

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		28 August 2024, 09:50:20 AM	
Valuation ID	20240828397	करल 2	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	120. कांजूर - कुर्ली		
उप मूल्य विभाग	भुभाग: उत्तरेस गाव सीमा; पूर्वेस दुत्तगली महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे लाईन.		
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#1272		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
70480	161790	186060	202900
		औद्योगिक	भोजमापनाचे एकक
		161790	वीरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	83.31 चौरस मीटर	मिळकतीचा कापर.	निवासी सदनिका
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	7 वर्षे
उद्घवाहन सुविधा.	आहे	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.161790/-	
धसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (((161790-70480) * (93 / 100)) + 70480) = Rs.155398/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 155398 * 83.31 = Rs.12946207.38/-		
B) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (155398.3 * 25/100) = Rs.541562.03/-		
Applicable Rules.	= .10.4.16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेल्लेनाईन मजला क्षेत्र मूल्य + लागतल्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + पॅकिंगकल वाहनतळा = A + B + C + D + E + F + G + H + I + J = 12946207.38 + 0 + 0 + 0 + 541562.03 + 0 + 0 + 0 + 0 + 0 = Rs.13487769.41/-		

Home Print

करल - 2
१८२०२ १ ४७
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साह दुष्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा

करल - २
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CHALLAN
 MTR Form Number-6

GRN	MH007366832202425E	BARCODE	Date		27/08/2024-18:04:40	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2			
Location				MUMBAI			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.		Premises/Building	
0030045501 Stamp Duty				822000.00		Road/Street	
0030063301 Registration Fee				30000.00		Area/Locality	
						Town/City/District	
						PIN	
						4 0 0 0 4 2	
				Remarks (If Any)			
				PAN2=ADGPG9476R-SecondPartyName=MR. VINAYAK MANOHAR GAWDE-			
				Amount In		Eight Lakh Fifty Two Thousand Rupees Only	
Total				8,52,000.00		Words	
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
				Bank CIN		Ref. No.	
				69103332024082717554		2886056280	
Cheque/DD No.				Bank Date		RBI Date	
				27/08/2024-18:05:51		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. : 9987578103
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर ध्यान केंवल दुरयस निबयक कार्यालयत नोदणी करवयाच्या दस्तासठी लागू आहे. नोदणी न करवयाच्या दस्तासठी सदर चलन लागू नाही.

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करल - २		
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 28th day of August 2024 BETWEEN (1) MR. VINAYAK MANOHAR GAWDE, aged about 51 years, Indian Inhabitant, (2) MRS. VEENA VINAYAK GAWDE, aged about 50 years, Indian Inhabitant, residing at Room No 403, Atharva CHSL, Authur Road Naka, Chinchpokli, N.M. Joshi marg, Jacob Circle, Mumbai - 400011, hereinafter called "THE TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof mean and include all their respective heirs, executors, administrators, representatives, and assigns) of the FIRST PART

AND



(1) MRS. MADHURI ASHISH CHAVAN, aged about 42 years, Indian Inhabitant, (2) MR. ASHISH ANANT CHAVAN, aged about 48 years, Indian Inhabitant, residing at Room No.84, Raichand Niwas, S.K. Bole Road, Siddhivinayak Temple, Dadar West, Mumbai - 400028, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof mean and include all their respective heirs, executors, administrators, representatives, and assigns) of the SECOND PART:

WHEREAS by Agreement for Sale dated 12th December 2012 registered in the office of the Sub-Registrar of assurances at Kurla, under Sr. No. KRL-2/8826/2012, for the consideration and on the terms and conditions contained therein, (1) MR. VINAYAK MANOHAR GAWDE, (2) MRS. VEENA VINAYAK GAWDE, the TRANSFERORS herein, purchased from the Developers M/S. OMKAR BUILDERS, a Residential Premises, bearing Flat No. 101, admeasuring 612 Sq. Ft. Carpet Area, plus 135 Sq. Ft. Carpet of elevation area or thereabouts, located on the 1st Floor, in the Building

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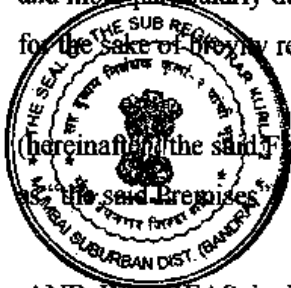
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करल - २		
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known as "NIRVANA", in the said project at Nehru Nagar, Near Dabba Compound, Kanjur Village Road, Kanjurmarg (East), Mumbai - 400042, and more particularly described in Schedule here underwritten (hereinafter for the sake of brevity referred to as "the said Flat").

AND WHEREAS by Car Parking No. Allotment letter dated 22nd February 2018, the said Promoter M/S. **OMKAR BUILDERS** allotted 1 (one) car parking space/s bearing no. 18 in ground floor, in the Building known as "NIRVANA", in the said project at Nehru Nagar, Near Dabba Compound, Kanjur Village Road, Kanjurmarg (East), Mumbai - 400042, and more particularly described in the Schedule here underwritten (hereinafter for the sake of brevity referred to as "the said Parking Space").



(hereinafter the said "Flat" and the said Parking Space" collectively referred to as "the said Premises").

AND WHEREAS incidental to the holding of the said Premises, (1) **MR. VINAYAK MANOHAR GAWDE** and (2) **MRS. VEENA VINAYAK GAWDE** are enjoying the membership rights of the building registered as "NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED." having Registration No. MUM/SRA/HSG/(TC)/12927/year 2018 dated 12-10-2018 (hereinafter for the sake of brevity referred to as "the said Society") and holding 10 (Ten) fully paid-up shares of Rs. 50/- each of the said Society bearing distinctive Nos. 41 to 50 both inclusive included in the Share Certificate No. 5 of the said Society (hereinafter for the sake of brevity referred to as "the said Shares").

AND WHEREAS under the circumstances stated herein above, as of today the TRANSFERORS are the rightful and absolute owners of the said Premises, free from all encumbrances and enjoying the membership rights of the said Society.

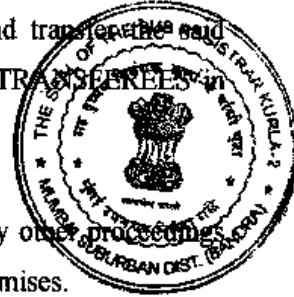
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[Handwritten signature: V. Gawde]

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करल - २		
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AND WHEREAS on coming to know the intention of the TRANSFERORS regarding the sale and transfer of the said Premises, the TRANSFEREES approached the TRANSFERORS and negotiated for the sale and transfer of the said Premises, free from encumbrances together with membership rights of the said Society in the favor of the TRANSFEREES. The TRANSFERORS post negotiations with the TRANSFEREES agreed to sell and transfer the said Premises and made the following representations to the TRANSFEREES in respect of the said Premises, i.e.



- a. There are no suits, litigation, civil or criminal, or any other proceedings pending against TRANSFERORS in respect of the said Premises.
- b. The building of the said Society is constructed as per the sanctioned plan of Mumbai Municipal Corporation.
- c. There are no attachments or prohibitory orders against the said Premises and the said Premises is not the subject matter of any lis-pendens or attachments either before or after judgments.
- d. The TRANSFERORS have not received any notice either from Income-Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Premises.
- e. There are no other encumbrances created against the said Premises and the title of the TRANSFERORS to the said Premises is clear, marketable, and free from all other encumbrances.
- f. The TRANSFERORS have not been adjudicated insolvent nor they have committed any act of insolvency nor is there any order of any Court or Authority restraining them or creating any inability from entering into this agreement.
- g. The said Premises is not the subject matter of any family dispute and the TRANSFERORS are legally entitled to sell the said Premises.

