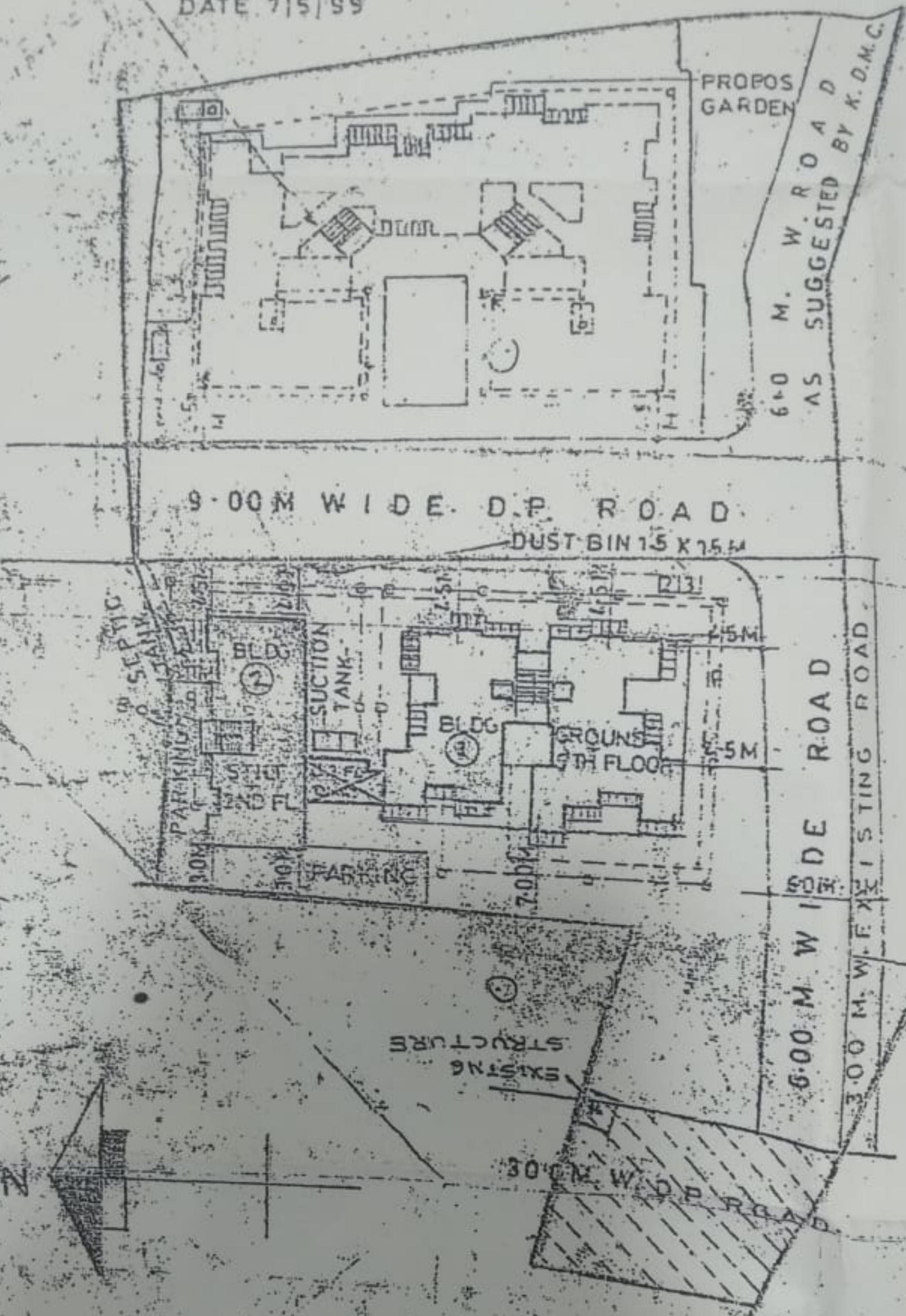


THIS BUILDING APPROVED BY KDMC VIDE LETTER NO  
KDMC | NRV | BP | DOM / 60-13  
DATE 7/5/99



# BLOCK PLAN

SCALE 1:600

PLOT AREA





कलन - ४  
 दस्तक्र. ७५७७ / २०२४  
 २१/२५

CHALLAN  
 MTR Form Number-6



Director General Of Registration		Date	31/03/2024-13:32:18		Form ID	25.2		
Stamp Duty Registration Fee		Payer Details						
KIN3_KALYAN NO 3 JOINT SUB REGISTRA THANE 2023-2024 One Time		TAX ID / TAN (If Any)						
Account Head Details		PAN No.(If Applicable)	ATIPC0391B					
Stamp Duty		Full Name	MANJU SAVARAM CHOUDHARI					
Amount In Rs.		Flat/Block No.	GODOWN NO. 1, SAMARTH VIHAR CHS LTD					
600600.00		Premises/Building						
		Road/Street	VILLAGE G. B. PATHARLI, DOMBIVLI EAST					
		Area/Locality	DISTRICT THANE					
		Town/City/District						
		PIN	4	2	1	2	0	1
		Remarks (If Any)	PAN2=AAGPS5150H-SecondPartyName=PRAFUL MANILAL SHAH-					
600.00		Amount In	Six Lakh Six Hundred Rupees Only					
		Words	6,00,600.00					
IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332024033115784		2861754344		
		Bank Date	RBI Date	31/03/2024-13:35:23		31/03/2024		
		Bank-Branch	IDBI BANK					
		Scroll No. , Date	1 , 31/03/2024					

