

390/12275

पावती

Original/Duplicate

Saturday, June 01, 2024

नोंदणी क्र. :39म

3:33 PM

Regn.:39M

पावती क्र.: 13146

दिनांक: 01/06/2024

गावाचे नाव: मोहीली

दस्तऐवजाचा अनुक्रमांक: करल3-12275-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: बबली सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

DELIVERED

एकूण:

रु. 30700.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:53 PM ह्या वेळेस मिळेल.

सह. दु.निबंधक कुर्ला - 3

वाजार मूल्य: रु.10441006.1 /-

मोबदला रु.14000000/-

भरलेले मुद्रांक शुल्क : रु. 840000/-

**सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624010905400 दिनांक: 01/06/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002635580202425M दिनांक: 01/06/2024

वँकेचे नाव व पत्ता:

Babli

DELIVERED

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 3

दस्त क्रमांक : 12275/2024

नोंदणी :

Regn:63m

01/06/2024

गावाचे नाव : मोहीली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	14000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10441006.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र. वी-204, माळा नं: 2 रा मजला, इमारतीचे नाव: बी विंग, पॅलाझीयो को. ऑप. हौ. मो. लिमिटेड, ब्लॉक नं: आदित्य मिल कंपाउंड, सफेद पुल, साकीनाका, रोड : अंधेरी कुर्ला रोड, अंधेरी पूर्व, मुंबई- 400072, इतर माहिती: सोवत एक वेसमेंट कार पार्किंग नं. वी 1- जी 7 PUI: LX1007100580007 ((C.T.S. Number : 832 A ;))
(5) क्षेत्रफळ	1) 65.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमित जोशी वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं. वी-२०४, माळा नं: २ रा मजला, इमारतीचे नाव: पॅलाझीयो, ब्लॉक नं: आदित्य मिल कंपाउंड, सफेद पुल, रोड नं: अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ACYPJ1934G 2): नाव:-संदीप यशरौय वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं. वी-२०४, माळा नं: २ रा मजला, इमारतीचे नाव: पॅलाझीयो, ब्लॉक नं: आदित्य मिल कंपाउंड, सफेद पुल, रोड नं: अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AAAPY2010J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-बबली सिंह वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बच्चू गॅरिज जवळ, अष्टविनायक हौसिंग सोसायटी, ब्लॉक नं: अशोक नगर, पाईप लाईन, सफेद पुल, साकीनाका, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-CVEPS4215C 2): नाव:-अंजय अरविंद कुमार वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बच्चू गॅरिज जवळ, अष्टविनायक हौसिंग सोसायटी, ब्लॉक नं: अशोक नगर, पाईप लाईन, सफेद पुल, साकीनाका, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AGLPK7987M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	01/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12275/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	840000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or

:-



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BABLI SINGH And ANJAY ARVIND KUMAR	eChallan	00040572024052960869	MH002635580202425M	840000.00	SD	0001604371202425	01/06/2024
2		DHC		0624010905400	700	RF	0624010905400D	01/06/2024
3	BABLI SINGH And ANJAY ARVIND KUMAR	eChallan		MH002635580202425M	30000	RF	0001604371202425	01/06/2024

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240601486	01 June 2024,01:59:43 P.m			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	109-मोहिली - कुर्ला				
उप मूल्य विभाग	रस्ता: लाल बहादुर शास्त्री मार्ग ते साकीनाका जाणारा कुर्ला अंधेरी मार्ग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#832				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
89770	150740	173360	188430	150740	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	65.78चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -	First Sale Date - 04/08/2011				
Sale Type - Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ = 100% apply to rate= Rs.150740/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= (((150740-89770) * (100 / 100)) + 89770)					
= Rs.150740/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 150740 * 65.78				
	= Rs.9915677.2/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (150740 * 25/100)				
	= Rs.525328.9/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेशॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 9915677.2 + 0 + 0 + 0 + 525328.9 + 0 + 0 + 0 + 0 + 0				
	=Rs.10441006.1/-				

Home

Print

8. सह. सुय्या निबंधक
कुर्ला-३ (वर्ग-२)



करल - ३		
72204	9	34
2028		



CHALLAN
MTR Form Number-6

करल - ३		
१२२७५	२	३५
२०२४		



GRN	MH002635580202425M	BARCODE					Date	28/05/2024-09:38:04	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3					PAN No.(If Applicable)	OVEPS4215C			
Location	MUMBAI					Full Name	BABLI SINGH And ANJAY ARVIND KUMAR			
Year	2024-2025 One Time					Flat/Block No.	Flat No.B-204, 2nd Floor, B Wing, Palazzio C H S			
Account Head Details	Amount In Rs.		Premises/Building		Ltd., Aditya Mil Compound					
0030045501 Stamp Duty	840000.00		Road/Street		Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East					
0030063301 Registration Fee	30000.00		Area/Locality		Mumbai					
			Town/City/District							
			PIN		4 0 0 0 7 2					
						Remarks (If Any)				
						PAN2=ACYPJ1934G~SecondPartyName=AMIT JOSHI And SUNDEEP YASHROY~				
Total	8,70,000.00		Amount In		Eight Lakh Seventy Thousand Rupees Only					
			Words							
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.		00040572024052960869		CPADVQYI0			
Cheque/DD No.	Bank Date		RBI Date		29/05/2024-00:00:00		30/05/2024			
Name of Bank	Bank-Branch					STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date					352 , 30/05/2024				

Mobile No. : 0000000000

Department ID :

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

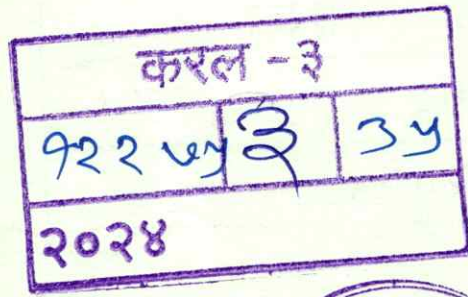
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.06.01 11:17:02 IST
Reason: GRAS Secure Document
Location: India

A. Anjali

Babli



: AGREEMENT-FOR-SALE:

THIS AGREEMENT FOR SALE is made at MUMBAI on this 01st Day of June, 2024, BETWEEN:-

(1) MR. AMIT JOSHI, age about 47 years, having **Pan No. ACYPJ1934G & Aadhar Card No. 5988 7573 4626** and **(2) MR. SUNDEEP YASHROY**, age about 56 years, having **Pan No. AAAPY2010J & Aadhar Card No. 5329 1318 1647**, Both adult, Indian Inhabitants, owner of Flat No. B-204, 2nd Floor, Palazzio, Aditya Mil Compound, Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East, Mumbai- 400072, hereinafter collectively called and referred as **“THE TRANSFERORS”** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the **FIRST PART**;

: AND :

(1) MRS. BABLI SINGH, age about 35 years, having **Pan No. CVEPS4215C & Aadhar Card No. 7835 4613 1122**, **(2) MR. ANJAY ARVIND KUMAR**, age about 44 years, having **Pan No. AGLPK7987M & Aadhar Card No. 9653 4569 9199**, both adult, Indian Inhabitant, residing at Near Bachoo Garage, Ashtavinayak HSG Soc., Ashok Nagar, Pipe Line, Safed Pool, Sakinaka, Mumbai- 400072, hereinafter called as **“THE TRANSFEREES”** (which expression shall unless it be repugnant to the context of meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the **SECOND PART**.

करल - ३		
१२२०५	४	३५
२०२४ WHEREAS :-		

-2-

D) The TRANSFERORS herein are the lawful Joint owners, absolutely seized and possessed of and sufficiently entitled to the **Flat** premises bearing **Flat No. B-204** on **2nd Floor**, having an area of 589.86 Sq. Feet carpet in **B Wing**, building known as **Palazzio** and Society named as "**PALAZZIO CO-OP. HOUSING SOCIETY LTD.**", situated at **Aditya Mil Compound, Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East, Mumbai- 400072**, along with One Basement Car Parking bearing No. **B1-G7**, lying, being and Constructed on plot of land bearing **C.T.S. No. 832 A Part of Village - Mohili**, Taluka- Kurla, Dist. Mumbai Suburban, within the limit of L Ward of Mumbai Municipal Corporation (hereinafter referred to as the "**Said Flat Premises**") and is this day fully seized and possessed of and entitled in all manner to dispose of the said Flat under this Agreement.



