

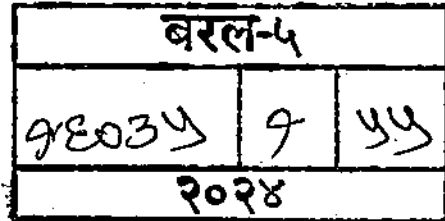
Sale Agreement
Kripa Heights

6



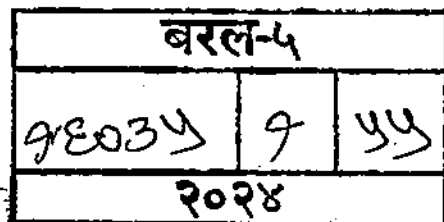
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202-10910771		10 September 2024,11:03:33 AM			
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	83-बोरीवली (बोरीवली)					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.					
सर्व्हे नंबर /न. भू. क्रमांक :	अंतीम प्लॉट नंबर#463					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
	56220	131450	151170	178800	131450	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	85.87चौरस मीटर	मिळकतीचा वापर-	निवाती सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	9 वर्षे	बांधकामाचा दर -	Rs.30250/-	
उदयवाहन 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.131450/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) =(((131450-56220) * (91 / 100))+56220) = Rs.124679/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 124679 * 85.87 = Rs.10706185.73/-					
Applicable Rules	= .10,4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोयतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10706185.73 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.10706185.73/-					

Print Home



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240910771		10 September 2024,11:03:33 AM			
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	83-बोरोवली (बोरोवली)					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.					
सर्व्हे नंबर /न. भू क्रमांक :	अंतीम प्लॉट नंबर#463					
वार्षिक मूल्य दर तपल्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	56220	131450	151170	178800	131450	चौरस मीटर
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Applicable Rules	= ,10,4					
पकवित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळपराचे मूल्य + मेजनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांदिल्ले वाहन तळपे मूल्य + खुल्या जमिनीवरील वाहन तळपे मूल्य + इमारती भोवतीच्या धुल्या जागेचे मूल्य + बांदिल्ले धातूकमी + सैमिनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10706185.73 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.10706185.73/-					

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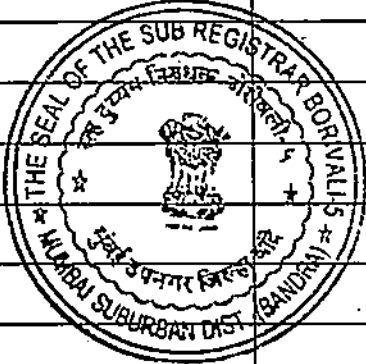
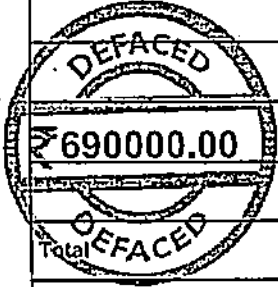




CHALLAN
MTR Form Number-6



GRN	MH007814139202425M	BARCODE	[Barcode]		Date	04/09/2024-17:13:04	Form ID	25.2
Department	Inspector General Of Registrallon			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	AVDHOT NAMDEO BELNEKAR			
Location	MUMBAI			Flat/Block No.	FLAT NO. 102, 1ST FLOOR, KRIPA HEIGHTS			
Year	2024-2025 One Time			Promises/Bullding				
Account Head Details		Amount In Rs.		Road/Street	NEW LINK ROAD, BORIVALI WEST			
0030045501	Stamp Duty	660000.00		Area/Locallity	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 9 1			
				Remarks (If Any)	SecondPartyName=SHRADDHA SATYENDRAKUMAR GOYAL-			
Total		6,90,000.00		Amount In	Six Lakh Ninety Thousand Rupees Only			
				Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042024090531322	242499901132	
Cheque-DD Details				Bank Date	RBI Date	05/09/2024-16:45:54	06/09/2024	
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date		40906 , 06/09/2024		
Name of Branch								



Department ID :

Mobile No. : 9867478780

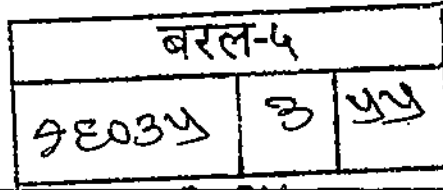
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature-Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.09.10 12:09:13 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Serial	Defacement Amount
1	(IS)-388-16035	0004451225202425	10/09/2024-12:08:20	IGR194	30000.00
2	(IS)-388-16035	0004451225202425	10/09/2024-12:08:20	IGR194	660000.00
Total Defacement Amount					6,90,000.00



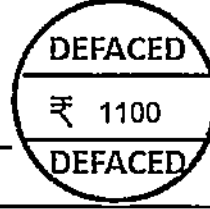
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0924109601562

Receipt Date 10/09/2024

Received from DHC, Mobile number 9867478780, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 16035 dated 10/09/2024 at the Sub Registrar office Joint S.R. Borivall 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 10/09/2024

Bank CIN 10004152024091001477

REF No. 425431218487

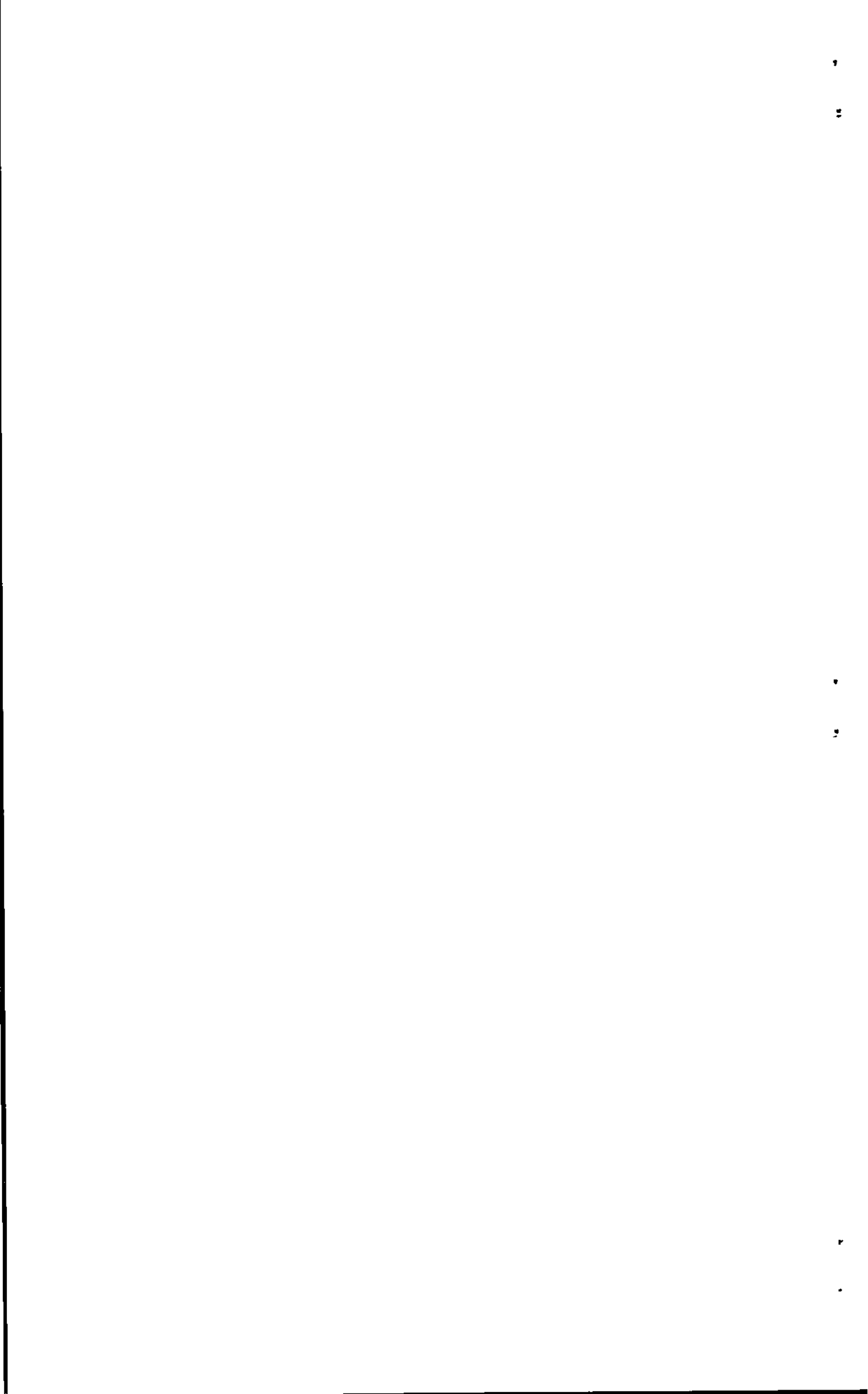
Deface No 0924109601562D

Deface Date 10/09/2024

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



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (this "Agreement") made at Mumbai on this 10th day of sept 2024, between

[Signature]
Shraddha

MS. SHRADDHA SATYENDRAKUMAR GOYAL, (having PAN No. AEZPG1506L) an Indian Inhabitant residing at I/702, Pranay Nagar, Ram Mandir Road, Vazira Naka, Borivali (West), Mumbai- 400 091, hereinafter referred to as "THE VENDOR" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individual/s his/her/their legal heirs and legal representatives and in case of partnership firm, the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and permitted assigns and in the case of the Trust its Trustees for the time being) **OF THE ONE PART;**

AND

MR. AVDHOT NAMDEO BELNEKAR, (having PAN ID No. AJIPB3403D) an Indian Inhabitant residing at Flat No. 703, 7th Floor, Kripa Heights, TPS III Link Road, opp. Link View Hotel, Borivali (West), Mumbai - 400 091 hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs and legal representatives and in case of partnership firm, the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and permitted assigns and in the case of the Trust its Trustees for the time being) **OF THE OTHER PART.**

The Vendor and the Purchaser are hereinafter collectively referred to as "Parties" and individually as "Party" hereinafter.



[Signature]
Shraddha

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WHEREAS: -

- (A) By virtue of Agreement for Sale dated 6th day of December, 2018 ("said **RERA Agreement**") executed by and between M/s. PEERLESS CONSTRUCTIONS through its Sole Proprietor, therein referred to as "the Seller" of one part AND Mr. SATYENDRAKUMAR TRILOKNATH GOYAL, therein referred to as "the Buyer" and/or Proprietor of Peerless Constructions of the other part, wherein the Buyer therein had acquired and/or retained the residential premises bearing Flat No. 102 on 1st Floor having 770 sq. ft. carpet area in the building known as "KRIPA HEIGHTS", lying and situated at Link Road, Borivali (West), Mumbai - 400 091 as shown in the floor plan annexed and marked as ANNEXURE "A" thereof and hereof (hereinafter referred to as "the said Flat"). The said RERA Agreement is executed and registered, bearing registration No. BRL-5/15755/2018 dated 06.12.2018, with the office of Sub-Registrar of Assurances, Borivali. A copy of the INDEX - II of the registered RERA Agreement is annexed as ANNEXURE "B" hereto. In accordance with aforesaid RERA Agreement, the Buyer therein had an absolute power to convey and assign all his right, title and beneficial interest in the said Flat along with all the benefits arising under the said RERA Agreement.
- (B) Pursuant to the execution and registration of the aforesaid RERA Agreement, the Buyer therein by virtue of Deed of Gift dated 13th December 2018 executed by and between Mr. Satyendrakumar Triloknath Goyal, therein referred to as "the Donor" AND Ms. Shraddha Satyendrakumar Goyal, the Vendor herein, therein referred to as "the Donee", voluntarily and freely granted, transferred and conveyed his 100% share in right, title, interest in respect of the said Flat unto the Vendor herein (hereinafter referred to as "Gift Deed"). Hereto annexed and marked as Annexure "C" is the copy of registered Deed of Gift bearing registration No. BRL/5/16057/2018 dated 13th December, 2018, with the office of Sub-Registrar of Assurances, Borivali.

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Satinder

(C) By virtue of the aforesaid Gift Deed, the Vendor herein is now fully seized and possessed of or otherwise well and sufficiently entitled to use and/or occupy the said residential Flat as the Owner thereof and is entitled to sell, transfer, convey and assign all her rights, title and beneficial interest in the said Flat along with all benefits arising under the said RERA Agreement.

(D) M/s. Peerless Constructions, the Seller in the said RERA Agreement have obtained Occupation Certificate for the building known as "KRIPA HEIGHTS comprising of Basements + Stilt + 1st to 14th + 15th (pt) situated in the property described in the Schedule-I hereinunder written by the Municipal Corporation of Greater Mumbai dated 30.11.2015 bearing No. CHE/A-3265/BP(WS)/AR. The copy of the Occupation Certificate is annexed herewith as an ANNEXURE "E" hereunder.

(E) The Purchaser herein has taken inspection of all the documents referred to hereinabove and after satisfying completely about the title with respect to the said Flat have agreed to purchase and/or acquire from the Vendor and the Vendor has agreed to sell, assign, transfer all her rights, title, interest in the said Flat along with furnished conditions and all benefits under the said RERA Agreement, said Gift Deed and said Letter of Allotment, to the Purchaser herein, and the Purchaser has agreed to purchase and/or acquire from the Vendor without any encumbrances, at aggregate **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** and on the terms and conditions mutually agreed upon by and between the parties hereto, and which are appearing hereinafter.

(F) In pursuance of the above, the parties are executing this agreement to record the mutual agreement arrived between them to complete the transaction.



NOW THIS AGREEMENT WITNESSTH and it is hereby agreed confirmed and covenant by and between the parties hereto as under: -

[Handwritten signature]

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1) The Purchaser hereby declares that before execution of this Agreement the Vendor have made full, free and complete disclosure and Purchaser has taken full, free and complete inspection of particulars and disclosure of inter alias the following:

- a) Nature of sale and the said Vendors right and title to the said Property and
- b) encumbrances, if any, thereto, along with full relevant documents;
- c) The lay out sub-Division plan of the building "KRIPA HEIGHTS" constructed on property; duly approved and sanctioned by the Municipal Corporation of Greater Mumbai.
- d) The Purchaser hereby declares that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the Vendor, the Purchaser with full knowledge thereof has entered into this Agreement and is satisfied about the title of the Vendor & aspect as mentioned in the recital herein before.