Mobile No. : 7387327473

Valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 02  
 Date: 2024.05.07 13:41:29 IST  
 Reason: GRAS Secure Document  
 Location: India

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	0000950236202425	07/05/2024-13:36:26	IGR127	600600.00
				6,00,600.00

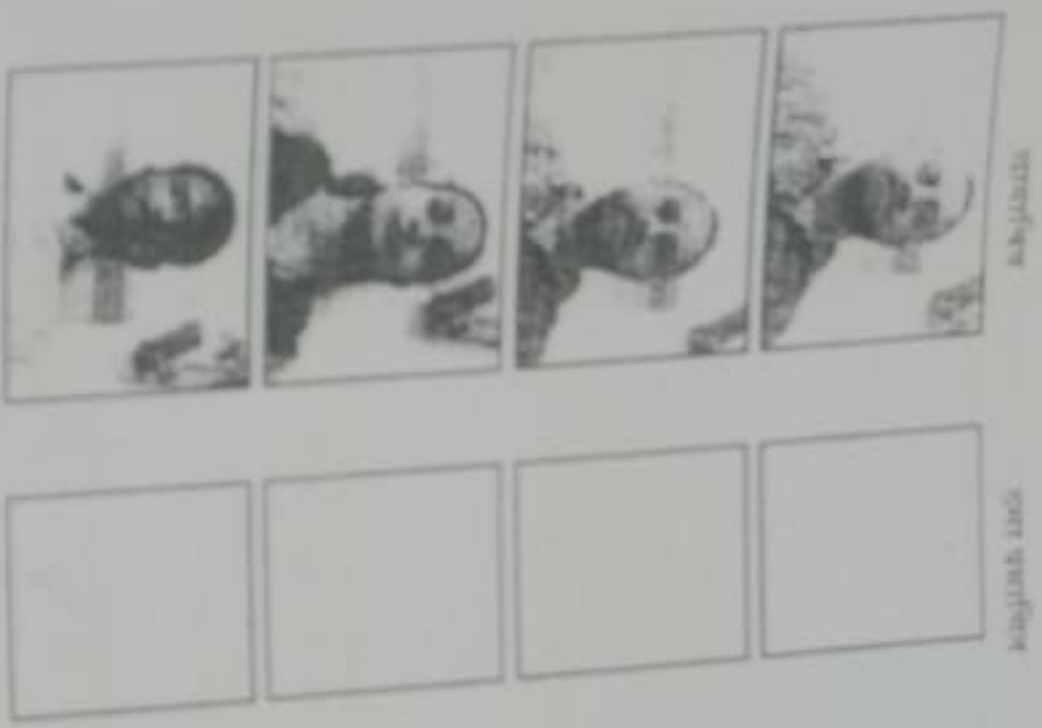


Print Date 07-05-2024 01:41:29

महाराष्ट्र शासन  
 ३. महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 ३. महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 ३. महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 ३. महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई

१४, १५, महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 १४, १५, महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 १४, १५, महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई  
 १४, १५, महाराष्ट्र शासन, एम.ए.सी. बिल्डिंग, मुंबई

३३  
 ३३  
 ३३  
 ३३



०७/०५/२०२४ ०१:३९:०५ PM

३३  
 ३३  
 ३३

३३

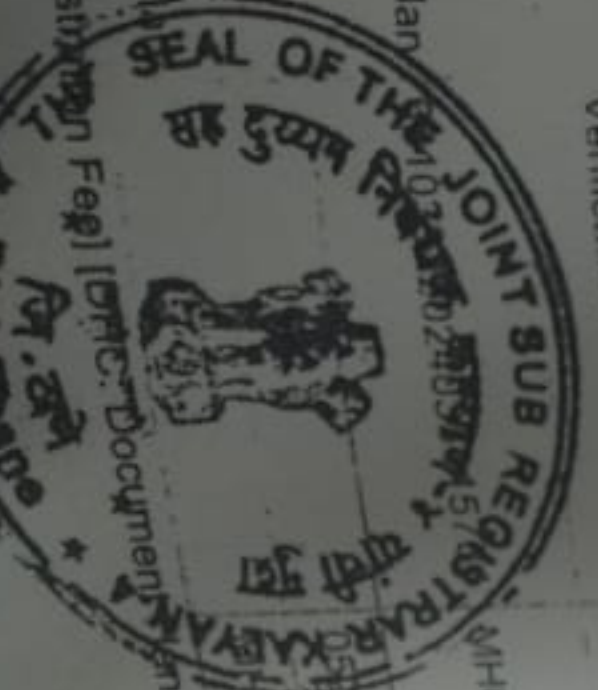


प्रमाणित करण्यात येते की सदर  
 दस्त क्र. १०८/२०२४ वर  
 आहत. पुस्तक क्रमांक १०८  
 नोंदला दि. ०७/०५/२०२४.

