.42650000/- |
| B) | AMOUNT OF CESS | : Rs.42650000/- X 1%= Rs.426500.00 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.4,26,500/- vide
Receipt No.6968, dtd.04/11/2011 |

(Signature)
Yours faithfully

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopla)

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३६ / १४५





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nairman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011-605-2

Date : 19 NOV 2011

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	2	7	0	1
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To,
Shri Bhanji Deva Patel, Shri Shekhar Balkrishna Gharat
& Shri Bhargav Balkrishna Gharat
F1-C5, 3rd floor, Above Hotel Shabri,
Sector-9, Vashi, Navi Mumbai



Sub:- Development Permission for Residential Building on Plot No.164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's letter dated 28/02/2011, 04/07/2011 & 02/11/2011
 - 2) Final transfer order issued by M(TS-II) via letter dtd.28/12/2010
 - 3) Delay condonation NOC issued by M(TS-II) vide letter dtd.25/08/2011
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.01/11/2011
 - 5) 50% IDC paid of Rs.8,49,500/- vide Receipt No.6968, dtd.04/11/2011

Sir,
Please refer to your application for development permission for Residential Building on Plot No 164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished silt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

The Developers / Builders shall take all precautionary measure for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for sanitation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC paid of Rs.8,49,500/- vide Receipt No.6968, dtd.04/11/2011, you may approach the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Handwritten notes in a box:

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Yours faithfully,
(Signature)
(R. B. Patil)
Addl. Town Planning Officer (BP)
(Navi Mumbai & Khopta)



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३९ / ११ / ११



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011/1604--2

Date: 9

To,
 Shri Bhanji Deva Patel, Shri Shekhar Balkrishna Gharal
 & Shri Bhargav Balkrishna Gharal
 F1-C5, 3rd floor, Above Hotel Shabri,
 Sector-9, Vashi, Navi Mumbai



ASSESSMENT ORDER NO.732/2011-12/REGISTER NO.02 PAGE NO.732

SUB:- Payment of development charges for Residential Building on Plot No.164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 28/02/2011, 04/07/2011 & 02/11/2011
 - 2) Final transfer order issued by M(TS-II) vide letter dtd.28/12/2010
 - 3) Delay condonation NOC issued by M(TS-I) vide letter dtd.25/08/2011
 - 4) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.01/11/2011
 - 5) 50% IDC paid of Rs.8,49,500/- vide Receipt No.8968, dtd.04/11/2011

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1. Name of Assessee	: Shri Bhanji Deva Patel, Shri Shekhar Balkrishna Gharal & Shri Bhargav Balkrishna Gharal
2. Location	: Plot No.164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai
3. Land use	: Residential
4. Plot area	: 1698.33 Sq. mtrs
5. Permissible FSI	: 1.5
6. Rates as per Stamp Duty Ready Reckoner, for Sec-02, Ulwe	: -Rs.5800/-
7. AREA FOR ASSESSEMENT	
A) FOR COMMERCIAL	
i) Plot area @ 1% of (6) above	: 135.247 Sq.mtrs..
ii) Built up area @ 4% of (6) above	: 202.870 Sq.mtrs.
B) FOR RESIDENTIAL	
i) Plot area @ 0.5% of (6) above	: 1563.083 Sq.mtrs.
ii) Built up area @ 2% of (6) above	: 1599.440 Sq.mtrs
8. DEVELOPMENT CHARGES	
A) FOR COMMERCIAL	
i) On plot area	: 135.247 Sq.mtrs. X 5800 X 1% = Rs. 784,3326
ii) On built up area	: 202.870 Sq.mtrs. X 5800 X 4% = Rs. 47065840
	TOTAL = Rs.54910.166
B) FOR RESIDENTIAL	
i) On plot area	: 1563.083 Sq.mtrs. X 5800 X 0.5% = Rs. 45529.107
ii) On built up area	: 1599.440 Sq.mtrs X 5800 X 2% = Rs. 185555.040
	TOTAL = Rs.230884.447
9. Total Assessed development Charges	: 8(A)+8(B)=Rs.285774.613. Say Rs. 285775/-
10. Date of Assessment	: 09/11/2011
11. Due date of completion	: 30/01/2008 to 29/01/2012
12. Development charges paid of Rs.2,86,000/-	Vide receipt No.8968, dtd.04/11/2011

Unique Code No. 2011 03 021 02 1127 01 is for this Development Permission on Plot No.164, Sector-02, at Ulwe, (12.5% scheme) Navi Mumbai

Miraj Eshwar

Yours faithfully
 (R. B. Patil)
 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopoli)

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 ०० / १५

BP-8346/4348

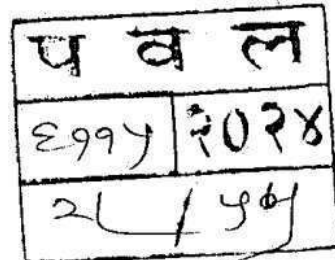
Date : 04 April, 2019

**OCCUPANCY COMPLETION
CERTIFICATE**

I hereby certify that the development of Residential Building [Total BUA = Sq.mtrs , Residential BUA = 0 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Plot No. 164 ,] , Sector - 2 at Ulwe 12.5% Scheme Plot of Navl Mumbai completed under the supervision of Soyuz Talib Architect has been inspected on 03 April, 2019 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09 November, 2011 and that the development is fit for the use for which it has been carried out.

It is hereby certify that instead of above mentioned area details, it may be read as follows. The development of Resl_Commercial (Resi+Comm) Building (Total BUA = 2544.57 Sqm, Residential BUA = 2343.509 Sqm, Commercial BUA = 201.07 Sqm, Residential Units-63 Nos and Commercial Units-06 Nos, Total Units= 69 Nos, Any Other BUA = 0 Sqm, No. of floor - Ground+06).