2) The Vendor hereby transfers, conveys and assigns all her right, title and interest in the said ownership Flat No. 102 along with furnished conditions admeasuring 770 square feet Carpet Area on the 1st floor in the building known as "KRIPA HEIGHTS" situated at TPS III, New MHB Colony, Link Road, Borivali (West), Mumbai - 400 091 (hereinafter referred to as "the said furnished Flat") along with all benefits arising under the said RERA Agreement, said Gift Deed and said Letter of Allotment, unto the Purchaser for the lump sum price of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only). The particulars of the said Flat are more particularly described in the SCHEDULE hereunder.

3) Payment of purchase consideration for the said Flat to the Vendor:

- a) A sum of Rs. 90,00,000/ - (Rupees Ninety Lakhs Only) paid on or before execution of this Agreement through Cheques (the payment and receipt whereof the Vendor doth hereby accept) and

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[Handwritten Signature]





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acknowledges and the original receipt whereof is attached to this Agreement hereunder.

- b) The Purchaser agree to pay the balance purchase consideration of Rs. **20,00,000/- (Rupees Twenty Lakhs Only)** to the Vendor upon execution and registration of these presents.
- c) The Purchaser shall deduct and pay Tax Deducted at Source of Rs. **1,10,000/- (Rupees One Lakh Ten Thousand Only)** being 1% of total consideration of Rs. **1,10,00,000/- (Rupees One Crore Ten Lakhs only)** and shall issue certificate for Tax Deducted at Source in the Form - 16A prescribed under the Income-tax Rule, 1962.
- 4) Without prejudice to the other rights and contentions of the Vendor and without waiver of any of the rights and contentions of the Vendor, in the event of the Purchaser making delay in payments under this Agreement as stipulated under clause 3 of these presents, the Purchaser agrees to pay to the Vendor, interest at the rate of 24% (Twenty-Four Percent) per annum on the amounts which become due and payable by the Purchaser to the Vendor under the terms of this agreement from the due date of the said amount to be paid by the Purchaser to the Vendor.
- 5) On the Purchaser committing default in payment payable by the Purchaser to the Vendor under this Agreement including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Vendor shall be entitled at her own option to terminate this agreement by giving 15 days written notice to the Purchaser by Registered Post A.D. at the address provided by the Purchaser and mail at the email address provided by the Purchaser, of her intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it intended to terminate this Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice, then at the end of such notice period, the Vendor shall be entitled to terminate this

[Handwritten Signature]

Agreement without making any reference to any courts/tribunals/authorities of competent jurisdiction.

PROVIDED HOWEVER, if the default of payment by the Purchaser continues for a period of three months from the due date, the Purchaser shall be liable to pay an interest at the rate of 24% (Twenty-Four Percent) per annum on the outstanding amounts payable from the date the said amount is payable by the Purchaser till the actual payment thereof.

PROVIDED FURTHER that the acceptance of outstanding amount with the interest as aforesaid shall solely be at the option of the Vendor and the Vendor shall have a simultaneous right to terminate this Agreement at her own discretion and as it may deem fit and proper.

PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the consequences hereinafter set out shall follow:

- (i) The Purchaser shall cease to have any right, title or interest in the said furnished Flat or any part thereof.
- (ii) The Vendor shall be entitled to sell the said furnished Flat at such price and on the terms and conditions to such other person or party as the Vendor may in their absolute discretion deem fit;



The Vendor shall be entitled to forfeit the entire consideration amount till then paid by the Purchaser to the Vendor during the tenure of this Agreement.

The Purchaser shall be entitled to get the actual and/or physical and /or vacant possession of the said furnished Flat upon the receipt of entire purchase consideration by the Vendor under this Agreement. The Purchaser is hereby warranted that, upon execution of these presents, all terms and conditions which are mentioned under the registered RERA Agreement are binding on them as a Purchaser/Allottee thereof and they shall, during the tenure of these presents and /or during the tenure of the said RERA Agreement, adhere all terms and conditions mentioned under

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Handwritten signature



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the said RERA Agreement between the Vendor and the Purchaser shall, subject to payment of entire purchase consideration mentioned under these presents, be fully entitled to possess, occupy, enjoy, and hold the said new premises without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Vendor or any person or persons claiming through, under or in trust for the Vendor quietly and peacefully.

- 7) The Purchaser shall use the said furnished Flat or any part thereof or permit the same to be used only for residential purpose. The Purchaser shall use the parking space only for purpose of for keeping or parking the Purchaser's own vehicle and not for any other purpose.
- 8) The Vendor doth hereby further agree and undertake that from time to time and at all time hereinafter, at the request and cost of the Purchaser herein, she shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the Vendor in the said furnished Flat and every part thereof to the exclusive use and benefit of the Purchaser as aforesaid.
- 9) The Vendor shall hand over all the original title deeds with respect to the said furnished Flat along with the said Letter of Allotment and other relevant papers (if any), at the time of registration of these presents to the Purchaser.
- 10) The Vendor declares and has represented, covenanted and assured and/or warranted to the Purchaser: —
 - (I) That the Vendor is the sole and absolute owner and beneficiary of the said furnished Flat duly standing in the name of the Vendor and is absolutely entitled and/or exclusive right to the use, enjoyment, and occupation of the said furnished Flat and except the Vendor, no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said Flat.

[Handwritten Signature]

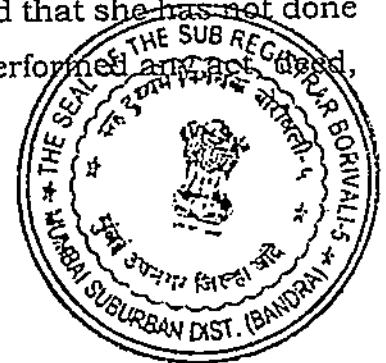
- (II) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully or equitably claiming by, from, though, or in trust for the Vendor herein, the Vendor has full power and absolute authority in her own right to transfer the said furnished Flat and to relinquish and transfer all her right, title and interest in the said furnished Flat along with all other benefits arising under the said RERA Agreement, said Gift Deed and said Letter of Allotment therein in favor of the Purchaser absolutely;
- (III) That neither the Vendor nor any one on her behalf have committed or omitted any acts, deeds, matters or things whereby the Vendor's right to peaceful use, occupation, ownership and enjoyment of the said new premises and other rights and benefits arising under the said RERA Agreement, may become or may be prejudicially affected or encumbered in any manner or whereby the said Flat may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise.
- (IV) That the Purchaser shall, upon payment of the entire consideration, peaceably and quietly be entitled to hold and own the said furnished Flat and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said furnished Flat and/or any part thereof in the Purchaser's own right without any interference, disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, though, under or in trust for the Vendor;
- (V) That the Vendor has not received any notice for acquisition or requisition of the said furnished Flat.

Relying upon the aforesaid representations, statements, covenants and assurances of the Vendor, the Purchaser has purchased the said Flat.

- 11) The Vendor hereby further declare that, she is having full right and absolute authority to enter into this Agreement, and that she has not done or performed or caused or suffered to be done or performed any act

बरल-4		
9E034	92	44
2028		

Signature



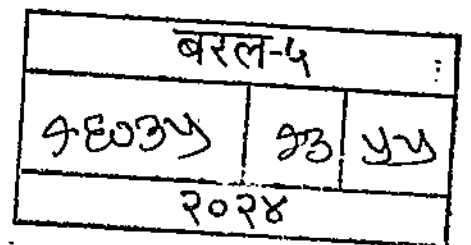
matter or thing of whatsoever nature whereby she may be prevented from entering into this Agreement and/or transferring the said furnished Flat in favor of the Purchaser and /or the Vendor has not done any act whereby the Purchaser hereto may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred hereby in favor of the Purchaser or whereby the quiet and peaceful enjoyment or possession of the Purchaser in respect of the said furnished Flat may be disturbed.

12) The Purchaser have taken full and complete inspection of the relevant documents depicting the title of the said furnished Flat including but not limited to the original title deeds with respect to the said furnished Flat along with the said Letter of Allotment, prior to entering into these presents and only upon the complete satisfaction of the Purchaser regarding the authenticity, validity and genuineness of the title deeds, the Purchaser have agreed to enter into these presents.

13) The Purchaser agrees to sign and deliver to the Vendor before or after taking possession of the said furnished Flat and also thereafter all writings and papers as may be reasonably necessary and required by the Vendor including possession letter, electric meter, transfer forms and other papers, necessary and expedient for Registration in the Co-operative Society.

14) The Purchaser shall at his/her own cost pay Stamp Duty and lodge this Agreement for registration with the Sub-Registrar, of Borivali I M.S.D. and forthwith inform the Vendor with the photocopy of P/A registration receipt under which the same is lodged to enable the Vendor to admit execution of the same on her part.

S. K. Shinde



SCHEDULE - I

ALL THAT piece and parcel of land at Village Borivali O.P. No 268, F.P. No 463-464 of T.P. Scheme Borivali III (Principal) (Final) admeasuring 3860.40 sq. mtrs subject to the area of 710 sq. mtrs retained with Court Receiver as per the decree in B.C.C.C. Suit No. 4374 of 1978 situated at TPS III, New MHB Colony, Link Road, Borivali (West), Mumbai - 400 091 and also area of Additional FSI of 1243.59 sq. mtrs as per the D.C. Rule 10(2) against area going under road bounded as follows.

BY NORTH : F.P. No. 457 Maharashtra Housing Board
BY EAST : Second Road and F.P. No. 465 and 466-A
By WEST : F.P. No. 457 M.H.B. Colony
By SOUTH : R.G.F.P. No. 466

SCHEDULE-II

Residential furnished Flat bearing No. 102 situated on the 1st Floor admeasuring about 770 sq. feet carpet area including balcony in the building known as "KRIPA HEIGHTS" situated on the said Property more particularly described in the Schedule-I hereinabove written.

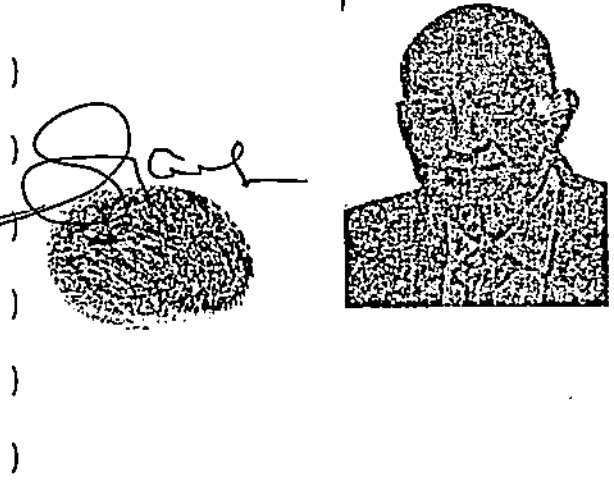
[Handwritten Signature]

बरल-५		
१६०३५	१४५५	
२०२४		

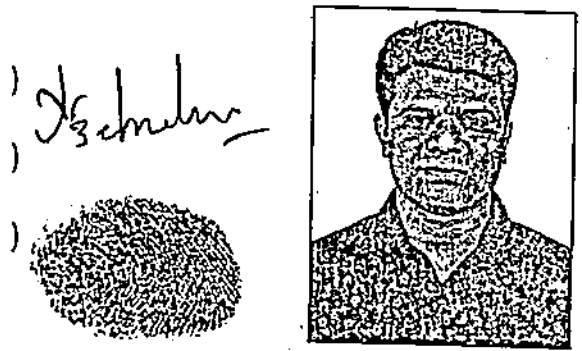


IN WITNESS WHEREOF the parties hereto have hereunto set subscribed their respective hands and seals the day and year first hereinabove written.


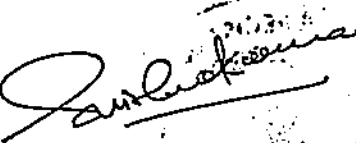
Signed Sealed and Delivered by
the within named "VENDOR"
MS. SHRADDHA SATYENDRAKUMAR GOYAL
Through Constituted Attorney
Mr. Satyendrakumar Triloknath Goyal
in the presence of



Signed Sealed and Delivered by
the within named "PURCHASER"
MR. AVDHOT NAMDEO BELNEKAR



Witness: -

1. 
Jayendra Rane
2. 

वरल-५		
१६०३५	१५	५५
२०२४		

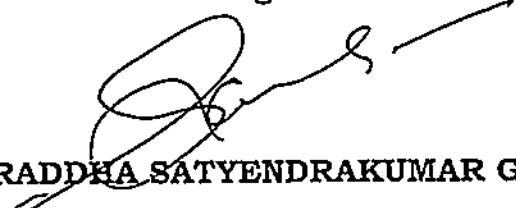


RECEIPT

Received of and from the Buyer a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) towards earnest money.