Relying upon the aforesaid representations made by the TRANSFERORS, the TRANSFEREES agreed to purchase the said Premises on an ownership basis,

करल - २		
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free from all encumbrances and incidental thereto the TRANSFERORS have agreed to transfer the membership rights of the said Society in the favor of the TRANSFEREES for the consideration of Rs. 1,37,00,000/- (Rupees One Crore Thirty Seven Lakhs only) and on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows-

1. The recitals contained herein shall form an integral part of this Agreement as the same set out and incorporated herein.

2. The TRANSFERORS hereby agree to assign and transfer to the TRANSFEREES the said fully paid-up 10 (Ten) shares of Rs. 50/- each bearing distinctive Nos. 41 to 50 (both inclusive) entered in the Share Certificate No. 5 standing in the name of the TRANSFERORS in the books of the said "NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED" Incidental to the said assignment, the TRANSFERORS further agrees to sell, convey, and transfer to the TRANSFEREES their right, title, and interest in respect of the residential premises bearing Flat No. 101, admeasuring 612 Sq. Ft. Carpet Area, plus 135 Sq. Ft. Carpet of elevation area or thereabouts, located on the 1st Floor, in the Building known as "NIRVANA" registered as society and known as "NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED", in the said project at Nehru Nagar, Near Dabba Compound, Kanjur Village Road, Kanjurmarg (East), Mumbai - 400042, along with 1 (one) car parking space bearing no. 18 in ground floor and more particularly described in the Schedule hereunder written together with all profits, advantages, rights, and appurtenances whatsoever attached with the said Premises for the total consideration of Rs. 1,37,00,000/- (Rupees One Crore Thirty Seven Lakhs only). The said amount of the consideration shall be paid by the TRANSFEREES to the TRANSFERORS in the following manner that is

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करल - २		
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to say:

(a) **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** by way of part consideration paid on or before execution hereof (the payment and receipt whereof the TRANSFERORS DO hereby admit and acknowledge)

(b) **Rs. 1,37,000/- (Rupees One Lakh Thirty Seven Thousand only)** being the amount to be deducted by the TRANSFEREES towards TDS as applicable by law @ 1% of the total consideration amount. The TRANSFEREES shall deposit the same in the appropriate Bank and produce a TDS certificate to the TRANSFERORS within 30 days from the date of Registration of this Agreement. The said TDS amount shall form part of the consideration amount of the Said Premises.



(c) **Rs. 1,30,13,000/- (Rupees One Crore Thirty Lakhs Thirteen Thousand only)** being the balance consideration to be paid by way of raising a loan from a bank or any financial institution, or from own sources of fund or from both within a period of 45 days from the date of registration of this Agreement.

(The time is the essence of this Contract)

Nothing contained in these presents shall be considered as a transfer, assignment, sale, or conveyance of the right, title, and interest in the said Premises in favor of the TRANSFEREES, till full consideration amount is paid to the TRANSFERORS as agreed herein.

3. The TRANSFERORS declare that they are the rightful and absolute owners of the said Premises as well as enjoying membership rights of the said Society, peacefully without any claim or obstruction from any other person/s. The TRANSFERORS further declare that they have the legal, rightful power and

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absolute authority to convey, transfer and sell the said Premises hereby agreed to be transferred, conveyed, and assigned to the TRANSFEREES as aforesaid and they have not done, committed, or omitted any act, deed, matter whereby the ownership, possession or occupation and enjoyment of the said Premises may be rendered void or voidable.

4. If any person/s claims any right, title, or interest in the said Premises through the TRANSFERORS and thereby the TRANSFEREES are put to any losses or expenses, then in such event, the TRANSFERORS agree and undertake to indemnify and keep indemnified the TRANSFEREES against all claims, actions, demands, and proceedings arising in respect of the said Premises.

The TRANSFERORS shall produce a clear and marketable title, free from all encumbrances in respect of the said Premises.

On receiving the entire consideration as mentioned herein above, the TRANSFERORS shall hand over to the TRANSFEREES the title documents in their custody, in respect of the said Premises. The TRANSFERORS undertake to give full cooperation and produce the relevant title documents in their custody against accountable receipt, as and when required for disbursement of loan to the TRANSFEREES.

6. The TRANSFERORS declare that the said Premises is free from all encumbrances and in any manner not charged for payment of any money to any person or financial institution. The TRANSFERORS further declares that they have not entered into any agreement for transfer, sale or leave and license or let out in respect of the said Premises with any other person or persons. The TRANSFERORS shall pass on the clear and marketable title of the said Premises free from all encumbrances, in favor of the TRANSFEREES and this condition is the essence of this contract.

7. At present the said Premises is in lawful possession of the TRANSFERORS. Without reserving any right, the TRANSFERORS shall hand

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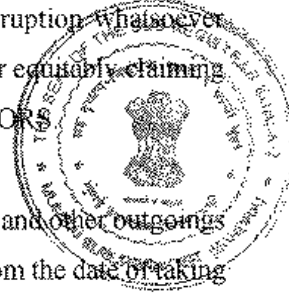
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over peaceful physical possession of the said Premises to the TRANSFEREES, immediately upon receiving the full consideration as agreed. Thereafter, the TRANSFEREES shall be the legal and rightful owner of the said Premises and shall legally at all times hold, enter, occupy the said Premises with its appurtenances and receive the rents thereof to and for their own use and benefit without any demand, claim, suit, lawful eviction or interruption whatsoever from or by the TRANSFERORS or any person/s lawfully or equitably claiming or to claim by, from under or in trust from the TRANSFERORS.



8. All the taxes, electricity charges, maintenance charges, and other outgoings of the said Premises shall be paid by the TRANSFEREES from the date of taking over possession, and till then, the TRANSFERORS shall pay all the taxes, electricity charges, maintenance charges, and other outgoings to the respective Authorities.

9. The TRANSFEREES confirm that before execution of this Agreement, they have personally inspected the said Premises and satisfied themselves regarding the area, quality of construction, and condition thereof. In the future, TRANSFEREES shall not raise any objection or dispute regarding the said issues. If further renovation or repairs are required, the TRANSFEREES shall do the same, after handing over the possession of the said Premises.

10. The TRANSFEREES shall abide by the rules and regulations of the said Society. The TRANSFERORS do hereby agree to indemnify the TRANSFEREES against the payment of all such outgoings, costs, charges, fees, taxes, stamp duty, penalties, and other dues, if any, relating to the said Premises of whatsoever nature pertaining to the period prior to the handing over the possession of the said Premises to the TRANSFEREES.

11. The Parties hereto will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said shares

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करल - २		
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and the said Premises to the TRANSFEREES in the books of the said Society and other appropriate authorities.

12. The TRANSFERORS shall obtain the consent or No Objection Certificate (NOC) from the said Society for transferring the said Premises in favor of the TRANSFEREES. The TRANSFERORS shall further obtain the NOC of the Society in the format of loan disbursing financial institution from whom the TRANSFEREES intends to raise a loan, at the time of submission of the loan proposal.



13. The premium / Transfer fee of the said Society in respect of the transfer of the said shares and the said Premises will be borne and paid by the TRANSFERORS and TRANSFEREES, equally and the Share money/Entrance fees of the said Society in respect of transfer of membership rights in favor of the said TRANSFEREES, shall be borne and paid by the TRANSFEREES.

