

512/16046

पावती

Original/Duplicate

Saturday, October 05, 2024

नोंदणी क्र. :39म

5:24 PM

Regn.:39M

पावती क्र.: 16667 दिनांक: 05/10/2024

गावाचे नाव: मरोळ

दस्तावेजाचा अनुक्रमांक: बदर16-16046-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मंजूषा मिलिंद पाध्ये

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:43 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.8622076.25 /-

मोबदला रु.14500000/-

भरलेले मुद्रांक शुल्क : रु. 870000/-

सह. दु. नि. का. अंशरी-5
सह. दु. नि. का. अंशरी-5
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.760/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024050500597 दिनांक: 05/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009303240202425E दिनांक: 05/10/2024

बँकेचे नाव व पत्ता:

mpadhye

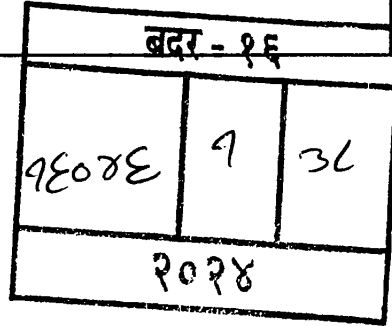
4R3Xnnc /L

10/5/2024

①

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20241005995	05 October 2024, 04:16:25 PM				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	43-मरोळ (अंधेरी)					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पार्सल लाईन.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#345					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
76370	158490	191380	208020	166420	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	44.275चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 21st floor To 30th floor	बांधकामाचा दर - कार्पेट क्षेत्र-	Rs.30250/- 40.25चौरस मीटर	
रस्ता सन्मुख -						
Sale Type - Resale		First Sale Date - 01/09/2021				
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 115% apply to rate= Rs.182264/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((182264-76370) * (100 / 100))+76370) = Rs.182264/-						
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 182264 * 44.275 = Rs.8069738.6/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य		13.94चौरस मीटर = 13.94 * (158490 * 25/100) = Rs.552337.65/-				
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8069738.6 + 0 + 0 + 0 + 552337.65 + 0 + 0 + 0 + 0 + 0 =Rs.8622076.25/-					

Home Print





CHALLAN
MTR Form Number-6



QRN MH009303240202425E	BARCODE [Barcode]	Date 05/10/2024-14:33:58	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable) AJQP8210L		
Office Name BDR16_JT SUB REGISTRAR ANDHERI 5	Full Name MRS. MANJUSHA MILIND PADHYE		
Location MUMBAI			
Year 2024-2025 One Time	Flat/Block No.	FLAT NO. 2207, 22ND FLOOR, WING NO. 18,	
	Premises/Building	DAISY VASANT OASIS, THE VASANT OASIS	

Account Head Details	Amount In Rs.	DAISY CO OP HSG SOC LTD	
0030045501 Stamp Duty	870000.00	Road/Street	BOROSIL PLOT MAROL MAROSHI ROAD ANDHERI EAST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 9
		Remarks (If Any)	PAN2=AAHPA1157--SecondPartyName-MR. BHARAT VISHNU ADSULE AND MRS. SNEHAL BHARAT ADSULE-
		Amount In	Nine Lakh Rupees Only
Total	9,00,000.00	Words	२०२४

बटा - १६

98078 2 36

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	000057202400987437 [Stamp]
Cheque/DD No.		Bank Date	RBI Date	05/10/2024-14:24:00 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 : 9819927179
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



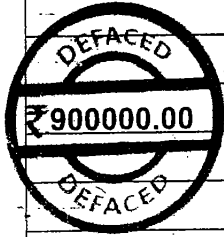
CHALLAN
MTR Form Number-6



GRN	MH009303240202425E	BARCODE		Date	05/10/2024-14:33:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
	Registration Fee			PAN No.(If Applicable)	AJQPP8210L		
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5			Full Name	MRS. MANJUSHA MILIND PADHYE		
Location	MUMBAI			Flat/Block No.	FLAT NO. 2207, 22ND FLOOR, WING NO. 18,		
Year	2024-2025 One Time			Premises/Building	DAISY VASANT OASIS, THE VASANT OASIS		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	870000.00	DAISY CO OP HSG SOC LTD	BOROSIL PLOT MAROL MAROSHI ROAD ANDHERI EAST	MUMBAI	4 0 0 0 5 9
0030063301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=AAHPA1157F--SecondPartyName=MR. BHARAT VISHNU ADSULE AND MRS. SNEHAL BHARAT ADSULE--	



Total	9,00,000.00	Amount In	Nine Lak	Rupees Only	बदर - १६
Payment Details		FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA		Bank CIN	Ref. No.	000405720241005 1417 IK0C PWRO7	
Cheque-DD Details		Bank Date	RBI Date	05/10/2024-14:24:33 Not Verified with RBI	
Name of Bank		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : 9819927179
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for use in other offices.
 रजिस्टर चालान केवल दफ्तर निवृत्त कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1.	(IS)-512-16046	0005129214202425	05/10/2024-17:24:04	30000.00

4

GRN : MH009303240202425E Amount : 9,00,000.00

Bank : STATE BANK OF INDIA Date : 05/10/2024-14:33:58

2	(IS)-512-16046	0005129214202425	05/10/2024-17:24:04	IGR553	870000.00
Total Defacement Amount					9,00,000.00



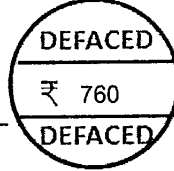
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1024050500597

Receipt Date 05/10/2024

Received from Manjusha Milind Padhye, Mobile number 9819927179, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 16046 dated 05/10/2024 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 05/10/2024

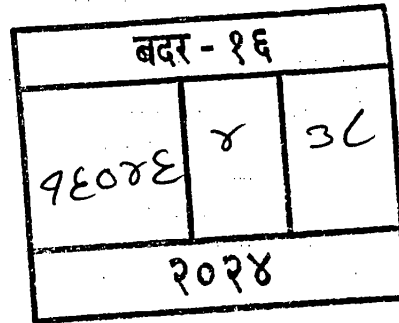
Bank CIN 10004152024100500566

REF No. 427922932755

Deface No 1024050500597D

Deface Date 05/10/2024

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024050500597	Date 05/10/2024
Received from Manjusha Milind Padhye, Mobile number 9819927179, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 05/10/2024
Bank CIN 10004152024100500566	REF No. 427922932755
This is computer generated receipt, hence no signature is required.	

बंदर - १६		
१६०४६	५	३६
२०२४		



AGREEMENT FOR SALE AND TRANSFER

THIS AGREEMENT FOR SALE AND TRANSFER is MADE AND ENTERED into at Mumbai on this 5th day of October Two Thousand and Twenty Four BETWEEN: -

1. **MR. BHARAT VISHNU ADSULE** age 59 years, (PAN – AAHPA1157F) an adult, Indian inhabitant, residing at Flat No. F-302, 3rd Floor, Vasant Utsav CHS Ltd Thakur Village Near Addl. Comm of Police (North) office Kandivali (East), Mumbai – 400101, hereinafter called and referred to as "THE VENDOR No. 1" and

2. **MRS. SNEHAL BHARAT ADSULE**, age – 55 years, (PAN – ABCPA3992Q), an adult, Indian inhabitant, residing at Flat No. F-302, 3rd Floor, Vasant Utsav CHS Ltd Thakur Village Near Addl. Comm of Police (North) office Kandivali (East), Mumbai – 400101, hereinafter called and referred to as "THE VENDOR No. 2",

Hereinafter both the above mentioned THE VENDOR No. 1 and THE VENDOR No. 2 shall be jointly and collectively called and referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, executors and administrators) of the One Part;

AND

MRS. MANJUSHA MILIND PADHYE, age 56 years, (PAN – A QPP82 0L), currently having address at B-1-7, Kripa Nagar, Nutan Jivan Society, Opp. Irla Jain Mandir, Vileparle (West) Mumbai - 400056, hereinafter referred to and called as "THE PURCHASER"

(which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, executors and Assigns) of the Other Part:

(a) WHEREAS THE VENDORS are seized and possessed of on Ownership basis, the Residential. Flat No. 2207 admeasuring 40.25 Sq. mtrs. Carpet area on the 22nd Floor of the Building known as Wing No.18 Daisy Vasant Oasis, Borosil Plot, Marol Maroshi Road, Andheri East Mumbai– 400059 alongwith 1 Open Car Parking situated on the Land bearing CTS No 345A/1Part of Village Marol, Andheri, Taluka Andheri, Mumbai Suburban District (herein after collective referred to as the "Said Flat").