सा. दयान निबंधक कल्याण-४

०७/०५/२०२४ ०१:४०:२४ PM

Registrar Kalyan 4  
 eChallan  
 DHC  
 DHARI



Amount	Used At	Deface Number	Deface Date
670600.00	SD	0000950236202425	07/05/2024
900	RF	0524076103901D	07/05/2024
30000	RF	0000950246202425	07/05/2024

Joint Sub Registrar, Kalyan  
 (RF: Registration Fee) (DHC: Document Handling Charges)

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT OF INDIA

ATIP00918

MANJU SAVARAM CHOUDHARI


SAVARAM YAGTAHAM CHOUDHARI

05/01/1992



कलन - ४  
दस्त क्र. ७५७७ / २०२४  
३७/२५


*Manju*



मंजू सवराम चौधरी  
Manju Savaram Choudhary  
जन्म तारीख / DOB - 05/01/1992  
स्त्री / Female

2355 5341 8586

माझे आधार, माझी ओळख



आधार  
भारत सरकार  
Unique Identification Authority of India

पत्ता  
दिनेश चौधरी, 14 15 चंद्रकान्त स्मृती  
सोसाइटी, शिव मंदिर रस्ता, संधावी  
रोड, डोंबिवली (ईस्ट), कल्याण,  
ठाणे, महाराष्ट्र, 421201

Address:  
W/O Dinesh Choudhary, 14 15  
Chandrakant Smriti Society, Shiv  
Mandir Road, Sanghavi Chowk,  
Dombivli (east), Kalyan, Thakur,  
Thane, Maharashtra, 421201

2355 5341 8586



आयकर विभाग  
INCOME TAX DEPARTMENT  
SAKA RAM CHOUDHARY  
AMARA RAM CHOUDHARY




भारत सरकार  
GOVT. OF INDIA

15/09/1994

Permanent Account Number

AWQPC6705N

कलन - ४  
दस्ता क्र. ७५७७/२०२४  
३८/२५

  
Signature



भारत सरकार  
Government of India



Saka Ram Choudhary  
DOB : 15/09/1994  
Male

512



8915 2419 1452

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: A-104, Aaiji Complex, Chera  
Nagar, Sagaon, Dombivli East,  
Kalyan, Tilaknagar, Thane,  
Maharashtra, 421201



