

FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

If Yes, CIF No/ Account No. 80529693933

Name: First Name Middle Name  
chandansingh Raghunath

Date of Birth: 27101980 PAN: AGXPT575

Mobile: 9867276268

e-mail: chanda.rathakur678@gmail.com

Name of Spouse: pratiksha chandansingh

Name of Father: Raghunathsingh shi vpra

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 482067529696

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Person Of Indian Origin (PIO)  Foreign Citizen









STATE BANK OF INDIA  
NAIGAON DADAR BRANCH  
BRANCH CODE : 05352  
162, RUKMINI NIWAS, S.S WAGH MARG,  
NAIGAON, DADAR - (EAST)  
MUMBAI - 400014.

Tel : 022-2413 1998 / 7351 | Fax : 022-2414 0894 | Email : sbl.05352@sbi.co.in | IFSC Code : SBIN0005352 | SWIFT : SBININBB355

Ref : SBI/DADAR NAIGAON/020 ORIGINAL/OFFICE COPY/DUPLICATE COPY

Date: 03.10.2024

To  
The Assistant General Manager,  
SBI RACPC Sion (61073)  
B 603-606 Kohinoor City Mall,  
Commercial I, Kirol Road,  
Off. LBS Marg, Near Holy Cross Road  
Kurla West, Mumbai - 400070.

**SBI HOME LOAN TOPUP PROPOSAL FOR RS 10.00 LAKHS OF CHANDAN SINGH  
THANKUR  
SUBMISSION OF PROPOSAL**

Please find enclosed the Home loan topup proposal for taking necessary steps and action at your end.

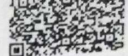
Kindly do the needful.

Yours faithfully

  
Branch Manager







MH009065934202122E	BARCODE	Date	23/11/2021-10:12:33	Form ID	25.2
Agent Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
of Payment Registration Fee		PAN No.(if Applicable)		AOZPT1173L	
Office Name U LH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		Pratiksha Chandansingh Thakur	
Location THANE		Flat/Block No.		Flat No.205, 2nd Floor, Building 1, Wing A, Phase	
Year 2021-2022 One Time		Premises/Building		I, Kendale Emeralds	
Account Head Details		Amount In Rs.		Road/Street	
0030046401 Stamp Duty		199800.00		Village Belavali, Tal Ambarnath, Dist Thane	
0030063301 Registration Fee		30000.00		Area/Locality	
				Area 55.08 sq. meters (carpet)	
				Town/City/District	
				PIN	
				4 2 1 5 0 3	
		Remarks (If Any)			
		PAN2=AAWFM5778R~SecondPartyName=Kendale			
		Developers-CA=3330000			
Total		2,29,800.00		Amount In	
				Two Lakh Twenty Nine Thousand Eight Hundred Rupees	
				Words	
				Only	
Payment Details			INDIAN OVERSEAS BANK		
Cheque-DD Details			FOR USE IN RECEIVING BANK		
Cheque/DD No.		Bank CIN	Ref. No.	02700452021112350100	202111230626773
Name of Bank		Bank Date	RBI Date	23/11/2021-10:13:10	Not Verified with RBI
Name of Branch		Bank-Branch		INDIAN OVERSEAS BANK	
		Scroll No. , Date		202111231 , 24/11/2021	

Department ID :

Mobile No. : 8655115355

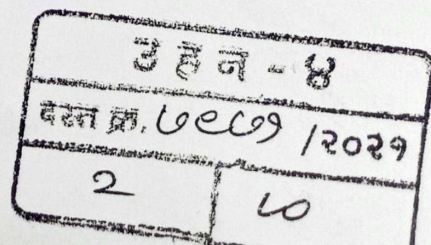
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