BVM
SVM
R

व्यक्ति		
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१०५४		



SVM
BVM
R

BVM *SVM* *R*

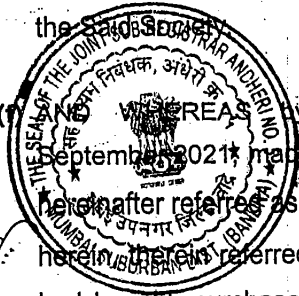
(b) AND WHEREAS THE VENDORS are also the joint members member of the 'Vasant Oasis Daisy Co-operative Housing Society Ltd', a society, registered by Registration No. MUM/W-K/E/HSG/(TC)/16232/2021-22/Year2022 under the Maharashtra Co-operative Society Act, 1960 (herein after referred to as the 'Said Society') and holding Shares bearing No. 1481 to 1490 of the said Society (herein after referred to as the 'Said Shares') covered in the issued Share Certificate Sr. No. 149 dt. 18/02/2023 (herein after referred to as the 'Said Share Certificate').

(c) AND WHEREAS the above Said Flat, the Said Shares covered in the Said Share Certificate and the membership of the Said Society shall be herein after collectively referred as the 'Said Premises'.

बदर - १६		
(d) AND WHEREAS THE VENDORS herein are the bonafide members of the Said Society.	७	३८
१६०४६		

(d) AND WHEREAS THE VENDORS herein are the bonafide members of the Said Society.

(e) The Byelaws of the Said Society permit the sale of the shares of the Said Society together with the rights and interest in the Said Flat by any member of the



WHEREAS by virtue of an Article of Agreement dated 1st September, 2021, made between Neepa Real Estate as Developer, therein and hereinafter referred as the "The Developer" of the One Part and THE VENDORS herein referred to as the "The Purchaser/s" of the other part, the latter had bought, purchased and had acquired on outright basis the Flat No. 2207 admeasuring 40.25 Sq. mtrs. Carpet area on the 22nd Floor of the Building known as Wing No.18 Daisy Vasant Oasis, Borosil Plot Marol Maroshi Road Andheri East Mumbai- 400059 alongwith 1 Open Car Parking paid the full and final consideration as mentioned therein and thus took the vacant and peaceful possession of the Said Flat from the Developer mentioned therein and is in exclusive use and possession of the same. The above said Article of Agreement is duly stamped and executed and registered on the 08/09/2021 as required in law having Registration No. 7999/2021. at Sub registrar Office Andheri - 2 in the Mumbai Suburban District

(g) AND WHEREAS THE VENDORS are the legal, registered and absolute members of the Said Society.

Bull

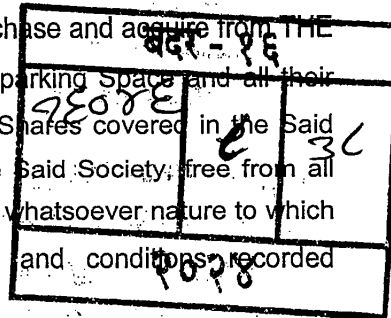
SUM

[Signature]

(h) AND WHEREAS THE VENDORS are also the Owners and are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Flat being the joint members of the Said Society. The Society Monthly Outgoing /Maintenance bills are also being issued in the names of THE VENDORS and that nothing is due and payable by them to any respective authorities on that account as on date of execution of this Agreement for Sale and Transfer.

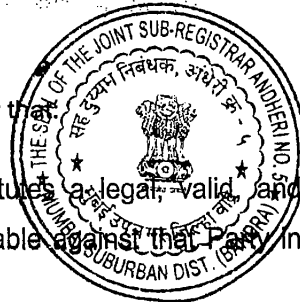
(i) AND WHEREAS THE VENDORS, as on the execution of this Agreement for Sale and Transfer, have not done or omitted to do any acts, deeds or things whereby their respective rights to sell, transfer, convey and assign the Said Flat and the Said Shares and interests in the capital of the Said Society are adversely affected and that all their rights for selling, transferring, conveying and assigning the Said Premises are subsisting solely with THE VENDORS herein.

(j) AND WHEREAS relying upon the statements and representations made by THE VENDORS, THE PURCHASER have agreed to purchase and acquire from THE VENDORS, the Said Flat along with the said Car parking Space and all their right, title and interest therein along with the Said Shares covered in the Said Share Certificate and interests in the capital of the Said Society, free from all encumbrances, mortgage and reasonable doubts of whatsoever nature to which THE VENDORS have agreed upon the terms and conditions recorded hereinafter;



(k) Each Party has represented and warranted to the other that

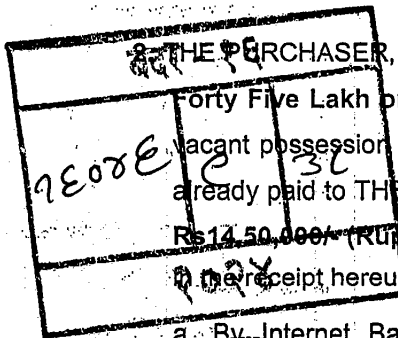
- I. This Agreement for Sale and Transfer constitutes a legal, valid and binding obligation of that Party and is enforceable against that Party in accordance with its terms;
- II. The execution and delivery of this Agreement for Sale and Transfer by that Party does not, and the performance by that Party of its obligations under this Agreement for Sale and Transfer will not violate any term or provision of any law or any writ, judgment, decree, injunction, or similar order applicable to that Party; and
- III. There are no actions, suits, investigations, arbitrations, or proceedings pending, or threatened, against that Party that may affect the validity or



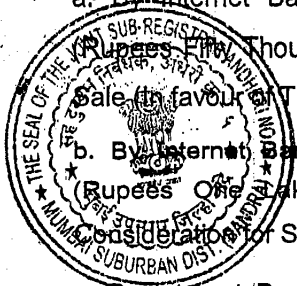
enforceability of this Agreement for Sale and Transfer or on the ability of that Party to perform its obligations under this Agreement for Sale and Transfer.