14. Electricity/Water meters/Pipe Gas Meter/deposits, Sinking Fund, Share Certificate of the said Premises and all the amount standing to the credit of the TRANSFERORS in the books of the said Society in relation to the said Premises shall be transferred in the name of the TRANSFEREES on payment of full consideration as agreed and the TRANSFERORS shall sign and execute the necessary forms, application, documents for transferring the said MSEDCL meter, Share Certificate of the said Premises in the name of the TRANSFEREES.

15. The TRANSFERORS hereby undertake and declare that any nomination or Will in regard to the said Premises, made by them, if any, shall hereafter be deemed to be in-operative, canceled, revoked, withdrawn, and shall become null and void.

16. The Stamp Duty and Registration charges of this Agreement shall be borne

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करल - २		
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and paid by the TRANSFEREES alone. The TRANSFERORS and the TRANSFEREES undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Premises in the record of the Sub-Registrar of Assurances.

17. The TRANSFERORS shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds, and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFERORS in the said Premises to the TRANSFEREES, but subject to the payment of full consideration as agreed herein.



18. This agreement is subject to the provision of the Maharashtra Ownership Flat (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963, Maharashtra Co-Operative Societies Act, 1960, Indian Contract Act., 1872, Bombay Stamp Act, 1958, and Registration Act, 1908 with rules made thereafter from time to time and any other laws which is not mentioned hereinabove, as applicable. This agreement shall be subject to the jurisdiction of the Courts at Mumbai Only.

19. On receiving the full and final consideration as agreed hereinabove and on hand over peaceful physical possession and all the original title documents in relation to the said Premises by the TRANSFERORS, this Agreement for Sale will be construed as final Sale Deed.

20. The parties hereto confirm that before execution of this Agreement, they have read the contents of this Agreement, and only after being satisfied regarding its correctness, they have executed this Agreement.

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

करल - २		
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-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 101, admeasuring 612 Sq. Ft. Carpet Area, plus 135 Sq. Ft. Carpet of elevation area or thereabouts, located on the 1st Floor, in the Building known as "NIRVANA", registered as society and known as "NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED", in the said project at Nehru Nagar, Near Dabba Compound, Kanjur Village Road, Kanjurmarg (East), Mumbai - 400042, along with 1 (one) car parking space bearing no. 18 in ground floor, standing on the plot of land bearing, C.T.S NO 1272, 1273, 1277, 1277/1 to 36, 1277/37(PT), 1277/38 of Village Kanjur, Taluka Kurla, District Mumbai Suburban, within the limits of "S" ward of Mumbai Municipal Corporation. The building was constructed in the year 2017.

SIGNED SEALED AND DELIVERED

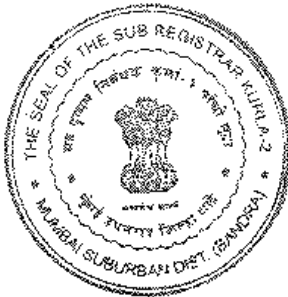
By the within-named TRANSFERORS

**(1) MR. VINAYAK MANOHAR GAWDE
PAN: ADGPG9476R**



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**(2) MRS. VEENA VINAYAK GAWDE
PAN: ALEPG1909R**

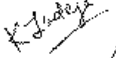



Handwritten signature of Mrs. Veena Vinayak Gawde.



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In the presence of

1. 
2. 

SIGNED SEALED AND DELIVERED
 By the within-named TRANSFEREES
 (1) MRS. MADHURI ASHISH CHAVAN
 PAN: BMHPS7573L

Madhuri

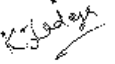



(2) MR. ASHISH ANANT CHAVAN
 PAN: AEBPC8510L

Ashish Chavan



In the presence of

1. 
2. 



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RECEIPT

RECEIVED of and from within named TRANSFEREES (1) MRS. MADHURI ASHISH CHAVAN (2) MR. ASHISH ANANT CHAVAN, a sum of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only) within expressed under clause No. 2 (a) herein above towards part consideration of Flat No. 101, admeasuring 612 Sq. Ft. Carpet Area, plus 135 Sq. Ft. Carpet of elevation area or thereabouts, located on the 1st Floor, in the Building known as "NIRVANA", registered as society and known as "NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED", in the said project at Nehru Nagar, Near Dabba Compound, Kanjur Village Road, Kanjurmarg (East), Mumbai - 400042, along with 1 (one) car parking space bearing no. 18 in ground floor, as under.



Cheque No./ UPI	Date	Bank	Amount
TRANSACTION ID/NEFT DETAILS/RTGS/ ACCOUNT NO.			in INR
SBIN324225433643	12/08/2024	State Bank of India	Rs. 2,50,000/-
422667330371	13/08/2024	State Bank of India	Rs. 50,000/-
238506	14/08/2024	State Bank of India	Rs. 2,50,000/-
Total			Rs. 5,50,000/-

WE SAY RECEIVED

(1) MR. VINAYAK MANOHAR GAWDE

(2) MRS. VEENA VINAYAK GAWDE

witness
 (1)
 (2)



Nirvana

CO-OPERATIVE
HOUSING SOCIETY LIMITED

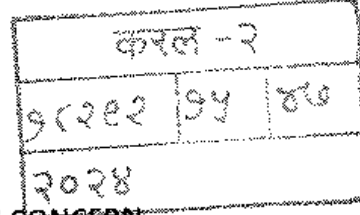
Regd. Number :
M.U.M./S.R.A./H.S.G./T.C./12927/Year 2018

CTS No. 1272, 1273, 1277, 1277/1 to 36
1277/37 (Part), 1277/38 to 40 (P),
1277/48 to 51 (P), Nehru Nagar, Kanjur Village,
Kanjurmarg (E), Mumbai - 400 042.

E-mail : nirvanachskanjur@gmail.com

Ref. No. :

Date : 24/08/2024



TO WHOMSOEVER IT MAY CONCERN

Ref: No Objection Certificate for sale of flat: 101

This is to certify that Mr. Vinayak Manohar Gawde & Mrs. Veena Vinayak Gawde are members of our society (Nirvana CHS, Nehru nagar, Kanjurmarg (E), Mumbai -400042).

We have received application from member regarding sale of flat.

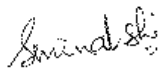
We confirm that, we don't have any objection regarding sale of Flat No. 101 to the interested buyer Mr. Ashish Anant Chavan (Aadhar No. 3643 8284 3834 / PAN No. AEBPC8510L & Mrs. Madhuri Ashish Chavan (Aadhar No. 9947 6565 0878 / PAN No. BMHPS75731).

We also confirm that, member have paid society maintenances till date.


Thanking you.

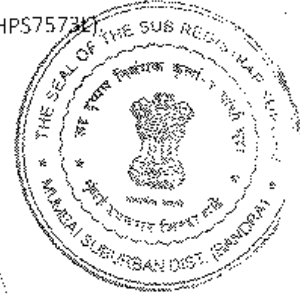
Sincerely,

For NIRVANA CHS. LTD.


(Chairman)


(Secretary)


(Treasurer)




करल - २		
१८२२२	१४	४७
२०२४		



NIRVANA CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. / MUMBAI HOUSING SOCIETY 1997 YEAR 2018 OR 12107018
 Address: CTS No. 1274, 1273, 1277, 1277/1 or 06, 1277/37 or 45, 1277/59 to 40,
 1277/40 to 37, (P), Keshavnagar, Kanjur Marg, Kanjurmarg, (E), Mumbai - 400 042
 Registered under the Maharashtra Co-operative Societies Act, 1960.