1) By an Articles of Agreement dated 04th day of August, 2011, made and entered into: BETWEEN: **M/S. SPENTA BUILDERS PVT. LTD.**, a Private Ltd. Company, having its registered office at 3-A/B, Rajabahadur Mansion, 1st Floor, 20 Ambalal Doshi Marg, Fort, Mumbai- 400023, therein called "**The BUILDERS**" the party of the ONE PART; and TRANSFERORS herein i.e. (1) **MR. AMIT JOSHI**, And (2) **MR. SUNDEEP YASHROY**, therein called "**THE PURCHASERS**" the party of the OTHER PART: and As per the terms and condition of Articles of Agreement executed on dated 04th day of August, 2011, **M/S. SPENTA BUILDERS PVT. LTD.**, sell to the Purchasers and the Purchasers are purchased and acquire the possession of above said Flat premises bearing **Flat No. B-204** on **2nd Floor** in **B Wing**, building known as **Palazzio**, together with all rights, title, interest, benefits etc. and said Agreement is duly registered with Joint Sub- Registered office Kurla-1 under Document registration no. **BDR3/8538/2011** on dated **04/08/2011**.

-3-

[Handwritten signature]

[Handwritten signature: Babli]

[Handwritten signature: A. Singh]

-3-

करल - ३		
१२२	५	३५
२०२४		

III) The TRANSFERORS herein are the bonafide & registered members of "PALAZZIO CO-OP. HOUSING SOCIETY LTD." a society duly registered under provisions of Maharashtra Co-Operative Societies Act, 1960 and Rules there under **Registration No. MUM-2/ (WL)/ HSG/ (TC)/ 11093/ 2020-21** on dated **27/07/2020**, (hereinafter referred as the "Said Society") And as such bonafide member of society TRANSFERORS herein are holding **10 (Ten)** fully paid up qualifying shares of **Rs.50/-** each aggregating to **Rs.500/-**, on Society record under Share Certificate No.50, Member's **Reg. No.50** and distinctive share numbers from **491 to 500** (both inclusive) (hereinafter referred to as the "Said Shares"), issued by the said society and which share certificate stand in the joint name of the TRANSFERORS.



IV) The TRANSFERORS declares that their membership in the said society is valid and subsisting and not terminated by the said society and they have not received any notice of expulsion from the membership of the said society or any other notice restraining them from transferring the said Flat and the said shares.

V) The TRANSFERORS declare that their title over the said Flat Premises is marketable and free from all encumbrances and they are exclusive continuous and uninterrupted use, occupation and possession and have full and absolute right, title, and interest upon the above said Flat Premises.

VI) The TRANSFERORS herein have agree to sell, transfer, assign and convey unto THE TRANSFEREES and THE TRANSFEREES are agree to purchase from the TRANSFERORS above said shares in the capital of the said society and as incidental thereto, all the beneficial right title and interest of the TRANSFERORS in the said flat and in capital and property of the society with the consent of the society in the flat together with the rights of and occupation of the flat for a total consideration of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only)** on the terms and conditions mutually agreed upon by and between the parties hereto.

Aj
Subli
 Babli

A. Aring

-4-

करल - ३		
१२२७५	E	३५
२०२४		

-4-

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:-

1. The TRANSFERORS hereby are agree to sell, transfer, assign and convey to THE TRANSFEREES and THE TRANSFEREES hereby are agree to purchase from the TRANSFERORS and accept the transfer of the **Flat No. B-204 on 2nd Floor**, having an area of 589.86 Sq. Feet carpet in **B Wing, Palazzio Building**, Society named as **“Palazzio Co-Op. Housing Society Ltd.”**, situated at **Aditya Mil Compound, Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East, Mumbai- 400072**, along with One Basement Car Parking bearing No. **B1-G7**, together with all the rights, title, interest, benefits, shares, sinking fund amount etc., at the lump sum price or being the full and final Sale consideration amount of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only)**.



THE TRANSFEREES herein has on or before the execution of these presents, paid to the TRANSFERORS herein the part consideration / price of **Rs.14,00,000/- (Rupees Fourteen Lakh Only)** out of **Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only)** by Cheques/RTGS and “THE TRANSFERORS” doth hereby admits and acknowledges to have received from THE TRANSFEREES the sum of **Rs.14,00,000/- (Rupees Fourteen Lakh Only)** by Cheque/RTGS on or before Registration of this Agreement being the part consideration amount for sale of the above said Flat premises as per details mentioned in the receipt appearing hereunder.

3. That “THE TRANSFEREES” have deducted **RS.1,40,000/- (Rupees One Lakh Forty Thousand Only)** as Income tax TDS @ 1% from the Total Sale Consideration payable to the TRANSFERORS and the necessary payment challan and TDS certificate will be issued to the TRANSFERORS within 15 days from the date of Registration.

-5-

[Handwritten signature]

Babli

A. Singh

करल - 3		
92204	6	37
2028		

4. THE TRANSFEREES agrees and undertakes, to pay THE TRANSFERORS, the balance sum of **Rs.1,24,60,000/- (Rupees One Crore Twenty Four Lakh Sixty Thousand Only)** by raising Housing Loan against the said Flat from the Bank Or any other bank/financial institute or by themselves, within a period of 30 (Thirty) Working days from the date of the Registration of this Agreement.

5. Save as provided herein, in the event the TRANSFEREES commits defaults in payment on the due date of the amount due under this Agreement and/or commits breach of any of the terms and conditions of this Agreement, the TRANSFERORS shall be entitled at its discretion to terminate this Agreement, provided that prior to such termination, the TRANSFERORS shall give to the PURCHESSES 15 (Fifteen) day's grace period, to rectify the default complained of and where the default is with respect to payment of money, pay the same along with interest at the rate (as per RERA) 9% per annum within the said 15 day's grace period. In the event the TRANSFEREES fail to rectify and/or remedy the breach within the cure period of 15 days, then the TRANSFERORS shall be entitled to terminate this Agreement without prejudice to its other rights.



6. On receiving the full amount of Sale Consideration The TRANSFERORS agrees and undertake to sign and execute all acts and deeds in favour of THE TRANSFEREES and/or in favour of the society and/or in favour of other Government/Semi-Government authorities for the effective transfer of the said Flat and all incidentals thereof in the names of THE TRANSFEREES.

7. The TRANSFERORS agree and undertake to handover to THE TRANSFEREES the vacant and peaceful possession of the said Flat premise against receiving the Sale Consideration amount in full. The said flat premises shall be delivered to the TRANSFEREES in the condition as it is along with furniture and fixtures installed therein as mutually agreed and the TRANSFERORS shall not be liable to make any alteration or

Aj. Babli

A. Aring

कल - 3	
92204	34
2028	

-6-

changes therein, on the delivery of vacant possession of the said flat premises, the TRANSFEREES shall be absolute owner thereof with all rights of occupancy thereto as members of the said society and thereafter the TRANSFERORS shall have no right, title or interest therein.