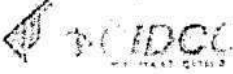
As informed by estate section, in regards to the said plot, if the original land owner get the enhanced compensation in pursuance of the claim submitted under section 28A and 18 of the land acquisition Act 1894, and if its proportionate additional lease premium is made applicable on the subject plot then licensee has to pay the additional lease premium to the corporation.



Thanking you,



Name : PATIL MOHILESH
JANARDHAN
Designation : Associate



OCCUPANCY COMPLETION CERTIFICATE

BP-8346/4348

Date : 04 April, 2019

To,
SHRI BHANJI DEVA PATEL AND OTHERS-2
F-1, C5, 3RD FLOOR, ABOVE HOTEL SHABRI,
SECTOR-9, VASHI, NAVI MUMBAI
PIN - 400705

Sub : Occupancy Certificate for Residential Building on Plot No. 164 , Sector 2 at Ulwe 12.5 %
Schema Plot, Navi Mumbai.

Ref : 1) Application for OC dt.06.11.2015-02.04.2019.
2) Final Fire NOC vide no. CIDCO/FIRE/HQ/247/2018 dt. 04-07-2018.
3) Extension of time limit vide CIDCO/Est./12.5%Sch./Ulwe/1030/2018/29135 dt.25-10-2018.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with as built drawing duly approved.

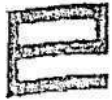
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate. Your security deposit has been forfeited .

Since, you have paid 100% IDC, you may approach to the Office of- Executive Engineer (W/S -1) to get the water supply connection to your plot.

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DEV ENTERPRISES

C 5, Sector-9, 3rd Floor, Above Hotel Shabri, Vashi Navi Mumbai-400703. Tel.27892002
Email id.2010modernenterprises@gmail.com

RESERVATION LETTER FOR CAR PARKING

Date 15/07/2019

To,
MR. DILIP JURIYA BODAL
NL-1B, 66/7, Sector-10, Nerul, Navi Mumbai- 400 703
Dear Sir/ Madam,

Ref: your request dated 15/07/2019 your reservation of FLAT No-C-401, on 4th floor, C Wing, in the building "Janaki Apartment" Situated at Plot No 164, Sector-02, Ulwe, Taluka Panvel- 410 206.

Sub: Car Parking

With reference to the above subject, we are pleased to reserve you Car Parking, as requested by you.

We have reserved Open Car Parking Bearing No.19. We have no objection to your using the said car parking slot provided, you utilize it only for the purpose of parking your own vehicle at your own risk with regards to the safety of your parking space and vehicles, without causing any nuisance or inconvenience to any other members and / or flat purchaser of the aforesaid building.

Kindly also note that you will not utilize the said car parking slot for any other purpose other than for which it is allotted to you and shall not do or permit to do anything therein, which is contrary to and / or in violation of the rules, regulation of the bye-law of the CIDCO Ltd. and / or any other authorities concerned.

Please sign the duplicate letter in confirmation and acceptance of the above.
Yours sincerely,

For M/S DEV ENTERPRISES

(Signature)

PROPRIETOR

I CONFIRM THE ABOVE

(Signature)
PURCHASER/S

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2997	2028
30/7/19	



PAYMENT RECEIPT

DEV ENTERPRISES

C-5, Sector-9, 3rd Floor, Above Hotel Shabri, Vashi Navi Mumbai-400703. Tel.27892002

Email id:2010moderenterprises@gmail.com

Received With Thanks From

R. No. 075

Dilip Juxiya Badal

Fifty Thousand Only

Part / full / CHQ/D.D No. =

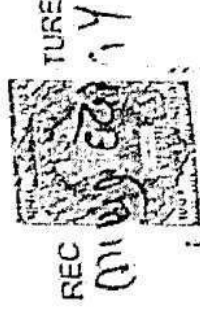
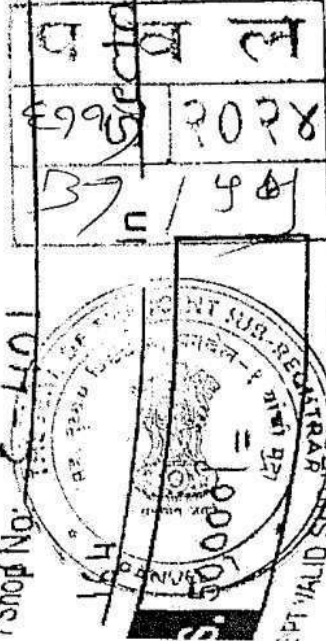
Chq.no 018237 Date. 23/08/12

Abhyuday Co.op. Bank Ltd. Branch Newul

Janaki - Apartment Floor 4th
Wings _____

Shop No. C-401

Sector - 2, Ulwe



NOT VALID SUBJECT TO REALISATION OF CHEQUE

First Blue Home Finance Ltd.
(Formerly-Deutsche Postbank Home Finance Ltd.)
707 Convent Road

PAYMENT RECEIPT

THE DEV ENTERPRISES

Plot No. 1, Sector-9, 3rd Floor, Above Hotel Shabri, Vashi Navi Mumbai-400703. Tel. 27892002