8915 2419 1452



http://uidai.gov.in

WWW

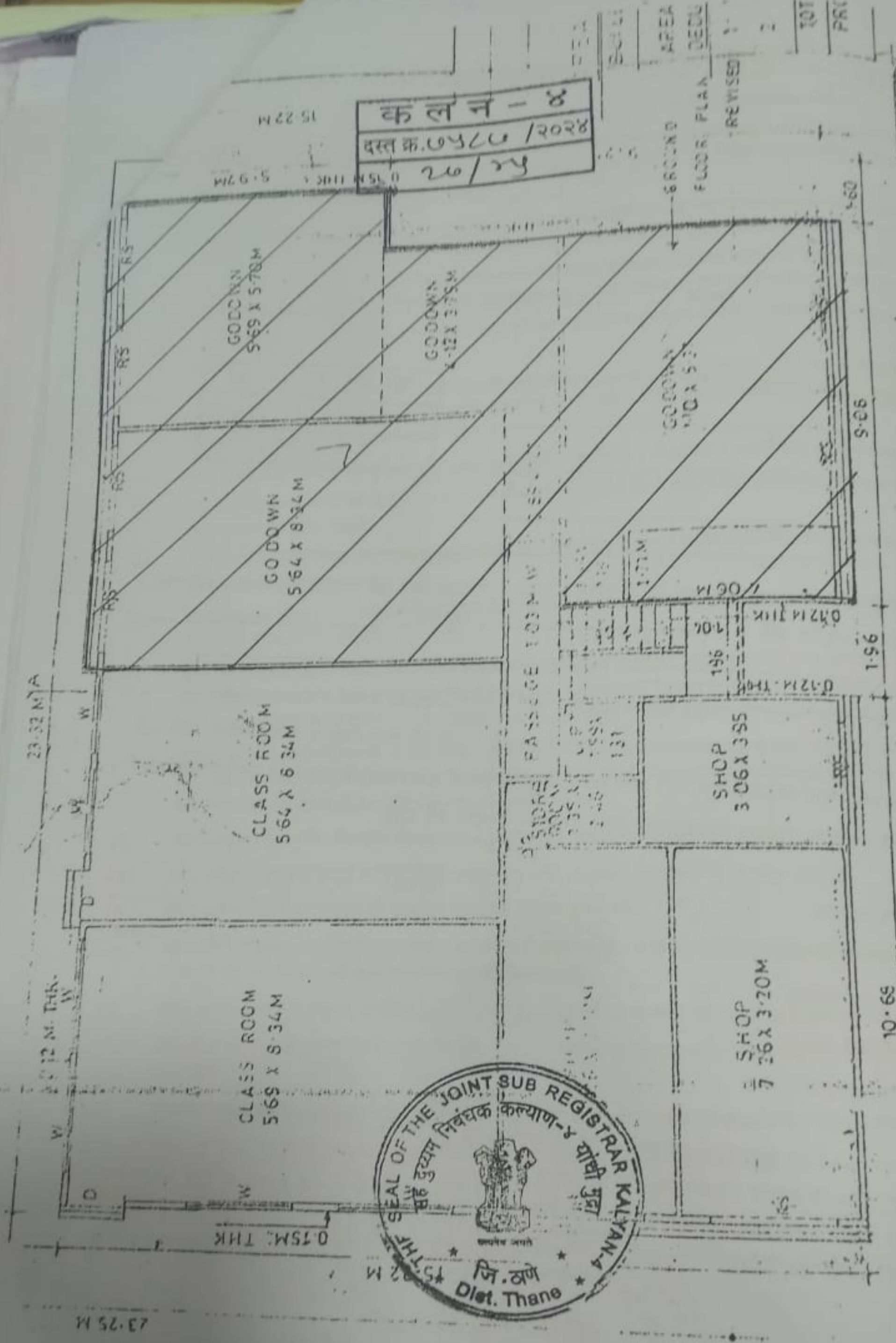
www.uidai.gov.in



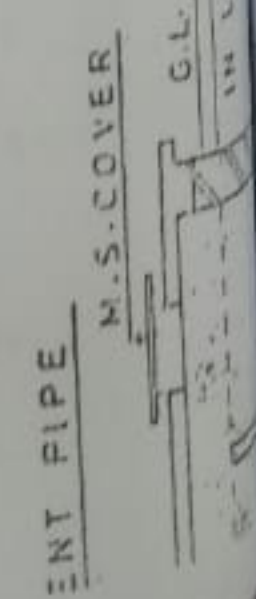


कलन - 8  
 दस्त क्र. 0520/2028  
 26/24

SOIL	AREA	TOT
FLOOR PLAN	DECU	PRE
REVISED	1	2



GROUND FLOOR PLAN (BLDG NO. 1)  
 SCALE 1/100



महाराष्ट्र

कल्याण - डोंबिवली महानगरपालिका, कल्याण

जावक क्रमांक / कडोमपा / नरवि / बांप ३०/१४०-७  
 कल्याण - डोंबिवली महानगरपालिका कार्यालय, कल्याण  
 दिनांक: २६-११-२०२४

विषय: सा. नं. / २, ५३ अ ( वास्तु शिल्पकार )  
 प्लॉट नं., --- सि. स. नं., ---  
 संदर्भ: आपला दि. २५-५-२२

कलन - ४  
 दस्त क्र. ७५८७ / २०२४

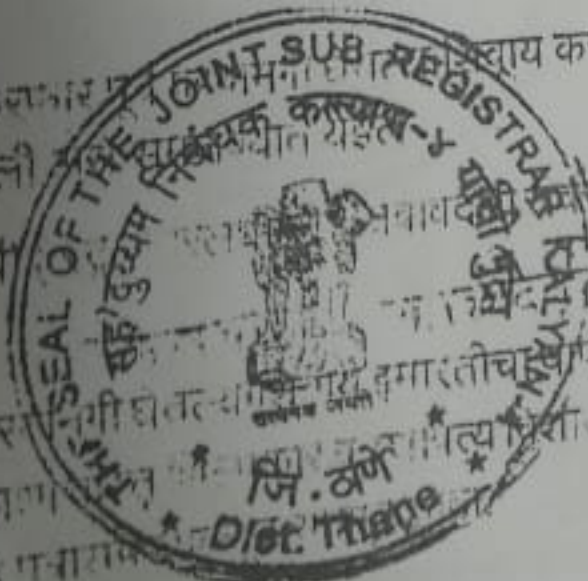
श्री. व्ही. एस. वैद्य कल्याण येथे बांधकाम करण्याच्या मंजूरी बाबत.  
 वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५५ अन्वये

प्लॉट नं. --- सा. नं. २, ५३ अ हि. नं. ---  
 मोजे ३१ व ५१ मध्ये  
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी

च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या  
 चौथा मजला राहणेसाठी दुकाने / ऑफिस / दयारबान्ना / हॉस्पिटल / शाळेसाठी / गॅस्त्र वाडे भिंतीच्या इमारतीच्या  
 बाबत, बांधकाम परवाना / प्रारंभ पत्र देण्यात येत आहे.

१. ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी कालावधीत आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने घननी करण्यात येईल.
२. नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
३. मे जिल्हाधिकारी ठाणे, यांजकाल बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व तिन शेतीच्या परवानगीची एक सत्य पत्र काम सुरु करावयाचे पधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
४. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
५. ही परवानगी आपल्या भालकाच्या कवचातील जमीनी व्हावीरीक जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
६. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
७. जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराने मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे.
८. प्लॉटचे हद्दीत इमारती भोवती गोळ्या सोडवण्याच्या जागेत ३० अ करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
९. बांधकामात कोणत्याही प्रकारचा फेरफार पुरवठा करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली.
१०. इमारतीच्या बांधकामाच्या सुरक्षिततेची जबाबदारी आपल्या वास्तु शिल्पकार व स्थापत्य विभाग यांचेवर राहिल.
११. बांधकाम पूर्णतेच्या टाखला वापर परवानगी घेतल्यानंतर इमारतीच्या बांधकामाची जबाबदारी आपल्या वास्तु शिल्पकार व स्थापत्य विभाग यांचेवर राहिल. (३ पतीत) इतर आवश्यक कायदा पुरवठा करावे.