8. The TRANSFERORS both hereby declare and say as follows:-

- a) That the TRANSFERORS have agrees to sell the above said flat premises along with their absolute right, title and interest in the said shares and in the said flat to THE TRANSFEREES and TRANSFERORS have right and power to dispose off the same and there is no impediment or prohibition against the said right Power and authority of the TRANSFERORS to deal with and dispose off the same and the same are clear and marketable and free from encumbrances and that the TRANSFERORS have not done or allowed or permitted to be done any acts, deed or things that might have resulted or tantamount to result in encumbering, charging alienating or creating a lien over the said shares and the said flat premises in any manner whatsoever.
- b) THE TRANSFERORS hereby declare that they have in no way created any charge, claim or lien on the above said Flat and that the sale of the said Flat premises is free from all claims, charges, lien, mortgage and encumbrances and if should there be any claim from any person or persons, Government, Semi-Government authorities against the said Flat "THE TRANSFERORS" do hereby agrees and undertakes to indemnify "THE TRANSFEREES" against such claim(s).
- c) That The TRANSFERORS have full power and absolute right and authority to transfer the membership of the said society, the said shares and the said flat premises as aforesaid, and that the TRANSFERORS has not, nor anyone else on their behalf done any acts, deeds, or omission where by the said TRANSFERORS might be prevented from transferring the said shares and the said flat premises and handing over to THE TRANSFEREES actual, physical and peaceful possession of the said flat premises.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

-7-

-7-

करल - ३		
१२२६५	९३५	
२०२४		

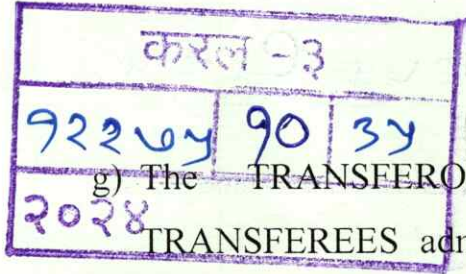
- d) That the right, title and interest of the TRANSFERORS in the said shares and in the said flat premises or any of them has not been the subject matter of any pending litigation, or any attachments, either before or after judgment, nor the same are subject to any attachment or prohibitory order issued by any department of the State or Central Government, other authorities, courts of law, Tribunal or Arbitrators whereby the TRANSFERORS is prevented or restrained from assigning or transferring all their rights in the said shares and in the said flat premises to THE TRANSFEREES as envisaged under this Agreement.
- e) That THE TRANSFEREES shall and will at all times hereafter peaceably and quietly be entitled to occupy, use and possess and enjoy the said shares and the said flat premises, with all the benefits of the membership of the said society and the occupancy rights in respect of the said flat premises without any interruption, claim or demand of whatsoever nature from the TRANSFERORS or from any other person or persons claiming by, from, under or in trust for the TRANSFERORS. The TRANSFERORS hereby agree and undertake to indemnify THE TRANSFEREES and keep THE TRANSFEREES fully indemnified against any claim, demand, liabilities, expenses, litigations, charge, lien proceedings, damage or loss that may arise against THE TRANSFEREES consequent upon any claims being made by any person or persons in respect of or arising out of the transfer made under these presents by the TRANSFERORS.
- f) After receiving full and Final sale Consideration amount the TRANSFERORS shall handover to THE TRANSFEREES all the Original Agreements, receipts, share certificates, and other documents of title to the said flat premises correspondence, letters, papers in respect of the said premises, and the TRANSFERORS shall also sign and deliver to THE TRANSFEREES, all necessary applications, affidavits, consents for transfer to the name of THE TRANSFEREES and of the deposits made with the said society or any authority or authorities including Electricity provider.



Af
Babli

A. Singh

-8-



-8-

g) The TRANSFERORS shall Co-Operate for getting THE TRANSFEREES admitted into the membership of the society and allotted the shares of the said society and right, title and interest in the said flat premises, The TRANSFERORS shall request the said society to transfer the deposits, if any standing in the name of the TRANSFERORS to THE TRANSFEREES.

h) The TRANSFERORS will be responsible for clearing the liabilities, outgoing i.e. Society maintenance, taxes, dues, electricity bills, etc. in respect of the said flat till the date of handing over the possession of the said flat to THE TRANSFEREES even if the bills are received at any later date.



i) THE TRANSFEREES hereby agree and covenant with the TRANSFERORS and the society as under:-

- i) After full and final payment THE TRANSFEREES are entitled to become the member of the said society and also agree to abide by the rules, regulations and byelaws of the said society.
- ii) From and after the date of completion of this sale, to regularly pay to the said society the monthly outgoing;
- iii) On being admitted as members of the said society, to perform and abide by the Rules, Regulations and bye-laws of the society from time to time in force;
- j) The contribution towards the transfer charges of the society is pay by both the parties in equal proportion only stamp duty and registration charges payable in respect of this agreement shall be borne entirely by THE TRANSFEREES only.
- k) The Parties herein shall sign and execute all further and necessary documents, papers, forms and writing as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said premises up to and to the use of THE TRANSFEREES, and the TRANSFERORS agrees to co-operate and appear before registrar for registration of this Agreement.

-9-

[Signature]

[Signature]

Babli

A. *[Signature]*

करल - ३		
१२२५५	११	३५
२०२४		

1) This registered Agreement shall be kept by ~~THE TRANSFEREES~~ and the photo copy and a certified copy shall be given by the TRANSFEREES to the TRANSFERORS for their records.

9. That the after Full and Final payment of consideration amount "THE TRANSFEREES" become the absolute owner of the Said Flat premise and have equal rights, shares, Title and Interest over said Flat Premises.

10. Both the parties agree and confirm that the recitals appearing hereinabove form integral part of this Agreement as if the same are set out in the body of the Agreement and both the parties hereto deem to have recorded, repeated and confirm the recitals appearing hereinabove.



11. Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

12. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provision of Law Application thereto and have been duly stamped under Article 25 of the Bombay Stamp Act, 1958.

13. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of this Agreement shall be referred to Sole arbitration appointed by the both the parties mutually and thus disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996.

14. All disputes and differences which may arise between the parties hereto in regard to carrying out of this Agreement for Sale, interpretation of any of the terms and conditions thereof, accounts and all other matters arising out this Agreement, shall be lodged in Mumbai jurisdiction only.

[Handwritten signature]

[Handwritten signature]

Babli

A. Singh

करल - ३		
१२२५५	१२	३५
२०२४		

-10-

15. This Agreement will operate as **Sale Deed** upon compliance of all the obligations stipulated in this Agreement by the parties herein including Transferor handing over vacant and peaceful physical possession of the said Flat against receipt of full and final consideration paid by the TRANSFEREES.

SCHEDULE OF PROPERTY

➤ Flat premises bearing **Flat No. B-204** on **2nd Floor**, having an area of 589.86 Sq. Feet carpet in **B Wing**, building known as **Palazzo** and Society named as "**PALAZZIO CO-OP. HOUSING SOCIETY LTD.**", situated at **Aditya Mil Compound, Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East, Mumbai- 400072**, along with **One Basement Car Parking bearing No. B1-G7**, lying, being and Constructed on plot of land bearing **C.T.S. No. 832 A Part of Village - Mohili**, Taluka- Kurla, Dist. Mumbai Suburban, within the limit of L Ward of Mumbai Municipal Corporation.

➤ **10 (Ten)** fully paid up shares of **Rs.50/-** each bearing distinctive **Nos.491 to 500** (Both Inclusive) comprised in Share Certificate No.50.

The said building consisting of Stilt + 11 Upper Floors building, with lift and constructed in the year 2011.

[Handwritten signature]

Babli

A. Singh



-11-

करल - ३	
१२२७५१३	३५
२०२४	

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

SIGNED SEALED AND DELIVERED

By the within named "TRANSFERORS"

(1) MR. AMIT JOSHI

And

) *Amit Joshi*
) 
)



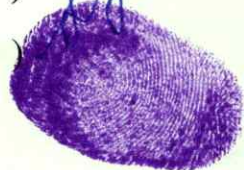
(2) MR. SUNDEEP YASHROY

In the presence of.....

1. SANTOSHKUMAR D. SINGH

S.K. Singh

2. *Mukesh Kumar*

) *Sundeep Yashroy*
) 
)



SIGNED SEALED AND DELIVERED

By the within named "TRANSFEREES"

(1) MRS. BABLI SINGH

And

) *Babli*
) 
)




(2) MR. ANJAY ARVIND KUMAR

In the presence of.....