Share Certificate No. 5 Member's Reg. No. 5


Authorized and Paid-up Share Capital Rs. 1,00,000/- (Rupees One Lakh only)
 Divided into 2000 shares each of Rs. 50/- only

This is to certify that Mr. Vinayak Manohar Gawde, Mrs. Veena Vinayak Gawde
bonafide owner(s) of Flat No. 101 and registered
 holder(s) of 10 (Ten) fully paid-up shares of Rs. 50/- (Rupees Fifty only) each,
 amounting to Rs. 500/- (Rupees Five Hundred only), having distinctive numbers from
41 to 50 (both inclusive) in the above named Society as per the Bye-laws of the
 Society.

Given under the Common Seal of the said Society at Kanjurmarg, Mumbai this
5th day of July 2019


 Chairman

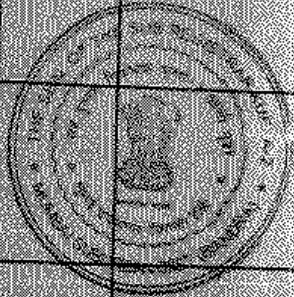

 Secretary


 Treasurer
(Auth. Member of Mgmt. Committee)



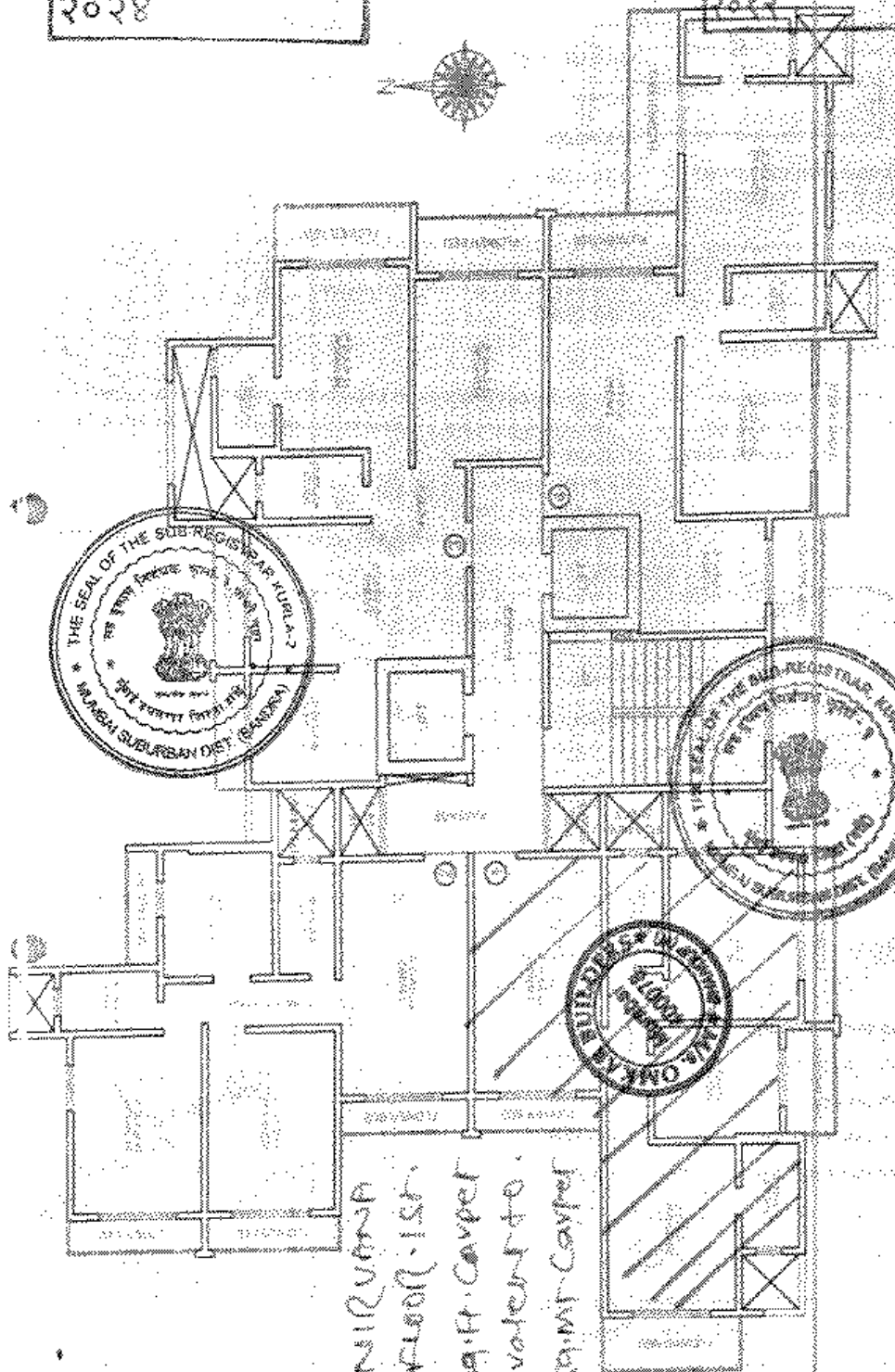
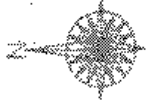
करल - २
 १८२९२ १० ४०
 २०२०

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES			
Transfer Date & No	Regn. No of Transfer/ Transferee	To Whom Transferred	Auth Signatories
			Chairman Secretary Auth. M.C. Member
			Chairman Secretary Auth. M.C. Member
			Chairman Secretary Auth. M.C. Member
			Chairman Secretary Auth. M.C. Member
			Chairman Secretary Auth. M.C. Member



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9C2E2	9E	80
2028		

ಕರಲ-೨	
CC2E	82
2028	



BUIDG NAME - NIRVAN

PROPOSED RESIDENTIAL SCHEME AT KANHELI

For M/s. OMKAR BUILDERS

[Signature]
Partner

Partner
Jolly Brothers Private Ltd.
(Director)

Build name: NIRVAN
 Area: 101. Floor: 1st.
 Area: 7.47 sq.ft. Carpet
 Equivalent to
 Area: 69.37 sq.ft. Carpet

[Signature]

[Signature]

करल - २
 १८२१२१ १४०
 २०२४

मालमाला पत्रक

विधानसभे - कार्यालय
 मालमाला पत्रक - म. म. अ. मुमुं
 दिनांक - २१/१२/२०२४



क्रमांक	वर्ग	पट्टा क्रमांक (पट्टा क्रमांक / मालमाला क्रमांक)	पट्टा क्षेत्र
१४०	१	१४०/१	...
...