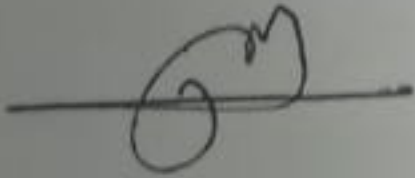
कलन - ४
दस्त क्र. ७५८७/२०२४
१२/२५

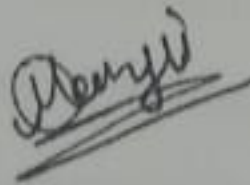
**THE FIRST SCHEDULE OF THE PROPERTY**  
(SAID PROPERTY)

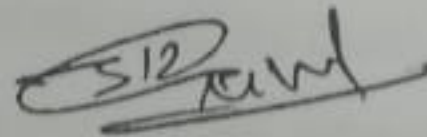
The Piece and parcel of Non-Agricultural land bearing Survey No.2, Hissa No.5(part) (Survey No.2/5/A as per the online revenue records of rights) admeasuring 3743.29Sq. Meters, Survey No.53A, Hissa No.3 (Survey No.53/3 as per the online revenue records of rights), admeasuring 600Sq. Meters Revenue Village G.B.Patharli, totally admeasuring 4343.29sq. Meters,, situated near Shiv Mandir, Patharli road, Dombivli (East), Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation, Taluka and Sub-Registration District Kalyan Dombivli, District and Registration District Thane.

**THE SECOND SCHEDULE OF THE PROPERTY**  
(SAID PREMISES)

A Godown on Ground floor admeasuring 1500Sq. Fts. in the building no.1 called "Samarth Vihar" (Samarth Vihar Co-Op. Hsg. Society Ltd.)", constructed on the Non-Agricultural land bearing Survey No.2, Hissa No.5(part) (Survey No.2/5/A as per the online revenue records of rights) admeasuring 3743.29Sq. Meters, Survey No.53A, Hissa No.3 (Survey No.53/3 as per the online revenue records of rights), admeasuring 600Sq. Meters Revenue Village G.B.Patharli, totally admeasuring 4343.29sq. Meters together with all rights, title & interest of the confirming party in the Said Premises, within the limits of Kalyan-Dombivli Municipal Corporation, Taluka and Sub-Registration District Kalyan Dombivli, District and Registration District Thane.





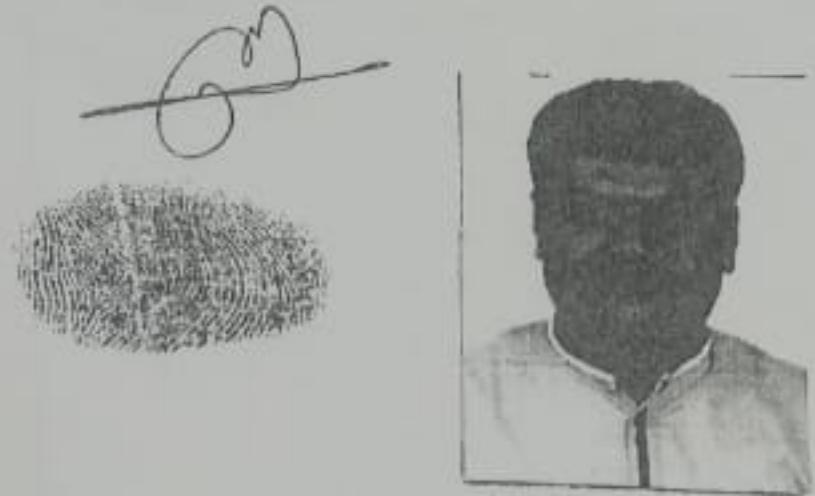




कलन - ४  
दस्तावेज क्र. ७५८७/२०२४  
१५/१५

IN WITNESSETH WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET  
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY YEAR  
FIRST HEREINABOVE WRITTEN.

Signed, Sealed and Delivered By the  
Within named PROMOTERS/DEVELOPERS  
M/S. VIJAY ENTERPRISES  
Through its Partner  
SHRI.PRAFUL M. SHAH

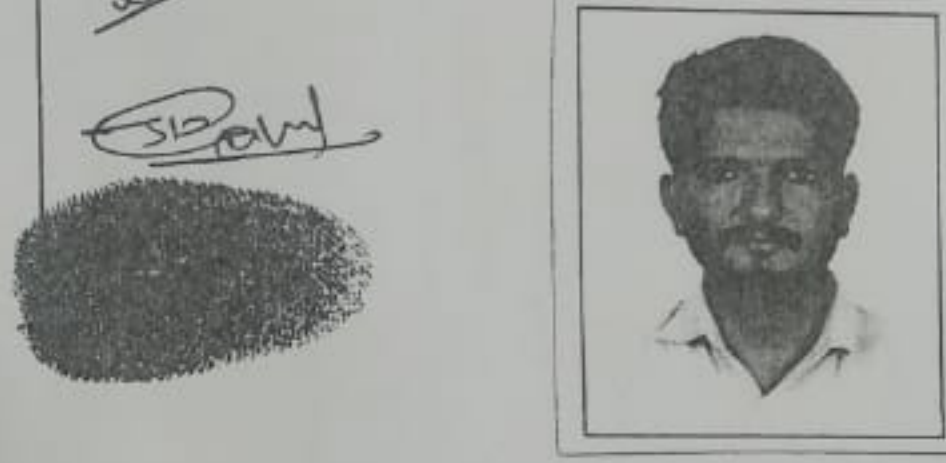


SIGNED AND DELIVERED  
By the within named.....  
THE PURCHASERS

SMT.MANJU SAVARAM CHOUDHARI



SHRI.SAKA RAM CHOUDHARY



Signed, Sealed and Delivered By the  
Within named CONFIRMING PARTY

SHRI.PRAFUL MANILAL SHAH



In the presence of .....