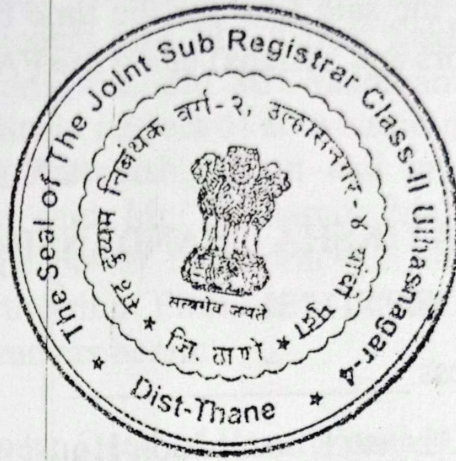
## Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-541-7971	0004325561202122	24/11/2021-11:56:07	IGR129	30000.00
2	(IS)-541-7971	0004325561202122	24/11/2021-11:56:07	IGR129	199800.00
Total Defacement Amount!					2,29,800.00

Pratiksha







Stilt Plus 7

**PHASE I**

Flat **205** on **Second** floor,

in Building **1**, Wing **A** in the Complex known as "**KENDALE EMERALDS**"

Area : **41.08** sq. meters.(Carpet)

Market Value Rs. 23,82,000/-

Actual Value Rs. **33,30,000/-**

उ ह न - ४	
दस्त क्र. ७७७१ / २०२१	
५	७

**AGREEMENT FOR SALE**

**THIS ARTICLE OF AGREEMENT MADE AT BADLAPUR**

**ON THIS 24<sup>th</sup> DAY OF November 2021**

**BETWEEN**



M/s. KENDALE DEVELOPERS, a Partnership Firm, (erstwhile Known as Magsan Developers, a Partnership Firm) (Pan No. AAWFM5778R) having its Office at Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shade Hotel, Near Carmel High School, Katrap Road, Belavali, Badlapur (E), District Thane, email address : kendaledevelopers73@gmail.com hereinafter called and referred to as the **BUILDERS/ PROMOTERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

**AND**

1. Mrs. **PRATIKSHA CHANDANSINGH THAKUR,**

Pan No. **AOZPT1173L**

Email address \_\_\_\_\_

aged about **31** years, occupation **Housewife**

2. Mr. **CHANDANSINGH R. THAKUR,**

Pan No. **AGXPT5759Q**

Email address **chandan.r.thakur678@gmail.com**

aged about **41** years, occupation **Service**

both residing **D-704, Shiv Darshan Complex Opp. Shashwat Park**

**Manjarli, Badlapur West Badlapur Kulgaon Ambarnath Thane**

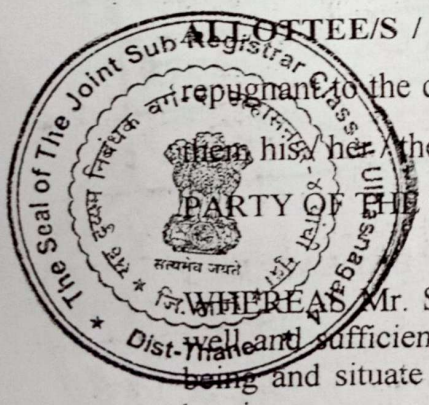
**Maharashtra 421503,** hereinafter called and referred to as the

**ALLOTTEE/S / PURCHASER/S** ( Which expression shall unless it be

repugnant to the context or meaning thereof mean and include survivor of

them, his/ her/ their heirs, executors, administrators and assigns ) being the

**PARTY OF THE SECOND PART.**



WHEREAS Mr. Sakharam Mahadev Jadhav was Owner and/or otherwise

well and sufficiently entitled to all those pieces and parcels of land lying,

being and situate at **Village Belavali, Taluka Ambarnath, District Thane**

bearing :

Survey No.	Hissa No.	Total Area (H-R-P)	Out of Total area, the area under "R" Zone (in Sq. Meters)
उ ह न - ४ दस्त क्र. ७७७ / २०२९ ६ ७	1	1-28-0 P. K. 0-19-0	8400.00
	2/1	1-58-0 P. K. 0-22-0	

and within the limits of Kulgaon Badlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District