1. *S.K. Singh*

2. *Mukesh Kumar*



) *A. Arvind*
) 
)



RECEIPT

922049834		
92204	98	34

Received with thanks from THE TRANSFEREES (1) MRS. BABLI SINGH
 And (2) MR. ANJAY ARVIND KUMAR, a sum of Rs.14,00,000/- (Rupees
Fourteen Lakh Only) by RTGS/Cheque/NEFT being part payment /
 consideration for the sale of **Flat No. B-204** on **2nd Floor**, in **B Wing**, building
 known as **Palazzio** and Society named as "**PALAZZIO CO-OP. HOUSING
 SOCIETY LTD.**", situated at Aditya Mil Compound, Safed Pul, Andheri Kurla
 Road, Sakinaka, Andheri East, Mumbai- 400072, along with One Basement Car
 Parking bearing No. B1-G7, as per the terms and condition of this agreement as
 under;

Sr.	DATE	CHEQUE/ RTGS	DRAWN ON.	AMOUNT	IN FAVOUR
1.	08/04/ 2024	Cheque No. "072461"	Central Bank Of India.	1,00,000/-	Sundeep Yashroy.
2.	08/04/2024	Cheque No. "072462"	Central Bank Of India.	1,00,000/-	Amit Joshi.
3.	24/05/2024	Cheque No. "866621"	State Bank Of India.	6,00,000/-	Sundeep Yashroy.
4.	24/05/2024	Cheque No. "866620"	State Bank Of India.	6,00,000/-	Amit Joshi.
TOTAL				14,00,000/-	



(This receipt stands valid subject to realisation of cheque/s)

WE, SAY RECEIVED

Rs.14,00,000/-

**(1) MR. AMIT JOSHI,
And**

**(2) MR. SUNDEEP YASHROY
(TRANSFERORS)**

WITNESSES:

1. *A.K. Singh*

2. *Mukesh Kumar*



दस्तक्रमांक व वर्ष: 8538/2011

Thursday, August 04, 2011

12:54:00 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोहिली

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

नॉदणी 63 म.	
करल - 3	Regn. 63 m.e.
922७५१५३५	
२०२४	

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 7,052,760.00
बा.भा. रु. 3,140,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे मोहिली फ्लॅट नं बी 204 , 2 रा मजला ,टॉवर बी , पॅलाझीयो, अंधेरी कुर्ला रोड सफेद पुल अंधेरी पुर्व मुं 72 , स्टील्ट +11 मजले, एल वॉर्ड सि टीएस नं 832 ए पैकी , एक बेसमेंट कार पार्कींग स्पेस सहीत

(3) क्षेत्रफळ (1) 65.78 चौ मि बिल्ट अप

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स स्पेन्टा बिल्डर्स प्रा लि तर्फे संचालक एस्पन लवजी कुपर व गगनदिप सिंह मंगत या दोघांतर्फे मुखत्यार रविंद्र एस टेंबुलकर AAFCS3109Q - -; घर/फ्लॅट नं: 3 ए/बी, राजाबहादुर मेन्शन , अंबालाल दोशी मार्ग फोर्ट मुं 23; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अमित जोशी - -; घर/फ्लॅट नं: ई 1905 , राज लेगेसी , एल बी एस मार्ग विक्रोळी प मुं 83; गल्ली/रस्ता: -; ईमारतीचे नाव: ACYPJ1934G ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) संदीप यशरॉय - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: AAAPY2010J ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 04/08/2011

(8) नोंदणीचा 04/08/2011

(9) अनुक्रमांक, खंड व पृष्ठ 8538 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 335250.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



करल - ३		
१२२७५	१६३५	
२०२४		



SHARE CERTIFICATE

Palazzio Co-operative Housing Society Ltd.

(Regn. No. MUM-2 / (WL) / HSG / (TC) / 11093 / 2020-21) Date : 27.07.2020

Aditya Mill Compound, Safed Pul, Andheri-Kurla Road, Sakinaka, Andheri (E), Mumbai - 400 072.

Share Certificate No. 50 Member's Reg. No. 50 No. of Shares: 10Authorised Share Capital of Rs. 10,00,000/- Divided into 20,000/- Shares of Rs. 50/- eachThis is to certify that Mr. / M/s. / M/s. Mr. Amit Joshi,Mr. Sundeep Yashnag

is / are owner(s) of flat B-204 and is/are registered holder(s) of fully paid up shares bearing distinctive numbers from 401 to 500 (both inclusive) of Rs. 50 each (Rupees Fifty Only) in M/s PALAZZIO CO-OPERATIVE HOUSING SOCIETY LTD., subject to the bye-laws of the said society and that upon each of such shares of sum of Rupees 500 has been paid.

Given under the common seal of the said society at Andheri (E) this Nineteenth day of March 2021 for and on behalf of

Palazzio Co-operative Housing Society Ltd.,

Chairman

Secretary

Committee Member



करल - २		
१२२७५	१७	३५
२०२४		

MEMORANDUM OF TRANSFERS of the within mentioned shares

DATE OF TRANSFER	TRANSFER NO.	REG.NO.OF TRANSFEROR	NAME(S) OF TRANSFEREES(S)	REG.NO.OF TRANSFEREE
			Chairman Hon. Secretary	Committee Member
			Chairman Hon. Secretary	Committee Member
			Chairman Hon. Secretary	Committee Member
			Chairman Hon. Secretary	Committee Member
			Chairman Hon. Secretary	Committee Member
			Chairman Hon. Secretary	Committee Member



Annexure 'D'

मालमत्ता पत्रक

2302 1435 39

जिल्हा - मुंबई उपनगर जिल्हा
 गासनाला दि. मुंबई शहराच्या किंवा भांडव्याची तपशील आणि त्याच्या फेर तपसणीची निश्चिंत बंध

कुर्ला
 [र.रु.१४३५-५७ता.१-७-५९]
 [३१-७-५९]
 र.रु.९६४३-०ता.१-८-७१ पासून

मालमत्ता -- मोहिली
 नालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 चौ.मी.

८३२ ८३२ २२५९०-६

आधिकार

या मूळ धारक आदित्य टेकनस्टॉल इंडस्ट्रीज प्रा.लि. खरंदीने.

व्यवहार खंड क्रमांक नविन धारक (भा) पट्टेदार (पा) विद्या भार (भा)

बदर - ३
 ५५५ ४०
 २०११

करल - ३
 १२२०५ १८ ३५
 २०२४

०९/१९७४ मा.अ.उपजिल्हाधिकारी मु.उपनगर अंधेरी यांचे कडील क्र.ADC/LNDC-५०३९ ता.१८-१-७२ ने वाढीव वि.शं.आकाराची नोंद.

१७/०८/१९९२ मा.नहायलदार कुर्ला यांचे कडील पत्र क्र. न.क. का.वि. मांहीली १२ दि.१३-५-९२ चे पत्रान्वये जप्तीची घिनशती जमीन महसूल ७ रु.१६३७०-० न भरलेने जप्तीची बाजाची नोंद घेतली.