Email id: 2010moderenterprises@gmail.com

R. No. 099

Received With Thanks From

Name Dilip Juriya Bodal

Amount Twenty Lac Rupees only

Against Part / full / CHQ/D.D No. _____

Chq.no 026881 Date. 29/11/12

Bank Deutsche Bank Branch New delhi

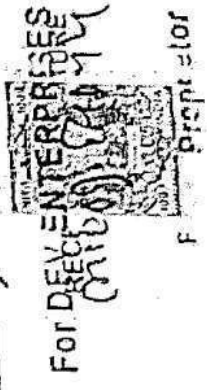
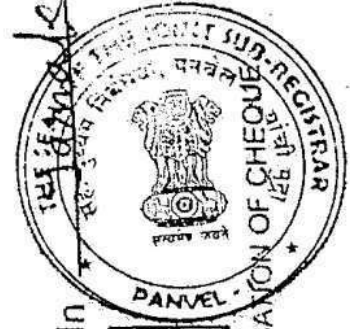
Flat / Shop No: C 401 Wings C Floor 4th

Plot 164 in _____

Rs. 20,00,000/-

W	21	21
21	2028	21
15		

Apartment, sec-2 W/401



RECEIPT VALID SUBJECT TO REALISATION OF CHEQUE



Circle / Chapter Office - Fort, Band,
 Mumbai 400 001 & Fort
 Devotee Road, Sector-2, Ulwe, Navi Mumbai
 Registration Office - Sector-2, Ulwe, Navi Mumbai
 Phone: 022-25220000
 T: 1800 22 3435
 E: 10021@dhfl.com

Dated - 03/08/2016

TO,
 Mr Dilip JURIYA BODAL,
 Flat No 401, Floor 4th, wing C
 "JANAKI APARTMENT" on plot no- 164
 Sector-2, Ulwe,
 Navi Mumbai.

Dear Sir/Mam,

Closure of Loan Account A/c. THN/033494

This is to inform you that as per our records the Housing loan availed MR. DILIP JURIYA BODAL. Of Rs. 2002816 has been repaid in full to DEWAN HOUSING FINANCE CORPORATION LIMITED. Henceforth DHFL has no charge, Lien or claim on the said property.

Property Address	Flat No. 401, Floor 4 th , wing C "JANAKI APARTMENT" on plot no- 164 Sector-2, Ulwe, Navi Mumbai.
------------------	---

Following the full repayment of all our dues, we hereby return below listed documents which were deposited with us against the Home Loan.

1. Original Agreement for sale dated 04 sept 2012 b/w M/S Dev enterprises & Dilip J Bodal.
2. Registration receipt no 9137 dated 04/09/2012
3. Noc from builder
4. Registration receipt no 11628 dated 04/12/2012
5. Deed of rectification b/w M/S Dev Enterprises & Dilip J Bodal
6. Own contribution receipt

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Looking forward for your continued patronage.

We are pleased to assist for your future requirements. Please feel free to get in touch with us on Phone 022-25220000



For DEWAN HOUSING FINANCE CORPORATION LIMITED

(Authorised Signatory)



Dewan Housing Finance Corporation Ltd.
 Corporate Identification Number (CIN) - L65910M11984PL0032639
 Regd. Office : Warden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001
 Toll-free: Sales Enquiry: 1800 22 3435 / Customer Care: 1800 3000 1919
 Email: response@dhfl.com

JANKI APARTMENT CO-OP HSG SOC LTD

Registration No NBOM/CIDCO/HSG/(TC)/9399/JTR/2022-2023
Plot No 164, Sector 2, Ulwe, Navi Mumbai 410206 Email ID: [redacted]

Ref. JACHS/NOC/C-401/25

TO WHOMSOEVER IT MAY CONCERN

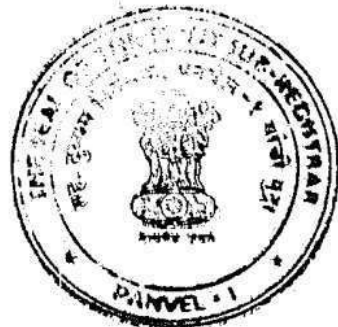
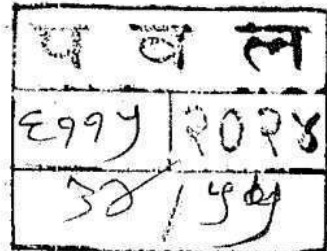
SUBJECT: No Dues Certificate & No Objection for sale of flat in the Society

We are in receipt of an application from Mr. Dilip Juria Bodal for sale of Flat No C-401, JANKI APARTMENT CO-OP HSG SOC LTD Plot No 164, Sector 2, Ulwe, Navi Mumbai 410206 to Mr. Manish Parashar resident of Bajjani Phulwala Mirjanhat Jngdishpur Bhagalpur Bihar 812005. We state that as on [redacted] Mr. Dilip Juria Bodal has cleared all their outstanding maintenance charges till [redacted] Date in respect of the said flat and as such we have **NO OBJECTION** towards the above sale subject to Mr. Manish Parashar completing the required formalities towards the sale as per the laws and rules prescribed by the relevant authorities.

JANKI APARTMENT CHS LTD

For JANKI APARTMENT CO-OP HSG SOC LTD

Aharabp
Chairman *D.L.P*
Secretary *M.Kin*
Treasurer



:: घोषणापत्र ::

मी जुशिया सुर बोडल या

या व्दारे घोषित करतो की,
दुययम निबंधक पत्रवेव या कार्यालयात २२/२/२०२४ धा
शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे

मे दिलीप जुशिया बोडल

यांनी २१/११/२०१९ रोजी मला कुलमुखत्यार पत्राच्या
आधारे मी सादर दस्त नोंदणीस सादर केला आहे/ निश्चिन्न करुण
कबुलीजबाब दिला आहे. सादर कुलमुखत्यार लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल
ठरलेले नाही. सादर चे कुलमुखत्यारपत्र पुर्णपणेबैध असून अपरोक्त
कृती करण्यास मी पुर्णपणे सक्षम आहे सादरचे कथन चुकीचे
आढळुण आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
शिक्सेस मी पात्र राहीन याची मला पुर्ण जाणीव आहे.