*[Handwritten signature]*

*Pratiksha*

*[Handwritten signature]*



Ulhasnagar. That said area admeasuring 3400.00 sq. meters under "R" Zone out of the above said entire property is subject inatter of present development and is hereinafter called and referred to as the "Said Property" and is more particularly described in the FIRST SCHEDULE hereunder written ;

AND WHEREAS by and under Development Agreement dated 08.07.2013, registered at the Office of Sub-Registrar of Assurances at Ulhasnagar under Sr. No. 8254/2013 dated 08.07.2013 made and executed between said Mr. Sakharam Mahadev Jadhav as the Vendor, M/s. Magsan Developers, a Partnership Firm, having its Office at Shop No. 3, Shubhdip Building, Near Monalisa Hotel, Katrap, Badlapur (E), Taluka Ambernath, District Thane as the Developers and Mr. Kailas Sakharam Jadhav and Others as the Confirming Party, the said Mr. Sakharam Mahadev Jadhav has granted development rights in respect of above said property to the said M/s. Magsan Developers, a Partnership Firm and in pursuance to said development agreement the said Mr. Sakharam Mahadev Jadhav and Others have also granted the power of attorney in favour of said M/s. Magsan Developers, a Partnership Firm, now know as M/s. Kendale Developers i.e. Builders/Promoters herein ;

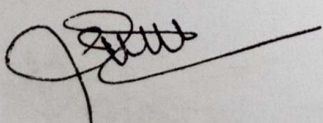
AND WHEREAS by and under Deed of Reconstitution of Partnership On Admission and Retirement of Partners dated 31.03.2018 made and executed between Mr. Santosh Tuljaram Kendale as the Continuing Partner, Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya as the Incoming Partners and Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others as the Retiring Partners, the said Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya are admitted to said partnership firm as partner thereof and said Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others are retired from said partnership firm. That under said Deed of Reconstitution of Partnership, name of partnership firm is change from M/s. Magsan Developers to M/s. Kendale Developers by following necessary procedure to that effect with Registrar of Partnership Firm.

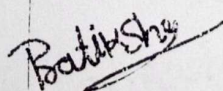
AND WHEREAS as per Order of Tahsildar, vide No.MH/K-1/T-3/JAMINBAB/RK/KV-237/2017 Dated 9/8/2017 N.A. conversion tax is paid vide Challan No.GRN MH0105949442018 9M dated 24/11/2018 in respect of the project land.

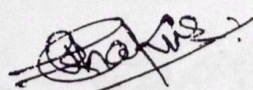
AND WHEREAS the Builders/Promoters herein with a view to develop the said property by constructing multi-storeyed building thereon submitted necessary building proposal with Kulgaon Badlapur Municipal Council and Kulgaon Badlapur Municipal Council sanctioned the Building plan and granted building commencement certificate in respect of said property by and under its permission bearing No. KBNP/BP/2019-2020/8996/ UNIQUE No. 80 dated 07.10.2019;

AND WHEREAS in terms of said sanctioned plan at present 5 buildings are sanctioned

- a. Building no. 1 – Wing A and B of Stilt (Part)+ Ground + Seven Floor









said bequeath under said Will, said property is transferred in the name of revenue records in the name of said Shri Kailas Sakharam Jadhav and Sagar Kailas Jadhav as is evidenced by mutation Entry No. 4467 dated 05.05.2021 and thus now, in terms of bequeath under said Will, said Shri Kailas Sakharam Jadhav and Sagar Kailas Jadhav have become owners of said property.