Sr. No	Date	Cheque No	Name of the Bank	Amount
1.	16.04.2024	723521	Bank of Maharashtra	30,00,000/-
2.	10.06.2024	723525	Bank of Maharashtra	40,00,000/-
3.	19.06.2024	723526	Bank of Maharashtra	10,00,000/-
4.	10.07.2024	723528	Bank of Maharashtra	5,00,000/-
5.	24.08.2024	723531	Bank of Maharashtra	5,00,000/-
			TOTAL: -	90,00,000/-
(Rupees Ninety Lakhs Only Only)				

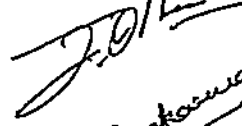
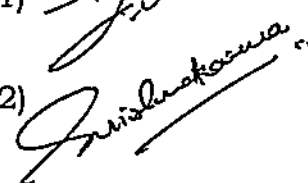
I acknowledge

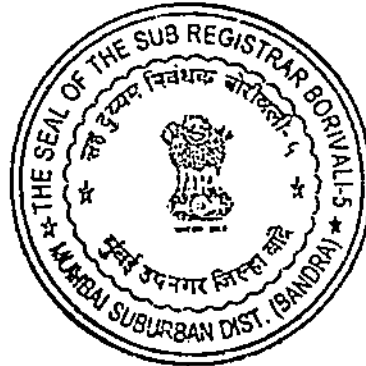


MS. SHRADDHA SATYENDRAKUMAR GOYAL
Through Constituted Attorney
Mr. Satyendrakumar T. Goyal
(Vendor)

वरल-५
१९०३५ १९ ५५
२०२४

WITNESSES:

- 1) 
- 2) 





7 December, 2018

सूची
क. 2

दुय्यम निबंधक : सह दु.नि.
बोरीवली ६
दस्त क्रमांक : 15755/2018

नोदणी
R/egn. 63m

गावाचे नाव : बोरीवली

- (1) विलेखाचा प्रकार
(2) मोवदला
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते)
(4) भू-मापन,घाटाहेस्ता व घरक्रमांक(असल्यास)
(5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक,खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोदणी शुल्क
(14) शेर

करारनामा

रु.0/-

रु.5,616,000/-

463, 464, पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदानिका नं: सदानिका क्र 102, माळा नं: पहिला मजला, इमारतीचे नाव: कृपा हाईट्स, ब्लॉक नं: टीपीएस 3 ऑप.लिक.व्ह्यू हॉटेल, रोड: लिक रोड बोरीवली पश्चिम मुंबई
85.87 चौ.मीटर

1) नाव:- मेसर्स पियरलेस.कॅस्टवशनस चे प्राप्रायटर सत्येंद्रकुमार

गोयल, वय: 63;

पत्ता:- प्लॉट नं: 2, माळा नं: इमारतीचे नाव: अक्षत, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: राम मंदिर रोड, महाराष्ट्र, मुंबई.

पिन कोड:- 400091

पॅन नं:- AAEPG3578R

2) नाव:- सत्येंद्रकुमार गोयल, वय: 63;

पत्ता:- प्लॉट नं: 1404, माळा नं: इमारतीचे नाव: कृपा हाईट्स, ब्लॉक नं: टीपीएस 3 ऑप.लिक.व्ह्यू हॉटेल, रोड नं: लिक रोड बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई.

पिन कोड:- 400091

पॅन नं:- AAEPG3578R

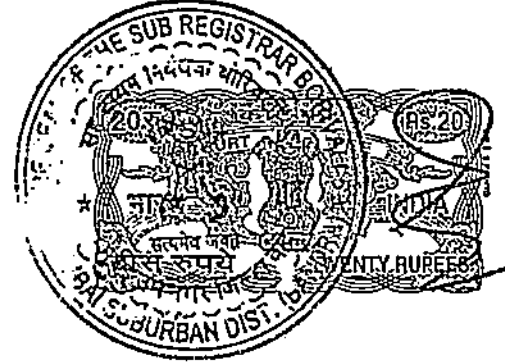
06/12/2018

06/12/2018

15755/2018

रु.280,900/-

रु.30,000/-



मुल्यांकनासाठी विचारात घेतलेला तपशील -

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

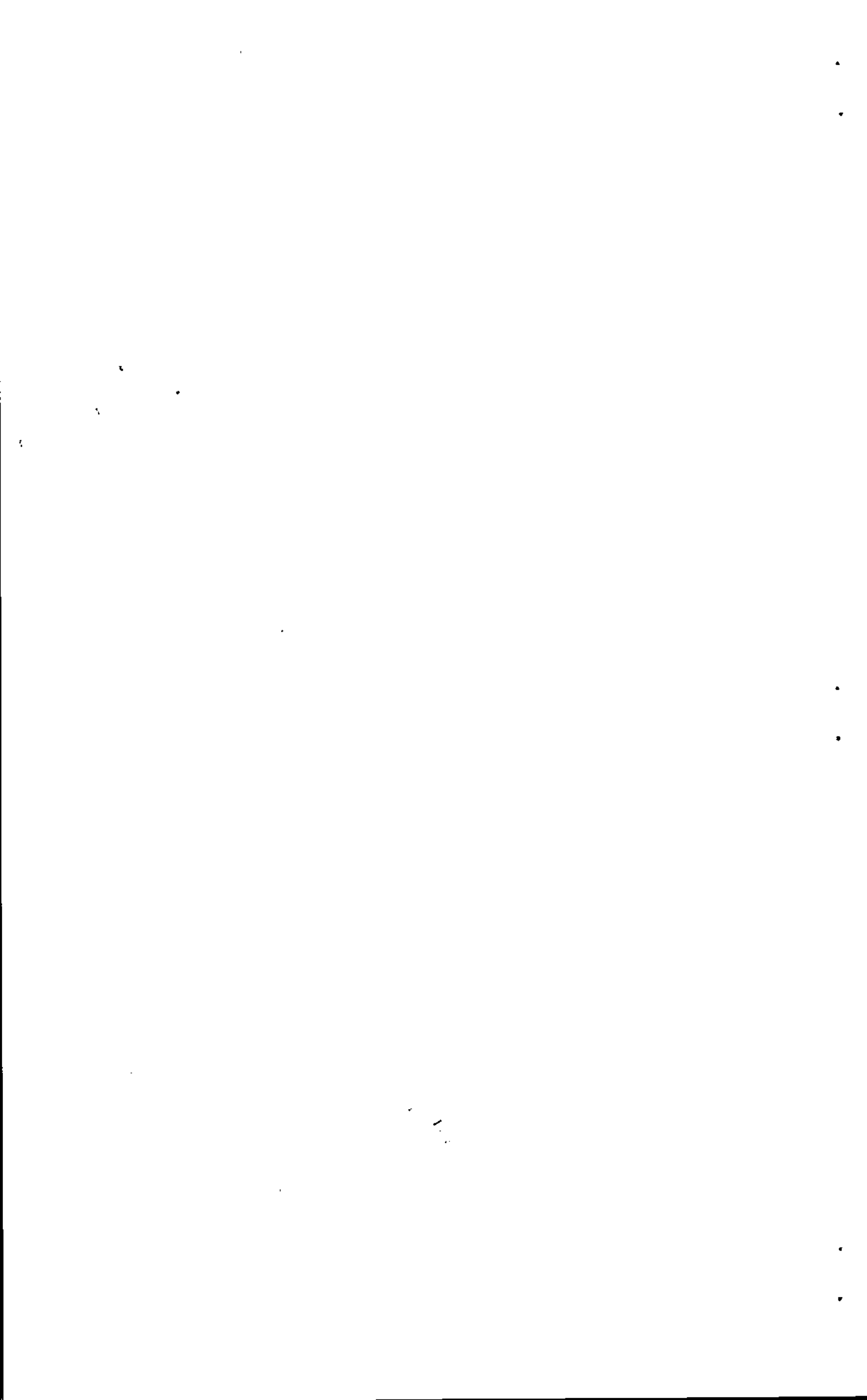


खरी प्रत

(Signature)

सह दुय्यम निर्बंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

बरल-५		
१६०३५	१०	५५
२०२४		





13 December, 2018

सूची
क. 2

दुय्यम निबंधक : सह दु.नि.
नो.नि.नं. ६
दस्ता क्रमांक : 16057/2018

न.दणी
Regn. 63m

गावाचे नाव : बोरिवली

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते
(4) भू-मापन, पॉटोहेस्सा व घरक्रमांक(असल्यास)

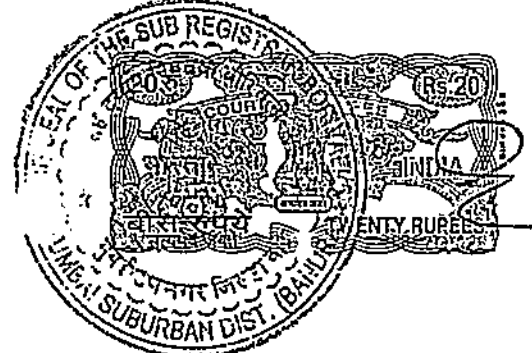
वक्षीसपत्र
रु.0/-
रु.7 977,323/-
463,464, घालिकचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र 102, माळा नं: पहिला मजला, इमारतीचे नाव: कृपा हाईटस, ब्लॉक नं: बोरिवली पश्चिम मुंबई, रोड : लिंक रोड, इतर माहिती: क्षेत्र 770 चौ फुट कापट म्हणजे 85.87 चौ.मी.विल्टअप माझ्या मालकीचा संपूर्ण वडील मूलीस निवासी सदनिका विनामोबदला या वक्षीसपत्राद्वारे देत आहे.
85.87 चौ.मीटर

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असलेला तक्ता
(7) दस्तऐवज करून देणा-या/लेहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव: सत्यद्रुम कुमार त्रिलोकनाथ गोयल, वय: 63;
पत्ता: प्लॉट नं: आय/702, माळा नं: - इमारतीचे नाव: प्रणय नगर, ब्लॉक नं: राम मंदिर रोड बक्षिरा नाका, रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई.
पिन कोड: 400091
पॅन नंबर: AAEPG3578R
2) नाव: श्रद्धा सत्यद्रुम कुमार गोयल, वय: 35;
पत्ता: प्लॉट नं: आय/702, माळा नं: - इमारतीचे नाव: प्रणय नगर, ब्लॉक नं: राम मंदिर रोड बक्षिरा नाका, रोड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई.
पिन कोड: 400091
पॅन नंबर: AEZRG1506L

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अ.क्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शरा

13/12/2018
13/12/2018
16057/2018
रु.200/-
रु.200/-



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

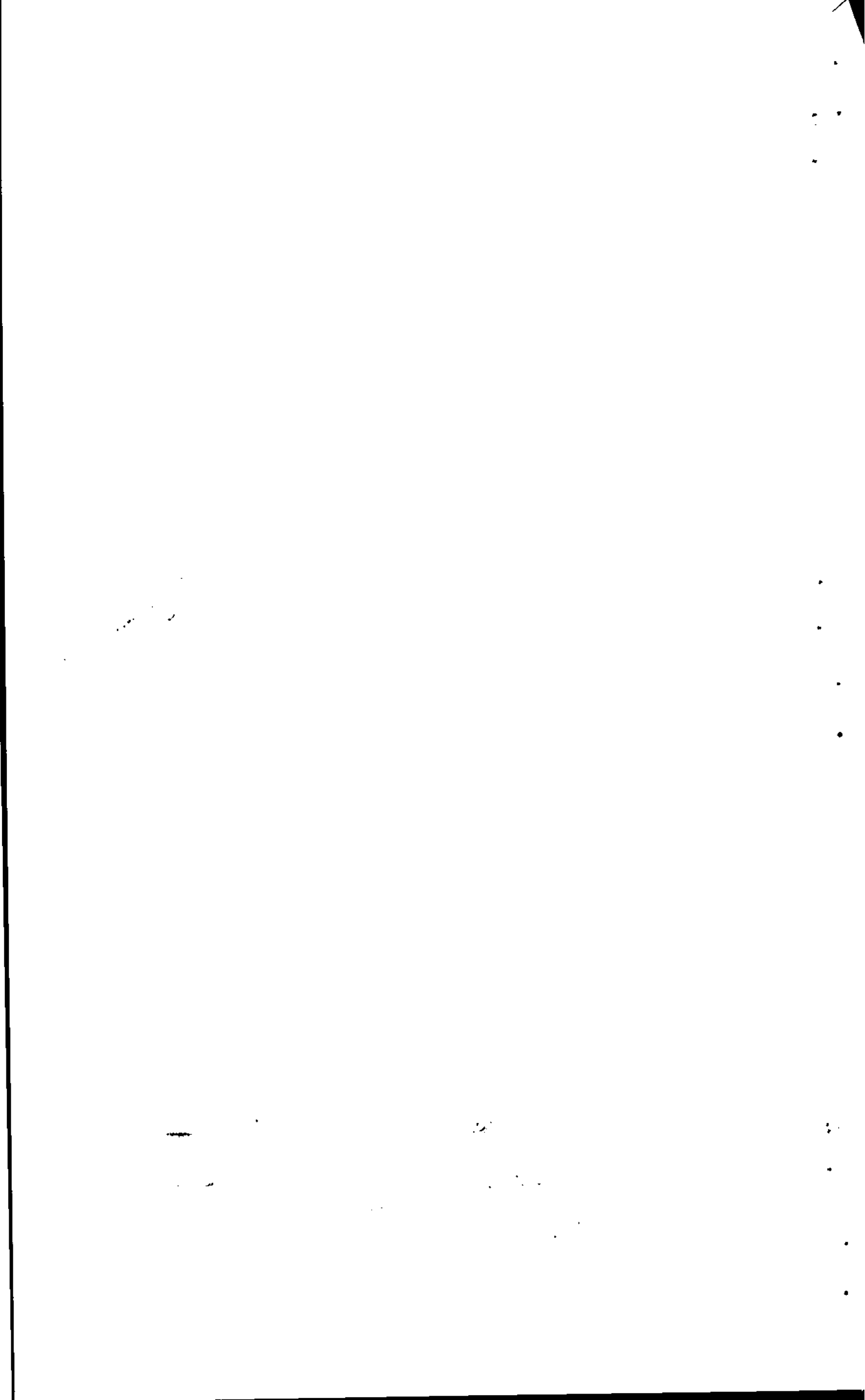
If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

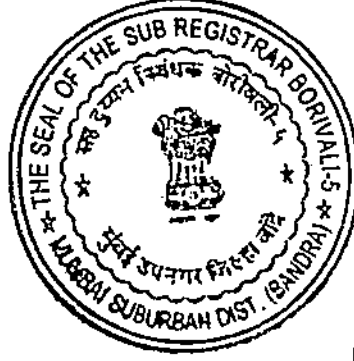
खरी प्रत

सह दुय्यम निबंधक, बोरिवली झ. ५,
मुंबई महानगर जिल्हा.