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J S Bodal

कुलमुखत्यारधारकाचे नाव त सही

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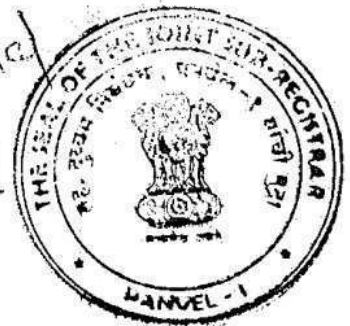
e-Stamp [Simple Receipt] Online Payment Receipt

Challan Number	: MBST26081950284	GRAS GRN	: MH005580744201920R
PaymentDate	: 26/08/2019 13:27:03 PM	Bank Txn ID	: 183939348
District	: 1201-THANE	Office Name	: IGR123-THN11_THANE NO 11 JOINT SUB REGISTR
Stamp Duty	: 0030046401-75		
Amount	: 500.00		
Total Amount	: 500.00		
Duty Payer Name	: DILIP JURIYA BODAL	Duty Payer ID	: PAN-AOZPB3421P
Duty Payer Mob No	: +91-9833023858		
Article Code	: 48(f)-Power of Attorney authorising to sell Immoveble property		
Movability	: Immovable	Consideration Amount	: 1.00
Prop Descr	: PERMANENT ADD, AT LIG/66/7, SECTOR 10, NERUL, NAVI, MUMBAI, Maharashtra 400706		
Property Area	: 1.00 Sq.Meter		
Other Party Name	: JURIYA SURU BODAL	Other Party ID	: PAN-ACGPB2653Q

[Print Receipt](#)

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J.S. Bodal
D.J. Bodal

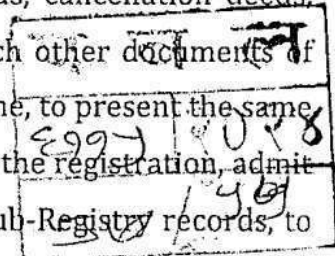


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NOW KNOW YE ALL AND THESE PRESENTS WITNESSES THAT,
I, **MR. DILIP JURIYA BODAL s/o MR. JURIYA SURU BODAL**,
do hereby appoint, nominate and constitute my **Father**
MR. JURIYA SURU BODAL, aged about 57 years, having PAN No.
ACGPB2653Q, an adult, Indian Inhabitant, presently residing at:-
Apartment No. LIG/66/7, NL-1BType, Sector - 10, Nerul (West), Navi
Mumbai - 400 706, Tal. & Dist. Thane, as my true and lawful ATTORNEY
in my name and on my behalf to do and execute or cause to be done and
executed all or any of the following acts, matters and thing hereinafter
stated.

1. To look after, occupy, manage, protect my above said properties, both
movable and immovable and to take income there from in the manner the
said attorney deems proper and advantageous.

2. To sell, transfer and convey above said properties in favour of any
intending purchaser/s of attorney's choice and in that connection to
represent me and act on my behalf before the intending purchaser/s of the
above said properties, enter into Agreement for Sale/Sale Deed for the sale
of above said Properties, to sign and execute Agreement for Sale/Sale deed
or such or other documents or instruments or assurances of whatever
nature including correction deeds, rectification deeds, cancellation deeds,
modification deeds, supplementary deeds and or such other documents of
whatever nature as may be necessary from time to time, to present the same
before the concerned Sub-Registrar of Assurances for the registration, admit
execution thereof and to sign endorsements in the Sub-Registry records, to
receive consideration and to issue receipt/s therefore, to handover title
documents of the above said properties to deliver possession of the said
Properties and to obtain receipt/s therefore and to do everything necessary
to complete the transaction.



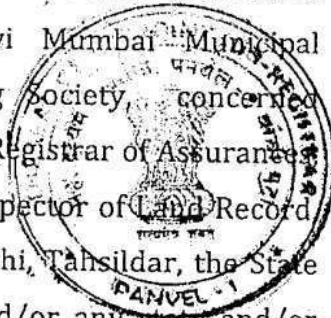
3. To purchase any property of any kind or nature/description either in
my single name or jointly with any other person/s and in that connection to
represent me and act on my behalf before the owner/s of the property,
negotiate price, enter into agreement for the purchase of property, to sign
and execute sale deeds or such or other documents or instruments or

deeds, cancellation deeds, modification deeds, supplementary deeds and or such other documents of whatever nature as may be necessary from time to time, to present the same before the concerned Sub-Registrar of Assurances for the registration, admit execution thereof and to sign endorsements in the Sub-Registry records, to pay consideration and to obtain receipt/s therefore, to demand and receive title documents of the property, to take possession of the property and to issue receipt/s therefore and to do everything necessary to complete the transaction.

4. To represent me and act on my behalf before and in the offices of the concerned Municipal Corporation and/or CIDCO Ltd and/or concerned Co-Op. Housing Societies and/or Apartment Condominiums and/or MSEDCL and/or Taluka office, Zilla Parishad and/or Any other concerned public or local bodies or authorities in connection with purchase and/or sale of properties and/or including tenants/lessees/licensees or otherwise and in that connection to prepare, sign and submit necessary applications, letters, writings and documents of whatever nature and description.