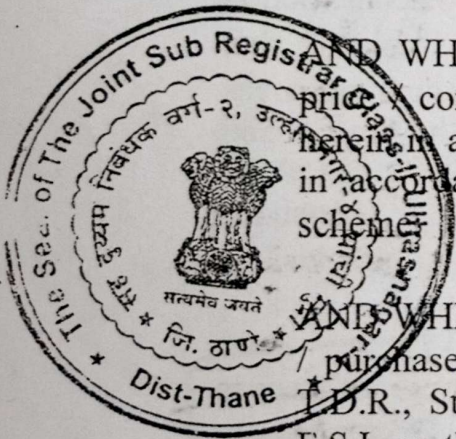
- i) That Builders/Promoters have obtained construction finance from DCB BANK LIMITED, Senapati Bapat Marg, Lower Parel, Mumbai and mortgage the said property along with flats/shops to be constructed in buildings in Phase I on said property which will consist of Buildings No. 1 – Wing A and B, Building No. 2 – Wing C in favour of DCB BANK LIMITED, Senapati Bapat Marg, Lower Parel, Mumbai.

AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him Flat/Shop/Unit by becoming member / share holder / constituent of the proposed cooperative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters Rs. 33,30,000/- (Rupees Thirty Three Lakhs Thirty Thousand only) as the agreed lumpsum price / consideration in respect of the said Flat bearing No. 205, on Second floor, admeasuring 41.08 Sq. Meters. (Carpet) in the building No. 1, Wing A, Phase I, in the complex known as "KENDALE EMERALDS" allotted to the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters hereinafter in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme;

AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize F.S.I., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of buildings may be raised to upper floors and/or construction in stilt may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same;

AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;



उह	लॉटेस
दस्त क्र.	66/29/2029
90	40

*[Signature]*

*[Signature]*

*[Signature]*



writing of the allottee/s / Purchaser/s to the Builders/Promoters carrying out such changes in the building plans.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat bearing No. 205, on Second floor, admeasuring 41.08 Sq. Meters. (Carpet) in the building No. 1, Wing A, Phase I, in the complex known as "KENDALE EMERALDS" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lumpsum price/consideration of Rs. 33,30,000/- (Rupees Thirty Three Lakhs Thirty Thousand only) The abovesaid lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

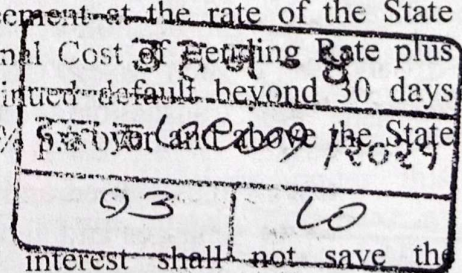
That said premises will have Enclosed Balcony of 05.76 sq. meters, C.B. Area of 1.49 sq. meters, and Terrace area of 6.75 sq. Meters, which areas are for exclusive use and benefit of said premises.

2. (b) The allottee/s / purchaser/s hereby agrees to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Schedule A as attached hereto.

"Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinafter.

Without prejudice to the above, if the allottee/s / purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s / purchaser/s agrees to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% per annum above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the allottee/s / purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the allottee/s / purchaser/s of any of the terms





including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This agreement shall form the only binding agreement between the parties hereto and shall be subject to only the terms and conditions contained herein and this agreement fully supersedes and replaces any previous agreements, any commitments oral or written concerning the said premises between the parties hereto.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All those pieces and parcels of land lying, being and situate at **Village Belavali**, Taluka Ambernath, District Thane bearing :

Survey No.	Hissa No.	Total Area (H-R-P)	Out of Total area, the area under "R" Zone (in Sq. Meters)
69	1	1-28-0 P. K. 0-19-0	8400.00
69	2/1	1-58-0 P. K. 0-22-0	

and within the limits of Kulgaon Badlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar.

SECOND SCHEDULE ABOVE REFERRED TO  
(PRESENT PROJECT/DEVELOPEMNT PHASE I)

ALL THAT Building No. 1 – Wing A and B and Building No. 2 - Wing C, to be constructed on portion of land forming the part of all those pieces and parcels of land lying, being and situate at **Village Belavali**, Taluka Ambernath, District Thane bearing :

Survey No.	Hissa No.	Total Area (H-R-P)	Out of Total area, the area under "R" Zone (in Sq. Meters)
69	1	1-28-0 P. K. 0-19-0	8400.00
69	2/1	1-58-0 P. K. 0-22-0	



and within the limits of Kulgaon Badlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Badlapur in the presence of attesting witness, signing as such on the day first above written.