वामगो करणारा - खरी नवकल -



थरई कर्तांक १२०२ जमिनीचे नोंद जमिनी आ- विषयक
 अर्ज क्रमांक १२५१०९ परूण सुक। - ३
 नकल तयार करणारा २११५०६ नकल सुक। ६०१
 दिव्याची तपशील २११५०६ नकल सुक।
 तयार करणारा नकल सुक।
 तपसणी करणारा नकल सुक। २-०६
 खरी नकल ५५२२ नकल सुक। ६२-००

नगर सुक। अधिकारी कुर्ला. तिळकामे सुक। परूण रक्कम।

(Handwritten signatures)



महाराष्ट्र शासन

महाराष्ट्र शासन
महसूल विभाग

गाव नमुना नंबर ७/१२ व ८ अ, मालमत्ता पत्रक पाहणे



सत्यमेव जयते

Maharashtra Bhumi Abhilekh) - a land record website of Maharashtra state (India) that provides 7/12 extra

मुख्यपृष्ठ

करल - ३

१२२७५ १० ३५

महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 88984547425

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, 1969 यातील नियम 7 नमुना "ड"]

गाव/पेठ : मोहिली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, कुर्ला				
नगर भूमापन क्रमांक	शिष्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीत फेरतपा
832 अ			14487.90	सी	[र.र.1435-57 ता.1-8-55 ते 31-7-59]

सुविधाधिकार :	
हकाचा मूळ धारक :	H
वर्ष :	आदित्य टेकस्टाईल इंडस्ट्रीज प्रा.लि. खरेदीने
पट्टेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	नविन घट्टेदार(प) ति
12/09/1974	मा.अ.उपजिल्हाधिकारी मु.उपनगर अक्षरी यांचे कडील क्र.ADC / LNDC - 5039 ता.18-1-72 ने वाडीव वि.शे.आकाराची नोंद.	
17/08/1992	मा.तहसिलदार कुर्ला यांचे कडील पत्र क्र. त.कु. का.वि. मोहिली 92 दि.13-5-92 चे पत्रान्वये जमीनी विनशेती जमीन महसूल र.र.16373-0 न भरलेने जमीनी डोळाची नोंद घेतली.	
14/02/2011	मा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचे कडील क्र.सी / युएलसी / कार्या-2 / से-20 / अँद्यो / 2010 दि.07.02.2011 अन्वये 5882.0 चौ.मी.क्षेत्रावर इतर हक्कात औद्योगिक प्रयोजनार्थ व पूर्व परवानगीशिवाय हस्तांतरणास प्रतिबंध अशी नोंद केली. इतर हक्क महाराष्ट्र शासन क्षेत्र 5882.0 चौ.मी.	
16/08/2011	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र.सी / कार्या-2डी / पो.वि. / एस.आर.के.1223 दिनांक 03.02.2010 चे पोटविभाजन आदेश, इकडील कार्यालयीन मो.र.नं.115 / 10 दिनांक 20.05.2010 तसेच मा.वि.अ.भू.अ.मु.उ.वि. यांचेकडील पत्र क्र.न.भू.स.3क/मोहिली / शे.दु. / नविन मि.प. / एस.आर.1177 / 2011 / 2952 दिनांक 05/08/2011 अन्वये तसेच दि.16/08/2011 चे आदेशान्वये न.भू.क्र. 832 चे एकूण क्षेत्र 22590.6 चौ.मी. क्षेत्रातून 8102.7 चौ.मी. कमी करून 14487.9 चौ.मी. क्षेत्र दाखल केले. व मूळ न.भू.क्र. 832 चा शेज वदल करून 832/अ वृहन्मुंबई कडून पोटविभाजनाप्रमाणे नविन स्वतंत्र मिळकत पत्रिका उचलून त्यावर 8102.7 चौ.मी. क्षेत्र दाखल करून त्यास न.भू.क्र. 832/व असा शेज दाखल केला. न.भू.क्र. 832/अ या मिळकतीची पोट विभाजन मो.र.नं.115/2010 दि.23/04/2010 चे मोजणी अती प्रकरणी क्षेत्र वृहन्मुंबई होत असलेलाडतची नोंद केली.	
14/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१ मि.प. अक्षरी नोंद ००१५ पुणे दि.१६/०९/००१५ व इकडील आदेश क्र.न.भू.मोहिली / फे.फा.क्र.429 / 2015 दिनांक 14/12/2015 अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी चौदा हजार चारशे सव्याऐशी पूर्णांक नऊ दशांश चौ.मी.दाखल केले.	
04/08/2022	आदेशाने नोंद - नगर भूमापन अधिकारी, कुर्ला यांचे कडील आदेश क्र. : न.भू.अ.मोहिली.न.भू.क्र.८३२/अ क्रमांक १५५ दि. : 03/08/2022 अन्वये उपरोक्त मिळकत पत्रिकेतील दिनांक १४/०९/२०११ रोजीच्या नोंदीमध्ये झालेल्या लेखनप्रमादामुळे दिनांक १४/०९/२०११ रोजी घेण्यात आलेली नोंद रद्द करून सदर नोंदीत व्यवहार रकान्यात असलेली मा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी / युएलसी / कार्या-2 / से-20 / अँद्यो / 2010 दि.07.02.2011 अन्वये 5882.0 चौ.मी.क्षेत्रावर औद्योगिक प्रयोजनार्थ व पूर्व परवानगीशिवाय हस्तांतरणास प्रतिबंध अशी नोंद केली. व धारक सदरी इतर हक्कात महाराष्ट्र शासन क्षेत्र 5882.0 चौ.मी. अशी नोंद दाखल केली	E [महाराष्ट्र शासन] [5882.00 चौ.मी.]
04/08/2022	आदेशाने नोंद - जिल्हाधिकारी, व सक्षम प्राधिकारी (नागरी कमाळ धारणा) वृहन्मुंबई यांचे कडील आदेश क्र. : सी.युएलसी.के-3/से-20 / आदित्य टेकस प्रा.लि. इन्व्युएस-42,108,157/2022 दि. : 12/07/2022 अन्वये फेरफार क्रमांक 270 दिनांक 14/02/2011 अन्वये घेणेत आलेली मा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी / युएलसी / कार्या-2 / से-20 / अँद्यो / 2010 दि.07.02.2011 अन्वये 5882.0 चौ.मी.क्षेत्रावर इतर हक्कात औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध अशी नोंद कायम ठेवून फक्त महाराष्ट्र शासनाची नोंद कमी केलेची नोंद दाखल केली.	

हि मिळकत पत्रिका (दिनांक 04/08/2022 04:08:11 PM रोजी) डिजिटल स्वाक्षरी केली आहे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख कार्यालय
तिसरा मजला, नवीन प्रशासकीय इमारत, कोन्सिल हॉल समोर, पुणे
दूरध्वनी : ०२०-२६०५०००६, ई.मेल : dirmah[dot]mah[at]nic[dot]in

Printed by: bhaskar.1266768@5efox.com

BRIHANMUMBAI MAHANAGAR PALIKA



Assessment and Collection

PG

Received with Thanks from :-

Billing Name : Mr. Amit Joshi Mr. Sundeep Yashroy

Assessee's Name : PALAZZIO C H S LTD

PG.Trn No.10011702024053000138

Date : 30/05/2024 13:08:19

Receipt No : 2024ACR04788696

Tax : Property

Account No LX1007100580007

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202310BIL21162055	26/02/2024	5158	0+0+0+0+0+0+0	5158	0	5158	5158
202320BIL21162056	26/02/2024	5158	0+0+0+0+0+0+0	5158	0	5158	5158

Seq.No. Instrument type	Date	No. MICR No.	Bank Status Amount
1/ e-Pay/	30/05/2024/ 9446575/	10316 Online Payment(CC)	10316
			0
			10316

Net Amount	CGST	SGST	UGST	IGST	Gross Value
10316	0	0	0	0	10316

Total In Words: Ten Thousand Three Hundred Sixteen Only

Advance Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM00421374

MCGM GST NO. : 27AAALM00421374

Created By: State Bank of India

Printed By : By Portal/Online

Printed On : 30/05/2024 13:8

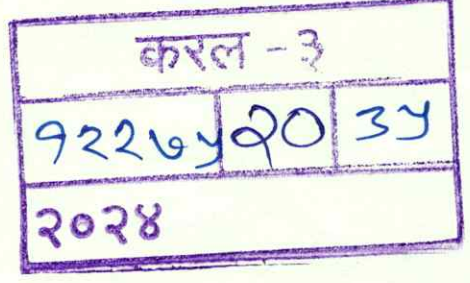


Note :- All amount in Rupees

IP-

Page 1 of 1

MAC-



करल - ३		
१२२७५	२१	३५
२०२४		



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE/ES/0091/L-N/337(NEW) - BCC/Amend(1) of 28 February 2019]

To,

Dear Applicant/Owners,

The **Part 1** development work of **Residential** building comprising of **Wing 'B' & 'C'** comprising of **2 basement + Stilt +1st to 11th upper floor** on plot bearing C.S.No./CTS No. **832 pt** of village **mohili** at _____ is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, **Licensed Surveyor**, Lic. No. **J/167/LS**, Shri. **Hiten R Mahimtura**, **RCC Consultant**, Lic. No. **STR/M/63** and Shri. **Harshad Jamsandekar**, **Site supervisor**, Lic.No. **J/49/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/RW/HR/34** dated **20 May 2017**.