NOW THIS AGREEMENT FOR SALE AND TRANSFER WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED AND RECORDED BY AND BETWEEN BOTH THE PARTIES HERETO AS FOLLOWS: —

1. THE VENDORS hereby agree to sell, transfer, convey and assign, free from all claims, liabilities and encumbrances of whatsoever nature, all their ownership rights, title and interest in the Said Premises i.e. Flat No. 2207 admeasuring 40.25 Sq. mtrs. Carpet area on the 22nd Floor of the Building known as Wing No.18 Daisy Vasant Oasis, Borosll Plot Marol Maroshi Road Andheri East Mumbai- 400059 alongwith 1 Open Car Parking, more particularly described in the First Schedule hereunder, along with the Said Shares and interests in the capital of the Said Society to THE PURCHASER at and for a consolidated reserve price of Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only);



THE PURCHASER, have agreed to pay 1,45,00,000/- (Rupees One Crore Forty Five Lakh only) as a consideration to THE VENDORS to receive vacant possession of the Said Premises from THE VENDORS, and have already paid to THE VENDORS an Earnest Money / Part Consideration of Rs.14,50,000/- (Rupees Fourteen Lakh Fifty Thousand only) as detailed in the receipt hereunder written: -



- a. By Internet Banking Transfer dated. 06/09/2024 for Rs. 50,000/- (Rupees Fifty Thousand only) as Earnest Money / Part Consideration for Sale (In favour of THE VENDOR No.1 & 2);
- b. By Internet Banking Transfer dated. 07/09/2024 for Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) as Part Payment / Part Consideration for Sale (In favour of THE VENDOR No.1 & 2);
- c. By Internet Banking Transfer dated. 30/09/2024 for Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand only) as Part Payment / Part Consideration for Sale (In favour of THE VENDOR No. 1 & 2);
- d. By the way of TDS deductible U/s 194 IA of the Income Tax Act, 1961,

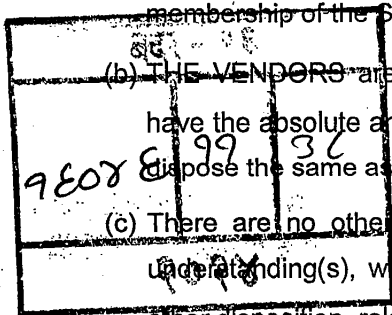
Handwritten signatures: 'BMM', 'SMM', and 'M'.

6. THE PURCHASER shall be paying the above mentioned Sale Consideration to THE VENDORS in equal i.e. 50:50% proportion i.e. after completion of this Agreement of Sale and Transfer and after THE VENDORS receiving the full and final amount of Sale Consideration as mentioned herein above, the ownership of the Said Premises shall belong to THE PURCHASER herein in equal proportion.

7. THE VENDORS shall pay and clear all dues of the Said Society in respect of the Said Premises till the date of handing over possession of the Said Premises to THE PURCHASER and thereafter THE PURCHASER shall pay and clear the same without any formal demand;

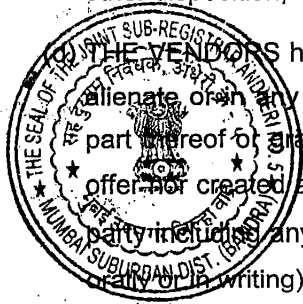
8. THE VENDORS hereby declare, represent and covenant with THE PURCHASER that: -

(a) That THE VENDORS have no outstanding loan taken for the purpose of acquiring the Said Premises and / or for the seeking of the membership of the Said Society;



(b) THE VENDORS are the absolute owners of the Said Premises and have the absolute and sole right to hold, use, occupy, possess and /or dispose the same as the owners of the Said Premises;

(c) There are no other subsisting agreement/s, option arrangement or understanding(s), whether verbal or in writing, for sale, alienation or other disposition, relating to the Said Premises or any part thereof;



(d) THE VENDORS have not entered into any agreement to sell, transfer, alienate or in any other manner dispose of the Said Premises or any part thereof or granted any right of first refusal, preemption, option or offer or created any third-party rights or interest in favour of any third party including any Banks, NBFC's, financial institutions etc., (whether in writing);

(e) THE VENDORS have paid and discharged till date, all outgoings, maintenance charges, charges relating to facilities, municipal and property taxes, rates, cesses, and amounts payable to the all the Authorities, the Said Society, Brihan Mumbai Mahanagarपालिका and any other Municipal Corporation for the use and occupation of the Said Premises, and no amounts are outstanding or payable on that behalf

Bulk

SUNIL

[Signature]

for Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred only) as a Part Payment / Consideration for Sale (PAN -AAHPA1157F of THE VENDOR No.1 i.e. MR. BHARAT VISHNU ADSULE)

e. By the way of TDS deductible U/s 194 IA of the Income Tax Act, 1961, for Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred only) as a Part Payment / Consideration for Sale (PAN - ABCPA3992Q of THE VENDOR No. 2 i.e MRS. SNEHAL BHARAT ADSULE)

3. THE PURCHASER shall pay the balance amount of consideration of **Rs. 1,30,50,000/- (Rupees One Crore Thirty Lakh Fifty Thousand only)** to THE VENDORS by obtaining a housing loan facility from a Bank / NBFC / Financial Institution or by Self finance to receive vacant possession of the Said Premises from THE VENDORS. THE PURCHASER expect finalization of this sale transaction within about 30 days' time from the date of registration of this Agreement for Sale and Transfer;

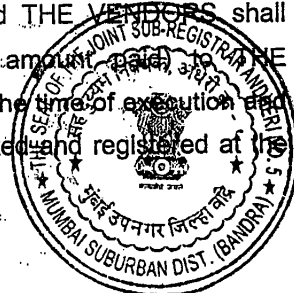
4. On payment of the balance amount of **Rs1,30,50,000/- (Rupees One Crore Thirty Lakh Fifty Thousand only)** towards the Full and Final payment of consideration reserved for the sale herein, the sale agreed herein shall be complete and THE VENDORS shall handover the peaceful and vacant possession of the Said Flat to THE PURCHASER. Time shall be the essence of this Agreement for Sale and Transfer.

It is further agreed that if THE PURCHASER are unable to pay the balance consideration on or before the stipulated time mentioned herein above in clause No. 3, THE VENDORS will grant a further grace period of 15 days for the payment of balance consideration and if THE PURCHASER are still unable to pay the balance consideration for any reason whatsoever

then this agreement shall stand terminated and THE VENDORS shall refund the received amount (including TDS amount) to THE PURCHASER without interest simultaneously at the time of execution and registration of Deed of Cancellation to be executed and registered at the cost of THE PURCHASER;

5. THE VENDORS herein have requested THE PURCHASER to pay the above-mentioned consideration for Sale agreed herein in 100% proportion to THE VENDORS (i.e. 50:50% of the Sale Consideration to THE VENDOR to which THE PURCHASER have agreed;

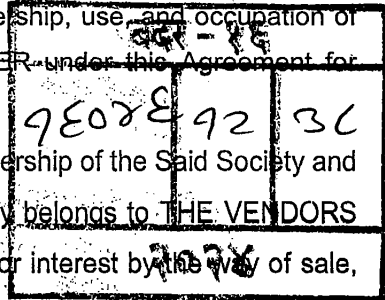
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BVM *spk* *3*

or with respect to tax deducted at source, service tax, or value added tax. THE VENDORS confirm that there are no proceedings or claims that are pending or threatened against it that would prejudicially affect the title of THE PURCHASER to, or the ability of THE PURCHASER to use, the Said Flat;

- (f) There are no arrangement/s or obligations undertaken by THE VENDORS nor any injunction(s) or orders of any court or tribunal or authority relating to the Said Premises or any part thereof have been passed, which are in conflict in any manner with the terms of this Agreement for Sale and Transfer or the rights accruing to THE PURCHASER herein under;
- (g) There are no charges, encumbrances, liens or third-party claims, liens, attachments or any other process issued by any court or authority with respect to the Said Premises;
- (h) There is no insolvency proceeding initiated or intended to be initiated against THE VENDORS nor is any petition or application for insolvency or liquidation or other similar application pending or threatened against THE VENDORS;
- (i) There are no subsisting or potential claims, actions or judicial or regulatory proceedings pending or threatened against THE VENDORS, either from the Said Society or any public or private body or any authority which would affect ownership, use and occupation of the Said Premises by THE PURCHASER under this Agreement for Sale and Transfer;
- (j) That the rights, title, interest in the membership of the Said Society and the ownership of the Said Flat absolutely belongs to THE VENDORS and that no one else has any right, title or interest by the way of sale, mortgage, gift, tenancy, trust, inheritance, bequeathal, possession, hypothecation, charge, lien, easement or otherwise of whatever nature;
- That title of THE VENDORS in respect of the Said Flat and the Said Shares with benefits attached to it are absolutely clear, legal and marketable, free from any encumbrances and reasonable doubts including free from any third party adverse dealings, understanding, transfer or assignment, release, conveyance, relinquishment, surrender, exchange, lease, monthly tenancy, leave