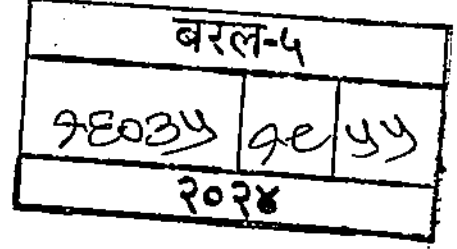
बरल-५		
१३०३५	१८	५५
२०२४		





Date: 09.09.2024

To,
Ms. Shraddha Satyendrakumar Goyal
I/701/702, Pranay Nagar,
Ram Mandir Road,
Borivali (West), Mumbai - 400 091



Ref: i. Agreement for Sale dated 06.12.2018 in respect of Flat No.102 in the building/project known as "Kripa Heights", situated at New Link Road, Borivali (West), Mumbai - 400 091.

ii. Gift Deed dated 13.12.2018 in respect of Flat No.102 in the building/project known as "Kripa Heights", situated at New Link Road, Borivali (West), Mumbai - 400 091.

Sub: No Objection Certificate for Sale of Flat No. 102

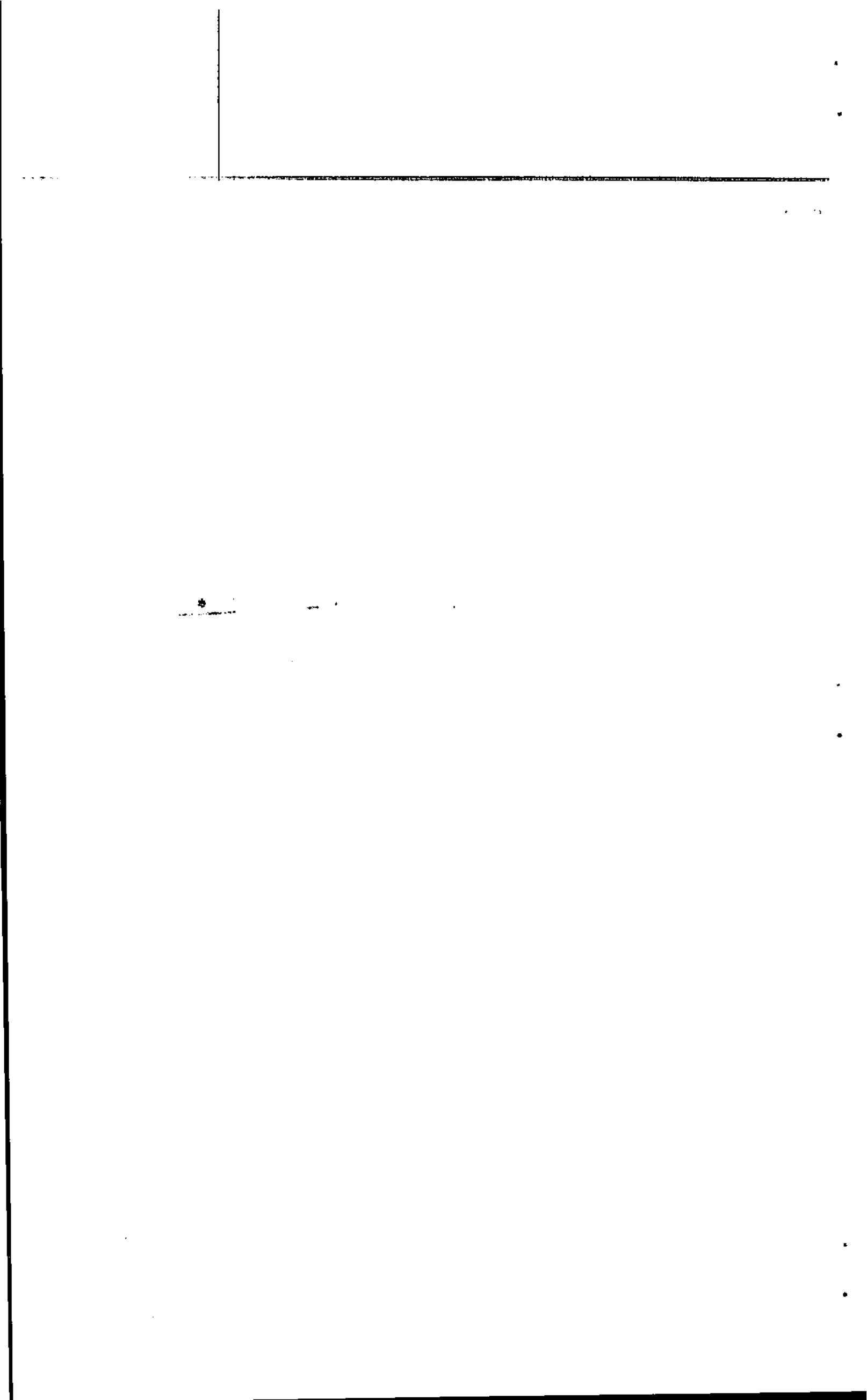
Respected Sir,

In accordance with the Agreement for Sale dated 6th December, 2018, the Proprietor of M/s. Peerless Constructions, Mr. Satyendrakumar Triloknath Goyal had retained the Flat bearing No. 102 on the 1st floor, in the building constructed by us, known as "KRIPA HEIGHTS" admeasuring 770 sq. ft. Carpet Area as per RERA ("said Flat"). The RERA Agreement was executed and registered, bearing registration No. BRL-5/15755/2018 dated 06.12.2018, with the office of Sub-Registrar of Assurances, Borivali ("said Agreement").

PEERLESS CONSTRUCTIONS

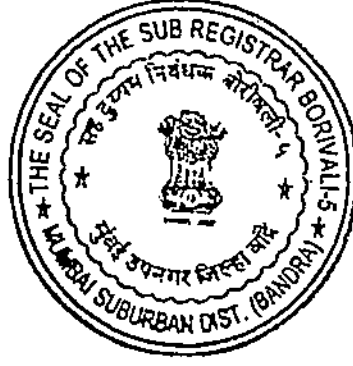
Email: connect@goyalrealty.com

Office: - 2, 358 TPS III, Akshat, Ram Mandir Road, Bhabhai, Borivali (West), Mumbai 400092.





GOYAL
REALTY



Pursuant to the execution and registration of the said Agreement, by virtue of a registered Gift Deed, Mr. Stayendrakumar Goyal, (therein referred to as the Donor), transferred and conveyed his 100% right, title, interest in respect of the said Flat unto his daughter, Ms. Shraddha Satyendrakumar Goyal (therein referred to as the Donee) ("said Gift Deed"). The said Gift Deed is registered with the office of Sub- Registrar of Assurances, Borivali bearing registration No. BRL/5/16057/2018 dated 13th December, 2018.

Ms. Shraddha Satyendrakumar Goyal now intends to transfer the said Flat to MR. AVDHOT NAMDEO BELNEKAR. We do not have any objection of whatsoever nature for the further sale of Flat bearing No. 102 on the 1st floor admeasuring 770 sq. ft. Carpet Area as per RERA, in the building constructed by us, known as "KRIPA HEIGHTS" to MR. AVDHOT NAMDEO BELNEKAR.

Thanking you.

Yours truly,

FOR M/S. PEERLESS CONSTRUCTIONS



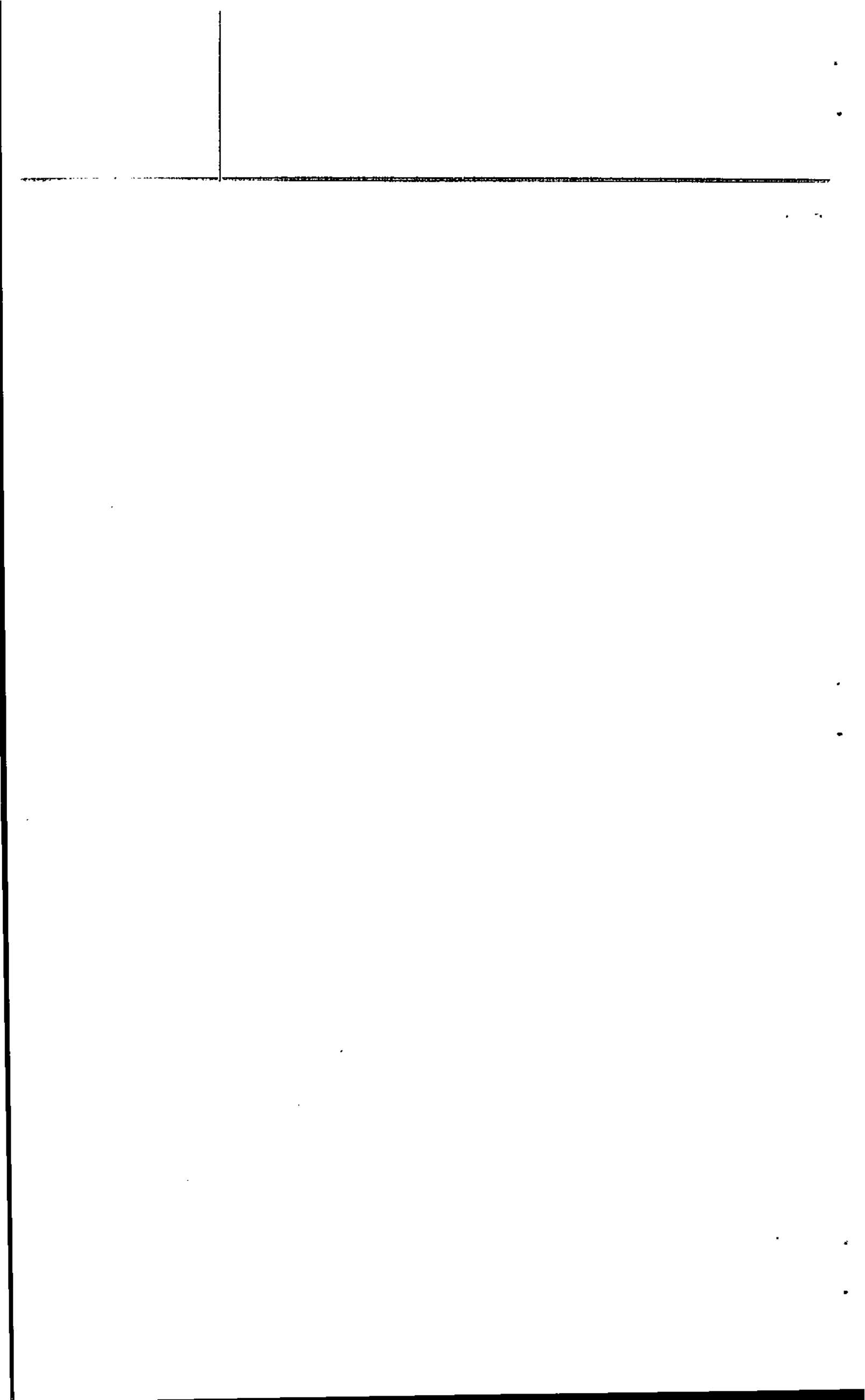
PROPRIETOR

बरल-५		
१३०३५	२०	५५
२०२४		

PEERLESS CONSTRUCTIONS

Email: connect@goyalrealty.com

Office: - 2, 358 TPS III, Akshat, Ram Mandir Road, Bhabhai, Borivali (West), Mumbai 400092.



ANNEXURE III

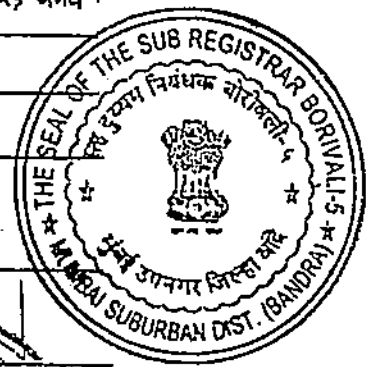
मा. सु. वार्ड-५, ००, ०००-२०-१०-वीर/११
 वे. का. सु. वीए-२०८/१-१-१०
 शा. नि., म. वि., क. ८६१६, दि. ११-१-११

न. वृ. मा. २० म.
 C. T. S. 20 m.

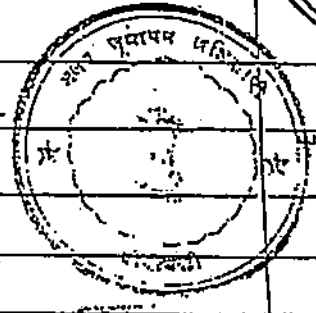
आखीव पत्रिका 4674

B. P. ४६३+ ४६४	३८६०-४०	जेनी	
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२२२५ ३) श्रीमती. लीनाबाई अमरधर २) वसंतराम आर. मंडारी
 ३) दिनकर आर. मंडारी ४) विशीष आर. मंडारी ५) सुशिल्पा अ. मंडारी
 ६) रमणाय आर. मंडारी ७) अमरधर आर. मंडारी ८) अमिल आर. मंडारी
 ९) निरु आर. मंडारी १०) ११) १२) १३) १४) १५) १६) १७) १८) १९) २०) २१) २२) २३) २४) २५) २६) २७) २८) २९) ३०)



प्रमाण रज विक्रत पत्रिका क्षेत्र अक्षरी लेख मीटर के नुमा क्षेत्राध्यक्ष	२०१०-२०११ २०११-२०१२ २०१२-२०१३ २०१३-२०१४ २०१४-२०१५	विक्रत मीटर क्षेत्राध्यक्ष	विक्रत मीटर क्षेत्राध्यक्ष	विक्रत मीटर क्षेत्राध्यक्ष	विक्रत मीटर क्षेत्राध्यक्ष
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विक्रत मीटर क्षेत्राध्यक्ष
 विक्रत मीटर क्षेत्राध्यक्ष

अजं क.	२१५८
नाम	२०११०९
मं.	२०११०९
...	२०१२०९
...	२०१३०९
...	२०१४०९

वरल-५		
१६०३५	२९	५५
२०२४		

ANNEXURE ^{J-3}
~~III-3~~

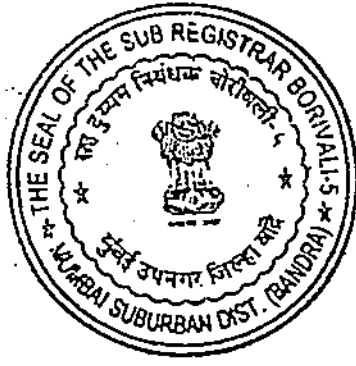
स. सं. १ ← दि. सं. १	पा. न. सं. ७, ७-अ व १२	शेष	को रजिस्ट्री
मौज धारणी कायदा....	९-१३	कमलेश्वर १६६ ७७५	वाकूबा को रजिस्ट्री
रोट बराना....	3/1	१) स्वामी काठ	इतर
एकूष....	१-१६	२) गोविंद रामचंद्र मंडले ३) विष्णू रामचंद्र मंडले ४) शिवराज रामचंद्र मंडले ५) सुभाष रामचंद्र मंडले ६) नरहराम रामचंद्र मंडले ७) जयभद्र रामचंद्र मंडले ८) कान्हो रामचंद्र मंडले ९) निरंजन रामचंद्र मंडले १०) यशवंत रामचंद्र मंडले ११) गोपाल रामचंद्र मंडले १२) कामकाठ (इतर) शिवाजी जयानंद शिवाजी शिवाजी	
धाकार.....	१२-११		
दही धरना, ...			
ग्यारा धाकार, ..			
गाधी.....			