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5. To represent me and act on my behalf in regard to the properties to be purchased and/or sold or otherwise before and in the offices of the Land and Revenue authorized including CIDCO, Navi Mumbai Municipal Corporation, MSEDCL, Concerned Co-Op. Housing Society, Apartment Owners Association, the concerned Sub-Registrar of Assurances, the City Survey office, the District and/or Taluka inspector of Land Record any court of Law and/or Tribunal, Mamlatdar, Talathi, Tahsildar, the State Electricity Distribution Co. Ltd. or water works and/or any state and/or Central and/or semi Government authorities and/or any appellate authorities as may be necessary from time to time for any purposes here instated.



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6. To manage / maintain said premises/properties belongs to me and lease the said premises/properties standing my name on leave and license basis to any person/persons of attorney's choice and receive rent and security deposits from them and give receipts and to sign and execute Leave and License agreement before concerned Sub-Registrar of Assurance in respect of the Scheduled Properties.

J.S. Bedal

D.S. Bedal

7. To raise loans either in my single name or jointly with any other person/s for any purpose whatsoever as my said attorney may think necessary on the security of all or any of my properties or assets and in that connection to represent me, act on my behalf before and in the office of any banking or financial institution, to sign and execute documents or instruments or security or such or other documents as may be stipulated by such banking or financial institutions, to receive the loan amount and to issue receipt therefore.

8. To refund and repay loans, both principal and interest and to obtain receipt/s and discharges therefore as also obtain release of securities and re-conveyance of mortgaged properties.

9. To pay taxes, cesses, assessments, duties, fines, outgoings, etc. of any nature or description to the concerned authorities and to obtain receipts therefore.

10. To represent me and act on my behalf before and in the office of the Income Tax authorities, to prepare, sign and file necessary statements, return, declarations and to comply with all the requirements of income tax authorities and to do every thing connected therewith or incidental thereto.

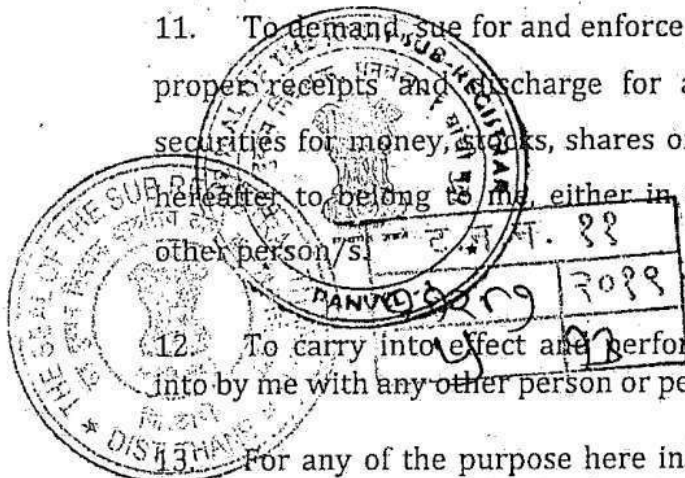
11. To demand, sue for and enforce payment of, recover, receive and give proper receipts and discharge for all moneys, debts, goods, effects, securities for money, stocks, shares or other properties now belonging or hereafter to belong to me, either in single name and/or jointly with any other person/s

12. To carry into effect and perform all agreements, contracts entered into by me with any other person or persons.

13. For any of the purpose here instated, in my name to draw, endorse and sign any cheques, dividend or interest warrants or other investments payable to me and to sign my name and execute on my behalf all contracts, transfers, assignments, deeds, instruments whatsoever.

14. To comply with all the formalities necessary under the provisions of any law, legislation and/or act for the time being and from time to time in force in connection with all or any matter herein stated or connected therewith or incidental thereto.

Handwritten signature and date: २०११/१०/१४



J.S. Baidal

D.J. Baidal

15. To appear and act in all the courts, civil, revenue, criminal, co-operative, consumer, tribunal, whether original, or appellate, to sign and verify plaints, written statements, petitions of claims and objections, memorandum of appeal and petitions and applications of all kinds and to file them in any court or offices, to file and receive back documents; to apply for inspection of and to inspect judicial records.

16. To state, settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between me and any other person or persons

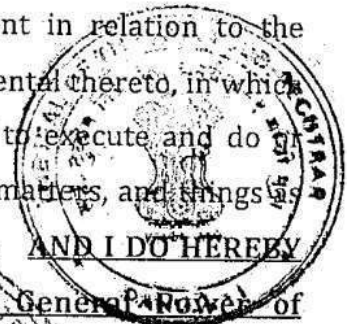
17. To Commence, carry on or defend all actions and other proceedings concerning my property or any part thereof and/or concerning anything herein stated and/or connected therewith and/or incidental thereto and/or any other acts, deeds, matters and things, in which I may be a party.

18. To appoint and engage any advocate and or such other professional for all or any of the purposes here instead on such conditions and at such remuneration as the said Attorney may think proper and fit.

19. To prepare, sign, and submit applications, affidavits, authority letters, letters of appointments, declarations, statements, vakalatnamas, appeal memos, claims, demands, settlements, bonds, indemnity documents, undertakings, returns, etc. of any nature and to file/submit them in any office/court.

5994/1008
80/44

20. And generally to act as my Attorney or Agent in relation to the matters herein stated or connected therewith or incidental thereto, in which I may be interested or concerned and on my behalf to execute and do all cause to be executed and done all or any acts, deeds, matters, and things as fully and effectively in all respects as I may myself do AND I DO HEREBY further declare that powers given under this General Power of Attorney are irrevocable and shall not be revoked.



PROPERTY SCHEDULE

ड.न.न. ११	
99219	2088
2	93

3) Flat No. C-401, on the 4th Floor, C wing of the building named as Janaki Apartment, Plot No. 164, Sector-2, Ulwe, Tal. Panvel, Dist. Raigad.