It can be occupied with the following condition/s.

1. All balance condition shall be complied before asking full OCC.
2. All safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural Consultant / L.S during progress of the balance work.

Copy To :

1. Asstt. Commissioner, L Ward
 2. A.A. & C. , L Ward
 3. EE (V), Eastern Suburb
 4. M.I. , L Ward
 5. A.E.W.W. , L Ward
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Name : DEELIP
PARASHARAM PATIL
Designation : Executive
Engineer
Organization : Personal
Date : 28-Feb-2019 13: 10:59

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
L Ward

कॅलि-३		
१२२७५	१२	३५
२०२४		



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/0091/L-N/337(NEW)/OCC/1/New of 25 July 2022]

To,
M/s Spenta Builders Pvt. Ltd.
3A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai-23..

Dear Applicant/Owners,

The full development work of Residential building comprising of Flat no 1002 at 10th floor of wing 'A' & Fitness center at Ground floor of Wing 'D' in continuation with earlier part O.C.C. on plot bearing C.S.No./CTS No. 832 pt of village MOHILI at off Andheri - kurla Road is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Hiten R Mahimtura , RCC Consultant, Lic. No. STR/M/63 and Shri. Harshad Jamsandekar , Site supervisor, Lic.No. J/49/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0091/L-N/337(NEW)- CFO/1/New dated 24 February 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

NOTE:- This OCC is granted in continuation of earlier part OCC i.e. Full OCC to wing B and C issued on 28.02.2019 and part OCC to Wing A & D comprising of two level basements + Stilt/ground + 1st to 11th upper floors (excluding occupation of flat no 1002 in wing A & fitness center on ground floor of wing D) is issued on 14.07.2020.

Copy To :

1. Asstt. Commissioner, L Ward
 2. A.A. & C. , L Ward
 3. EE (V) Eastern Suburb
 4. M.I. , L Ward
 5. A.E.W.W. , L Ward
 6. Licensed Surveyor SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Digitally signed by Bajirao Lahu Patil
Date: 25 Jul 2022 14:35:55
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
L Ward



करल - ३		
१२२७५	२३	३५
२०२४		

:- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमवूएम-२/इन्व्यू एल.एचएसजी/टीसी/ ११०९३ /२०२०-२०२१/
सन २०२०

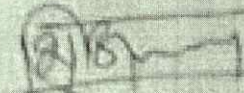
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
प्लॅनरिओ को.ओप हीसिंग सोसायटी लि.सबे नं. ५०,
सीटीएस नं. ८३२, व्हिजेज मोहिली, अंधेरी कुर्ला रोड,
कुर्ला, (प) मुंबई - ४०००७२.

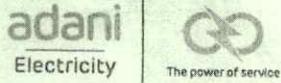
ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१)
व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात आलेली
आहे

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"
अनुसू अय - वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.



स्थान : मुंबई
दिनांक : २७/०७/२०२०

सही 
(शिराथ सपकाळ)
अधिकारी
सहकारी संस्था एल विभाग मुंबई



BILL OF SUPPLY
RESIDENTIAL

करल - 3
92204 283
2028

QR code for Kiosk payment

SPENTA BUILDERS PVT.LTD.
204 CTS 832A, AVENTA PALAZZIO, B WING, K A ROAD, ADITYA MI
LLS COMPD, SAKINAKA MUMBAI 400072
Mobile: 83*****98
Email :
PAN : GST :

BILL DATE: 26-04-2024
TARIFF: LT I (B)
BILL DISTRIBUTION NO.: Powai/Saki/09/221/017/017 /001

METER STATUS: Active
CYCLE NUMBER: 2028
TYPE OF SUPPLY: THREE PHASE
CONNECTION DATE: 04-05-2017
BILLED TO: SAKINAKA (400072)
BILL NUMBER: 100041923126
BILLING STATUS: Regular
PRESENT READING DATE: 24-04-2024
PREVIOUS READING DATE: 26-03-2024



CA NO: 152416870
₹14080.00
Due Date: 17-05-2024

Bill Month	Units Consumed	Current Month Bill	Previous Outstanding
April 2024	515	₹5826.03	₹8193.16
Bill Period: 27-03-2024 - 24-04-2024	Previous Units: 478		

- Round sum payable by discount date : 03-05-2024 Amt ₹14030.00 Discount ₹49.07
- Round sum payable after due date : 17-05-2024 Amt ₹14150.00 DPC ₹72.83

The due date refers to only current bill amount, previous balance is payable immediately

Scan code to pay your bill via (Use any UPI app)

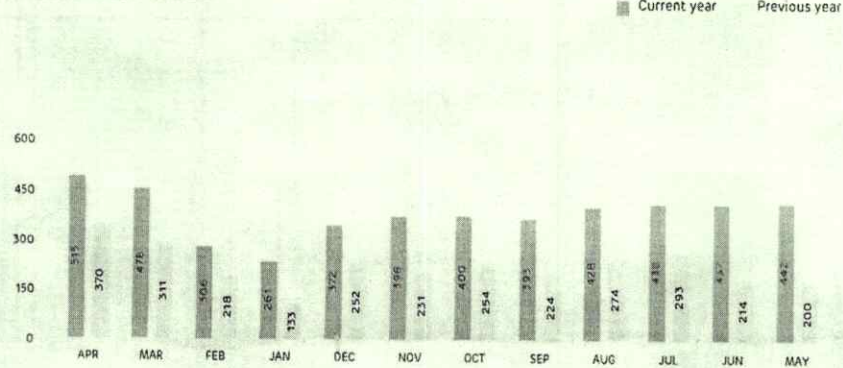


Nearest Collection Centre (Cash/Cheque)

Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072

R D NERURKAR
Division Head (Powai Division)

CONSUMPTION TREND



MAJOR BILL COMPONENTS (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9167583	8337.00	7822.00	1	515

HELP CENTER

19122 Toll Free No. (24x7) | www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com
Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072
Whatsapp Us on : 9594519122
For Portal Related Complaint call us: 19122
For internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Total Consumption 515

IMPORTANT MESSAGE

- As per Honorable MERC approval dated 6th Mar 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly connect at our Toll free number :19122 or visit https://www.adanielectricity.com/faqs for details.
- New Tariff rates are effective from 01.04.2024, as per MERC order dated 31.03.2023 in Case No.231 of 2022. Revised tariffs are applied on prorated units.
- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Please note that all important communication related to your account are being sent on 83*****98 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Tentative meter reading date for your MAY-24 bill is 25/05/2024

Join us on: [Social media icons]

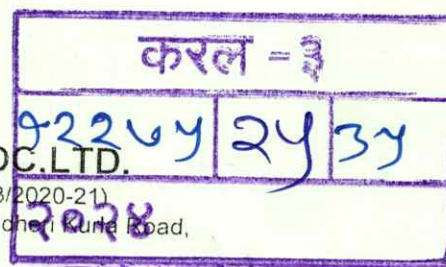
Leave paper for interesting stuff!
Switch to paperless bill, switch to sustainability.
Save ₹10 on your monthly bill!

Scan now

This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.

4293\4591\79056

EEOE



PALAZZIO CO-OP.HSG.SOC.LTD.