सं.	कूट सं.	सं.	सं.	सं.	सं.
१५		१३११	१३०१		
१६		१६१३	१६१३	१६१३	

उधार संकेत ११४१२००६
परसभ वस्तुसुप भरवक इध धरो:

बरल-५			
१६०३५	२२	५५	
२०२४			

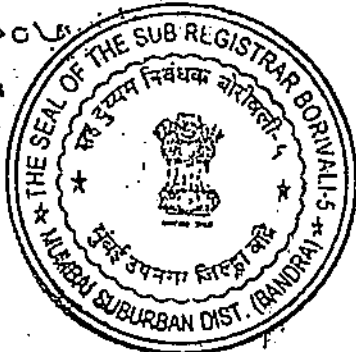
दि.  १६/११/२०२४
सहायक उपनिरीक्षक




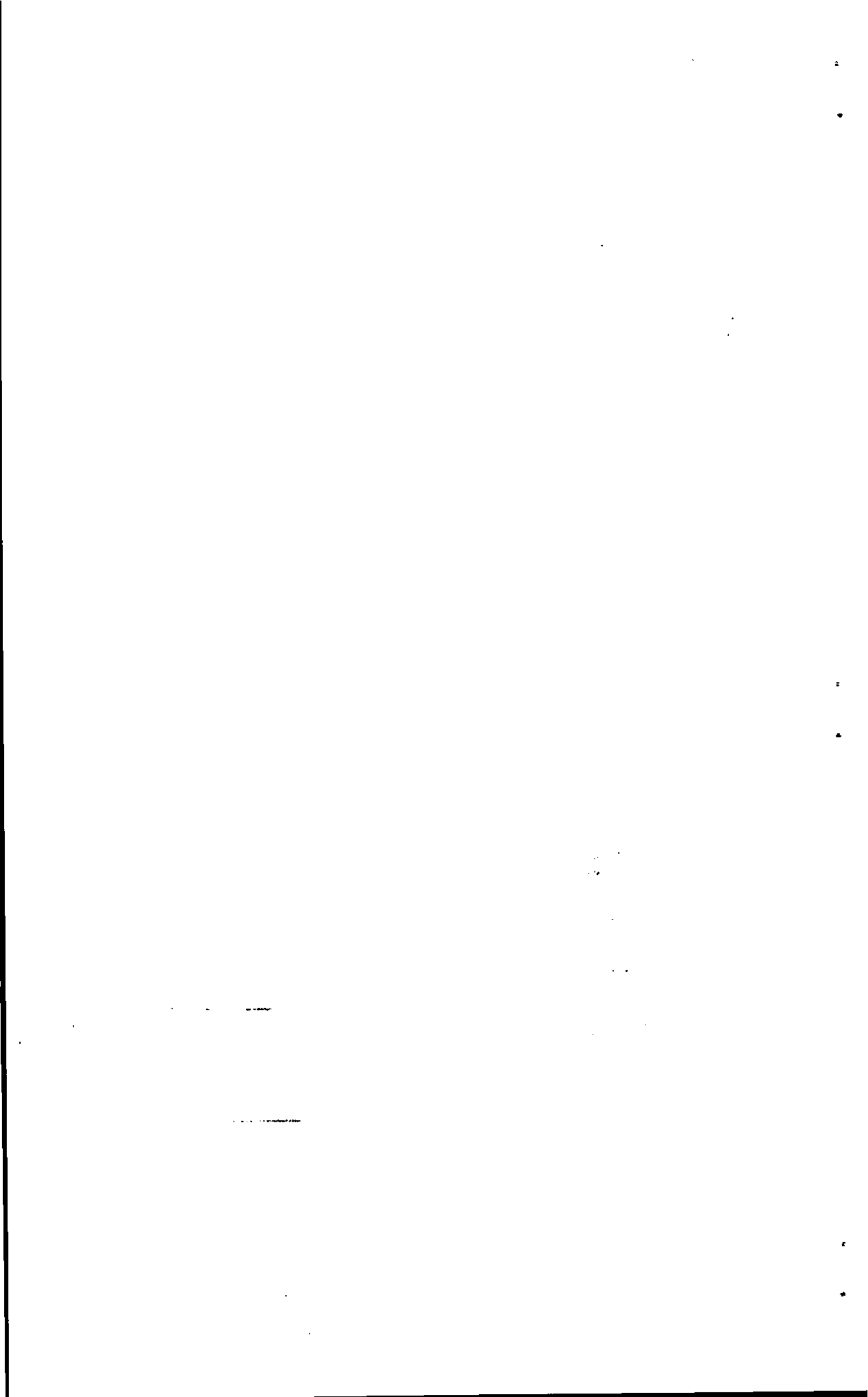
ANNEXURE 'A-2'

प. सं. १६०	दि. सं. ६१	गा. न. सं. ७, ७-अ & १२	शेष	कोविंदी
शेष सावधी कायदा....	२०	२१	३११	कोविंदी
रोट कायदा....				
परकप....				
दाकार.....	१-०	२	१ काठिले आमचंद्र गजरा	
पट्टी मरवा, ..			१ निरु आमचंद्र गजरा	
न्याया दाकार..			अंक. ५ नं. ६ का. ३. ६५२	
पाणी.....			जगाबाई मन्वराव गजरा	(मुकदमा - ५२७)
परं	पुनः संख	सं	सं	सं
१५/१६	२७	६३१	१ गाठ काठिले	६३१

प्रकार काशी १/४/२००६
 प्रत्यक्ष प्रत्यक्ष नवकाल दक्ष प्रसि.




 दिनांक: २३/१५/२०२४
 बरल-५
 १६०३५ २३ ५५
 २०२४



- 3) occupants/ yourself are withdrawn although the offence is compoundable by charging penalty.
- 4) That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully,

[Signature]
 Ex. Eng. (Bldg. Prop.) W.S. 'R' Ward

'80 NCV 2015

बरल-५		
१८०३५	२०	१९
२०२४		



घोषणापत्र

मी, श्री. सत्येन्द्रकुमार गोयल, याद्वारे घोषित करतो की दुय्यम निबंधक बोरिवली - ५, यांचे कार्यालयात करारनामा, या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्रद्धा सत्येन्द्रकुमार गोयल यांनी २४.११.२०२१ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकिचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : १०.०९.२०२४

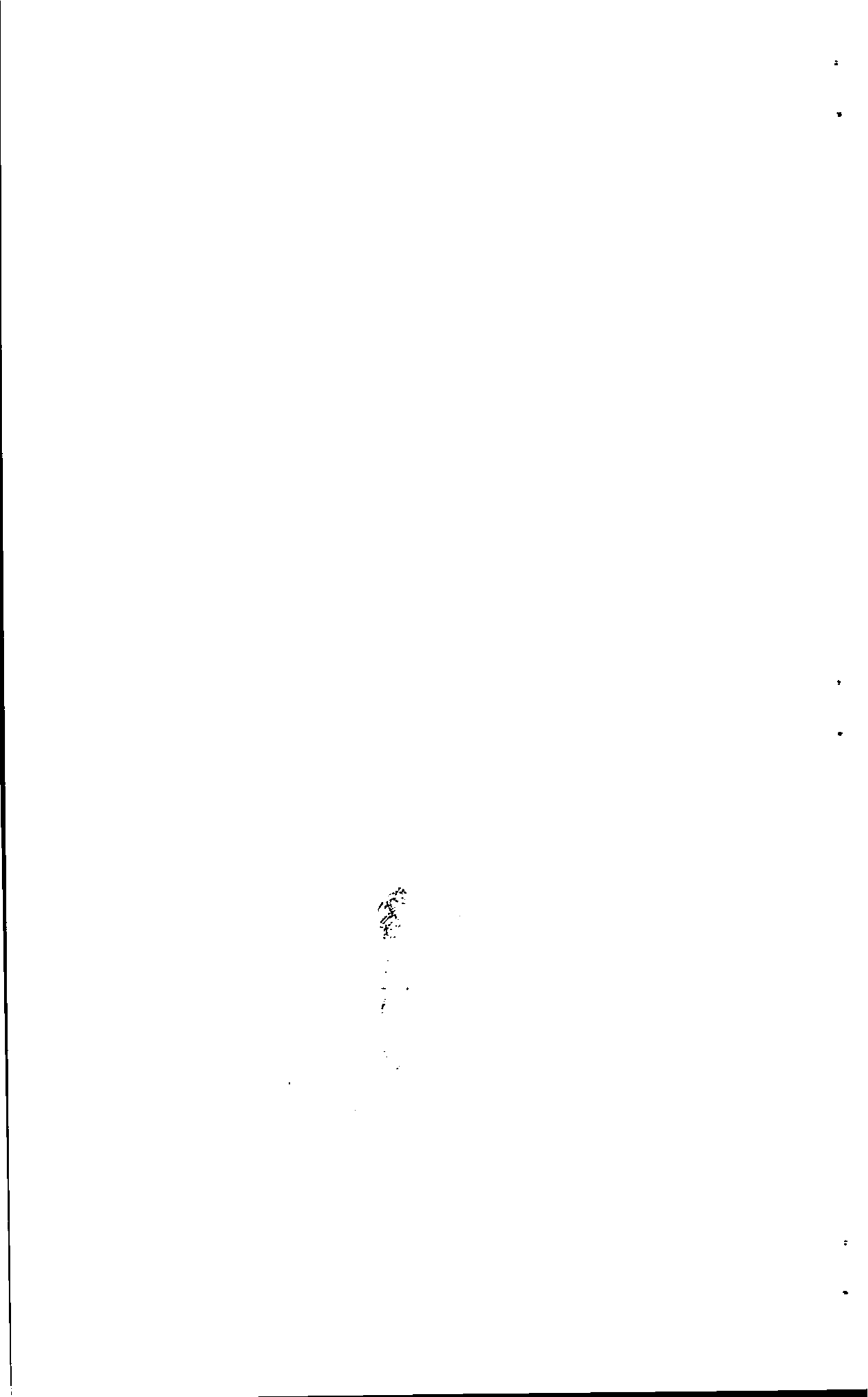


कुलमुखत्यारपत्र धारकाचे नाव व सही

श्री. सत्येन्द्रकुमार गोयल



बरल-५		
१६०३५	२८	५५
२०२४		



388/16336

पावती

Original/Duplicate

Wednesday, November 24, 2021

नोंदणी क्र.: 39म

12:45 PM

Regn.: 39M

पावती क्र.: 17631

दिनांक: 24/11/2021

गावाचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: वरल-5-16336-2021

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्रद्धा सत्येंद्रकुमार गोयल

नोंदणी फी

₹. 100.00

दस्त ह्याताळणी फी

₹. 300.00

पृष्ठांची संख्या: 15

एकूण:

₹. 400.00

आपणास मूळ दस्त ,धंननेल प्रिंट,सूची-२ अंदाजे

1:04 PM ह्या वेळेस मिळेल.

वाजार मुल्य: ₹.1/-

मोवदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202103175 दिनांक: 24/11/2021

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009134870202122E दिनांक: 24/11/2021

वॅकेचे नाव व पत्ता:

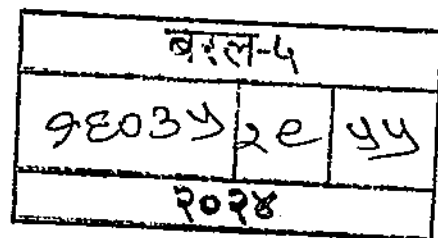
Goyle

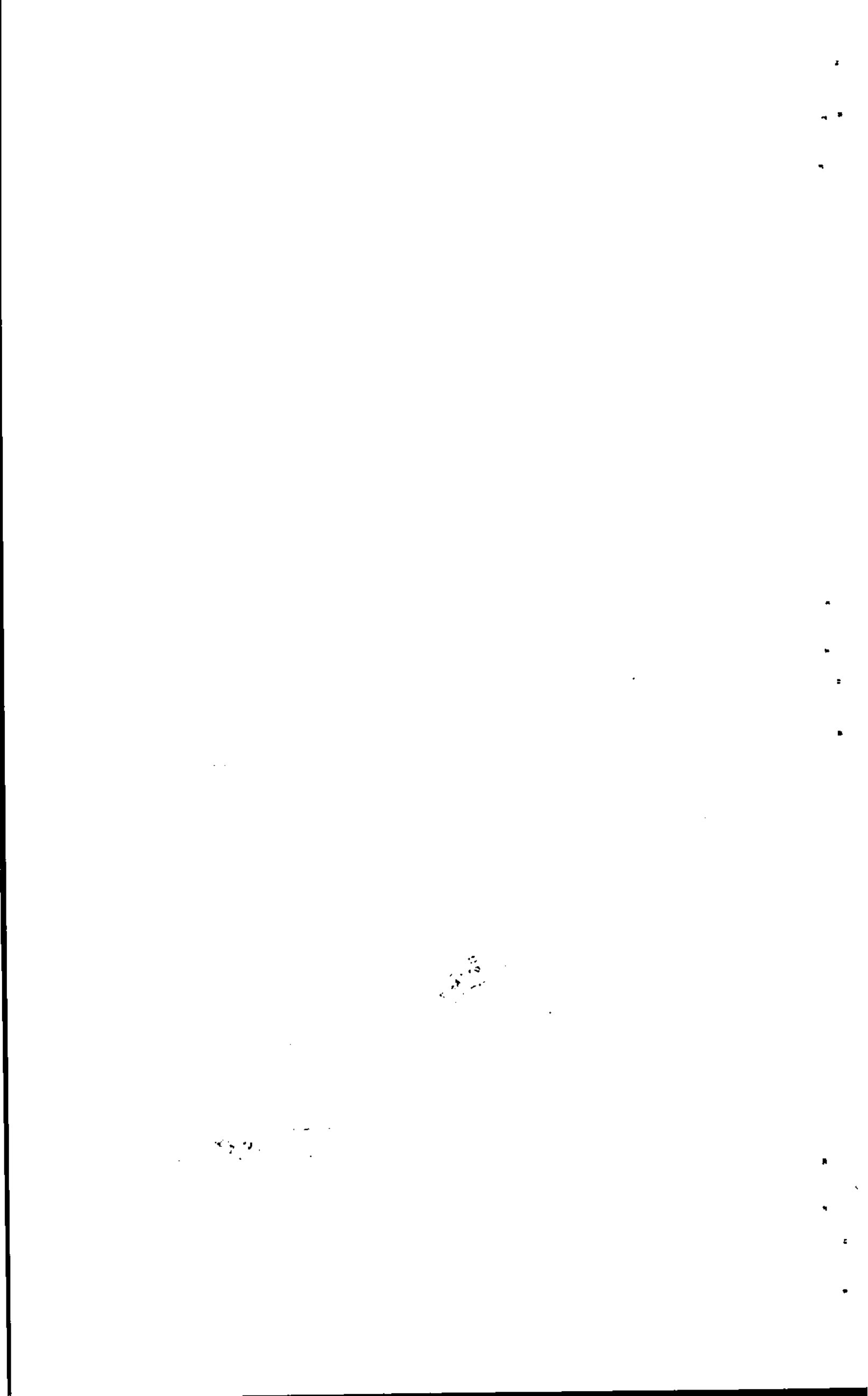
REGISTRAR-5

Delivery Date

VPa0

11/24/2021



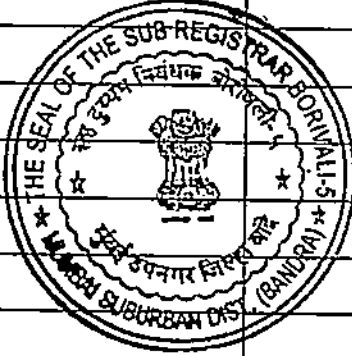




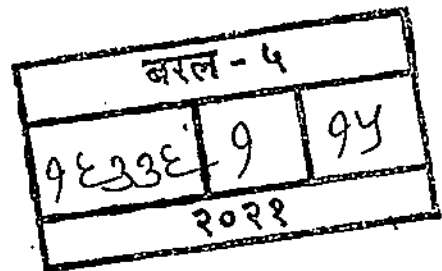
CHALLAN
MTR Form Number-6



GRN	MH009134870202122E	BARCODE	[Barcode]		Date	24/11/2021-11:10:41	Form ID	48(f)									
Department	Inspector General Of Registration			Payer Details													
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)													
				PAN No.(If Applicable)	AEZPG1506L												
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	SHRADDHA SATYENDRAKUMAR GOYAL												
Location	MUMBAI			Flat/Block No.	AS PER DOCUMENT												
Year	2021-2022 One Time			Premises/Building													
Account Head Details		Amount In Rs.		Road/Street													
0030045501 Stamp Duty		500.00		Area/Locality	BORIVALI WEST MUMBAI												
0030063301 Registration Fee		100.00		Town/City/District													
				PIN	4 0 0 0 9 1												
				Remarks (If Any)	PAN2=AAEPG3573R~SecondPartyName=SATYENDRAKUMAR GOYAL-												
				<table border="1"> <tr> <td colspan="3">बरल-५</td> </tr> <tr> <td>९८०३५</td> <td>३०</td> <td>५५</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table>					बरल-५			९८०३५	३०	५५	२०२४		
बरल-५																	
९८०३५	३०	५५															
२०२४																	
Total	600.00		Amount In Words	Six Hundred Rupees Only													
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK													
Cheque-DD Details		Bank CIN	Ref. No.	00040572021112448750		CKS0525395											
Cheque/DD No.		Bank Date	RBI Date	24/11/2021-11:24:11		Not Verified with RBI											
Name of Bank		Bank-Branch		STATE BANK OF INDIA													
Name of Branch		Scroll No. , Date		Not Verified with Scroll													



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820991028
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Handwritten scribble or mark

Handwritten scribble or mark



CHALLAN
MTR Form Number-6



GRN	MH009134870202122E	BARCODE	Date 24/11/2021-11:10:41		Form ID	48(0)									
Department	Inspector General Of Registration		Payer Details												
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)												
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		PAN No.(If Applicable)	AEZPG1506L											
Location	MUMBAI		Full Name	SHRADDHA SATYENDRAKUMAR GOYAL											
Year	2021-2022 One Time		Flat/Block No.	AS PER DOCUMENT											
Account Head Details	Amount In Rs.	Premises/Bullding													
0030045501 Stamp Duty	500.00	Road/Street													
0030063301 Registration Fee	100.00	Area/Locallty	BORIVALI WEST MUMBAI												
		Town/City/District													
		PIN	4	0	0	0 9 1									
		Remarks (If Any)	PAN2=AAEPG3578R--SecondPartyName=SATYENDRAKUMAR GOYAL-												
			<table border="1"> <tr> <td colspan="3">बरल-५</td> </tr> <tr> <td>१६०३५</td> <td>३९</td> <td>५५</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table>				बरल-५			१६०३५	३९	५५	२०२४		
बरल-५															
१६०३५	३९	५५													
२०२४															
Total	600.00	Amount In Words	Six Hundred Rupees Only २०२४												
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK												
Cheque/DD Details	Bank CIN	Ref. No.	00040572021112448750	CKS0525395											
Cheque/DD No.	Bank Date	RBI Date	24/11/2021-11:24:11	Not Verified with RBI											
Name of Bank	Bank-Branch		STATE BANK OF INDIA												
Name of Branch	Scroll No., Date		Not Verified with Scroll												

Department ID :

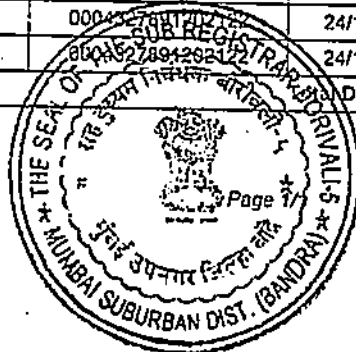
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9820991028

सदर चालन केवल दुर्यन्त निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करताचालन केवळ दुर्यन्त निबंधक कार्यालयात नोंदणी केले जाऊ शकते.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-388-16336	00040572021112448750	24/11/2021-12:44:52	100.00
2	(IS)-388-16336	00040572021112448750	24/11/2021-12:44:52	500.00
Defacement Amount				600.00



कोरा कागद

बरल-५		
१६०३५	३२	५५
२०२४		



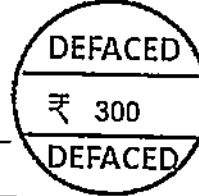


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2411202103175 Receipt Date 24/11/2021

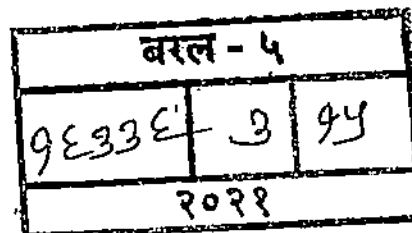
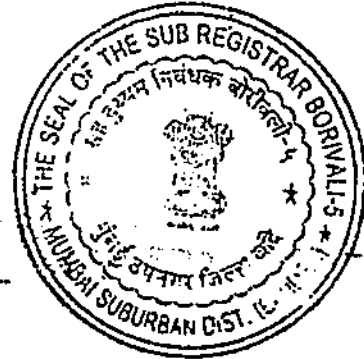
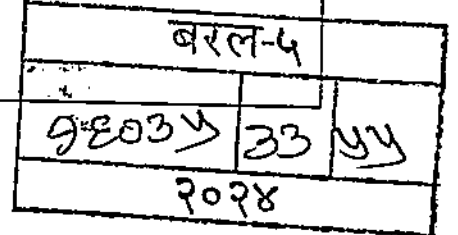
Received from POA , Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 16336 dated 24/11/2021 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 24/11/2021
Bank CIN 10004152021112402846	REF No. CHI0319608
Deface No 2411202103175D	Deface Date 24/11/2021

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



कोरा कागद

बरल-५		
१६०३५	३४५५	
२०२४		







बरल-५		
१६०३५	३५	५५
२०२४		

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MISS SHRADDHA SATYENDRAKUMAR GOYAL, aged 38 years, an Adult, Indian Inhabitant, presently residing at I/701/702, Pranay Nagar, Ram Mandir Road, Vazira Naka, Borivali (West), Mumbai – 400 091, SEND GREETINGS:-

WHEREAS I myself is in use, occupation, possession and absolute owner in respect of the Flat No.102, 1st Floor, Kripa Heights, TPS 3, Link Road, Borivali (West), Mumbai – 400 091, area admeasuring ३६१ sq.ft. Carpet (hereinafter referred to as "the said Flat") and more particularly described in the Schedule hereunder written; and have proposed to sell the said Flat premises to the prospective Purchaser/s and also proposed to purchase the flat premises, in the vicinity of Mumbai District,

AND WHEREAS due to old age and unavoidable circumstances, I am unable to complete formalities in respect of sale, of flat, including registration and to manage, look after and control all the affairs of the said Flat and also not able to present before the Office of the Jt. Sub-Registrar at Borivali and therefore it is not possible for me to register the proposed document with Jt. Sub-



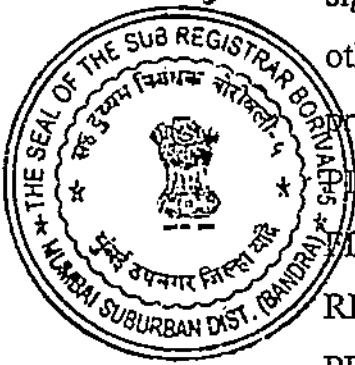
बरल - ५		
१६३३६	४	१५
२०२१		

Registrar at Borivali, and hence I hereby nominate, constitute and appoint my father MR. SATYENDRAKUMAR GOYAL to be my true and lawful Attorney and confer upon him the following powers and authorities.

I therefore appoint, engage, authorize, empower, nominate and constitute my father MR. SATYENDRAKUMAR GOYAL, aged 66 years, an Adult, Indian Inhabitant, residing at 1404, Kripa Heights, TPS 3, Link Road, Borivali (West), Mumbai – 400 091, to be my true and lawful constituted Attorney to do all the acts, deeds, things, matters for me and on my behalf.

NOW THIS DEED WITNESSETH AS UNDER:-

1. To negotiate for sale, transfer and assign the said Flat and to sign and execute the Agreement for Sale, transfer forms, and other documents in respect of the Flat which shall be sold to the prospective purchaser/s and TO RECEIVE THE SALE PROCEED/ CONSIDERATION IN RESPECT OF THE SAID FLAT IN MY NAME, ACKNOWLEDGE AND PASS VALID RECEIPT IN MY NAME, AND TO HANDOVER THE PEACEFUL AND VACANT POSSESSION OF THE SAID FLAT TO THE PROSPECTIVE PURCHASER/S ON MY



वरल - 4		
BEHALF.		
98034	38	94
2.	To sign all necessary documents and papers for the transfer/	
2028		

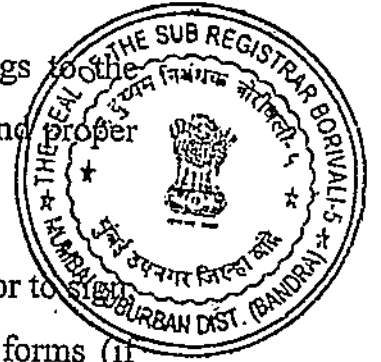
sale of the said Flat in the name of the prospective purchaser/s.

3. To attend the society/ Managing Committee/ Builder meeting/ AGM/ SGM on my behalf and to sign all such necessary documents, application in respect of the said Flat.

वरल - 4.		
98334	4	94
2028		

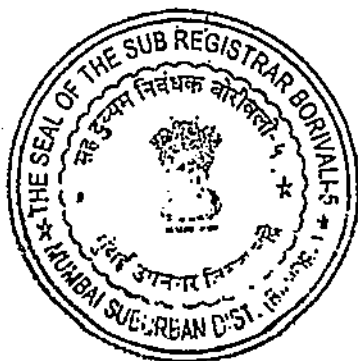


- ✓ 4. To sign, endorse, execute, admit and to make attestation and to register, admit and to lodge for registration, to sign in the register and perfect the registration of document before the Jt. Sub-Registrar at Borivali accordingly in respect of the said Flat.
5. To sign and execute the Agreement for Sale, Sale Deed, Deed of Rectification, Deed of Cancellation, Deed of Declaration, Deed of Confirmation, and any other documents/ deeds in respect of said Flat.
6. To pay the maintenance charges and other outgoings to the society in respect of the said Flat and to take valid and proper receipt thereof.
7. To negotiate for purchase of the Flat in my name and/or to execute and admit the Agreement for Sale, transfer forms (if any) and other documents in respect of the Flat which shall be purchased by me.
8. To pay the stamp duty and also to pay the registration fees and to lodge the document for registration before the concerned Jt. Sub-Registrar of Assurances, Borivali accordingly and to sign all the necessary documents for the same, in my name and on my behalf.
9. To make the payment to the vendor/ Transferor/ Builder and to take proper receipt from him/her/them for me and on my behalf as my said Attorney may deem fit and proper.