1. Dinesh N. Chaudhari
2. Kishor D. Malipatras

*Signature of Dinesh N. Chaudhari*



क ल न - ४
दस्ता क्र. ७५८७ / २०२४
e / २५

- k) The Flats/shops/ Godown /Units Purchasers on taking of the possession of the said Flats/shops/ Godown /Units in the building no.1 called "Samarth Vihar" have formed and registered a Co-Operative Housing Society Ltd. at the office of Dy. Registrar, Co-Operative Societies, Kalyan under the provisions of Maharashtra Co-operative Societies Act, 1960 and rules there under, under the name and style as **Samarth Vihar Co-Op. Hsg. Society Ltd.**, by number **TNA/KLN/HSG(TC)/ 13030/2001-2002**, hereinafter called & referred to as the "**SAID SOCIETY**".
- l) The Promoters/ Developers have already allotted to the confirming party herein a **Godown No.1** admeasuring **1500Sq. Fts.** in the building no.1 called "**SAMARTH VIHAR**", constructed on the Said Property, more particularly & hereinafter called & referred to as the "**SAID PREMISES**".
- m) The Promoters/Developers had already allotted the Said Premises to the Confirming party herein & the Said Premises was already in the possession & occupation of Confirming party herein, but the Agreement for transfer/allotment thereof was not registered in the name of Confirming party herein.
- n) The Confirming party herein is entitled to the ownership of the Said Premises. At present, the Said Premises is agreed to be sold to the Purchasers herein & it is further agreed & accepted by the Promoter/Developers that the entire consideration under this agreement is agreed to be paid to the Confirming Party herein. Accordingly, the confirming party herein approached the Promoters/ Developers & requested them to execute the necessary indenture for transfer of the Said Premises in Purchasers name & the Promoters/Developers agreed to transfer the Said Premises in the name of the Purchasers herein.

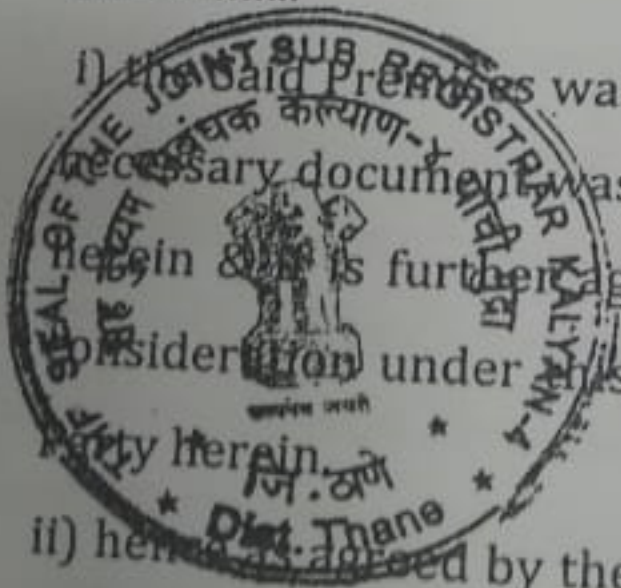





J) The Promoters/Developers agreed to transfer the Said Premises in the name of the Purchasers by executing & registering this indenture in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 & and the parties hereto decided to execute & register this indenture to put the facts on record as mentioned above upon the following terms and conditions.

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

1. The Promoters/Developers have already constructed and completed the construction of the building no.1 called "SAMARTH VIHAR" (Samarth Vihar Co-Op. Hsg. Society Ltd) on the said property in accordance with the plans, design, specifications approved by the Kalyan Dombivli Municipal Corporation and which have been seen and approved by the Purchasers as mentioned hereinbefore.
2. THE confirming party has already acquired from the Promoters / Developers and the Promoters/Developers have already transferred to the confirming party the Said Premises i. e. a Godown No.1 on Ground Floor admeasuring 1500Sq. Fts. in the Building no.1 called "SAMARTH VIHAR", constructed on the Said Property (as shown on the floor plan thereof hereto annexed & herein after referred to as "the said premises") taking into consideration that.....
  - i) The Said Premises was already allotted to confirming party herein, but the necessary document was remained to be executed in the name of Purchasers herein & it is further agreed & accepted by the Developers that the entire consideration under this agreement is agreed to be paid to the Confirming party herein.
  - ii) Hence as agreed by the Promoters/Developers, the Promoters/Developers hereby transfer the title of the Said Premises in the name of Purchasers herein.



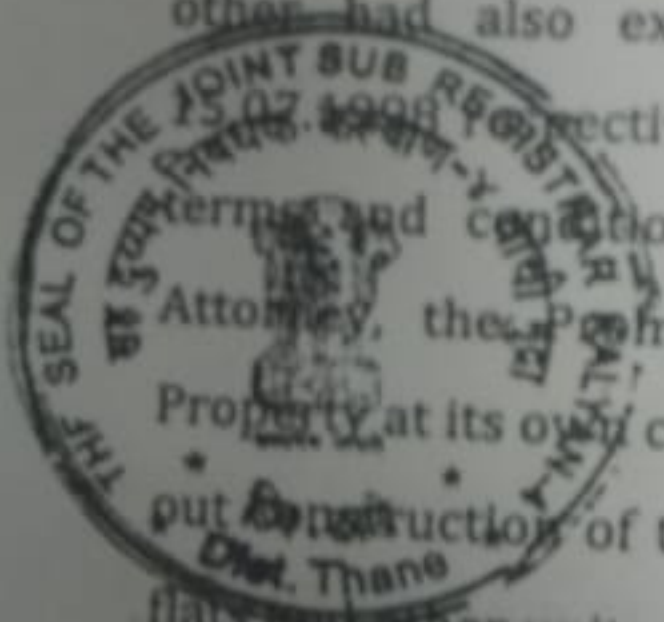
कलम - ४
वस. नं. ७५६७ / २०२४
६ / २५

"PARTY" (which expression shall unless the context of meaning thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all of his / her legal heirs, legal representatives and successors in interest, executors and administrators) **Party of the Third Part;**