1) Flat No. 802, 8th Floor, of the building named as "SHREE" of SAI VRINDAVAN, on Plot No. 164, Sector-4, Karanjade, Tal. Panvel, Dist. Raigad

ms. Beclal

D. S. Beclal

I HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever my said attorney may lawfully do pursuant to this Power of Attorney.

The specimen signature of MR. JURIYA SURU BODAL, are appended herein below and I identify and confirm the same.



J. S. Bodal

(Specimen Signature of Attorney)

MR. JURIYA SURU BODAL

IN WITNESS WHEREOF, I, MR. DILIP JURIYA BODAL, hereunto set and subscribed my hands to this General Power of Attorney at Navi Mumbai on

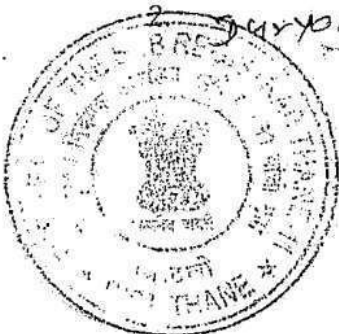
this day of August, 2019

9994 / 2028
89 / 194



In the presence of

1. Sajjanam Uttam Gawas *S. Gawas*
2. Suryodhan K. Sakha *S. Suryodhan*



द.न.न. ११	
99209	2028
10	93



भारतीय विशिष्ट अंकन प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10128/03068

To,
दिनीप जुरिया बोदल
Dilip Juriya Bodal
S/O Juriya Bodal
NL- 1 B, LIG, Room No- 66/7
Opp Shayog Apartment Sector 10, Nerul West, Pin Code-
400706
Navi Mumbai
Thane
Maharashtra 400615
98E9944433

Ref. 27 / 26D / 52711 / 53865 / P



UE364972302IN



आपला आधार क्रमांक / Your Aadhaar No. :

4696 0624 9763

आधार — सामान्य माणसाचा अधिकार



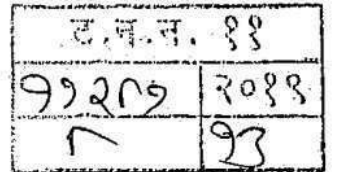
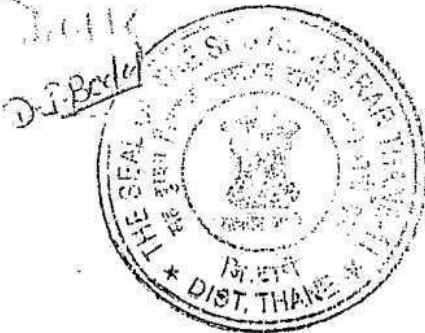
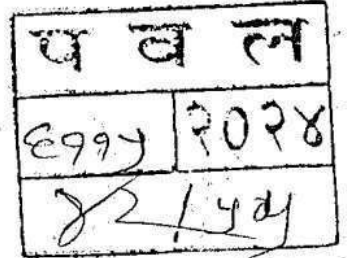
भारत सरकार
GOVERNMENT OF INDIA

दिनीप जुरिया बोदल
Dilip Juriya Bodal
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



4696 0624 9763

आधार — सामान्य माणसाचा अधिकार





भारत सरकार
 Unique Identification Authority of India
 Government of India

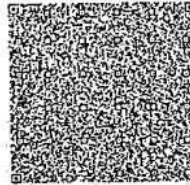
Enrollment No.: 2722/40741/34203

To
 Juriya Suru Bodai
 S/O Suru Bodai
 NL- 1 B, LIG, Room No- 66/7
 Opp Shayog Apartment Sector 10, Nerul West, Pin
 Code- 400706
 Navi Mumbai
 Kasarvadavali
 Thane

07/03/2012
 138250176

Maharashtra 400615
 9869430110

ME392501763FH



आपका आधार क्रमांक / Your Aadhaar No. :

9941 2902 4980

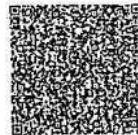
मेरा आधार, मेरी पहचान

प ल ल
 ९९४१ २०२४
 १३ / ५४



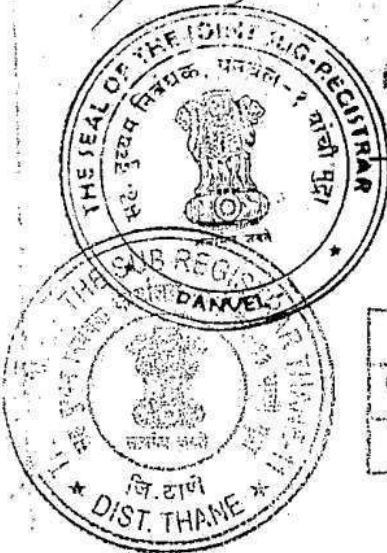
भारत सरकार
 Government of India

Juriya Suru Bodai
 DOB : 05/02/1962
 Male



9941 2902 4980

मेरा आधार, मेरी पहचान



द.न.न. ११
 ९९२१७ २०१९
 २ ९३

J.S. Bodai

Summary I (Goshwara Bhag-1)

394/11281

गुरुवार, 29 ऑगस्ट 2019 10:37 म.पू.

दस्त घोषवारा भाग-1

टनन 11 92193

दस्त क्रमांक: 11281/2019

दस्त क्रमांक: टनन 11/11281/2019

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. टनन 11 यांचे कार्यालयात

पावती: 12495

पावती दिनांक: 29/08/2019

अ. क्र. 11281 वर दि. 29-08-2019

सादरकरणाराचे नाव: दिलीप जुरीया बोदल - -

रोजी 10:33 म.पू. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 260.00

पृष्ठांची संख्या: 13

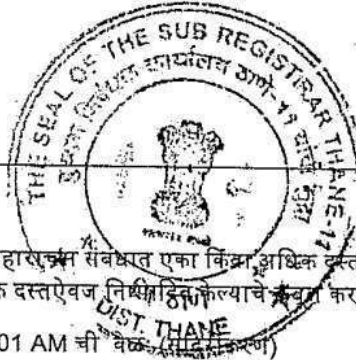
एकुण: 360.00

J. S. Bodel
दस्त हजर करणाऱ्याची सही:

सहाय्यक निष्ठाकार (वर्ग-२)

ठाणे क्र. ११ नेरुळ

दस्ताचा प्रकार: कुलमुखत्यारपत्र



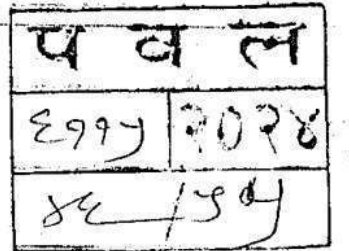
J. S. Bodel
सहाय्यक निष्ठाकार (वर्ग-२)

ठाणे क्र. ११ नेरुळ

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संब्यवहारामुळे संबधत एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्ठाकाराला किंवा त्याच्या वेळी नोंदणी करण्यासाठी केला असेल तेव्हा

शिक्षा क्र. 1 29 / 08 / 2019 10 : 33 : 01 AM ची वेळ: (नोंदणी)

शिक्षा क्र. 2 29 / 08 / 2019 10 : 33 : 23 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी करणारा २२०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तऐवजात संतुर्ण मजकूर निष्ठाकाराकडून, सहाय्यक निष्ठाकाराकडून किंवा नोंदणी करणाराच्या दस्तऐवजांची नोंदणी करणाराच्या वेळी नोंदणीत दाखल केलेली दस्त निष्ठाकाराकडून व कडुलीदारकडे ते संतुर्ण मजकूर दाखल केलेला



लिहून देणार

१) J. S. Bodel

२)

लिहून घेणार

१) J. S. Bodel

२)

Summary-2(दस्त गोपवारा भाग - २)



29/08/2019 10 41:18 AM

दस्त गोपवारा भाग-2

दनन11 93/93

दस्त क्रमांक:11281/2019

दस्त क्रमांक :दनन11/11281/2019

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जुरीया सुरु बोदल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अपार्टमेंट क्र. एलआयजी /66/7, एन एल-1बी टाईप, सेक्टर - 10, नेरुळ (वेस्ट), नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:ACGPB2653Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-57 स्वाक्षरी:- <i>J.S. Bedekar</i>		
2	नाव:दिलीप जुरीया बोदल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अपार्टमेंट क्र. एलआयजी /66/7, एन एल-1बी टाईप, सेक्टर - 10, नेरुळ (वेस्ट), नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AOZPB3421P	कुलमुखत्यार देणार वय :-32 स्वाक्षरी:- <i>D.S. Bedekar</i>		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 08 / 2019 10 : 39 : 50 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:साजुराम गणेश वय:45 पत्ता:- पिन कोड:400706	<i>S. Sastry</i> स्वाक्षरी		
2	नाव:दुधोधन कृष्णमुर्ती साखा -- वय:62 पत्ता:सेक्टर 10 नेरुळ पिन कोड:400706	स्वाक्षरी <i>S. Sastry</i>		

शिक्का क्र.4 ची वेळ:29 / 08 / 2019 10 : 40 : 50 AM

स व ल
नांदणी पुस्तकालय
६९९१ / २०२४
४५ / ५५

प्रमाणित करण्यात येते की, सदर दस्तास
एवज पाने..... 93 आहेत.
सुरतज क्र. 8 मधील
क्रमांक..... 99209 वर नोंदला.

शिक्का क्र.5 ची वेळ:29 / 08 / 2019 10 : 40 : 50 AM

Joint Sub Registrar - Thane (11)
सह दुय्यम निबंधक (वर्ग-1)
ठाणे क्र. 99 नेरुळ

सह दुय्यम निबंधक (वर्ग-2) ठाणे क्र. 99
क्रमांक: 22 माहे 05 सन 2019

sr.	Epayment Number
1	MH005580744201920R

Defacement Number: 0002968010201920

11281 / 2019

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

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



394/11281

पावती

Original/Duplicate

Thursday, August 29, 2019

नोंदणी क्र.: 39म

10:34 AM

Regn.: 39M

पावती क्र.: 12495 दिनांक: 29/08/2019

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-11281-2019

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: दिलीप जुरीया बोदल - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 260.00

पृष्ठांची संख्या: 13

एकूण: ₹. 360.00

Joint Sub-Registrar Thane 11

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

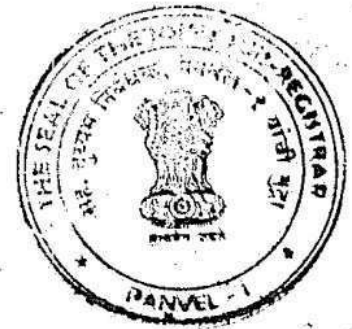
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

J.S. Bodal

प व ल
६९९७/२०२४
४८/५६



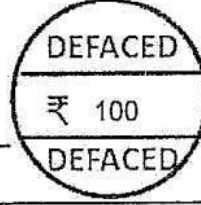


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824093906137 Receipt Date 09/08/2024

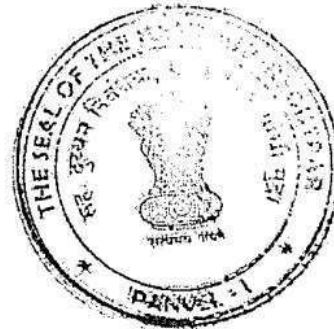
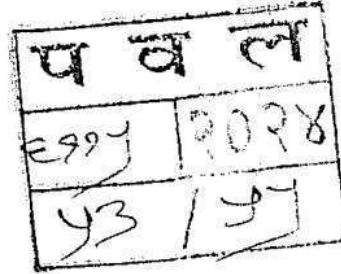
Received from -, Mobile number 9100000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 6115 dated 09/08/2024 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name IBKL	Payment Date 09/08/2024
Bank CIN 10004152024080905774	REF No. 2920321474
Deface No 0824093906137D	Deface Date 09/08/2024

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



86/6115

शुक्रवार, 09 ऑगस्ट 2024 11:29 म.पू.

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्रमांक: 6115/2024

दस्त क्रमांक: पवेल 1 /6115/2024

बाजार मूल्य: रु. 42,28,125/-

मोबदला: रु. 44,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,64,000/-

दु. नि. सह. दु. नि. पवेल 1 यांचे कार्यालयात

पावती:8394

पावती दिनांक: 09/08/2024

अ. क्रं. 6115 वर दि.09-08-2024

सादरकरणाचे नाव: मनीष पराशर सन ऑफ अनिल कुमार झा - -

रोजी 11:26 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची सही:

कमी पडलेली फी/अवधी फी 900/-
पावती क्र. 8399 दि 09/08 अन्वये वसूल

एकूण: 31000.00

JOINT S R PANVEL 1

सह दुय्यम निबंधक, पनवेल-१

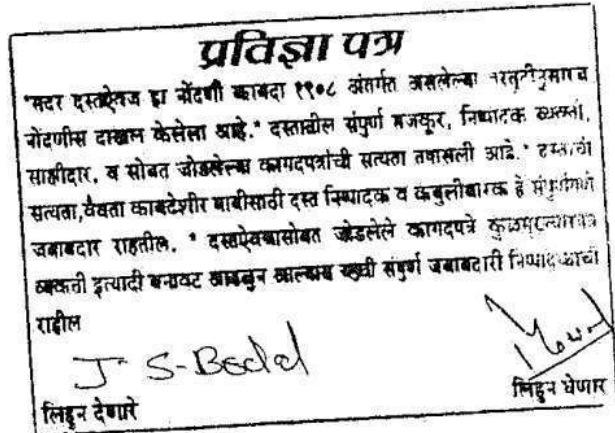
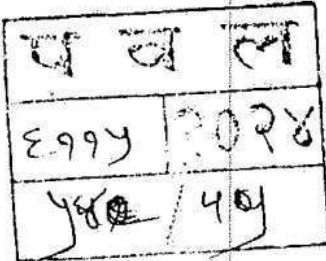
JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्रं. 1 09 / 08 / 2024 11 : 26 : 51 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 09 / 08 / 2024 11 : 28 : 22 AM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये
पृष्ठे आहेत.

सह दुय्यम निबंधक, पनवेल-१



09/08/2024 11 41:36 AM

दस्त गोषवारा भाग-2

पवेल 1

दस्त क्रमांक:6115/2024

दस्त क्रमांक :पवेल1/6115/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:दिलिप जुरीया बोदल यांचे कु.सु. म्हणून जुरीया सुर बोदल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एन.एल-१ बी, एल.आय.जी रूम क्र.६६/७, ऑप.सहयोग अपार्टमेंट, से.१० नेरुळ, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:AOZPB3421P	लिहून देणार वय :-62 स्वाक्षरी:- <i>J.S. Bhalad</i>		
2	नाव:मनीष पराशर सन ऑफ अनिल कुमार झा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वैजानी, फुलवारीया, मिरजनहात, जगदीशपूर, भगलपूर, बिहार., ब्लॉक नं: -, रोड नं: -, बिहार, BHAGALPUR. पिन नंबर:ANVPP7696M	लिहून घेणार वय :-41 स्वाक्षरी:- <i>Manish</i>		

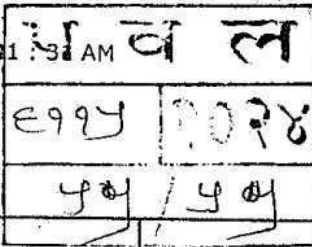
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:09 / 08 / 2024 11 : 40 : 41 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मंगेश तातोडे -- वय:35 पत्ता:से.4,सानपाडा,नवी मुंबई पिन कोड:400705	<i>Mangesh</i> स्वाक्षरी	
2	नाव:राजेश पाल -- वय:41 पत्ता:से.2,उलवे,पनवेल पिन कोड:410206	स्वाक्षरी <i>Rajesh</i>	

शिक्षा क्र.4 ची वेळ:09 / 08 / 2024 11 : 41 : 39 AM



JOINT S R PANVEL 1

पुस्तक क्र.7

Payment Details.

दस्त क्र. 6994M

वर नोंदला.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANISH PARASHAR	eChallan	69103332024080911436	MH006524577202425E	64000.00	SD	0003592626202425	09/08/2024
2	MANISH PARASHAR	eChallan	69103332024080911404	MH006524268202425E	100000.00	SD	0003592641202425	09/08/2024
3	MANISH PARASHAR	eChallan	69103332024080911380	MH006524261202425E	100000.00	SD	0003592652202425	09/08/2024
4		DHC		0824095502198	1000	RF	0824095502198D	09/08/2024
5	MANISH PARASHAR	eChallan		MH006524577202425E	30000	RF	0003592626202425	09/08/2024

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

6115 /2024

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