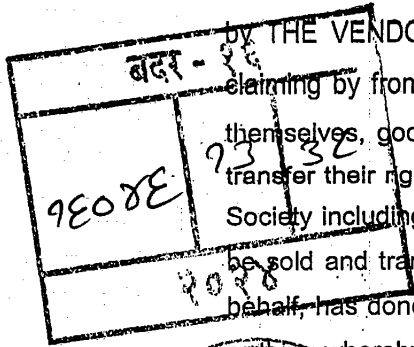


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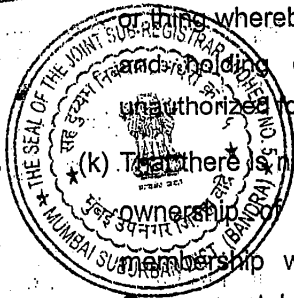
and license, or any other encumbrances and that after the execution of this Agreement for Sale and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein, all the rights and benefits under the above said Article of Agreement dated 1st September 2021 in respect of the Said Flat shall thereafter belong to THE PURCHASER. THE VENDORS confirm that the said Agreement for Sale dated 1st September 2021 is still valid and subsisting and THE VENDORS have not assigned the benefit of the said Article of Agreement dated 1st September 2021 to anybody else by way of security or otherwise;

- That THE VENDORS herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there is no dispute filed or pending or disposed off in respect of the Said Premises to the knowledge, notice (expressed and/or implied) and/or information of THE VENDORS;

- That notwithstanding any act, deed, matter or thing whatsoever done by THE VENDORS or any person or persons, lawfully or equitably claiming by from under or in trust for them, THE VENDORS have in themselves, good right, full power and absolute authority to sell and transfer their rights, title and interests of their membership of the Said Society including the Said Flat and the Said Shares hereby agreed to be sold and transferred and that they have not, nor any one on their behalf, has done or committed or omitted to do any act, deed, matter



or thing whereby the ownership of the Said Premises i.e. the Said Flat and its holding of the Said Shares may be rendered illegal or unauthorized for any reason or on any account;



- (k) That there is no litigation in respect of the right, title and interest in the ownership of THE VENDORS of the Said Flat and / or their membership with the Said Society in any court in India / any Governmental Authority and that there is no lispendens notice in respect thereof;

- (l) That THE VENDORS shall inform the Said Society as under the Bye-laws, their intent to sell and transfer the Said Flat, the Said Shares and interest in the capital/property of the Said Society and shall also obtain the necessary permission from the Said Society to sell, transfer and

Billu *Sybilu* *M*

assign the Said Flat and the Said Shares to THE PURCHASER;

(m) THE VENDORS further assure and undertake to give all co-operation or witness at the request of THE PURCHASER herein and shall execute all documents and such further deeds, writings for better and more properly assuring, transferring and conveying their right, title, interest and benefits in the Said Premises to the names of THE PURCHASER and/or their assign/s after completion of this Agreement for Sale and Transfer and after receiving the Full and Final Consideration for Sale mentioned herein above;

(n) That after completion of this Article of Agreement and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS hereby grant their specific consent to THE PURCHASER herein to get the Said Share Certificate transferred to the names of THE PURCHASER herein, in the records of the Said Society, and that THE VENDORS shall and will, from time to time and at all times thereafter at the request and cost of THE PURCHASER and/or their assigns do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law and in equity whatsoever, for better and more perfectly assuring the Said Premises and every part thereof, unto and to the use of THE PURCHASER in manner aforesaid as THE PURCHASER, their heirs, executors, administrators or assigns or their counsels in law shall reasonably require;

(o) That after completion of this Agreement for Sale and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS herein shall facilitate THE PURCHASER to get their Electricity Consumer Account No.153181387, of the Adani Electric Supply Company i.e Adani Electricity, to the name/s of THE PURCHASER or their assigns, including the amount of security deposit paid if any;

(p) That after completion of this Article of Agreement and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS herein shall facilitate THE PURCHASER to get their Mahanagar Pipe Gas Connection (MGL) Consumer Account No. 210001414465, of the Mahanagar Gas Limited, to the name/s of THE PURCHASER or their assigns, including the amount of security deposit paid if any;

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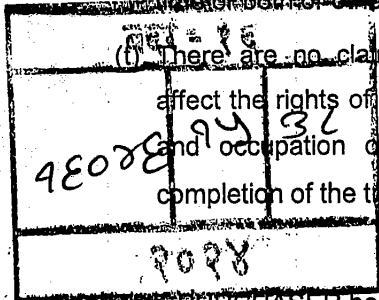


[Handwritten signatures]

(q) That after completion of this Article of Agreement and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS herein shall facilitate THE PURCHASER to get their Property Tax Assessment Account No. N.A of the MCGM (Municipal Corporation of Greater Mumbai), to the names of THE PURCHASER herein;

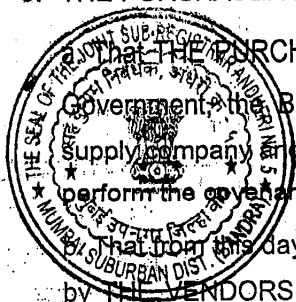
(r) That after completion of this Article of Agreement and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS agree and state that all and any deposits, sinking funds, Corpus funds etc. if any, standing in the name of THE VENDORS with the Said Society with respect to the Said Premises, will be therein after transferred to the names of THE PURCHASER and/or their assigns as THE PURCHASER may so desire;

(s) That the representations of THE VENDORS in this Article of Agreement and Transfer are true and complete and THE VENDORS are not aware of any circumstances which may with notice or lapse of time or both or otherwise render any of representations incorrect; and



(t) There are no claims, actions, or judicial proceedings which would affect the rights of THE PURCHASER, of ownership, possession, use and occupation of the Said Flat by THE PURCHASER on the completion of the transaction contemplated herein.