WHEREAS,

a) Shri.Ashok B. Mhatre & others was the owners, occupier & possessor of the immovable land property bearing Survey No.2, Hissa No.5(part) (Survey No.2/5/A as per the online revenue records of rights) admeasuring 3743.29Sq. Meters, Survey No.53A, Hissa No.3 (Survey No.53/3 as per the online revenue records of rights), admeasuring 6005q. Meters Revenue Village G.B.Patharli, totally admeasuring 4343.29sq. Meters, situated at Patharli Road, Near Shiv Mandir, Dombivli (East), Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation, Taluka and Sub-Registration District Kalyan Dombivli, District and Registration District Thane, more particularly described in the **SCHEDULE OF THE PROPERTY** and hereinafter called & referred to as the **"SAID PROPERTY"**.

b) By & under the Separate Agreement dated 22.06.1995 & 14.07.1998, Shri.Ashok Baburao Mhatre & other have assigned the development rights along with the rights to convey & transfer the Said Property totally admeasuring 4343.29Sq. Meters to the Promoters/ Developers herein M/s.Vijay Enterprises & in pursuance thereof Shri.Ashok Baburao Mhatre & other had also executed the Power of Attorney dated 04.07.1995 & 25.07.1998 respectively in favour of said M/s.Vijay Enterprises & under the terms and conditions of the said Development Agreement & Power of Attorney, the Promoters/Developers were entitled to develop the Said Property at its own cost, charges, expenses and on its own account by carrying out construction of the proposed new building thereon consisting of several flats and other units and to sell those flats and other units on ownership basis to several persons as per the provisions of Maharashtra Ownership Flats



*(Handwritten signature)*



कलन - ४
दस्तावेज. ७५७७ / २०२४
७ / २५

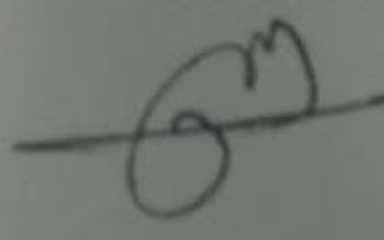

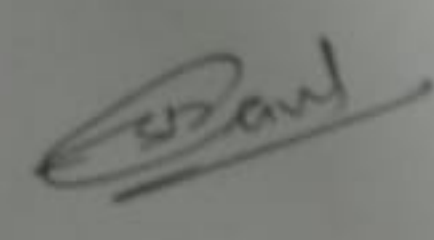
(Regulation of Promotion of construction, Sale, Management and Transfer) Act, 1963 and rules made thereunder and to receive sale price thereof and then to convey and transfer or caused to be conveyed and transferred the Said property, land and building so developed in favour of a corporate body or cooperative housing society of all those several persons/Purchasers acquiring the respective flats/units & the said Development Agreement is still valid, subsisting, enforceable & binding upon the Owners.

c) In pursuance to the Agreements with Shri. Ashok Baburao Mhatre & other as mentioned hereinbefore, M/s. Vijay Enterprises were entitled to commence the development work on the Said Property & accordingly, M/s. Vijay Enterprises have obtained the revised building permission and commencement certificate vide Number कडोमपा/नरवि/बाप/डोबि/१९९-२१ दिनांक १८.०७.१९९९ & also obtained further revised building permission and commencement certificate and the building plans sanctioned & revised therewith from Kalyan-Dombivli Municipal Corporation for construction of the proposed new building on the Said Property.

d) Advocate of the Promoters Shri. S. V. Tarte issued Title Certificate in respect of the Said Property stating that the Said Property is free from all encumbrances and the title of the Said Property is clear and marketable.

e) The Promoters/Developers have also obtained further revised building permission and commencement certificate by availing & consuming additional floating F. S. I. duly sanctioned by the Kalyan Dombivli Municipal Corporation for additional construction/remaining construction of the building having on the Said Property.

f) The Promoters/Developers have commenced and completed the construction of the building on the Said Property. Building no.1 having Ground plus Seven Upper Floors as per the final revised building commencement certificate bearing Number कडोमपा/नरवि/बाप/डोबि/७९-१८ दिनांक ०१.०५.२००१ and buildings plans sanctioned therewith by the Kalyan-Dombivli Municipal Corporation.