[Handwritten signature]

बरल-५		
१९३३५	३५	५५
२०२४		



बरल - ५		
१९३३६	६	९५
२०२१		

10. To approach the Collector of Stamp Office, for refund of the stamp duty, on Agreement for Sale, as above, if any and to make necessary correspondence.
11. To take the possession of the said Flat on my behalf as my said Attorney may deem fit and proper.
12. To get transfer the said Flat and Share Certificate and to sign all the papers and documents for acceptance of the share certificate on my behalf, as my said Attorney may deem fit and proper.
13. To sign and submit all the necessary papers for transfer of electricity meter/ connection in respect of the said Flat as my said Attorney may deem fit and proper.



To appoint or engage the service of lawyers, Attorney, solicitors, advocate or any other legal advisor for my and in my name for the purpose of sale and management of my said Flat and to give and sign in my name on any warrant of possession, Attorney or Vakalatnamas or Mukhtyarnama to prosecute and defend in the said Flat.

बरल-५		
१६०३५	३८	५५
२०२४		

These powers are given to the Attorney without accepting any consideration.

AND GENERALLY to act as my Attorney or agent in relation to the Flat and all other matters in which I may be interested or concerned and on my behalf to execute and do all instruments, acts, deeds, matters and things as fully and effectually in all respects as I myself could do if personally present in respect of the said Flat

SR

बरल - ५		
१६३३६	५०	१५
२०२१		



AND LASTLY I HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all such acts, deeds, things, matters as my said constituted attorney shall do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

RESIDENTIAL PREMISES, bearing Flat No.102, 1st Floor, Kripa Heights, TPS 3, Link Road, Borivali (West), Mumbai – 400 091, area admeasuring 861 sq.ft. Carpet;

IN WITNESS WHEREOF I the Executrix abovenamed has signed this General Power of Attorney on this 24th day of November, 2021.

SIGNED, SEALED & DELIVERED)
by the withinnamed "EXECUTRIX")
MISS SHRADDHA SATYENDRAKUMAR))
GOYAL))
PAN No.AEZPG1506L))
in the presence of (1) *[Signature]*))
..... (2) *[Signature]*))

[Signature]
EXECUTRIX



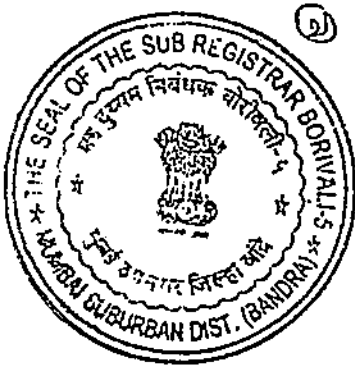
Specimen signature of my Attorney
I accepted the above powers
[Signature]
(MR. SATYENDRAKUMAR GOYAL)
PAN No. AAEPG3578R

[Signature]



Witness:-
(1) *[Signature]*
(2) *[Signature]*

बरल-५
१६०३५ ३६ ५५
२०२४



बरल-५
१६३३६ L १५
२०२१

कोरा कागद

बरल-५		
१६०३५	४०	५५
२०२४		



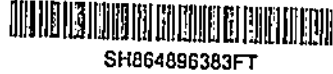


भारत सरकार
Unique Identification Authority of India
GOVERNMENT OF INDIA

नोंदविण्याचा क्रमांक / Enrollment No 1218/61166/58657

To,
श्री. सत्येंद्रकुमार गोयल
Shraddha Satyendrakumar Goyal
1/701/702 Pranay Nagar
Ram Mandir Road
Vazira Naka Borivali West
Mumbai
Borivali Mumbai Mumbai
Maharashtra 400091
9819330916

Ref: 660 / 03B / 225467 / 225482 / P



SH864896383FT



आपला आधार क्रमांक / Your Aadhaar No. :

7406 6053 5955

आधार - सामान्य माणसाचा अधिकार

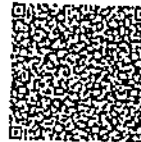
बरल-५		
१६०३५	०९	५५
२०२४		



भारत सरकार
Government of India

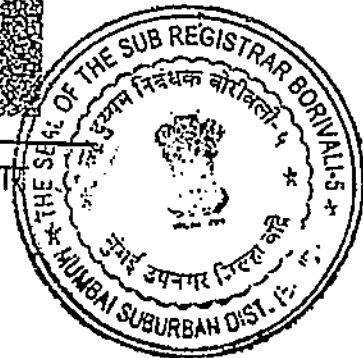


श्री. सत्येंद्रकुमार गोयल
Shraddha Satyendrakumar Goyal
जन्म तारीख / DOB : 18/06/1983
स्त्री / Female





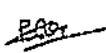

7406 6053 5955

आधार - सामान्य माणसाचा अधिकार



Goyal

बरल - ५		
१६३३६	९	९५
२०२१		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEZPG1506L	
नाम /NAME	SHRADDHA GOYAL	
	पिता का नाम /FATHER'S NAME	SATYENDRAKUMAR TRILOKCHAND GOYAL
	जन्म तिथि /DATE OF BIRTH	18-06-1983
हस्ताक्षर /SIGNATURE		
	आयकर अधिकारी (कंप्यूटर सेल) Commissioner of Income-tax (Computer Operations)	

बरल-५		
१६०३५	७२	५५
२०२४		



बरल - ५		
१६३३६	१०	१५
२०३१		

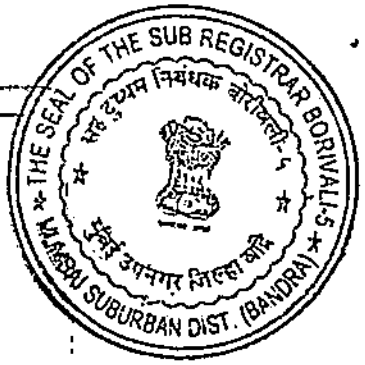
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AMERG3578R



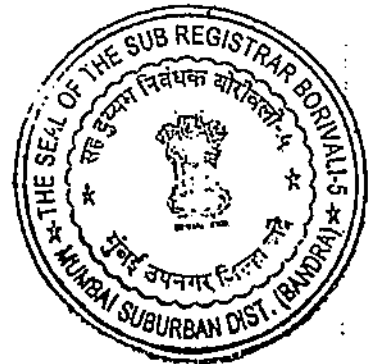
SATIENDRA KUMAR GOYAL
FATHER'S NAME
TRILOKNATH GOYAL
DATE OF BIRTH
14-08-1955

हस्ताक्षर (SIGNATURE)

अध्याक्षक निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



बरल-५		
१६०३५	०३	५५
२०२४		



बरल-५		
१६३३६	११	१५
२०२१		



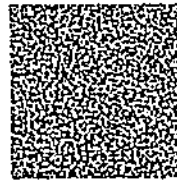
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0662/10092/05843

To
Satyendra Kumar Triloknath Goyal
1404 Krupa Heights, TPS III, Link Road,
Opp Link View Hotel, Borivali West,
VTC: Mumbai,
PO: Borivali,
Sub District: Borivali, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400091,
Mobile: 9004141414
MF409257282F1

40925728



आपका आधार क्रमांक / Your Aadhaar No. :

5704 2310 9819

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 14/03/2012



Satyendra Kumar Triloknath Goyal
DOB : 11/08/1955
Male


बरल-५		
१६०३५	००	५५
२०२४		

5704 2310 9819

मेरा आधार, मेरी पहचान

बरल-५		
१६३३६	११	१५
२०२१		





GOVERNMENT OF INDIA
MAHARASHTRA STATE GOVERNMENT
 DL No. MH08 20130012832 DOI: 21-10-2013
 Valid Till : 20-10-2033 (HT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 21-10-2013


COB 13-05-1994 EG
 SAGAN M KHAPARE
 S.D.V. of ISHAN
 Add. APASURDE KHAPAREWADI
 TAL. JIPLUN DIST. RATNAGIRI
 PIN. 415505
 Signature & IC of Issuing Authority. MH08 2013200

RULE 16 (2)
 Signature/Thumb Impression of Holder


भारत सरकार
GOVERNMENT OF INDIA


मनोज गणपत केणी
 Manoj Ganpat Keni

जन्म वर्ष / Year of Birth : 1983
 पुरुष / Male

2915 3102 0274 

आधार - सामान्य माणसाचा अधिकार

बरल-५
 १ ६७३५ ४५ ५५
 २०२४

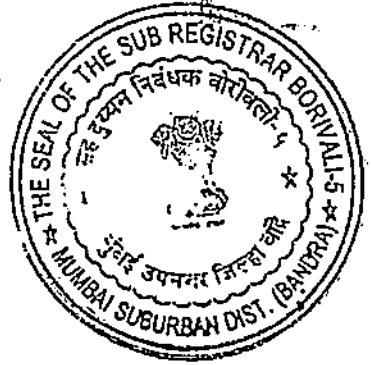

भारतीय विनिश्चयोत्पत्ती आधिकारण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
 ६, कृष्णा भोंडले, मंडिराजवाडी, लोकमान्य टि. टोळकर मंदिर जवळ
 मंडिराजवाडी, मंडिराजवाडी पश्चिम
 मुंबई, महाराष्ट्र, ४०००९१

Address:
 6, Krishna House, Vastira Naka, Lo
 Near Ganesh Mandir
 Borivali, Borivali H.O
 Mumbai, Maharashtra, 400091



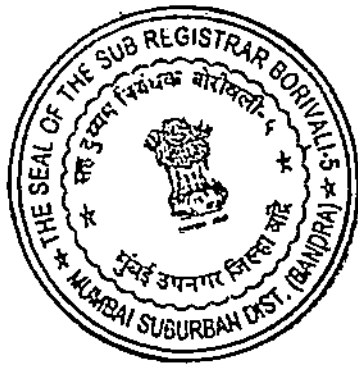
Aadhaar - Samanya Maansacha Adhikaar



बरल - ५
 १६३३६ ११ १५
 २०२४

कोरा कागद

बरल-५	
१६०३५	४६५५
२०२४	



कोरा कागद

वरल-५		
१९०३५	४८	५५
२०२४		



24/11/2021 12:49:40 PM

दस्त गोयबारा भाग-2

वरत-5
दस्त क्रमांक:16336/2021

दस्त क्रमांक : वरत-5/16336/2021
दस्ताचा प्रकार :- जनरल पॉवर ऑफ अॅटोर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सत्येंद्रकुमार गोयत पत्ता:प्लॉट नं: 1404, माला नं: -, इमारतीचे नाव: कृपा हार्डिस, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: टीपीएस 3, तिक रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAEPG3578R	पॉवर ऑफ अॅटोर्नी होल्डर वय :-66 स्वाक्षरी:-		
2	नाव:श्रद्धा सत्येंद्रकुमार गोयत पत्ता:प्लॉट नं: आय/701/702, माला नं: -, इमारतीचे नाव: प्रणय नगर वय :-38 , ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: राम मंदिर रोड, वक्षिरा नाका महाराष्ट्र, मुम्बई. पॅन नंबर:AEZPG1506L	कुलमुखत्यार देणार स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तयाकधीत जनरल पॉवर ऑफ अॅटोर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 11 / 2021 12 : 48 : 07 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीयः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भनोज केणी वय:37 पत्ता:वक्षिरा नाका बोरीवली पश्चिम मुंबई पिन कोड:400091			
2	नाव:सागर खापरे वय:29 पत्ता:मू. पोस्ट असुडे ता. चिपळूण जिल्हा रत्नागिरी पिन कोड:415606			

शिक्का क्र.4 ची वेळ:24 / 11 / 2021 12 : 49 : 08 PM

शिक्का क्र.5 ची वेळ:24 / 11 / 2021 12 : 49 : 34 PM नोंदणी पुस्तक 4 मध्ये

सिंह दुःनि.का-बोरीवली

प्रमाणित करण्यात येते की, या दस्तामाध्ये एकूण.....१५.....पाने आहेत

० रोह दुय्यम निबंधक बोरीवली क्र. ५

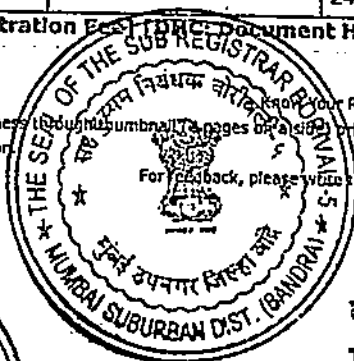
मुंबई उपनगर जिल्हा वांद्रे

Payment Details.

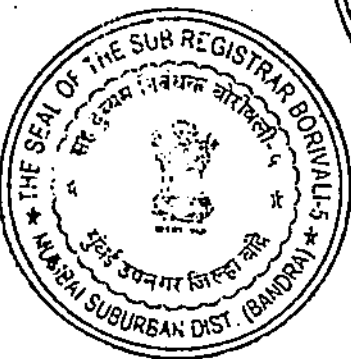
Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRADDHA SATYENDRAKUMAR GOYAL	eChallan	00040572021112448750	MH009134870202122E	500.00	SD	0004327891202122	24/11/2021
2	SHRADDHA SATYENDRAKUMAR GOYAL	eChallan		MH009134870202122E	100	RF	0004327891202122	24/11/2021
3		DHC		2411202103175	300	RF	2411202103175D	24/11/2021

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

1. Verify Scanned Document for correctness (through thumbprint) on a signed printout after scanning.
2. Get print immediately after registration.



वरत-५
16336/2021
१६०३५ ०६ ५५
२०२४



वरत - ५१६३३६ / २०२१
पुस्तक क्रमांक १, क्रमांक.....५४
नोंदला : 24 NOV 2021
दिनांक :

सिंह दुय्यम निबंधक बोरीवली.क्र. ५
मुंबई उपनगर जिल्हा वांद्रे

कोरा कागद

बरल-५		
१६०३५	५०	५५
२०२४		



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AEZPG1506L

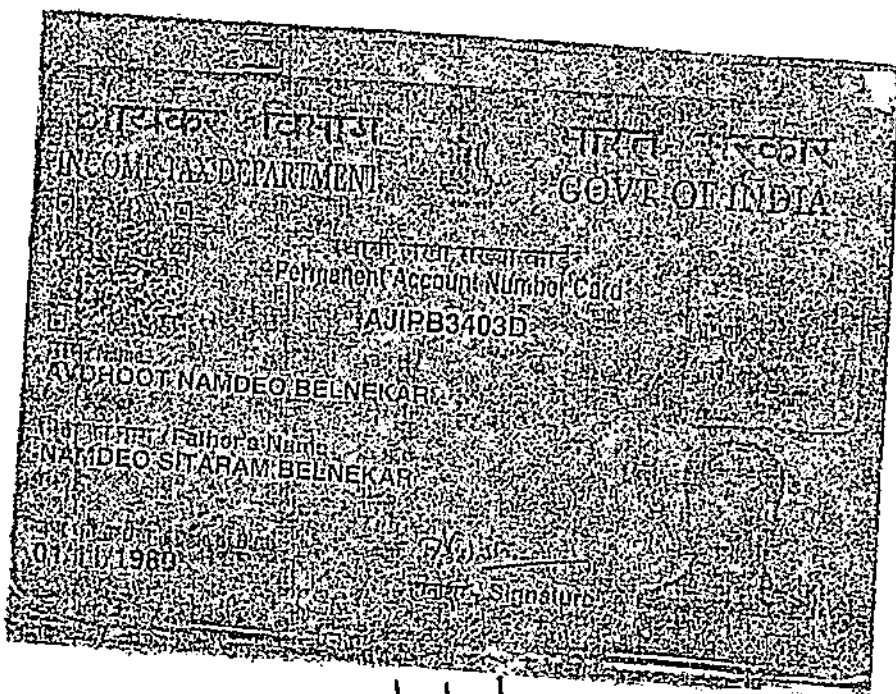
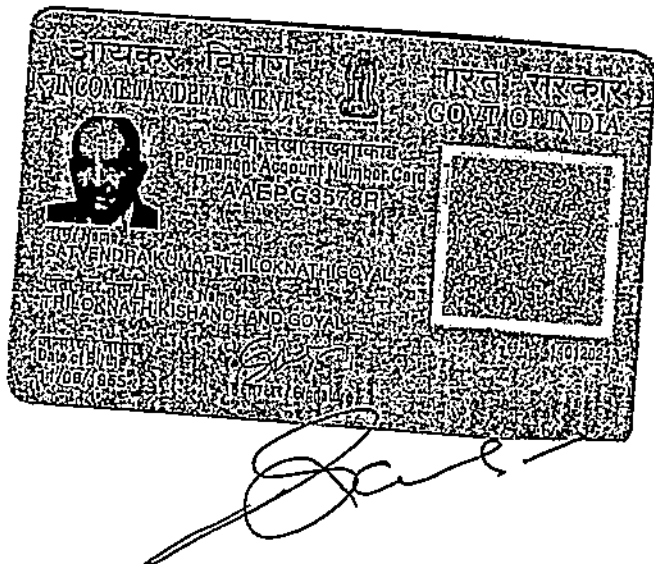
नाम / NAME
SHRADDHA GOYAL

पिता का नाम / FATHER'S NAME
SATYENDRAKUMAR TRILOKCHAND GOYAL

जन्म तिथि / DATE OF BIRTH
18-06-1983

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर वेब) / Commissioner of Income-tax (Computer Operations)



बरल-५		
१६०३५	५१	५५
२०२४		

कोरा कागद

वरल-५		
१६०३५	५२	५५
२०२४		



भारत सरकार
Government of India




अशोक पांडुरंग म्हाडगुत
Ashok Pandurang Mhadgut
जन्म तारीख/DOB: 01/03/1980
पुरुष/ MALE
Mobile No: 9820203215
4155 5450 5792

MERA AADHAAR, MERI PEHCHAN

[Handwritten signature]

भारत सरकार
Government of India



संदीप मोतीलाल विश्वकर्मा
Sandeep Motilal Vishwakarma
जन्म तारीख/DOB: 01/04/1990
पुरुष/ MALE

Aadhaar no. Issued: 509112013

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारीख नाही. हे क्वॉर कोड वापरून ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग ऑनलाईन XML।
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

7513 8905 8399

माझे आधार, माझी ओळख



बंरल-५		
९८०३५	५३	५५
२०२४		



1 2009

388/16035

मंगळवार, 10 सप्टेंबर 2024 12:08 म.नं.

दस्त गोपवारा भाग-1

वरल-5

दस्त क्रमांक: 16035/2024

दस्त क्रमांक: वरल-5 /16035/2024

वाजार मुल्य: रु. 1,07,06,186/- मोवदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,60,000/-

दु. नि. सह. दु. नि. वरल-5 यांचे कार्यालयात

पावती:17162

पावती दिनांक: 10/09/2024

अ. क्र. 16035 वर दि.10-09-2024

सादरकरणाचे नाव: अवधुत नामदेव वेळणेकर

रोजी 12:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृथांची संख्या: 55

एकुण: 31100.00

दस्त हजर करणाऱ्याची सही:



सह दु.नि.का-वोरीवली5



सह दु.नि.का-वोरीवली5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी-क्षेत्रात

शिक्का क्रं. 1 10 / 09 / 2024 12 : 06 : 48 PM ची वेळ : (सादरकरण)

शिक्का क्रं. 2 10 / 09 / 2024 12 : 08 : 12 PM ची वेळ : (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्ताचीस संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जेडलेल्या कागदपत्राची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर चाचीसाठी दस्त निष्पादक व कनुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :







दस्त गोपवारा भाग-2

वरल-5

दस्त क्रमांक:16035/2024

10/09/2024 12 15:10 PM

दस्त क्रमांक :वरल-5/16035/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्रद्धा सत्येंद्रकुमार गोयल तर्फे मुखत्यार सत्येंद्रकुमार त्रिलोकनाथ गोयल पत्ता:प्लॉट नं: आय/702, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: प्रणय नगर, चव्हीरा नाका , रोड नं: राम मंदिर रोड, बोरिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AEZPG1506L	लिहून घेणार वय :-69 स्वाधारी:-		
2	नाव:अवधुत नामदेव वेळणकर पत्ता:प्लॉट नं: फ्लॅट नं.703, माळा नं: सातवा मजला, इमारतीचे नाव: कृपा हार्टस, ब्लॉक नं: टीपीएस 3, ऑप. लिंक व्ह्यू हॉटेल, रोड नं: लिंक रोड, बोरिवली पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन नंबर:AJIPB3403D	लिहून घेणार वय :-43 स्वाधारी:-		

वरील दस्तऐवज करून घेणार तपासणीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:10 / 09 / 2024 12 : 13 : 03 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संदीप भोतीलाल विश्वकर्मा वय:33 पत्ता:सी-22,ओमकार को.ऑप.सोसा नं. 32, म्हाडा, आकुर्ली रोड, वेस्टर्न हॉस्पिटल जवळ, लोखंडवाला, कांदिवली पूर्व पिन कोड:400101		
2	नाव:अशोक म्हाडगुत वय:44 पत्ता:बोरीवली पश्चिम पिन कोड:400092		

शिक्षा क्र.4 ची वेळ:10 / 09 / 2024 12 : 14 : 59 PM

सह दु.नि.का-बोरीवली5

प्रमाणित करण्यात येते की, या दस्तामाध्ये एकूण.....गाने व्हाईट

सह दुय्यम निबंधक बोरीवली क्र. ५ मुंबई उपनगर जिल्हा वांटे

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AVDHOT NAMDEO BELNEKAR	eChallan	02300042024090531322	MH007814139202425M	660000.00	SD	0004451225202425	10/09/2024
2		DHC		0924109601562	1100	RF	0924109601562D	10/09/2024
3	AVDHOT NAMDEO BELNEKAR	eChallan		MH007814139202425M	30000	RF	0004451225202425	10/09/2024

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

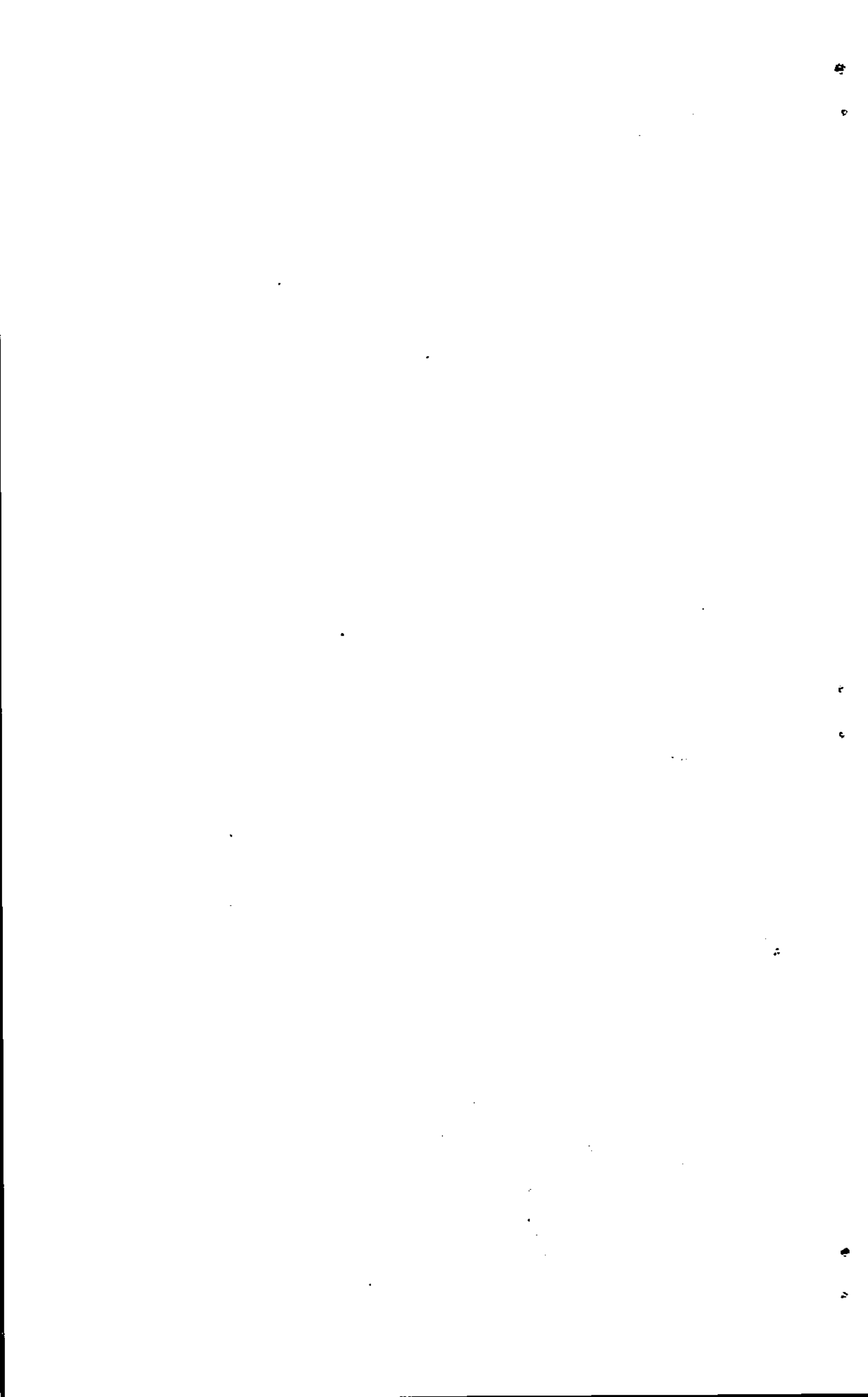
1. Verify Scanned Document for correctness through number (5 pages on a page) printout after scanning.
2. Get print immediately after registration.



वरल-५/ १६०३५/२०२४ 16035 /2024

पुस्तक क्रमांक १, क्रमांकवर नोंदला 10 SEP 2024

सह दुय्यम निबंधक बोरीवली क्र. ५ मुंबई उपनगर, जिल्हा वांटे





10/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 16035/2024

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	11000000
(3) बाजारभावा(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10706185.73
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 102, माळा नं: 1 ला मजला, इमारतीचे नाव: कृपा हार्डटस्, ब्लॉक नं: बोरीवली पश्चिम मुंबई-400091, रोड : न्यू लिंक रोड, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 770 चौ.फुट कार्पेट म्हाणजेच 85.87 चौ.मी. विल्डअप. व्हिजेज बोरीवली टी.पी.एस III. PUI: RC0203170430000 ((Final Plot Number : 463-464 ;))
(5) क्षेत्रफळ	1) 85.87 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पदाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रद्धा सत्येंद्रकुमार गोयल तर्फे मुखत्यार सत्येंद्रकुमार त्रिलोकनाथ गोयल वय:-69; पत्ता:-प्लॉट नं: आश/702, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: प्रणय नगर, वसीरा नाका , रोड नं: राम मंदिर रोड, बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AEZPG1506L
(8)दस्तऐवज करून घेणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अवधुत नामदेव वेळपेकर वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं.703, माळा नं: सातवा मजला, इमारतीचे नाव: कृपा हार्डटस्, ब्लॉक नं: टीपीएस 3, ऑप. लिंक व्ह्यू हटिल, रोड नं: लिंक रोड, बोरीवली पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AJJPB3403D
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/09/2024
(11)अनुक्रमांक,वॉड व पृष्ठ	16035/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	660000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AVDHOT NAMDEO BELNEKAR	eChallan	02300042024090531322	MH007814139202425M	660000.00	SD	0004451225202425	10/09/2024
2		DHC		0924109601562	1100	RF	0924109601562D	10/09/2024
3	AVDHOT NAMDEO BELNEKAR	eChallan		MH007814139202425M	30000	RF	0004451225202425	10/09/2024

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

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At Mumbai

Dated: ____ day of _____, 2024
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BETWEEN

MS. SHRADDHA SATYENDRAKUMAR
GOYAL

..... THE VENDOR.

AND

MR. AVDHOT NAMDEO BELNEKAR

.... THE PURCHASER.

=====
Agreement for Sale
=====