9. THE PURCHASER hereby covenant with THE VENDORS as under:



(a) That THE PURCHASER shall abide by the rules and regulations of the Government, the Brihan Mumbai Mahanagarpalika, the electric energy supply company and all other concerned local authorities and observe and perform the covenants and conditions and bye-laws of the Said Society;

(b) That from this day of handing over the possession of the Said Premises by THE VENDORS to THE PURCHASER, THE PURCHASER shall pay their share of dues to the concerned in respect of the Said Premises without formal demand;

(c) THE PURCHASER agree to bear and pay the Stamp Duty, Registration Charges and all incidental expenses for registering this Article of Agreement and Transfer with the Registrar/Sub-Registrar of Assurance;

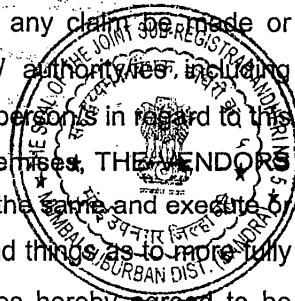
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10. That after completion of this Article of Agreement and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS shall whenever be required or reasonably called upon by THE PURCHASER or by their advocate, sign and execute all and any papers, documents, affidavits, forms, applications for effectually transferring the rights, title and interest of THE VENDORS unto THE PURCHASER, for the Said Premises;

11. THE VENDORS assure THE PURCHASER that if any person/s or any competent authority/ies claim/s any amount/s which refers to any period up to the date of execution of this Article of Agreement and Transfer from THE PURCHASER in respect of the above Said Premises, then THE VENDORS herein shall solely clear the same, without in any manner holding THE PURCHASER responsible for the same. Further THE VENDORS do hereby agree to keep THE PURCHASER, freely and absolutely acquitted, exonerated and forever discharged or otherwise by THE VENDORS, well and sufficiently saved, defended and keep harmless and indemnified of, from and against all such former and other estate, title, charges and encumbrances whatsoever made, executed, occasioned or suffered by THE VENDORS or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them;

12. That after completion of this Article of Agreement and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS indemnify THE PURCHASER and keep them absolutely free from any disputes if any raised or objections made to this Article of Agreement and Transfer by any institution / authority/ies including government body/bodies, tax authority/ies and/or person/s and further should any claim be made or dispute raised at any time of any institution / authority/ies, including government body/bodies, tax authority/ies and/or person/s in regard to this Article of Agreement and Transfer or the Said Premises, THE VENDORS undertake that they shall, at their own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey clear title to the Said Premises hereby agreed to be sold and conveyed to THE PURCHASER;

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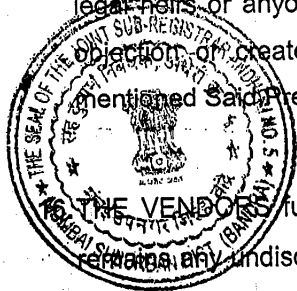
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13. That after completion of this Agreement for Sale and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS shall execute all such documents and such further deeds, writings for better and more properly assuring, transferring and conveying their right, title, interest and benefits in the Said Premises to the names of THE PURCHASER and/or their assign/s;

14. THE PURCHASER herein, in pursuance of the provisions of the Income Tax Act, U/s 194 IA, have deducted the Tax at Source (TDS) at the rate of 1% of the total consideration mentioned herein above, collectively working out to the sum of Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand only) and have also paid the same into the government treasury on the PAN account of THE VENDORS. THE PURCHASER have adjusted the said sum of Rs.1,45,000/- (Rupees One Lakh Forty Five Thousand only) against and out of the amount of total consideration for Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only). It is mutually agreed and provided that the said TDS amount of Rs.1,45,000/- (Rupees One Lakh Forty Five Thousand only) paid by THE PURCHASER, shall always be considered to have been paid by them to THE VENDORS for and towards the total consideration as herein provided;

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15. That after completion of this Agreement for Sale and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, neither THE VENDORS nor their respective legal heirs or anyone on behalf of THE VENDORS will / shall raise any objection or create any charge or demand any share in the above-mentioned Said Premises;



THE VENDORS further covenants with THE PURCHASER that if there remains any undisclosed and un-discharged liability in respect of the Said Premises, THE VENDORS shall clear the same and THE PURCHASER are free there from;

17. The transfer charges / premium / entrance fees etc., payable to the Said Society shall be borne and paid by THE PURCHASER herein;

[Handwritten signatures]

18. This Agreement for Sale and Transfer shall always be subject to provisions of the Maharashtra Co-operative Societies Act, 1960 and the rules made there under;

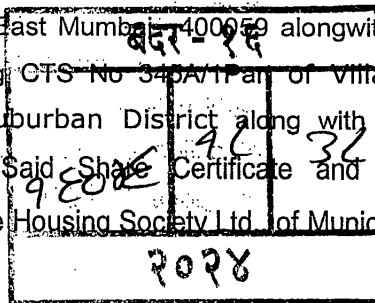
19. That after completion of this Agreement for Sale and Transfer and after THE VENDORS receiving the Full and Final Consideration for Sale mentioned herein above, THE VENDORS shall, without any delay, give all the necessary co-operation to THE PURCHASER to get them (THE PURCHASER) admitted as the members of the Said Society;

20. This Article of Agreement and Transfer is subject to the exclusive jurisdiction of Courts at Mumbai only;

21. That each of the parties herein doth hereby declare that all the above terms and covenants are individually read by them and understood by them prior to the signing of this Agreement for Sale and Transfer;

The Schedule Hereinabove Referred to: -

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BRM
BRM
All that piece and parcel of Residential. Flat No. 2207 admeasuring 40.25 Sq. mtrs. Carpet area on the 22nd Floor of the Building known as Wing No.18 Daisy Vasant Oasis, Borosil Plot, Marol Maroshi Road, Andheri East Mumbai-400059 alongwith 1 Open Car Parking situated on the Land bearing CTS No 345A/1 Part of Village Marol, Andheri, Taluka Andheri, Mumbai Suburban District along with the abovementioned Said Shares covered in the Said Share Certificate and the membership of the Vasant Oasis Daisy Co-operative Housing Society Ltd. of Municipal 'K' Ward, of Brihanmumbai Mahanagarpalika.



The building consists of Stilt plus 22nd upper floors and was constructed in the year 2021.

IN WITNESS WHEREOF THE PARTIES AFORESAID HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THIS DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED AND DELIVERED)



BY THE WITHINNAMED)
THE VENDORS)

MR. BHARAT VISHNU ADSULE)

2. MRS. SNEHAL BHARAT ADSULE)

IN THE PRESENCE OF: -)

1. Dr. Milind C. Padhye *(M) Padhye*)

2. Sushant S. Some *S Some*)

SIGNED AND DELIVERED)

BY THE WITHINNAMED)

THE PURCHASER)

MRS. MANJUSHA MILIND PADHYE)

IN THE PRESENCE OF: -)

1. *(M) Padhye*)
Dr. Milind C. Padhye)

2. Sushant Some *S Some*)

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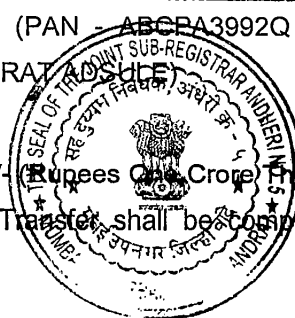


RECEIPT

This is to record and confirm that we, 1. Mr. Bharat Vishnu Adsule 2.Mrs. Snehal Bharat Adsule (THE VENDORS), do hereby confirm that we have received of and from THE PURCHASER, MRS. MANJUSHA MILIND PADHYE the sum of Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only) as is receivable by the way of Part Payment / Part Consideration for Sale, Transfer and Assignment of all our Rights, Title, Interests and Benefits to Use and occupy the Flat No. 2207, on the 22nd Floor of the Building known as Wing No.18 Daisy Vasant Oasis, Borosil Plot, Marol Maroshi Road, Andheri East Mumbai- 400059 situated on the Land bearing CTS No 345A/1Part of Village Marol, Andheri, Taluka Andheri, Mumbai Suburban District admeasuring 40.25 Sq. mtrs. ^{REPA} Carpet area along with One Open Car Parking as follows :-

- a. By Internet Banking Transfer dated. 06/09/2024 for Rs. 50,000/- (Rupees Fifty Thousand only as Earnest Money / Part Consideration for Sale (In favour of THE VENDOR No.1 & 2);
- b. By Internet Banking Transfer dated. 07/09/2024 for Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) as Part Payment / Part Consideration for Sale (In favour of THE VENDOR No.1 & 2);
- c. By Internet Banking Transfer dated. 30/09/2024 for Rs. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand only) as Part Payment / Part Consideration for Sale (In favour of THE VENDOR No. 1 & 2);
- d. By the way of TDS deductible U/s 194 IA of the Income Tax Act, 1961, for Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred only) as a Part Payment / Consideration for Sale (PAN - AHPA11157F of THE VENDOR No.1 i.e. MR. BHARAT VISHNU ADSULE) 20 3L
- e. .By the way of TDS deductible U/s 194 IA of the Income Tax Act, 1961, for Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred only) as a Part Payment / Consideration for Sale (PAN - ABCPA3992Q of THE VENDOR No. 2 i.e MRS. SNEHAL BHARAT ADSULE) 20 3L

On payment of the balance amount of Rs.1,30,50,000/- (Rupees One Crore Thirty Lakh Fifty Thousand only) this Agreement for Sale and Transfer shall be complete and



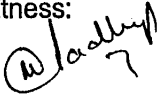
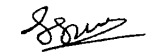
physical possession of the above mentioned Flat will be handed over to THE PURCHASER.