(Regn. No. MUM-2/(WL)/HSG/(TC)/11093/2020-21)
 CTS 832 B, Aditya Mill Compound, Safed Pul, Andheri Kurla Road,
 Andheri East, Mumbai 400072

BILL

Name [B0204] Mr. Amit Joshi
 Mr. Sundeep Yashroy

Bill No. 50
 Date 01/04/2024
 Due Date 30/04/2024

Mobile 9930210369
 Email amit_joshi76@yahoo.com
 Particulars BILL FOR APRIL 2024

Sr. No.	Nature of Charges	Amount
1.	SERVICE CHGS	4505.00
2.	NON OCCUPANCY CHGS.	571.00
3.	ELECTRICITY CHARGES	1200.00
4.	COMMON PROPERTY TAX	155.00
5.	REPAIR FUND	250.00
6.	SINKING FUND	84.00
7.	ESTIMATED WATER TAX CHGS	215.00
8.	EDUCATION & TRAINING FUND	10.00

Total 6990.00
 Arrears 0.00
 Amount Due 6990.00

NOTE

- 1.) Electronic fund transfers can be done to the below mentioned bank account.
 Title of Account :- Palazzo CHS LTD
 Name of Bank :- UNION BANK
 Branch :- Saki Naka
 Account Number :- 331822010000030
 IFSC Code :- UBIN0933180
- 2.) Non occupancy charge of Rs.571/- is only applicable on leave and license.



ACCOUNTING SERVICE

9930100067 / 9930109450
 www.brightaccountingservices.com

Rupees Six thousand nine hundred ninety only

- Notes 1) Cheque should be drawn in favour of Palazzo Co-operative Housing Society Limited. 2) Please mention your flat number and mobile number on the reverse of the cheque. 3) In case of electronic transfers, it is mandatory to mention your flat number in the narration 4) Payment not made by month end will attract Interest @ 21% p.a.

For PALAZZIO CO-OP.HSG.SOC.LTD.

THIS IS A COMPUTER GENERATED BILL. HENCE SIGNATURE IS NOT REQUIRED.

HON. SECRETARY / TREASURER

PALAZZIO CO-OP.HSG.SOC.LTD.
 (Regn. No. MUM-2/(WL)/HSG/(TC)/11093/2020-21)
 CTS 832 B, Aditya Mill Compound, Safed Pul, Andheri Kurla Road,
 Andheri East, Mumbai 400072

RECEIPT

Received with thanks from [B0204] Mr. Amit Joshi

Receipt No. 1741
 Date 15/03/2024

Sum of Rupees Six thousand nine hundred ninety only
 By Cheque No. NEFT of AMIT JOSHI KKBKH24075687444 Rs. 6990.00

For PALAZZIO CO-OP.HSG.SOC.LTD.

HON. SECRETARY / TREASURER

Rs. 6990.00

Subject to Realization of Cheque

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACYPJ1934G

नाम /NAME
AMIT JOSHI

पिता का नाम /FATHER'S NAME
RAJESH KUMAR JOSHI

जन्म तिथि /DATE OF BIRTH
18-07-1976

हस्ताक्षर /SIGNATURE

Pavinder S. Behluria
 DR. PAVINDER SOH BEHLURIA
 आयकर प्रमुख (कंप्यूटर कोष)
 Commissioner of Income-tax (Computer Operations)

करल - 3
 72207 2837
 2028

Amit Joshi

भारत सरकार
 Government of India

आधार
 AADHAAR

अमित जोशी
 Amit Joshi
 जन्म तारीख / DOB : 18/07/1976
 पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 Aadhaar is a proof of identity, not of citizenship.

5988 7573 4626

मेरा आधार, मेरी पहचान



Amit Joshi

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता: मार्फत: अमित जोशी, 2002, टॉवर 8,
 मगरपट्टा सिटी समोर, अमनोरा पार्क टाउन,
 हडपसर, हडपसर (एन. वी.), पुणे, महाराष्ट्र,
 411028

Address: C/O: Amit Joshi, 2002, Tower
 8, Opp Magarpatta City, Amanora Park
 Town, Hadapsar, Hadapsar (n.v.), Pune,
 Maharashtra, 411028

5988 7573 4626

1947 help@uidai.gov.in www.uidai.gov.in

करल - 3
 922७Y 2U 3Y
 2028

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAAPY2010J



नाम / Name
SUNDEEP YASHROY

पिता का नाम / Father's Name
ROBINDER KUMAR YASHROY

जन्म की तारीख /
 Date of Birth
15/12/1967

हस्ताक्षर / Signature

02072021

Sundeep Yashroy

भारत सरकार
GOVERNMENT OF INDIA

संदीप यशरोय
Sundeep Yashroy

जन्म तारीख/ DOB: 15/12/1967

पुरुष / MALE

5329 1318 1647



माझे आधार, माझी ओळख



Sundeep Yashroy

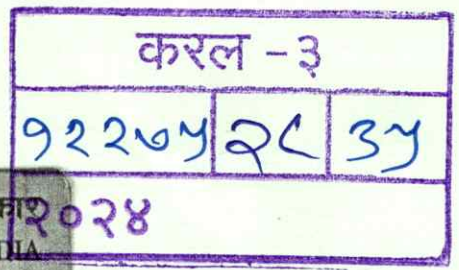
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 बडिलाचे/आईचे नाव:
 रबीनंदर कुमार यशरोय,
 रतनादीप को-ओप. हाउसिंग
 सोसाइटी, बयरामजी रोड,
 बयरामजी टाउन,
 कातोळरोड, नागपूर,
 महाराष्ट्र - 440013

Address
 S/O: Robinder Kumar
 Yashroy, Ratnadeep Co-Op.
 Housing Society, Byramji
 Road, Byramji Town,
 Katolroad, Nagpur,
 Maharashtra - 440013



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001



Babli



आयकर विभाग
INCOME TAX DEPARTMENT
ANJAY ARVIND KUMAR
DHANIK LAL SINGH
12/04/1980
Permanent Account Number
AGLPK7987M
A. Aring
Signature

भारत सरकार
GOVT. OF INDIA



करल - ३
१२ ०४ २०३४

A. Aring

भारत सरकार
Government of India
अंजय अरविंद कुमार
Anjay Arvind Kumar
जन्म तारीख / DOB : 12/04/1980
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे. नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन 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).

9563 4569 9199
मेरा आधार, मेरी पहचान

Aadhaar no. issued: 16/12/2011




A. Aring

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O धनिक लाल सिंह, बच्चू गॅरेज जवळ, अष्टविनायक ही.सो, अशोकनगर पार्कलाईन सफेदपूल केपरोड, साकी नाका, मुंबई, महाराष्ट्र, 400072
Address: S/O Dhanik Lal Singh, Near Bachoo Garage, Ashtvinayak HSG So., Ashok Ngr, Pipeline, Safedpool, K A Rd, Saki Naka, PO., DIST:Mumbai, Maharashtra, 400072

Details as on 01/04/2024

9563 4569 9199
help@uidai.gov.in www.uidai.gov.in



भारत सरकार
Government of India

मुकेश कुमार
Mukesh Kumar
जन्म तारीख/DOB: 12/06/1990
पुरुष/ MALE

2128 1983 1710

माझे आधार, माझी ओळख

करल - 3
922043034
2028

Mukesh Kumar

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता:
आणिपज: राजेश्वर प्रसाद यादव, कारमिनिया, वॉर्ड नं.06, तालुका
गर्हिया, सुपौल,
बिहार - 852139

Address:
S/O: Rajeshwar Prasad Yadav, karminiya, ward
no.06, Thaha Garhia, Supaul,
Bihar - 852139

2128 1983 1710

THE SEAL OF THE SUB-REGISTRAR, KURBA No. 3
सर सुयम मिश्रक कुर्बा-3
मुंबई उपनगर जिल्हा (एम) *
MUMBAI SUBURBAN DIST. (ANDHR)

भारत सरकार
GOVERNMENT OF INDIA

संतोषकुमार धनिकलाल सिंह
Santoshkumar Dhaniklal
Singh
जन्म तारीख/ DOB: 25/10/1987
पुरुष / MALE

5370 3825 7275

S. K. Singh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: धनिकलाल भैलु सिंह,
रूम नं एल एक्स एक्स-25,
अशोक नगर, सफेद पूल,
पाईप लाइन, बाचू गॅरिज
जवळ, अंधेरी कुर्ला रोड,
मुंबई, मुंबई,
महाराष्ट्र - 400072