CHALLAN  
MTR Form Number-6



GRN MH000875424202428E BARCODE 01 1000 2 11 10000001 010 11000 100 000000000001 01 1000 010  
Date 19/04/2024-16:09:21 Form ID 25.2

Account Head Details		Amount in Rs.	Payer Details	
0030063301	Registration Fee	30000.00	TAX ID / TAN (If Any)	
			PAN No.(If Applicable)	ATIPC0391B
			Full Name	MANJU SAVARAM CHOUDHARI
			Flat/Block No.	GODOWN NO. 1, SAMARTH VIHAR CHS LTD
			Premises/Building	
			Road/Street	VILLAGE G. B. PATHARLI, DOMBIVLI EAST
			Area/Locality	DISTRICT THANE
			Town/City/District	
			PIN	4 2 1 2 0 1
			Remarks (If Any)	PAN2=AAGPS5150H-SecondPartyName=PRAFUL MANILAL SHAH-
			Amount In	Thirty Thousand Rupees Only
			Words	
Total		30,000.00		

कलच - ४  
दस्तक. ०५६७/२०२४  
४/२५

Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332024041917600	2864937180
Cheque-DD Details		Bank Date	RBI Date	19/04/2024-16:14:40	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.  
Mobile No. : 7387327473



कलन - ४  
दस्तक्र. ७५८७ / २०२४  
५ / २५

### AGREEMENT FOR SALE

THIS ARTICLES OF THE AGREEMENT is made executed and entered into at Dombivli on this 7<sup>th</sup> the day of the month of May 2024 by and between

M/S.VIJAY ENTERPRISES, a Partnership Firm having its Office at 3, Shubhangi Darshan, Manpada Road, Dombivli (East), Taluka Kalyan, District Thane by its Partner Shri.Praful M. Shah, occupation business, hereinafter referred to as the "PROMOTERS/ DEVELOPERS" (which expression shall unless the context of meaning thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all of his / her legal heirs, legal representatives and successors in interest, executors and administrators) **Party of the First Part:**

AND

SMT.MANJU SAVARAM CHOUDHARI, Age 32 years, residing at 14, 15, Chandrakant Smriti Society, Shiv Mandir Road, Sanghavi Chowk, Dombivli (East) 421201 & SHRI.SAKA RAM CHOUDHARY, Age 29 years, residing at A-104, Aaiji Complex, Chera Nagar, Sagaon, Dombivli(East) 421201, hereinafter for the sake of brevity and convenience, called and referred to as the "PURCHASERS" (which expression shall unless the context of meaning thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all of his / her legal heirs, legal representatives and successors in interest, executors and administrators) **Party of the Second Part:**

AND

SHRI.PRAFUL MANILAL SHAH, Age 57years, office at 3, Shubhangi Darshan, Manpada Road, Dombivli (East), Taluka Kalyan, District Thane, hereinafter, for the sake of brevity and convenience, called and referred to as the "CONFIRMING



202404199486

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

19 April 2024,06:56:12 PM

2024

ठाणे

तालुका कल्याण

8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वकडील भाग (पाथली गाव)  
Kalyan/Dombival Municipal Corporation

मूल्यांकन कर तक्त्यानुसार मूल्यदर रु.

निवासी सदनिका

64800

कार्यालय

74500

दुकाने

88500

औद्योगिक

74500

सर्व्हे नंबर/न. भू. क्रमांक :

सर्व्हे नंबर#2

मोजमापनाचे एकक  
चौ मीटर

139.3534 चौ. मीटर

1-आर सी सी

नाही

मिळकतीचा वापर-

मिळकतीचे वय -

मजला -

गोंडाऊन

20 वर्षे

Lower Ground Floor

मिळकतीचा प्रकार-

बांधकामाचा दर-

बांधीव

Rs.26620/-

क ल न - ४

दस्त क्र. ७५८७ / २०२४

१ / २५

Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 80 / 100 Apply to Rate= Rs.70800/-

मजला-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टफकेवारी) + खुल्या जमिनीचा दर )  
= ( ( 70800-24500 ) \* ( 80 / 100 ) ) + 24500 )

= Rs.61540/-

खुला मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 61540 \* 139.3534

= Rs.8575808.236/-

Applicable Rules

= 3, 9

रकवित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य +  
बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी +  
स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 8575808.236 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.8575808/-

= ८ पंच्याऐंशी लाख पंच्याहत्तर हजार आठ शें आठ/-

Home

Print



CHALLAN  
MTR Form Number-6



Barcode		Date 31/03/2024-13:32:18		Form ID 25.2	
Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)		ATIPC0391B	
KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name		MANJU SAVARAM CHOUDHARI	
THANE		Flat/Block No.		GODOWN NO. 1, SAMARTH VIHAR CHS LTD	
2023-2024 One Time		Premises/Building			
Account Head Details		Road/Street		VILLAGE G. B. PATHARLI, DOMBIVLI EAST	
Stamp Duty		Area/Locality		DISTRICT THANE	
Amount In Rs.		Town/City/District			
600600.00		PIN		4 2 1 2 0 1	
		Remarks (If Any)		PAN2=AAGPS5150H-SecondPartyName=PRAFUL MANILAL SHAH-	
		Amount In		Six Lakh Six Hundred Rupees Only	
		Words		6,00,600.00	
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024033115784	2861754344
		Bank Date	RBI Date	31/03/2024-13:35:23	Not Verified with RBI
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		
		Mobile No. :		7387327473	

कलन - ४  
दस्त क्र. ७५८७ / २०२४  
३/२५

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
हाचा चालन केवळ दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



Date 31-03-2024 01:35:34



# RAJSHREE CONSULTANTS

Proprietor  
Vijay B. Tiwari

Add : Nav Swastik Park CHS., Thakurli MIDC Road,  
Opp. Ganpati Visarjan Talav, Near SBI Bank, Thakurli (East).

Mob - 9819842147

Email : rajshreeconsultant2@gmail.com  
vijaybtiwari7@gmail.com

## AGREEMENT

- ◆ Registration of all types Co-Operative Societies
- ◆ Conveyance Deed, Development Agreement, Other Documents & Registration
- ◆ Flat/Shop/Land Agreement & Registration