We Say Received Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand only)

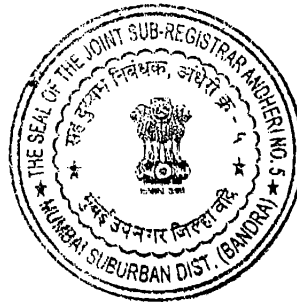

1.MR. BHARAT VISHNU ADSULE
THE VENDORS


2.MRS SNEHAL BHARAT ADSULE

Witness:

1.  Dr. Milind C. Padhye
2.  Sushant S. Sonve

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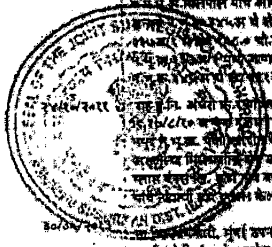


मालमत्ता पत्रक

विभाग/मोने -- बरौड
 तालुका/मोने -- म.पु.अ.विनेपाल
 जिल्हा -- मुंबई उपनगर जिल्हा

नवा प्रमाण क्रमांक/क्र.सं. २५५/२०२३
 दिनांक २५/०८/२०२३
 पत्रांक २५५/२०२३

दिनांक	क्रमांक	चौक इलाका	मिती (घ.पै.)	हालात
२५/०८/२०२३	२५५/२०२३	बदर-१६	२५५/२०२३	...
२५/०८/२०२३	२५५/२०२३	बदर-१६	२५५/२०२३	...



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प्रमाण पत्र

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दुय्यम निबंधक : सह दुय्यम निबंधक		
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मार्दणी :		
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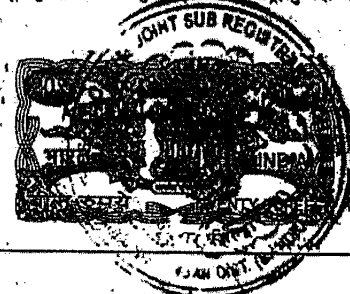


08/09/2021

सूची क्र.2

गावाचे नाव : मरोळ

(1) विवेकाचा प्रकार	कारणामा	
(2) मोबदला	11439093	
(3) बाजारमाब(साबेपट्टयाच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	8337718.375	
(4) भू-मापन, पोटहिस्ता व चरजमांक (असल्यास)	1) पाणिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सवनिका क्र 226/22 ची हद्दबंदी भूखण्डा, वि.नं. 18, वेंसी, बसंत ओएसीस, थोरोसीस प्लॉट, सरोळ मरोळी रोड, ऑफ अंधेरी पूर्व, मुंबई-400068.1 (ओपन सिंगल)कार पार्किंग सहित. सी.टी.एस नं.-345 ए/1(पार्ट). सरोळ इंधनिकेचे क्षेत्रफळ 40.25 चौ मी कारपेट. (C.T.S. Number : 345 ए/1(पार्ट) ;)	
(5) क्षेत्रफळ	1) 40.25 चौ.मीटर	
(6) आकारणी किंवा जुबी वेपयात असेल तेव्हा.		
(7) वस्तुपेवज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा विवाही न्यायालयाचा हुजूमनामा किंवा आवेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निपा रियल इस्टेट्स प्रा लि तर्फे संचालक तर्फे प्राधीकृत व्यक्ती मुकेस एल शाह तर्फे कबुली जबाबामाठी कु मु म्हणून हिरोस जी ठावर वय:-50; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: वसंत ओएसिस, साईट ऑफिस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: सीटीएस 345ए/1 ते 3, सीटीएस ए /5, मरुबागा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAACN1884C	
(8) वस्तुपेवज करून देणा-या पत्रकाराचे व किंवा विवाही न्यायालयाचा हुजूमनामा किंवा आवेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- भरत विष्णु अडसुळे वय:-56; पत्ता:- प्लॉट नं: फ्लॅट नं एम/302, माळा नं: -, इमारतीचे नाव: राजी, वसंत उत्सव सीएचएस लिमिटेड, ब्लॉक नं: कांदिबली पूर्व मुंबई, रोड नं: डाफुर व्हिलेज, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAHPA1167P 2): नाव:- जैहून सरत अडसुळे वय:-51; पत्ता:- प्लॉट नं: फ्लॅट नं एम/302, माळा नं: -, इमारतीचे नाव: राजी, वसंत उत्सव सीएचएस लिमिटेड, ब्लॉक नं: कांदिबली पूर्व मुंबई, रोड नं: डाफुर व्हिलेज, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ABCPA3992Q	
(9) वस्तुपेवज करून दिल्याचा दिनांक	01/09/2021	
(10) वस्तु गोवणी केल्याचा दिनांक	08/09/2021	
(11) भूकामांक, खंड व पृष्ठ	7999/2021	
(12) बाजारमाबाप्रमाणे सुत्रांक शुल्क	572000	
(13) बाजारमाबाप्रमाणे मॉडणी शुल्क	30000	
(14) शेर		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुशांक शुल्क आकारताना निवडलेला अमुच्छेद :-

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

सह. दुय्यम निबंधक, अंधेरी झ. २
संबई उपनगर जिल्हा

MURBAN DIST. (BA)

26

VASANT OASIS DAISY CO- OPERATIVE HOUSING SOCIETY

Registration No: MUMW-K/E/HSGI(TC)/16323/2021
Reg. Off.: S. Level, Vasant Oasis, Tower No. 1B, 15th Floor,
Marol Andheri East, Mumbai - 400 099

Share Certificate

Daisy

Sr. No. 149

Authorised Share Capital Rs 1,00,000 Divided into 2,000 shares each of Rs 500

Member's Register No. 149 Share Certificate No. 149

THIS IS TO CERTIFY that **BHARAT VISHNU ADWALE**

SNEHAL BHARAT ADWALE

of Mumbai is the Registered Holder of 10 shares from No. 148

to 149 of Rupees Five Hundred

Flat No. 2207 of VASANT OASIS DAISY CO- OPERATIVE HOUSING SOCIETY, situated in Suburban Dist.

by-laws of the said Society and that upon each of such Share the sum of Rupees Fifty has been paid.