मालमाला पत्रक - म. म. अ. मुमुं

२०२४

करल - २
 १८२२ २३ ४०
 २०२४

मालमत्ता पत्रक

विभाग/पत्रिका - कांदा
 कसुका/क.पु.पा.क. - म.पु.अ.पु.पु.क.
 दिनांक - १८/०२/२०२४

सं. १८२२
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करल - २
 ८८२६ ८०६
 (१८/०२/२०२४)

क्र.सं.	विवरण	मालमत्ता (₹)	पत्रिका (₹) किंवा घाट (₹)	संशोधन
१	१) १८/०२/२०२४ २) २३/०२/२०२४ ३) २८/०२/२०२४	५५६/०० २९०८/०००	१) १८/०२/२०२४ २) २३/०२/२०२४ ३) २८/०२/२०२४	१) १८/०२/२०२४ २) २३/०२/२०२४ ३) २८/०२/२०२४



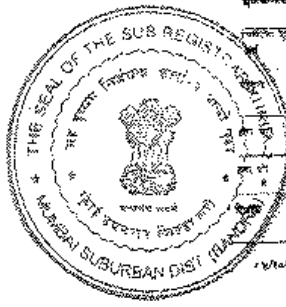
१८/०२/२०२४
 म.पु.अ.पु.पु.क.
 मुंबई उपनगर जिल्हा

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 2022

മാതൃകയിലെ പട്ടിക

വിസ്തൃതി - ഹെക്ടർ
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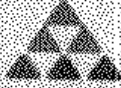
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 (എൻ കെ എസ് ട്രസ്റ്റ് കോർപ്പറേഷൻ)



ക്രമ നമ്പർ	സ്ഥലം	സ്ഥല വിവരങ്ങൾ	സ്ഥല വിവരങ്ങൾ (പുറം)	സ്ഥല വിവരങ്ങൾ (കുറിപ്പ്)
1	കേരള - 2	കേരള - 2	കേരള - 2	കേരള - 2
2	കേരള - 2	കേരള - 2	കേരള - 2	കേരള - 2
3	കേരള - 2	കേരള - 2	കേരള - 2	കേരള - 2

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करता - ७
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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2281/S/PL/AP
Dated 15 JUN 2017

To,
Architect,
Shri. Ajay Sawant of A.J Associates,
211 Old Siddhinarayak Soc.
Harbour Village, Vikrelli (E)
Mumbai-400 083



Subject: **Full OCC for Sale Wing** of Composite Building
Rehabilitation Scheme on plot bearing C.T.S. No. 1272,
1273, 1277, 1277/1 to 37(pu), 1277/38 to 40 (pu) and
1277/48 to 51(pu) of village - Kargur, Situated at Kargur
Marg (E) Mumbai - 400 042 for **Nehru Nagar SRA Co. Op.
Hsg. Soc. Ltd.**

Ref: Your letter dated 03/04/2017

Gentlemen,

1. That this Occupation permission is granted for full OCC of Sale wing comprising of Gr. (pt.) + 1st (pt.) + 1st and 2nd floor podium + 3rd to 20th upper floors in composite building as shown hatch on the accompanying occupation plans.
2. That the balance LCH & IOA conditions shall be complied before obtaining OCC of Composite bldg.
3. That the certificate under section 270A of MMC, Act shall be obtained from A.E. (WW) 'S' ward and a certified copy of the same shall be submitted to this office.

One set of plans for full completion of Sale wing of Composite Building is returned herewith as a token of approval.

Administrative Building, Anam Kankar Marg, Esich (E), Mumbai - 400051
Tel: 22202000, 22202001, 22202002, 22202003, 22202004, 22202005, 22202006, 22202007, 22202008, 22202009, 22202010, 22202011, 22202012, 22202013, 22202014, 22202015, 22202016, 22202017, 22202018, 22202019, 22202020, 22202021, 22202022, 22202023, 22202024, 22202025, 22202026, 22202027, 22202028, 22202029, 22202030, 22202031, 22202032, 22202033, 22202034, 22202035, 22202036, 22202037, 22202038, 22202039, 22202040, 22202041, 22202042, 22202043, 22202044, 22202045, 22202046, 22202047, 22202048, 22202049, 22202050, 22202051, 22202052, 22202053, 22202054, 22202055, 22202056, 22202057, 22202058, 22202059, 22202060, 22202061, 22202062, 22202063, 22202064, 22202065, 22202066, 22202067, 22202068, 22202069, 22202070, 22202071, 22202072, 22202073, 22202074, 22202075, 22202076, 22202077, 22202078, 22202079, 22202080, 22202081, 22202082, 22202083, 22202084, 22202085, 22202086, 22202087, 22202088, 22202089, 22202090, 22202091, 22202092, 22202093, 22202094, 22202095, 22202096, 22202097, 22202098, 22202099, 22202100

करल - २	
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२०२४	

This permission is granted without prejudice to any action initiated/pending as per MRIP Act 1966.



Yours faithfully,

Sd
Executive Engineer-3
Slum Rehabilitation Authority

Copy to

1. Developer: M/s. Omkar Builders
2. Secretary: Nehru Nagar SRA Co. Op. Hsg. Soc. Ltd.
3. Assistant Municipal Commissioner 'S' Ward.
4. A.E. (R/W), 'S' Ward.
5. A.A. & C., 'S' Ward.
6. Secretary (SRA)/I-Card Section.

redu
15-06-17
Executive Engineer-3
Slum Rehabilitation Authority

कल - २
१८२२ २२ ४०
२०१८

SSSD
GROUP

OMKAR BUILDERS

Shop No: 678, SHH Residency,
Shiva Industrial Estate,
Near Tata Power Co. Ltd.,
Lake Road, Off. L. B. S. Marg,
Bhandup (W), Mumbai - 400 078.
Tel : 022-2596 6144 / 45
Email : vakkate@gmail.com
ssbd12@gmail.com

Ref No :- 578/2017-18

Date : 22/02/2018

To,

Mr. Vinayak Manohar Gawde,
Mrs. Veena Vinayak Gawde,
Flat No 101, Nirvana CHS (Prop.)
Nehru Nagar, Near Dabba Compound,
Kanjur Village Road, Kanjur Marg (E),
Mumbai - 400 042.

Dear Sir/Madam,

**Sub :- Earmarking of Parking Space No:- 18 in Ground Floor, relating to
Flat No 101 in the project known as Nirvana CHS (Prop), situated at
Kanjur marg (E), Mumbai - 42.**

Ref :- Flat No. 101, Registration No. KRL 2-8826-2012, dt: 18/12/2012

1. At your request, we have agreed to earmark for you captioned parking in our above project (here in referred to as "the said parking space"). The said earmarking and location of said parking/utility space is shown to you on plan, on terms hereinafter appearing.
2. The said earmarking of parking space is subject to confirmation and restriction in terms of bye-laws of the proposed society to be formed by the flat purchasers of the said building.
3. You have to agreed aforesaid arrangements for the said parking space and will execute documents and writings in that behalf, if any, with the proposed society being called upon to do so. You have also agreed to sign necessary writing forms papers and applications for formation and / or registration of the society / company for managing the aforesaid Nirvana CHS (Prop) situated in Kanjur (East) together with Flat purchasers.
4. The said Parking Space/Utility Space shall be inseparable and always be deemed to be conjoined with your Flat No 101 in the Building known as Nirvana CHS (Prop) situated in Kanjur (East).
5. This is the final allotment of the said Parking space made in your favour and use and enjoyment of the said parking space given to you, will be only after your membership in the society with respect of the Flat purchased by you in the said building. Unless and until you become a member of the society, you shall not claim any rights title or interest whatsoever, in the said Parking Space.



करता - २
१८२२ ३३ १७०
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6. Save and except said Parking space agreed to be earmarked as above, you shall have no claim over all open spaces, un earmarked parking spaces in silt and open, un allotted terraces, gardens etc., and same will remain our property, till society is formed. In the meanwhile, we will be entitled to deal with the all open spaces, un earmarked parking spaces in ground floor & podium floors in the manner we may deem fit.
7. You have agreed and undertaken to observe rules and regulations that may be time to time be formed / stipulated by us and the proposed society for the purpose of management of the building/s, being constructed by us as aforesaid.
8. Without our and concerned proposed society's consent in writing, you shall not in any circumstances transfer your rights in respect of said Parking / Utility space earmarked under this Letter of Intent in any manner whatsoever to any third party.
9. You have agreed to perform and observe the terms conditions and covenants contained in this Letter of Intent and to keep us indemnified against any loss arising to us on account of non-observance and non-performance on your part of terms, conditions and covenant.
10. You have agreed to sign all papers and documents and do all other acts deeds matters things that we may require you to do and execute from time to time for effectively enforcing the terms of this letter and/or safeguarding our interest or interest of other Flat holders and/or allottees etc.
11. The copy of this letter is also forwarded to proposed society for society record.
12. In the event of any breach of any of the terms and conditions of this letter or on your failing to sign any papers required by us, as herein before provided, at our option, this Letter of Intent shall have stand automatically terminated, and thereupon, you shall have no claim in the said Parking space, not against us whatsoever. Our rights shall not be prejudiced in any way by reason of, we having given for complying with any off the terms under this Letter of Intent.