*Batiksha* *Shrikant*

उह न - ४	
दस्त क्र.	२०२१ / २०२१
२	६



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700023128**

Project: **KENDALE EMERALD**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 69/1 AND 69/2/1a**  
**Badlapur (M CI), Ambarnath, Thane, 421503;**

1. **Kendale Developers** having its registered office / principal place of business at Tehsil: **Ambarnath, District: Thane,**  
Pin: **421503.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/12/2019** and ending with **31/10/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by

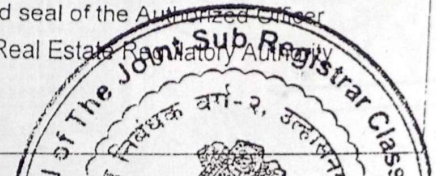
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)

Date: 02-12-2019 16:49:03

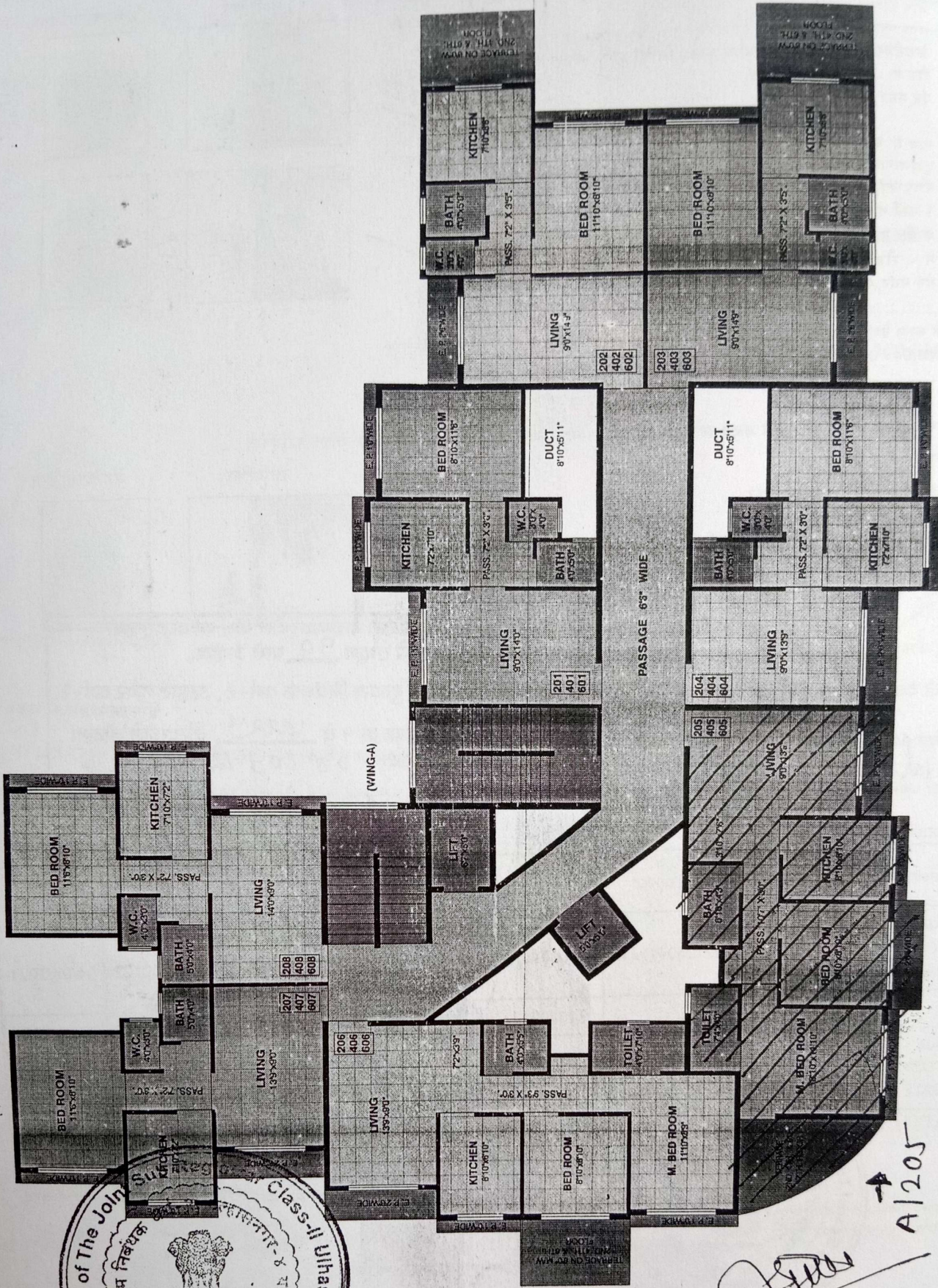
Dated: 02/12/2019

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority







**TYPICAL FLOOR PLAN (WING-A)**  
**(2ND, 4TH, & 6TH. FLOOR)**



*Handwritten signature*  
 A/205  
*Handwritten signature: Babushy*  
*Handwritten signature: [unclear]*

उह न - ४	
दस्त क्र. ७६७१ / २०२१	
७६	७०



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

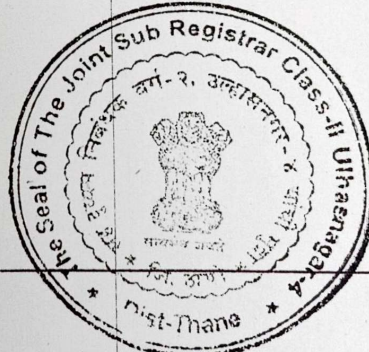
दस्त क्रमांक : 7971/2021

नोंदणी :

Regn:63m

गावाचे नाव : बेलवली

1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3330000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2382000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: मौजे बेलवली तालुका अंबरनाथ जिल्हा ठाणे येथील सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 या मिळकतीवर फेस नं 1 KENDALE EMERALDS कॉम्प्लेक्स मध्ये बिल्डिंग नं 1 मध्ये विंग ए सदनिका नं. 205 दुसरा मजला क्षेत्र 41.08 चौरस मीटर कारपेट + बाल्कनी क्षेत्र 05.76 चौरस मीटर + सी वी 1.49 चौरस मीटर + ओपन टेरेस 6.75 चौरस मीटर ( ( Survey Number : सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 ; ) )
(5) क्षेत्रफळ	1) 55.08 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. केंदळे डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार संतोष तुळजाराम केंदळे यांच्या वतीने कबुलीजबाबा करिता कु.मु. म्हणून ओमकार संतोष केंदळे वय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हे नं 69 हिस्सा न 1 सर्व्हे नं 69 हिस्सा न 2/1 जाधव नगर सन अँड शेड हॉटेल समोर कार्मेल हायस्कूल जवळ कात्रप रोड बेलवली बदलापूर पूर्व , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAWFM5778R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिक्षा चंदनसिंग ठाकूर वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-704 शिव दर्शन कॉम्प्लेक्स शाश्वत पार्क समोर मांजली बदलापूर वेस्ट बदलापूर कुळगाव अंबरनाथ ठाणे महाराष्ट्र , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AOZPT1173L 2): नाव:-चंदनसिंग आर. ठाकूर वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-704 शिव दर्शन कॉम्प्लेक्स शाश्वत पार्क समोर मांजली बदलापूर वेस्ट बदलापूर कुळगाव अंबरनाथ ठाणे महाराष्ट्र , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AGXPT5759Q
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7971/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	199800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह. दुय्यम निबंधक वर्ग-२  
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.