GIVEN under the Common seal of the said Society at **MUMBAI** this **18TH**

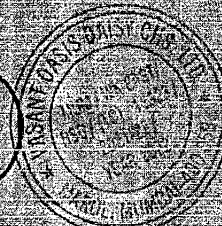
day of **FEBRUARY 2023**

Chairman

Hr. Secretary

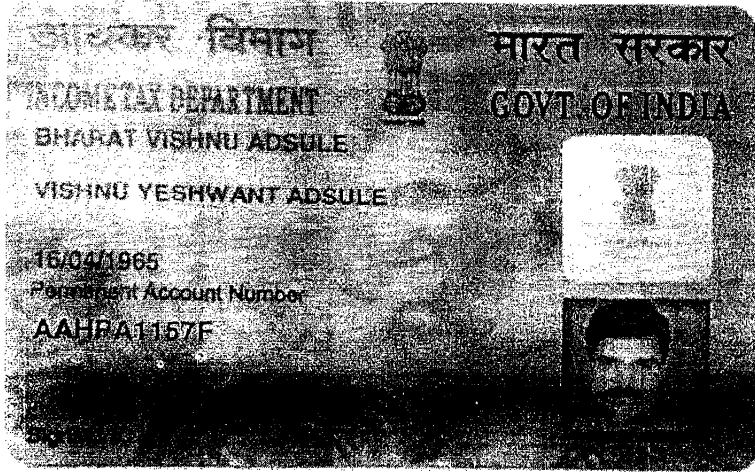
Member of the Committee

Seal of the Society



7808E 29 36

P.T.O.



Bull

बंद - १६		
१६०४६	२६	३६
२०२४		

Bull





भारत सरकार
Unique Identification Authority of India
भारतीय पहचान प्राधिकरण

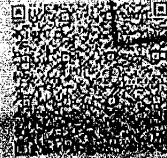
नॉटिफिकेशन क्रमांक / Enrollment No: 1207/24843/32739

To
भरत विष्णू अडसुळे
Bharat Vishnu Adsule
F-302, Rakhee Building, Vasant Utsav chs L. Id.
Thakur Village,
Near Add. Comm. Of Police (North) office, Kandivali
(East), Mumbai
Mumbai
Kandivali East Mumbai Mumbai
Maharashtra 400101
9867101088

Ref: 224 / 08L / 335081 / 336833 / P



SH636352155FT

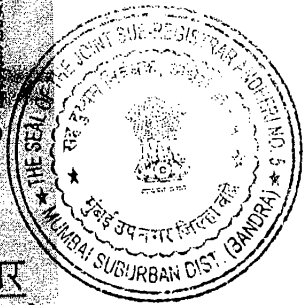


बंदर - १६
१६०४६ २७ ३८
२०२३

आमला आधार क्रमांक / Your Aadhaar No

3798 2384 4719

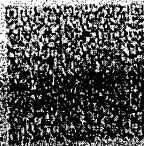
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



भरत विष्णू अडसुळे
Bharat Vishnu Adsule
जन्म तारीख / DOB: 18/04/1965
पुरुष / Male



3798 2384 4719

आधार - सामान्य माणसाचा अधिकार

BVM

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SNEHAL BHARAT ADSULE

SHIVAJI MARATHE

25/12/1969

Permanent Account Number

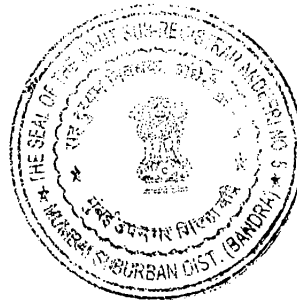
ASCPA3992Q

Shivaji

Signature

9/11/11

9508E	21	36
1090		





भारत सरकार

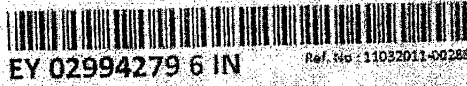
Unique Identification Authority of India
विभागाध्यक्ष, भारत

नौदणी क्रमांक/Enrolment No.: 1037/22101/03960

बंद - १५		
१६०४६	२६	३६
१०२४		

To: Snehal Bharat Adsule
(स्नेहल भरत अडसुले)
W/O Bharat Vishnu Adsule
302 Rakhee Vasant Utsav Complex
Thakur Village
Thakur College Of Engineering
Kandivali East S.O
Mumbai
Maharashtra - 400101

Date: 11/03/2011



EY 02994279 6 IN

Ref. No : 11032011-00288



आपला आधार क्रमांक / Your Aadhaar No. :

3667 1957 3455

आधार - सामान्य मागसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

स्नेहल भरत अडसुले
Snehal Bharat Adsule

संस्थापक/अध्यक्ष (11032011-00288)
Ref. No.

3667 1957 3455

आधार - सामान्य मागसाचा अधिकार

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AJQPP8210L



वर्ष - १६

4808E	30	36
१०१४		



नाम /NAME
MANJUSHA MILIND PADHYE

पिता का नाम /FATHER'S NAME
VIJAY LAXMAN VEDPATHAK

जन्म तिथि /DATE OF BIRTH
30-09-1968

PAO



हस्ताक्षर /SIGNATURE

mpadhye

आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax(Computer Operations)

mpadhye

mpadhye

युक्त प्राप्त से उत्त्वापन / Verified from Original
वृत्ति भारतीय स्टेट बैंक / For STATE BANK OF INDIA

[Signature]
प्रतिष्ठापक
सहायक

सि. स्टोरी

832A017

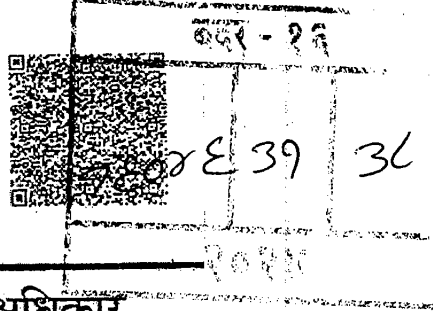


भारत सरकार
GOVERNMENT OF INDIA



मंजुषा मिलिंद पाध्ये
Manjusha Milind Padhye
जन्म वर्ष / Year of Birth : 1968
स्त्री / Female

4740 3671 7902



आधार — सामान्य माणसाचा अधिकार

mpadhye



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O मिलिंद पाध्ये, वी-१-७, कृपा
नगर, नूतन जीवन सोसायटी, इरला जैन
मंदिर मपोर, विलेपार्ले वेस्ट, मुंबई,
महाराष्ट्र, 400056

Address: W/O Milind Padhye,
B-1-7, KRIPA NAGAR, NUTAN
JIVAN SOCIETY, OPP IRLA JAIN
MANDIR, Vileparle(West) S.O,
Vileparle(West), Mumbai,
Maharashtra, 400056

1647
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangaluru-580 001

बदर - १६		
१६०४६	३२	३८
२०२४		





भारत सरकार

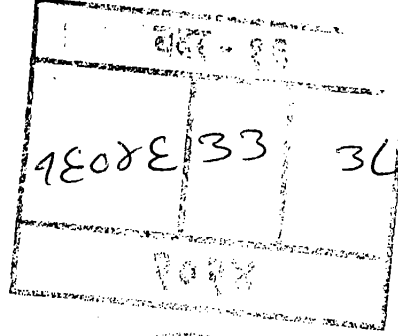


मिलिंद चंद्रकांत पाध्ये
Milind Chandrakant Padhye
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

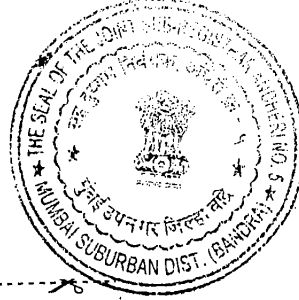


8449 6878 2648

आधार — सामान्य माणसाचा अधिकार



M/Padhye



आधार प्राधिकरण
भारत सरकार

पत्ता S/O चंद्रकांत पाध्ये, बी-१/७, नूतन
जीवन सीएचएस, कृपा नगर,
इली, ओप्य. जैन मंदिर, विलेपार्ले वेस्ट,
मुंबई, महाराष्ट्र, 400056

Address: S/O Chandrakant
Padhye, B-1/7, Nutan Jeevan
CHSL, Kripa Nagar,, Iria, Opp. Jain
Mandir, Vileparle West, Mumbai,
Maharashtra, 400056