Address:
S/O: Dhaniklal Bhalu Singh,
Room No LXX-25, Ashok Nagar,
Safed Pool, Pipe Line, Near
Bachoo Garage, Andheri Kurla
Road, Mumbai, Mumbai,
Maharashtra - 400072

5370 3825 7275



CHALLAN
MTR Form Number-6



GRN MH002635580202425M	BARCODE	Date 28/05/2024-09:38:04	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)	OVEPS4215C
Location MUMBAI		Full Name	BABLI SINGH And ANJAY ARVIND KUMAR
Year 2024-2025 One Time		Flat/Block No.	Flat No.B-204, 2nd Floor, B Wing, Palazzio C H S
Account Head Details		Amount In Rs.	Premises/Building Ltd., Aditya Mil Compound
0030045501 Stamp Duty		840000.00	Road/Street Safed Pul, Andheri Kurla Road, Sakinaka, Andheri East
0030063301 Registration Fee		30000.00	Area/Locality Mumbai
			Town/City/District
			PIN 400072
		Remarks (If Any)	
		PAN2=ACYPJ1934G~SecondPartyName=AMIT JOSHI, And SUNDEEP YASHROY~	
Total		8,70,000.00	Amount In Words Eight Lakh Seventy Thousand Rupees Only
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572024052960889 CPADVQYIL0
Cheque/DD No.		Bank Date	RBI Date 29/05/2024-00:00:00 30/05/2024
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	352 , 30/05/2024

Department ID :

Mobile No. : 0000000000

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY MUMBAI 02
Date: 2024.06.01 15:36:49 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-390-12275	0001604371202425	01/06/2024-15:33:12	IGR199	30000.00
2	(iS)-390-12275	0001604371202425	01/06/2024-15:33:12	IGR199	840000.00
Total Defacement Amount					8,70,000.00

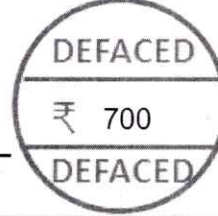


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0624010905400	Receipt Date	01/06/2024
-----	---------------	--------------	------------

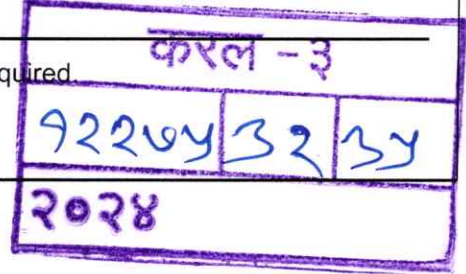
Received from Babli Singh, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 12275 dated 01/06/2024 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	01/06/2024
Bank CIN	10004152024060105082	REF No.	415341256146
Deface No	0624010905400D	Deface Date	01/06/2024

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



390/12275

शनिवार, 01 जून 2024 3:33 म.नं.

दस्त गोषवारा भाग-1

करल3

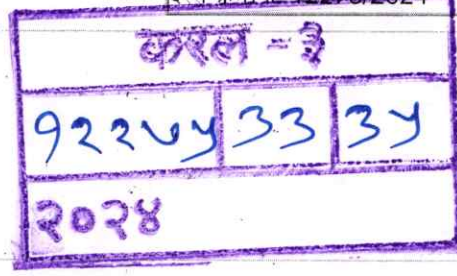
दस्त क्रमांक: 12275/2024

दस्त क्रमांक: करल3 /12275/2024

बाजार मूल्य: रु. 1,04,41,006/-

मोबदला: रु. 1,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.8,40,000/-



दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

पावती:13146

पावती दिनांक: 01/06/2024

अ. क्र. 12275 वर दि.01-06-2024

सादरकरणाराचे नाव: बबली सिंह

रोजी 3:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

Babli

दस्त हजर करणाऱ्याची मही:

एकूण: 30700.00

सह. दु. नि. सह. करल3
सह. दु. नि. सह. करल3
दस्ताचा प्रकार: करारनामा



सह. दु. नि. सह. करल3
सह. दु. नि. सह. करल3
दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 01 / 06 / 2024 03 : 32 : 29 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 01 / 06 / 2024 03 : 33 : 14 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहातील. सहाय्य सादर हस्तांतरण दस्तांमुळे राज्य शासन / केन्द्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणारे

- १)
- २)
- ३)

लिहून घेणारे

- १) Babli
- २) A. Singh
- ३)

दस्त गोपवारा भाग-2

करल3

दस्त क्रमांक:12275/2024

01/06/2024 3 36:14 PM

दस्त क्रमांक :करल3/12275/2024

दस्ताचा प्रकार :-करारनामा

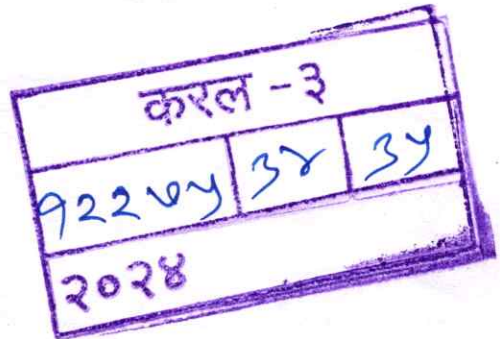
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:बबली सिंह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बच्चू गॅरिज जवळ, अष्टविनायक हौसिंग सोसायटी, ब्लॉक नं: अशोक नगर, पार्डप लाईन, सफेद पुल, साकीनाका, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:CVEPS4215C	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Babli</i>		
2	नाव:अंजय अरविंद कुमार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बच्चू गॅरिज जवळ, अष्टविनायक हौसिंग सोसायटी, ब्लॉक नं: अशोक नगर, पार्डप लाईन, सफेद पुल, साकीनाका, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AGLPK7987M	लिहून घेणार वय :-44 स्वाक्षरी:- <i>A. Arvind</i>		
3	नाव:अमित जोशी पत्ता:प्लॉट नं: फ्लॅट नं. बी-२०४, माळा नं: २ रा मजला , इमारतीचे नाव: पॅलाझीयो, ब्लॉक नं: आदित्य मिल कंपाउंड, सफेद पुल, रोड नं: अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पॅन नंबर:ACYPJ1934G	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Amit Joshi</i>		
4	नाव:मंदीप यशगौय पत्ता:प्लॉट नं: फ्लॅट नं. बी-२०४, माळा नं: २ रा मजला , इमारतीचे नाव: पॅलाझीयो, ब्लॉक नं: आदित्य मिल कंपाउंड, सफेद पुल, रोड नं: अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPY2010J	लिहून घेणार वय :-56 स्वाक्षरी:- <i>Mandip Yashgouy</i>		

वरील दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 06 / 2024 03 : 35 : 02 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मुकेश कुमार वय:34 पत्ता:अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, मुंबई पिन कोड:400072	स्वाक्षरी <i>Mukesh Kumar</i>	
2	नाव:संतोष कुमार सिंह वय:36 पत्ता:रूम नं.एल एक्स एक्स २५, अशोक नगर, सफेद पुल, पार्डप लाईन, अंधेरी कुर्ला रोड, साकीनाका, अंधेरी पूर्व, मुंबई पिन कोड:400072	स्वाक्षरी <i>S. K. Singh</i>	



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BABLI SINGH And ANJAY ARVIND KUMAR	eChallan	00040572024052960869	MH002635580202425M	840000.00	SD	0001604371202425	01/06/2024
2		DHC		0624010905400	700	RF	0624010905400D	01/06/2024
3	BABLI SINGH And ANJAY ARVIND KUMAR	eChallan		MH002635580202425M	30000	RF	0001604371202425	01/06/2024

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

12275 /2024

Know Your Rights as Registrants

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

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

करल ३		
१२२७५	३५	३५
२०२४		



प्रमाणित करण्यात येते की या दस्त्यामध्ये
एकूण पन्नास (३५) पाने आहेत.
पुस्तक क्रमांक- १/करल-३/१२२७५/२०२४
क्रमांकावर नोंदला.
दिनांक: ०९/०६/२०२४

साह दुय्यम निबंधक (वर्ग-३)
मुंबई क्र.-३