Please confirm on duplicate of this letter.

Yours Faithfully,
For Omkar Builders



Valbhav A. Kokate
Partner


(Anurag)
05-06-2018

करल - २
१२२२ ३४ ४०

SSSD
GROUP

Ref:- 16/2018-19
Date:- 02/01/2018

OMKAR BUILDERS
Shop No. 7 and 8, SHI Residency,
Shiva Industrial Estate,
Near Tata Power Co. Ltd.,
Lake Road, Off. L. B. S. Marg,
Bhandup (W), Mumbai - 400 078.
Tel. : 022-2596 6144 / 45
Email : vakokate@gmail.com
sssb12@gmail.com

To,
MR. VINAYAK M.GAWDE
MRS. VEENA V. GAWDE
403, Atharva CHS., Arthur Road Naka,
N.M. Joshi Marg, Chinchpokli (W)
Mumbai 400011.



Subject :- Final Possession Letter for residential use.

- Ref:- 1) Agreement for sale dated 12/12/2012 registered under Sr. No. KRE3 8826/2012 dated 18/12/2012 in respect of flat No. 101, floor 1st situated at "Nivaha Apartment", on plot bearing CTS No. 1272, 1273, 1277, 1277/1 to 37(pt), 1277/38 to 40 (pt) & 1277/ 48 to 51 (pt) of village Kanjur, Mumbai - 400 042.
- 2) Our Possession letter for Furniture & Fit outs dated 09/10/2016.
 - 3) Undertaking dated 09/10/2016 signed by you.

Dear Sir/Madam,

With reference to the captioned Agreement, we are pleased to inform you that the Occupation Certificate for the building was obtained on 15.06.2017, a copy of which is enclosed herewith for your perusal.

We have already handed over the keys of your flat for furniture & fit outs as per possession letter dated 09/10/2016. Further as per the undertaking signed by you, it will be deemed that you confirm and undertake that

- i) You have inspected the referred flat;
- ii) You have found and satisfied yourself that all amenities, areas, construction quality and workmanship is up to your satisfaction and in accordance with the agreement.



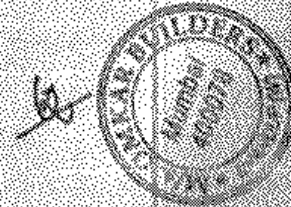
करल - २		
१८२६२	३५	४०
२०२४		

-2-

- iii) You have no complaint or grievance or claims of any nature whatsoever against the company in respect of the said flat or under the agreement to sell or otherwise and the right to raise such grievance/claims shall be deemed to have been waived.
- iv) You shall be hereafter solely responsible and liable for any damage, alteration and defect in respect of the flat or any of the amenities, fittings and fixtures provided therein.
- v) You are aware that there are other structures/buildings to be constructed/under construction in the larger property, in compliance with the relevant provisions of the applicable development control regulations (as may be amended from time to time) and you do not have any objection in relation to the same and waive any right to take any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) may be isolated by means of barricading/equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction Logistic requirement. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation.
- vi) You are aware that we have unsold flat(s) in the said building and shall be operating our sales office inside the development/building till such time that all the flats in the said building are sold. Until such time that all the flats in the said building are sold, our staff associates and prospective customers shall be visiting the property, buildings, flats and/or common areas there from.

We hereby request you to sign this letter confirming possession of your flat.

Please note that all the facility charges in respect of the said residence (including electricity, water charges, security and maintenance) are payable with effect from 15.06.2017 as per the undertaking dated signed by you. The amount of maintenance charges paid by you Rs. 1,24,200/- does not include Property Tax and you have to pay property tax from the date of Occupation Certificate after assessment of each flat from 'S' ward.



करल - 2
 50222 30
 2024

27 वेत १९९० च्या वरिष्ठ देवनाची वळकाय भरली आहेत व ती उक्ती मूळीत समाविष्ट आहेत. २९ सध्याचे देयक भावनास भावने देयक व उक्ती घालीत ठेवण्यात आले आहे.

३) विद्युत् वितरण व्यवस्थापक अटी, सर्जिकल अडथळी व दरम्यान, अर्थात मंडळीत समाविष्ट असलेल्या अडथळी व दरम्यान व अडथळीत तत्सम देयक घडविलेले आहे.

४) विद्युत् वितरण व्यवस्थापक अटी, सर्जिकल अडथळी व दरम्यान, अर्थात मंडळीत समाविष्ट असलेल्या अडथळी व दरम्यान व अडथळीत तत्सम देयक घडविलेले आहे.

MTR Order २२६/२०२२ च्या आदेशानुसार विद्युत् वितरण नियामक आयोगाने दिनांक ०१-APR-24 पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरसाठी आहेत

LT E Res 3-Phase	एजि	०-100	101-300	301-500	501-1000	>1000
र. ४२१	एजि (रु.)	४.७१	१०.२९	१४.५६	१६.६४	१६.६६
	इ.स.जा. (रु.)	०.४५	०.६३	१.१०	१.१५	१.१६

**दि. ०१.०४.२०२० पासून लागू असलेल्या नवीन वीज दरानुसार महानगरपालिका क्षेत्रातील ग्राहकांना २.१० प्रती महिन्यात अतिरिक्त थिर अकार लागू.

द्वार अकार	१.००
वायू वीज देयक (रु.)	२,९६१.०१
विद्युत् वितरण व्यवस्थापक अटी	-१.६६
समाविष्ट देयक	-६.६६
वितरणीय देयक	०.०२
एजि देयक	-९.६६
उत्पादनीय देयक	१.८७१.५६
पूर्ण देयक (रु.)	२,९७०.००

DPC: 36.01
 After this date: 07-SEP-24
 Pay B.B. d. 01.01.24

Prompt Payment Discount: Rs. 24.84, if bill is paid on or before 22-AUG-24

देयक भरणा 07-AUG-24 पर्यंत विद्युत् वितरण पेटला आहे
 मागील पावतीचा दिनांक 02-AUG-24
 मागील पावतीची रक्कम ३,९४०.००

Payment History:

Receipt Date	Paid Amount
02-Aug-2024	३,९४०.००
01-Jul-2024	३,९५०.००
02-Jun-2024	५,२२०.००
30-Apr-2024	३,६२०.००
31-Mar-2024	३,०७१.०६
01-Mar-2024	२,९९०.००



ऑनलाईन डिजिटल भरणा सूट - 6.56 #
 वीज देयक हे वीज पुरवठा केलेले अकार (घर, दुकान, इमारत इत्यादी) हे रचने अधिकृत असलेल्या पुरावा धरण्यात / वापरण्यात येऊ शकत नाही किंवा त्या अनेकय मालकीच्या पुरावासाठी वीज देयक पुरावा म्हणून वापरण्यात येऊ शकत नाही.

म्ह. वीज नियामक आयोग महाराष्ट्र अर्थात दिनांक २४/०२/२०१९ नुसार दि. ०१/१२/२०२२ पासून ग्राहकांचे दरमहा वीज बिल रोजीच स्वीकारण्याची कमान मर्यादा रु. ५०००/- इतकी राहिली आहे.

सुरक्षा ठेव थकवणी (रु.) ७९०.०० #
 वीज नसल्याबाबतची तक्रार करणाऱ्यांसाठी सध्या उपलब्ध असलेल्या सुविधे व्यतिरिक्त नवीन पर्याय उपलब्ध आहेत.

१) नोंदणीकृत मोबाईल क्र. ०२२-५०८९७९०० या नंबर वर भिस कॉल घ्या
 २) NOPOWER <थकवणी क्र> हा संदेश ९१३०३९३०३ या नंबरवर पाठवा.
 ३) आपले वीज देयक पाहण्यासाठी व ऑनलाईन भरणा करण्यासाठी <https://wss.mahadiscom.in/wss/wss> या पोर्टल वर उपलब्ध आहे.

ऑनलाईन पॅमेंट सुविधा - <https://wss.mahadiscom.in/wss> द्वारे सुरक्षित, सुलभ आणि तिनमूल्य ऑनलाईन पॅमेंट सुविधेचा अवलंब करा.अर्जा ०.२५% (जागतिक जास्त न. ५००) सवलत मिळवा. सर्वोपलब्धतासाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

डिजिटल माध्यमेने दि. ०२-SEP-24 पर्यंत भरणा केलेल्या डिजिटल भरणा सूट ०६.२१ रु. पुढील देयकात समाविष्ट करण्यात येईल. अकार कमी २०९ ९७ मधील तरतुदीनुसार रु. २.०० लेख आणि यानुसार अधिक रोज पावती कोणासाठी अकार या वेळीसही भरणाकारक करून देण्यात येणार नाही.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

For Billing Complaint contact IGRG: IGRG ADMINISTRATIVE BUILDING, 7TH FLOOR, WAGLE STATE, THANE Phone- 2225829154
 येथे तक्रारीचे निराकरण सहायकाकरक व सहायक प्रमुख मुझेल्हाडणी मंजूर देवळ करू शकते IGRG: VIJAY SHAVAN M.S.E.O.CO.LTD. L&S MARG, BHANDUP MUMBAI Phone-9930269397

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadiscom.in
 Any unauthorised changes made in this bill will lead to non-acceptance of the bill.


भारत सरकार
Government of India
 माधुरी अशिश चवण
 Madhuri Ashish Chavan
 जन्म वर्ष / Year of Birth : 1981
 लिंग / Gender :




9947 6565 0878

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

MADHURI ASHISH CHAVAN
GOPAL RAMCHANDRA SHRAYANKAR
 30/08/1981
 Permanent Account Number
BMHP67573L



करल - २
 १८२०२ ९८ ४०
 २०२४







भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: W/O अशिश चवण, कम
 नं. 84, रायचंद निवास, एस के बोले
 टेंपल, सिद्धिविनायक मंदिर, दादर
 वेस्ट, मुंबई, महाराष्ट्र, 400028

Address: W/O Ashish Chavan,
 Room No. 84, Raichand Niwas,
 S.K. Bole Road, Siddhivinayak
 Temple, Dadar West, Mumbai
 Bhawan Shankar, Maharashtra,
 400028

9947 6565 0878

1800 300 1047 <http://a.aa.gov.in> 1800 1200 1047

Madhuri

भारत सरकार
GOVERNMENT OF INDIA



अशिश अनांत चव्हाण
Ashish Anant Chavan
जन्म वर्ष : Year of Birth: 1976
पत्नी : Wife:



3643 8284 3834

आयकर विभाग
INCOME TAX DEPARTMENT

ASHISH A CHAVAN
ANANT SAKHARAJ CHAVAN

18/04/1976
Permanent Account Number
AEBPC8510L

Ashish Chavan
Signature

माध्यम - सामान्य माणसाचा अधिकार

करल - २		
९८२२२	३९	४०
२०२४		

Ashish Chavan



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: अनंत चव्हाण, ८४, रायचंद
निवास, एम. ई. शिंदे रोड, सिद्धिविनायक
मंदिरागल्ल, दादर पश्चिम, ब्रह्मानी बाजार,
मुंबई, ब्रह्मानी शंकर, महाराष्ट्र, ४०००२८

Address: S/O: Anant Chavan, 84,
RAICHAND NIWAS, S.K. BOLE
ROAD, NR SIDDHIVINAYAK
TEMPLE, DADAR WEST,
Bhawani Shankar, Mumbai,
Bhawani Shankar, Maharashtra,
400028

1947
1947 100 1947

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 081

Ashish Chavan



भारत सरकार

Government of India

नोंदविषयाचा क्रमांक / Enrollment No 1104/20107/06429

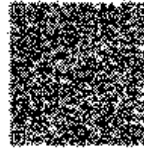
करल - २		
२२२२	४०	४७
२०२४		

To,
 विनायक मनोहर गावडे
 Vinayak Manohar Gawde
 S/O Manohar Gawde
 11/10/2011
 sulhur road naka, chinchpokali west room no 403, aharva
 sec. n.m joshi marg
 Jacob Circle
 Jacob Circle Mumbai City
 Maharashtra 400011
 9820692184

Ref. 4 / 13E / 6062 / 7960 / P



UE454689068IN



आपला आधार क्रमांक / Your Aadhaar No. :

3811 9630 9851

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 विनायक मनोहर गावडे
 Vinayak Manohar Gawde
 जन्म वर्ष / Year of Birth : 1972
 पुरुष / Male



3811 9630 9851

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

स्थायी खाते क्रमांक / PERMANENT ACCOUNT NUMBER
ADGPG8476R

नाम / NAME
VINAYAK MANOHAR GAWDE

पिता किंवा पति/पत्नीचे नाव / FATHER'S NAME
MANOHAR RAJEE GAWDE

जन्म दिनांक / DATE OF BIRTH
07-09-1972

सहस्रनामा / SIGNATURE

अधिकारी / अधिकारीचे नाव (आयकर विभाग)
 Commissioner of Income Tax (Circular) / Director

Handwritten signature



भारत सरकार
Government of India

आधार कार्ड
Aadhaar Card

करल -		
९८२९२	४९	४७
२०२४		

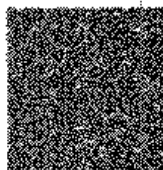
आधार क्रमांक / Enrollment No.: 2821/20090/02408

विवेक विनायक गवडे
 Veena Vinayak Gawde
 VVO Vinayak Gawde,
 Athar road naka, chinchpokai west, R N 403,
 ATHARVA CO OP SOC, N. M. JOSHI MARG, JACOB
 CIRCLE.
 VTC: Jacob Circle,
 District: Mumbai,
 State: Maharashtra,
 PIN Code: 400011,
 Mobile: 9820748605

112306525



MH123065259FL



आपला आधार क्रमांक / Your Aadhaar No. :

4440 1654 1576

माझे आधार, माझी ओळख

आधार क्रमांक / Enrollment No.: 2821/20090/02408

विवेक विनायक गवडे
 Veena Vinayak Gawde
 जन्म तारीख / DOB : 05/05/1974
 महिला / Female

आधार हा ओळखीचा दस्तऐवज आहे. नागरिकत्व किंवा अधिवास ठिकाण याबाबतचा कोणताही दावा दर्शवत नाही.
 Aadhaar is proof of identity, not of citizenship or state of birth. It should be used with verification (online authentication, or scanning of QR code / offline Kiosk).

4440 1654 1576

माझे आधार, माझी ओळख

Veena Gawde

आधार कार्ड विभाग
 AADHAAR CARD DEPARTMENT

भारत सरकार
 GOVT OF INDIA

VEENA VINAYAK GAWDE
 NAMDEO GAWDE
 05/05/1974
 Permanent Account Number
 ALEPG1909R

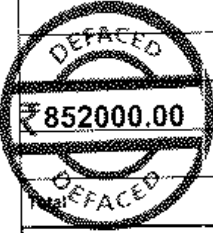
Veena Gawde



CHALLAN
MTR Form Number-6



GRN	MH007366832212425F	BARCODE			Date	27/08/2024-18:04:40	Form ID	25/2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BMHPS7573L			
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	MRS. MADHURI ASHISH CHAVAN			
Location	MUMBAI			Flat/Block No.	Flat No. 101, NIRVANA CHSL, 1 CAR PAR			
Year	2024-2025 One Time			Premises/Building	Near Debba Compound, Kanjur Village Road, Kanjurmarg (E).			
Account Head Details	Amount in Rs.		Road/Street		Mumbai			
0030046501 Stamp Duty	822000.00		Area/Locality		Mumbai			
0030063381 Registration Fee	30300.00		Town/City/District		Mumbai			
			PIN		4 0 0 0 4 2			
				Remarks (If Any)				
				PAN2=ADGPG9476R-Second Party Name-MR. ANAYAK BHANDARI				
				GAWDE-				
			Amount in	Eight Lakhs Fifty Two Thousand Rupees Only				
			Words	8,52,000.00				
Payment Details			IOBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	69103332024082717554		2886056260	
Cheque/DD No.			Bank Date	RBI Date	27/08/2024-18-05-51		Not Verified with RBI	
Name of Bank			Bank-Branch		IOBI BANK			
Name of Branch			Scroll No. . Date		Not Verified with Scroll			



Department ID: 9987578133
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याच्ये चालन वॉचल दुरुवे निवडक कार्यालयत लडणी कतलकतय दडडडडडडी डल्लु डल्ले. कडडडी ल कतलकतय ल डडडडडडी डल्लु डल्ले चालन वॉचल कल्ले.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-370-18252	0004077629202425	28/08/2024-09:53:52	IGR198	30000.00
2	(IS)-370-18252	0004077629202425	28/08/2024-09:53:52	IGR198	822000.00
Total Defacement Amount					8,52,000.00

करल - २
 १८२९२ ४४ २७
 २०२४

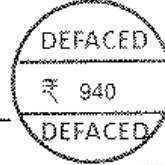


Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0824285300977	Receipt Date 28/08/2024
--------------------------	--------------------------------

Received from Mrs Madhuri Ashish Chavan, Mobile number 9082251381, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered on Document No. 18292 dated 28/08/2024 at the Sub Registrar office Joint S.R. Kuria 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name IBKL	Payment Date 28/08/2024
Bank CIN 10004152024082800921	REF No. 2923476222
Deface No 0824285300977D	Deface Date 28/08/2024

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

[Handwritten signatures and initials]





28/08/2024 9 56:37 AM

रजम क्रमांक : करल2/18292/2024
दस्तावेज प्रकार : कर्णनामा

दस्तावेज प्रकार भाग-2

करल2
रजम क्रमांक:18292/2024

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	उत्तर प्रमाणित
1	नाम:विनायक मनोहर गावडे पत्ता:प्लॉट नं: रूम नं 403, भाळा नं: 4, इमारतीचे नाव: अथर्व पी एच एम एल, ब्लॉक नं: श्रीधर रोड नाका, एन. एम. जोशी मार्ग, रोड नं: अकादमिक, चिंचवड, मुंबई, महाराष्ट्र, MUMBAI. पिन संख्या: AIDGPC9476R	लिहून देणारा वय :-51 स्वाक्षरी:-		
2	नाम:विनायक विनायक गावडे पत्ता:प्लॉट नं: रूम नं 403, भाळा नं: 4, इमारतीचे नाव: अथर्व पी एच एम एल, ब्लॉक नं: श्रीधर रोड नाका, एन. एम. जोशी मार्ग, रोड नं: अकादमिक, चिंचवड, मुंबई, महाराष्ट्र, MUMBAI. पिन संख्या: ALEPG1909R	लिहून देणारा वय :-50 स्वाक्षरी:-		
3	नाम:आशिष अशोक चव्हाण पत्ता:प्लॉट नं: रूम नं 84, भाळा नं: -, इमारतीचे नाव: गणवंत निवास, ब्लॉक नं: एम. के. बोले रोड, सिड्डीविनायक मॅरिटा, रोड नं: दादर पश्चिम, मुंबई, Maharashtra, MUMBAI. पिन संख्या: EMI-IPS7573L	लिहून देणारा वय :-42 स्वाक्षरी:-		
4	नाम:आशिष अशोक चव्हाण पत्ता:प्लॉट नं: रूम नं 84, भाळा नं: -, इमारतीचे नाव: गणवंत निवास, ब्लॉक नं: एम. के. बोले रोड, सिड्डीविनायक मॅरिटा, रोड नं: दादर पश्चिम, मुंबई, MUMBAI. पिन संख्या: AEBPC8510L	लिहून देणारा वय :-48 स्वाक्षरी:-		

उपरोक्त दस्तऐवज करत देणाऱ्या तयारकर्त्याक कर्णनामा चा वरत ठेवज करत दिल्याचे कतबु करताना.
शिक्का क्र.3 ची वेळ:28 / 08 / 2024 09 : 55 : 56 AM

शेकडा:-
शालीन उभय असे निवेदन करतात की ते दस्तऐवज करत देणा-यांना स्वतःच ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	उत्तर प्रमाणित
1	नाम:सुनील - व्हा वय:31 पत्ता:आर्किड नं 105, सुभा भवन, पुन्हुड पश्चिम, मुंबई पिन नोड:400080	स्वाक्षरी		
2	नाम:किरीट उदंडे वय:40 पत्ता:कांजूरम गॅ व्ह, मुंबई पिन नोड:400042	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 08 / 2024 09 : 56 : 21 AM

सर, सुनील व्हा कुर्ला 2
सह दुय्यम नियंता कुर्ला -2
मुंबई उपनगर जिल्हा



करल - 2
9C2E2 8E 80
2024

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. MADHURI ASHISH CHAVAN	eChallan	69103332024082717554	MH007366832202425E	822000.00	SD	0004077629202425	28/08/2024
2		DHC		0824285300977	940	RF	0824285300977D	28/08/2024
3	MRS. MADHURI ASHISH CHAVAN	eChallan		MH007366832202425E	30000	RF	0004077629202425	28/08/2024

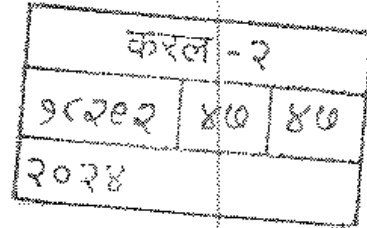
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrars

18292 /2024

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

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



प्रमाणित करण्यात येते की या दस्तावेजचे
एकूण रक्कम (४७) पाने आहेत.
पुरतक क्रमांक १/करल-२/१८२९२.../२०२४
कर्मकांडर कार्यालय.
दिनांक: २८/०८/२०२४
सह दुय्यम निर्बंधक (सं-२)
करल - २