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1800 180 1947



help@uidai.gov.in

www

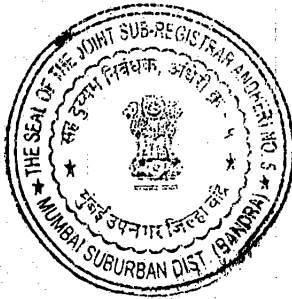
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

35

35

बंदर - १६		
१६०४६	३४	३८
२०२४		





भारत सरकार
GOVERNMENT OF INDIA

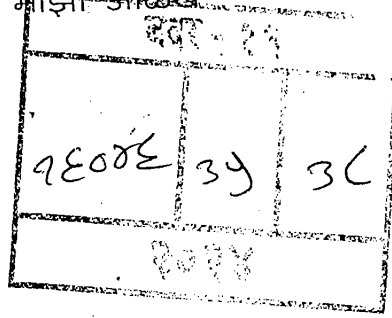


सुशांत शांताराम सुर्वे
Sushant Shantaram Surve
जन्म तारीख/DOB: 31/12/1981
पुरुष/ MALE
Mobile No: 9987000417

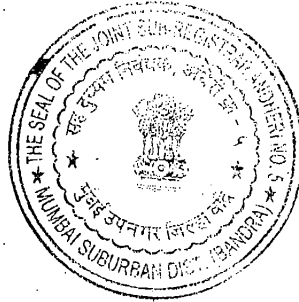


7388 0389 9464
VID : 9100 2270 2177 0849

माझे आधार, माझी ओळख

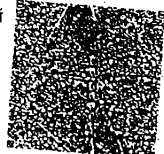


Surve



मासिक नवनिर्गट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
साँदा हाईट्स, ए-विंग, फ्लॉट न-1104.11 वा मजला, डॉ
मेशरी रोड, सण्डहस्ट रस्ता स्टेशन समोर, चिंचवड,
मुंबई, महाराष्ट्र - 400009
Address:
Sauda Heights, A- Wing, Flat No- 1104.11th Floor,,
Dr. Meisheri Road,, Opp. Sandhurst Road Station,,
Chinchbunder,, Mumbai, Mumbai,
Maharashtra - 400009



Generation Date: 23/05/2016



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P.O. Box No. 1947,
Bengaluru-560 001

बंदर - १६		
१६०४६	३६	३८
२०१४		



३४

512/16046

शनिवार, 05 ऑक्टोबर 2024 5:32 म.नं.

दस्त गोषवारा भाग-1

बदर 16

दस्त क्रमांक: 16046/2024

दस्त क्रमांक: बदर 16 / 16046/2024

बाजार मूल्य: रु. 86,22,076/-

मोबदला: रु. 1,45,00,000/-

भरलेले मुद्रांक शुल्क: रु. 8,70,000/-

दु. नि. मह. दु. नि. बदर 16 यांचे कार्यालयात

पावती: 16667

पावती दिनांक: 05/10/2024

अ. क्र. 16046 वर दि. 05-10-2024

मादरकरणाचे नाव: मंजूषा मिलिंद पाध्ये

ने.जी 5:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकुण: 30760.00

mpadhye
दस्त हजर करणाऱ्याची महीत

मह. दु. नि. मह. दु. नि. 5
सह. दुय्यम निबंधक, अंधेरी क्र. - 4
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करागनामा

मुद्रांक शुल्क: (टोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाच्या विभागाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक खिचरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 05 / 10 / 2024 05 : 22 : 55 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05 / 10 / 2024 05 : 23 : 35 PM ची वेळ: (फी)

सह. दुय्यम निबंधक, अंधेरी क्र.
मुंबई उपनगर जिल्हा.

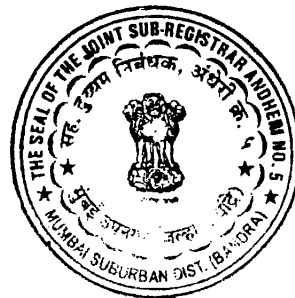
प्रतिज्ञापत्र

सदर दस्तऐवज हा दिनांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी
दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता
कायदेशीर बाबींसाठी दस्त निष्पादक व कर्तुनीधारक जे संपुर्णपणे जबाबदार राहता

Billu *Spide*
विहून देणारे (दिनांकासहीत स्वाक्षरी)

mpadhye
लिहून घेणारे (दिनांकासहीत)

बदर - १६		
१६०४६	३०	३८
२०२४		



05/10/2024 5 32:27 PM

दस्त क्रमांक बदर16/16046/2024
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उसा प्रमाणित
1	नाव: भरत विष्णु अडसुळे पत्ता: प्लॉट नं: फ्लॉट नं. एफ-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वसंत उत्सव सीएचएम लि., ब्लॉक नं: ठाकुर व्हिलेज जवळ एडिशनल. कमि ऑफ पोलिस (नोंदी) ऑफिस, रोड नं: कांदिवली (ईस्ट), महाराष्ट्र, मुम्बई. पॅन नंबर: AAHPA1157F	लिहून देणार वय :- 59 स्वाक्षरी:-		
2	नाव: लेहल भरत अडसुळे पत्ता: प्लॉट नं: फ्लॉट नं. एफ-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वसंत उत्सव सीएचएम लि., ब्लॉक नं: ठाकुर व्हिलेज जवळ एडिशनल. कमि ऑफ पोलिस (नोंदी) ऑफिस, रोड नं: कांदिवली (ईस्ट), महाराष्ट्र, मुम्बई. पॅन नंबर: ABCPA3992Q	लिहून देणार वय :- 55 स्वाक्षरी:-		
3	नाव: संजूया मिनिंद्र पाध्ये पत्ता: प्लॉट नं: व-1-7, माळा नं: -, इमारतीचे नाव: नूतन जीवन सोसायटी, ब्लॉक नं: क्रिपा नगर, अपो. इर्ला जैन मंदिर, रोड नं: विलेपार्ले (वेस्ट), महाराष्ट्र, मुम्बई. पॅन नंबर: AJOPP8210L	लिहून देणार वय :- 56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नथाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कतुल करतात.
शिक्का क्र.3 ची वेळ: 05 / 10 / 2024 05 : 27 : 38 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	उसा प्रमाणित
1	नाव: सुशांत - सुर्वे वय: 43 पत्ता: जश चेंबर 2 रा मजला सर गी एम रोड फोर्ट मुंबई पिन कोड: 400001			
2	नाव: मिलिंद्र पाध्ये - वय: 61 पत्ता: शेणाऱ्या प्रमाणे पिन कोड: 400056			

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... 36 ... पाने आहेत

शिक्का क्र.4 ची वेळ: 05 / 10 / 2024 05 : 28 : 26 PM

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. MANJUSHA MILIND PADHYE	eChallan	00040572024100581417	MH009303240202425E	870000.00	SD	0005129214202425	05/10/2024
2		DHC		1024050500597	760	RF	1024050500597D	05/10/2024
3	MRS. MANJUSHA MILIND PADHYE	eChallan		MH009303240202425E	30000	RF	0005129214202425	05/10/2024

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

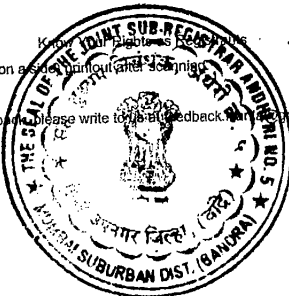
बदर - १६

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बदर-१६/१६०४६/२०२४

पुस्तक क्रमांक १, क्रमांक १६०४६ वर नोंदला.

दिनांक: ५/१०/२०२४

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा.