

Manager

(2)

Kajeshbhar Singh

Anantika

SCANNED

9/28/2020
4/10 - 32

AGREEMENT
FOR
GEETA XEROX
SALE

Note:-Please read the Contents of the Documents carefully and thoroughly, if any Costs, Actions, Expenses, Loss, Damages, Claims arises in the Present, Past and in the Future due to mistake/omission/in discrepancies found in the said Documents, hence, We are not responsible for the same.

393/19470

पावती

Original/Duplicate

Wednesday, October 30, 2024

नोंदणी क्र.: 39म

1:13 PM

Regn.: 39M

पावती क्र.: 20412 दिनांक: 30/10/2024

गावाचे नाव: पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन10-19470-2024

दस्तऐवजाचा प्रकार : वारारनामा

सादर करणाऱ्याचे नाव: दिनेश शांता राम कळमकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

प्र सह द. ३०/१०/२०२४

बाजार मुल्य: रु. 3595914 /-

मोबदला रु. 4900000/-

भरलेले मुद्रांक शुल्क : रु. 343000/-

1) देयकाचा प्रकार: DHC रकम: रु. 640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024301509545 दिनांक: 30/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010390011202425P दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

Rajawar

30-10-2024

सूची क्र.2

30/10/2024

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 19470/2024

नोदणी :

Regn:63m

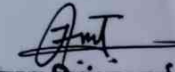
गावाचे नाव : पेणकरपाडा

(1)विनयेखाचा प्रकार	करारनामा
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3595914
(4) भू- मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: मौजे पेणकरपाडा,वॉर्ड-पी,विभाग क्रमांक:-4/21,मध्ये,सदनिका क्रमांक:-204,2 रा मजला,बिल्डिंग नं.सी-59,आकाशदीप शांतीनगर को.ऑप.हो.सोसा.ली.,बिल्डिंग नं.सी-58/59,सेक्टर-9,शांती नगर,मिरारोड पुर्व,ठाणे.,सर्वे नं.209,नवीन सर्वे नं.41,क्षेत्रफळ:-36.24 चौ.मी.बिल्टअप.(Survey Number : 41 ;)
(5) क्षेत्रफळ	1) 36.24 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:-अनिकेत अनंत शेठये - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: प्लॉट नं.204,2 रा मजला,बिल्डिंग नं.सी-59,आकाशदीप शांतीनगर को.ऑप.हो.सोसा.ली.,बिल्डिंग नं.सी-58/59,सेक्टर-9,शांती नगर,मिरारोड पुर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CSOPS9310R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश शांताराम कळमकर - - वय:-45; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-6/601,मोहन रिजन्सी,श्री कॉम्प्लेक्स समोर,कल्याण पश्चिम,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ATSPK1620M 2): नाव:-सिध्दी दिनेश कळमकर - - वय:-44; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए-6/601,मोहन रिजन्सी,श्री कॉम्प्लेक्स समोर,कल्याण पश्चिम,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ACCPH6788A
(9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2024
(10)दस्त नोदणी केल्याचा दिनांक	30/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	19470/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	343000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


प्र. सह दुय्यम निबंधक वर्ग २ ठाणे - १०

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DINESH SHANTARAM KALAMKAR	eChallan	10000502024102502047	MH010390011202425P	343000.00	SD	0005751435202425	30/10/2024
2		DHC		1024301509545	640	RF	1024301509545D	30/10/2024
3	DINESH SHANTARAM KALAMKAR	eChallan		MH010390011202425P	30000	RF	0005751435202425	30/10/2024

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410304492				30 October 2024.01.02.27 PM
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका - ठाणे				
उप मूल्य विभाग	4/21-पी) भू- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्रमांक				
क्षेत्राचे नांव	Mira Bhandar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#41		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
94500	94500	107200	118200	107200	
वाधीव क्षेत्राची माहिती	36.24 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकाम क्षेत्र (Built Up) -	1-अर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर -	Rs 26620/-
उद्भवान सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
प्रकल्पाचे क्षेत्र -	Above 2 hector				
Sale Type - Resale	First Sale Date - 09/05/1989				
Sale Resale of built up Property constructed after circular dt.02/01/2018					
सूत्र प्रकल्पाचे क्षेत्रानुसार दर	= ((मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करिता प्रति चौ. मीटर दर = Rs. 99225 /-				
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.99225/-				
पसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * पसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= ((99225-36400) * (100 / 100)) + 36400)				
	= Rs.99225/-				
मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 99225 * 36.24				
	= Rs.3595914/-				
Applicable Rules	= 3, 5 अं. 9, 18, 19				
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी, + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 3595914 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.3595914/-</p> <p>= २ पस्तीस लाख पंच्याण्णव हजार नऊ शो चौदा /-</p>				

Home Print



ट न न - १०	
१२४६०/२०२४	
१	३२

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024301509545	Date 30/10/2024
Received from THANE, Mobile number 9821116353, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 30/10/2024
Bank CIN 10004152024103008944	REF No. 100014093082
This is computer generated receipt, hence no signature is required.	



टनन - १०	
१०२४०० / २०२४	
२	३२

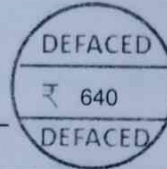


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1024301509545	Receipt Date 30/10/2024
-------------------	-------------------------

Received from THANE, Mobile number 9821116353, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 19470 dated 30/10/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 30/10/2024
Bank CIN 10004152024103008944	REF No. 100014093082
Deface No 1024301509545D	Deface Date 30/10/2024

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



टनन - १०	
१०१००/२०२४	
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CHALLAN
MTR Form Number-6



GRN	MH010390011202425P	BARCODE			Date	25/10/2024-11:40:54	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	THN10_THANE NO 10 JOINT SUB REGISTR			PAN No.(If Applicable)	ATSPK1620M			
Location	THANE			Full Name	DINESH SHANTARAM KALAMKAR			
Year	2024-2025 One Time			Flat/Block No.	FLAT	NO.204,2ND	FLOOR,BLDG	
Account Head Details			Amount In Rs.	Premises/Building	NO.C-59,AKASHDEEP SHANTINAGAR CHSL			
003004E401	Stamp Duty		343000.00	Road/Street	BLDG NO.C-58/59,SECTOR-9,SHANTI NAGAR			
0030063301	Registration Fee		30000.00	Area/Locality	MIRA ROAD EAST,THANE			
				Town/City/District				
				PIN		4	0	1
						1	0	7
				Remarks (if Any)	PAN2=CSOPS9310R-SecondPartyName=ANIKET ANANT SHETYE-CA=4900000			
Total			3,73,000.00	Amount In Words	Three Lakh Seven Thousand and Rupees Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	0000502024102302047 4220878422635		
Cheque/DD No.				Bank Date	RBI Date	25/10/2024-11:40:54 Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID: _____
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुर्यम निबंधक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करता घ्यायला दस्त्यासाठी सदर चालन लागू नाही.

92700/2028
 2/22

Balaram

Am

Anant

CHALLAN
MTR Form Number-6



GRN	MH010390011202425P	BARCODE			Date	25/10/2024-11:40:54	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		ATSPK1620M		
Office Name THN10 THANE NO 10 JOINT SUB REGISTR				Full Name		DINESH SHANTARAM KALAMKAR		
Location THANE				Flat/Block No.		FLAT NO.204,2ND FLOOR,BLDG		
Year 2024-2025 One Time				Premises/Building		NO.C-59,AKASHDEEP SHANTINAGAR CHSL		
Account Head Details		Amount In Rs.		Road/Street		BLDG NO.C-58/59,SECTOR-9,SHANTI NAGAR		
0030046401 Stamp Duty		343000.00		Area/Locality		MIRA ROAD EAST,THANE		
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN		4 0 1 1 0 7		
				Remarks (If Any)				
				PAN2=CSOPS9310R-SecondPartyName=ANIKET ANANT				
				SHETYE-CA=4900000				
373000.00				Amount In		Three Lakhs Seventy Three thousand Rupees Only		
Total		3,73,000.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024102502047	4220878422635	
Cheque/DD No.				Bank Date	RBI Date	25/10/2024-11:41:58	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 :
 Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No. : 8419942389
 १२४७० / २०२४
 ५ / ३२

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-393-19470	0005751435202425	30/10/2024-13:08:08	IGR122	30000.00
2	(IS)-393-19470	0005751435202425	30/10/2024-13:08:08	IGR122	343000.00
Total Defacement Amount					3,73,000.00

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 30th day of *October-2024*

BETWEEN

MR. ANIKET ANANT SHETYE (PAN No.CSOPS9310R) Adult, Indian Inhabitant having address at FLAT NO.204 ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.C-58/59, SECTOR-9, SHANTI NAGAR, MIRA ROAD(EAST), THANE-401107 called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART.

AND

- 1) **MR. DINESH SHANTARAM KALAMKAR (PAN No.ATSPK1620M)**
- 2) **MRS. SIDDHI DINESH KALAMKAR (PAN No.ATSPK1620M)**

Both Adults, Indian Inhabitants having address at A-6/601, Mohan Regency, Opp:Shree Complex, Kalyan(West), Thane-421301 called the "VENDEES /PURCHASERS" and hereinafter for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



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३०/१०/२०२४	
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Asm.

Ramk
Kalamkar

WHEREAS, MR. SAUMIL P. SHAH had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 09-05-1989 entered between M/S.SHANTISTAR BUILDERS of 8, Tulsiani Chambers, 212 Backbay Reclamation, Nariman Point, Mumbai-400021 referred to as "the Builders" therein and MR. SAUMIL P. SHAH referred to as "the Purchaser" therein and the said M/S.SHANTISTAR BUILDERS agreed to sell to MR. SAUMIL P. SHAH AND MR. SAUMIL P. SHAH agreed to purchase from M/S.SHANTISTAR BUILDERS the SAID FLAT being FLAT NO.204 admeasuring area 390 SQ. FT. (BUILT UP) equivalent to 36.24 SQ. MTS. (BUILT UP) ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG. NO.C-58/59, SECTOR-9, SHANTI NAGAR, MIRA ROAD(EAST), THANE-401107 (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentions therein on the land more particularly described in the *SCHEDULE* in written hereunder:

AND, the said Original Agreement for Sale Dated 09-05-1989 with M/S. SHANTISTAR BUILDERS lodged for registration at the office of the Sub-Registrar of Assurances. at Thane under No.CHHA-5507-1989 on 01-08-1989 AND MR. SAUMIL P. SHAH had paid entire purchase price of the SAID FLAT to the said M/S.SHANTISTAR BUILDERS as per the Agreement recited herein before and the said M/S.SHANTISTAR BUILDERS admitted and confirmed that no amount is due and payable by MR. SAUMIL P. SHAH herein in respect of purchase of the SAID FLAT and MR. SAUMIL P. SHAH herein had taken actual possession of the SAID FLAT.



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१२५०० / २०२४	
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Am.

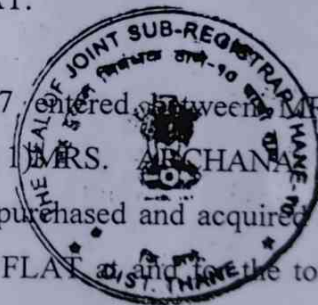
Kaushik

Am.

By an Agreement for Sale Dated 12-08-1993 entered between MR. SAUMIL P. SHAH AND 1)MRS. BHAVNA MANSUKHLAL PANCHAMIA 2)MR. MANSUKH M. PANCHAMIA, who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged for registration with necessary Declaration at the office of the Sub-Registrar of Assurances at Thane under No.TNN10-08399-2007 on 24-09-2007 and had taken actual possession of the SAID FLAT.

By an Agreement for Sale Dated 16-10-1998 entered between 1)MRS. BHAVNA MANSUKHLAL PANCHAMIA 2)MR. MANSUKH M. PANCHAMIA AND MRS. RANJANA SHEKHAR PARELKAR, who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged for registration at the office of the Sub-Registrar of Assurances at Thane-2 under No.789-1998 on 29-10-1998 and had taken actual possession of the SAID FLAT.

By an Agreement for Sale Dated 13-10-2007 entered between MRS. RANJANA SHEKHAR PARELKAR AND 1)MRS. ARCHANA A. BAROT 2) MR. YATIN C. BAROT, who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN10-09147-2007 on 19-10-2007 and had taken actual possession of the SAID FLAT.



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By an Agreement for Sale Dated 01-10-2009 entered between 1)MRS. ARCHANA A. BAROT 2)MR. YATIN C. BAROT AND 1)MR. PANKAJ PRAVINCHANDRA CHOVIATIA 2)MRS. DEEPALI PANKAJ CHOVIATIA, who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN10-7706-2009 on 01-10-2009 and had taken actual possession of the SAID FLAT.

WHEREAS, LATE MR. PANKAJ PRAVINCHANDRA CHOVIATIA died on 13-05-2016 and left behind only Two Legal Heirs including, MRS. DEEPALI PANKAJ CHOVIATIA(Wife) & MR. AKASH PANKAJ CHOVIATIA(Son) and being the legal heir/lawful representative of the said deceased, who had released, relinquished and surrendered all his inheritance joint rights, title and interest by executed a Release Deed Dated 29-08-2022 duly registered at the office of the Sub-Registrar of Assurances at Thane under No.TNN4-14511-2022 on 29-08-2022 in favour of MRS. DEEPALI PANKAJ CHOVIATIA and the said MRS. DEEPALI PANKAJ CHOVIATIA had completed all requisite formalities as per the M.C.S.Act, 1960 & Bye-Laws of said society and submitted an application along with relevant documents to the said society require for the membership and said society accepted and admitted her a legal and lawful sole member and sole owner of the SAID FLAT and had taken actual possession of SAID FLAT.



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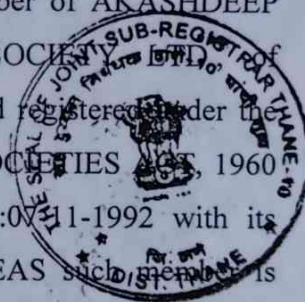
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Pankaj

By an Agreement for Sale Dated 07-10-2022 entered between MRS. DEEPALI PANKAJ CHOVIATIA AND MR. ANIKET ANANT SHETYE (*here referred to as the TRANSFEROR*), who had purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN10-16423-2022 on 07-10-2022 and had taken actual possession of the SAID FLAT and till this day is in occupation of the SAID FLAT.

WHEREAS, the TRANSFEROR is the legal, lawful and absolute owner of FLAT NO.204 ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.C-58/59, SECTOR-9, SHANTI NAGAR, MIRA ROAD(EAST), THANE-401107

AND, the TRANSFEROR is legal and lawful member of AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under No.TNA/(TNA)/HSG/(TC)/5413/1992-1993/Dt:07-11-1992 with its registered office at the same building, and WHEREAS such member is registered shareholder, holding Shares Certificate No.032/Dt:07-09-1993 of five fully paid up shares of Rs.50/=each, bearing distinctive no. from 156 to 160 (both inclusive) for the total face values of Rs.250/=of the SAID SOCIETY standing in his name AND whereas such member and shareholder, the TRANSFEROR has full rights, title share interest and possession of the SAID FLAT in the said society's building.



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AND, the TRANSFEREES approached to the TRANSFEROR with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being FLAT NO.204 ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.C-58/59, SECTOR-9, SHANTI NAGAR, MIRA ROAD(EAST), THANE-401107 with the fixtures, fittings and amenities provided therein by the Builders for the **Agreed Consideration of RS.49,00,000/=(RUPEES FORTY-NINE LAKHS ONLY)** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND, the TRANSFEREES are desirous of acquiring the rights, title and interest of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREES all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREES at and for the **Agreed Consideration of RS.49,00,000/=(RUPEES FORTY-NINE LAKHS ONLY)** with all deposits and contributions made by the TRANSFEROR either through the builders or the society with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.



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AND, the TRANSFEREES have agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total consideration as previously mentioned and to get the membership and the said shares transferred in their names with permanent right of use and occupation of the SAID FLAT.

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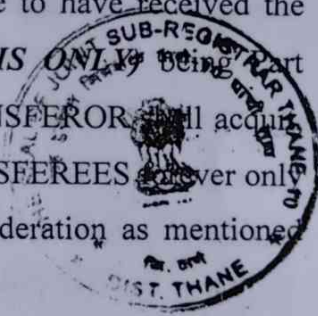
NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1). The TRANSFEROR shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREES at and for the *Agreed Consideration* of **RS.49,00,000/= (RUPEES FORTY-NINE LAKHS ONLY)** and the TRANSFEREES shall pay to the TRANSFEROR the entire amount of Agreed Consideration in the following manners:

RS.9,00,000/= the TRANSFEREES hereby paid to the TRANSFEROR on/ or before execution hereof as and by way of Part Payment of Agreed Consideration

RS.40,00,000/= the TRANSFEREES shall pay to the TRANSFEROR on/ or before _____ as and by way of Full & Final Payment of Agreed Consideration through Housing Loan Scheme of Any Banks, Financial Institutions or Any Other Sources

The TRANSFEROR hereby admit and acknowledge to have received the said sum of **RS.9,00,000/= (RUPEES NINE LAKHS ONLY)** being Payment out of Agreed Consideration and the TRANSFEROR will acquit, release and discharge every part thereof to the TRANSFEREES forever on receipt of the Balance amount of Agreed Consideration as mentioned hereinabove.



2) The TRANSFEROR declares that all the amounts pertaining to the SAID FLAT and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof, is payable to the said builders or the said society and also agrees and undertakes to pay all dues, if any, to the said society or any other authorities including the deficiency in payment of stamp duty, registration charges, municipal taxes, electricity charges, water charges or any penalty thereof for the period until possession of the SAID FLAT handed over to the TRANSFEREES.

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9 20 2028
in payment of stamp

[Handwritten signature]

[Handwritten signature]

3) The TRANSFEROR declares that he has obtained necessary permission from the said society, as required under the Rule 38(a) of the Bye-Laws of the said society, to transfer all his rights, title and interest in respect of the SAID FLAT, including shares and deposits in favor of the TRANSFEREES, and agrees and undertakes to co-operate and assist with the TRANSFEREES perfectly and effectively transferring the SAID FLAT with all benefits thereof unto the TRANSFEREES.

4) The TRANSFEROR declares that he has full right, absolute power and authority to sell, assign and transfer to the TRANSFEREES all his rights, title and interest in respect of the SAID FLAT and that no other person or persons has/have any right, title, interest or claim or demand of any nature whatsoever into over upon the SAID FLAT or any part thereof either by way of sale, exchange, mortgage, gift, trust, lien or tenancy or otherwise over the SAID FLAT and the SAID FLAT is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertakes to indemnify and keep indemnified to the TRANSFEREES against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the SAID FLAT.

5) The TRANSFEROR hereby agrees and undertakes that immediately on receipt of the Balance Amount of Agreed Consideration as mentioned in clause-(1) herein he shall handover peaceful vacant possession of the SAID FLAT to the TRANSFEREES along with all relevant documents including bills, receipts, vouchers, correspondences etc., standing in his name and also agrees to handover the Original Chain of Agreements for Sale.

6) The TRANSFEROR declares that on and after execution hereof and/or on

रजिस्ट्रार	Receipt of
१२	possession of the SAID FLAT to the TRANSFEREES, thereafter the TRANSFEREES shall be exclusive owners of the rights, title and interest in
१३	respect of the SAID FLAT which the TRANSFEROR has in the SAID FLAT and then the TRANSFEREES shall peacefully hold possess, occupy

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and enjoy the SAID FLAT without any let, hindrance, denial, demand, interruption, eviction or claim by the TRANSFEROR or any other person or persons lawfully or equitably claiming through under or in trust of the TRANSFEROR.

7) The TRANSFEROR hereby agrees and undertakes to execute all further agreement, conveyance, affidavits, undertakings and forms etc., in favor of the said society/builder for perfectly and effectively transferring the SAID FLAT with all benefits thereof including all amount standing to the credits of the TRANSFEROR in the records of the said society/builder towards deposits, loan stock bonds, sinking funds, dividend etc., unto the TRANSFEREES.

8) This Agreement has been concluded between the parties hereto on the basis of the representation of the TRANSFEROR that his Agreement with his Predecessors for purchase of the SAID FLAT and his membership with the said society are valid and subsisting and no notice of requisition or acquisition of the SAID FLAT or termination of membership has been received by him. The TRANSFEREES declare that they have inspected all the documents in respect of the SAID FLAT and fully satisfied thereof.

9) All expenses incidental to this Agreement including Cost of Agreement, Stamp Duty, Registration Fees & Charges, Legal Expenses etc., if any payable on this Agreement shall be borne and paid by the TRANSFEREES, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

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10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the Rules and Regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961

11) The Transfer Fees payable to the said society on this Agreement shall be borne and paid equally by the TRANSFEROR AND the TRANSFEREES. In addition, the TRANSFEROR shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREES at the earliest.

:THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:

Residential Premises being FLAT NO.204 admeasuring area 390 SQ. FT. (BUILT UP) equivalent to 36.24 SQ. MTS. (BUILT UP) ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.C-58/59, SECTOR-9, SHANTI NAGAR, MIRA ROAD (EAST), THANE-401107 ON ALL THAT PIECE or parcel of land or ground lying being and situate at Village Penkarpada and Taluka and District of Thane within the limits of Mira-Bhayandar Municipal Corporation and in the Registration District and Sub-District of Thane and bearing Old Survey No.209, New Survey No.41



BUILDING COMPRISE GROUND + FOUR UPPER FLOORS

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IN WITNESS WHEREOF THE TRANSFEROR
TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED,
THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY,
MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE
PRESENCE OF THE FOLLOWING WITNESSES:



SIGNED & DELIVERED by the within named
The VENDOR/SELLER/TRANSFEROR
MR. ANIKET ANANT SHETYE)

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In the presence of

Alkudh



SIGNED & DELIVERED by the within named
The VENDEES/PURCHASERS/TRANSFEREES

1) MR. DINESH SHANTARAM KALAMKAR)

Dinesh



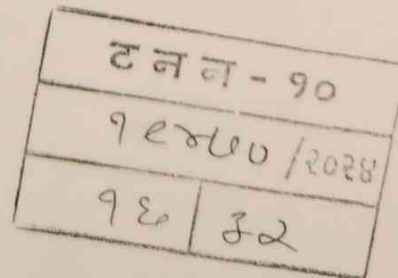
2) MRS. SIDDHI DINESH KALAMKAR)

Siddhi Kalamkar



In the presence of

Shantaram



Shantaram

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Siddhi Kalamkar

RECEIPT

RECEIVED on hereof and from the withinnamed the "TRANSFEREES"
1)MR. DINESH SHANTARAM KALAMKAR 2)MRS. SIDDHI
DINESH KALAMKAR the sum of **RS.9,00,000/=(RUPEES NINE
LAKHS ONLY)** being *Part Amount* towards *Sale & Transfer* of FLAT
NO.204 ON THE SECOND FLOOR OF BUILDING NO.C-59 KNOWN
AS AKASHDEEP SHANTINAGAR CO-OPERATIVE HOUSING
SOCIETY LTD. situated at BLDG.NO.C-58/59, SECTOR-9, SHANTI
NAGAR, MIRA ROAD(EAST), THANE-401107 out of Agreed
Consideration of RS.49,00,000/= with the Terms and Conditions mentioned
herein and paid in the following manner:

RS.51,000/=Cheque No.100066

Dated:20-10-2024

Drawn on Abhyudaya Co-operative Bank Ltd., Mira Road(East)

RS.8,49,000/=Cheque No.504828

Dated:20-10-2024
Mira Road(East)

Drawn on Bharat Co-operative Bank Ltd.,

*(Subject to Realization)



I, SAY RECEIVED **RS.9,00,000/=**



MR. ANIKET ANANT SHETYE
TRANSFEROR

WITNESSES:

1) Netaji Khurde Khurde

2) G. G. Chawan Chawan

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AKASHDEEP SHANTINAGAR COOP HSG STY LTD.

REGD NO: TNA/HSG.T.C.5413/1992-93 DT 07/11/1992.
BLDG NO C-58/59, SECTOR NO 9, SHANTINAGAR, MIRA ROAD (E) THANE - 401 107.

Name [59204] MR. ANIKET ANANT SHETYE

Bill No. 152

Date 02/07/2024

Particulars BILL FOR JULY 2024

S. No.	Nature of Charges	Amount
1	MAINTANANCE CHARGES	680.00
2	MUNICIPAL TAXES	220.00
3	WATER CHARGES	200.00
4	SINKING FUND	11.00
5	BUILDING REPAIR FUND	39.00
6	COMMON ELECTRICITY CHARGES	50.00
7	NON OCCUPNACY CHARGES	400.00
8	Interest	21.00
Total		1621.00
Arrears		1200.00
Amount Due		2821.00



ONE STOP SOLUTION FOR HOUSING SOCIETIES

Legal Services

- Will
- Release Dec.
- Gift Deed
- Transfer Deeds, etc.

Mutual Funds & Investment

- Tax Saver Investment (80C)
- NFOs
- SIPs
- Investment Planning, etc.

Call on: 9809787135

Rupees Two thousand eight hundred twenty-one only

Notes: INTEREST @ 21% WILL BE CHARGED ON LATE PAYMENT
PLEASE ISSUE CROSSED CHEQUE IN THE NAME OF THE SOCIETY.
LAST DATE OF PAYMENT IS 20TH OF EVERYMONTH.



For AKASHDEEP SHANTINAGAR COOP HSG STY LTD.

PROCESSED BY HIGH GROWTH ENT

E & O.E.

SECRETARY/TREASURER

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Share Certificate No. 032 Member's Registration No. C/59/204 Nos. of Shares 05

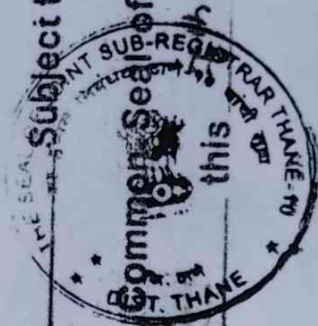
(AUTHORISED SHARE CAPITAL OF RS. 100,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH).
Name, Address, & Registration Number of the Society :
Akashdeep Shanti Nagar Co-op. Housing Society Ltd.
Regn. No. TNA/(TNA)/HSG/(TC)/5413/92-93 Dated 07.11.1992
Building No. C-59, Sector No. 9,
Shanti Nagar, Mira Road East, Dist: Thane401 107

(Registered under the Maharashtra Co-operative Societies Act, 1960)

THIS IS TO CERTIFY THAT Shri/Smt/Mrs. Please refer Endowment P.O. 6th
Thangde

is/are the Registered Holder/s of FIVE fully paid up Shares of Rs. FIFTY each
Numbered from 156 to 160 both inclusive, in

Akashdeep Shanti Nagar Co-operative Housing Society Ltd.
Sector No. 9, Shanti Nagar, Mira Road



Subject to the Bye-Laws of the said Society.
Given under the Common Seal of the said Society on Mira Road
East this 20 day of September 1993

15/09/93
Shanti Nagar
Secy

2021/0202
92 32

MEMORANDUM OF TRANSFER

Sr. No. of Transfer	Date of General Body Meeting at which transfer was approved	To whom Transferred	Authorised Signatory
1	2	3	6
6	M.C. Meeting 27.11.2022	Shri Srikut Anant Shetye	Chairman: <i>[Signature]</i> Secretary: <i>[Signature]</i> Authorised M.C. Member: <i>[Signature]</i> Chairman: Secretary: Authorised M.C. Member: Chairman: Secretary: Authorised M.C. Member:
2			
3			
4			
5			



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THE AKASHDEEP SHANTI NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M.C.S. Act, 1960) (Registration No. 5413/92-93 and Date 07.11.92)

No. 32

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50 only
Member's Register No. B-204

THIS IS TO CERTIFY that Shri/Smt. Saumil P. Shah

of Bombay is the Registered Holder of (Five) Shares from No. 156
to 150 of Rs. 250.00 (Rupees two hundred & fifty only)
in THE AKASHDEEP SHANTI NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.
Sector No. IX, Shanti Nagar, Mira Road subject to the Bye-laws of the said Society and
that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mira Road this 7th
day of September, 1993



M. C. Member
Chairman

M. C. Member
Hon. Treasurer
or M. C. Member

[P.T.O.]

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393/16423

पावती

Original/Duplicate

Friday, October 07, 2022

नोंदणी क्र.: 39म

5:12 PM

Regn.: 39M

पावती क्र.: 17339 दिनांक: 07/10/2022

गावाचे नाव: पेणकरपाडा
 दस्तऐवजाचा अनुक्रमांक: टनन10-16423-2022
 दस्तऐवजाचा प्रकार: करारनामा
 सादर करणाऱ्याचे नाव: अनिकेत अनंत शेठ्ये - -

नोंदणी फी रु. 30000.00
 दस्त. हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: रु. 30640.00

आपणास मूळ दस्त. घंतेल प्रिंट सूची-२ अंदाजे
 5:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10

सह दुय्यम अधिकारी दफा १०

बाजार मूल्य: रु. 3417000/-

मोबदला रु. 4400000/-

मरलेले मुद्रांक शुल्क: रु. 308000/-

- देयकाचा प्रकार: DHC रकम: रु. 640/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0710202211396 दिनांक: 07/10/2022
 बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008842149202223R दिनांक: 06/10/2022
 बँकेचे नाव व पत्ता: Panjab National Bank



मुळ दस्त परत मिळाला

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07/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 16423/2022

नोंदणी :

Regn:63rn

गावाचे नाव : पेणकरपाडा

(1) विवेचना प्रकार	करारनामा
(2) मंचदला	4400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते मसुद करावे)	3417000
(4) अध्यापन, प्लॉट/हिल्सा व चरक्रमांक (असल्यास)	1) पात्रिकेचे नाव: मिरा-भाईंदर मसपा इतर वर्णन : इतर माहिती: वार्ड क्र.पी.विभाग क्र.4/21, सदनिका क्र.204, दुसरा मजला, विल्डींग न.सी-59, आकाशदीप शांतीनगर को.ओप.हो.सो.ली., शांतीनगर सेक्टर न.9, मिरारोड, पु. क्षेत्र. 36.24 चौ. मी. विन्टअप ((Survey Number : 208 ;))
(5) मंचदला	1) 36.24 चौ.मीटर
(6) अध्यापनी किंवा जुडी देण्यात असेल तेव्हा.	
(7) मंचदला करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा आदेशानुसार किंवा आदेश असल्यास, पत्रिवादिचे नाव व पत्ता	1): नाव:-दिपाली पंकर चोवटीया - - वय:-45; पत्ता:-प्लॉट नं: 204/सी-59, माळा नं: दुसरा, इमारतीचे नाव: आकाशदीप शांतीनगर को.ओप.हो.सो.ली., ब्लॉक नं: सेक्टर-5, रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AELPC7917F
(8) मंचदला करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशानुसार किंवा आदेश असल्यास, पत्रिवादिचे नाव व पत्ता	1): नाव:-अनिकेत अनंत शेठे - - वय:-34; पत्ता:-प्लॉट नं: हनुमान टेम्पल जवळ, 4/2, माळा नं: -, इमारतीचे नाव: सय्यद असगर आली इ.स्टेट, मेषवाडी, ब्लॉक नं: -, रोड नं: जोगेश्वरी, पु., महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:- CSOPS9310R
(9) मंचदला करून दिल्याचा दिनांक	07/10/2022
(10) मंचदला करून दिल्याचा दिनांक	07/10/2022
(11) मंचदला करून दिल्याचा दिनांक	16423/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



मुद्रांक शुल्क किंवा वसुली घेतलेला तपशील:-

मुद्रांक शुल्क किंवा वसुली घेतलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वरिष्ठ २ ठाणे - १०



ट न न - १०	
१६४००/२०२४	
२४	३२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

उ. नं. (२००५)

गांव पुष्पकृष्णा
 तालुका ठाणे

पुष्पकृष्णा क्रमांक	पुष्पकृष्णा क्रमांक व्यवस्थापन	पुष्पकृष्णा रजिस्ट्री	योग्यतापत्राचे नंबर <u>३१०</u>
नं. नं. <u>४९</u>			
वेळीचे स्थानिक नंबर	<u>N.A</u>		वेसाग वाणिज्यिक क्रमांक चंणागड वाणिज्यिक <u>६००</u>
सागवडी योग्य क्षेत्र	हेक्टर	आर.	
	<u>२-५२-०</u>		
एकूण	<u>२-५२-०</u>		
सो. ट. (सागवडी योग्य दाखले)			
नं. (अ)			
नं. (ब)			
एकूण			
भाषावली			
जमी किती दिवसेत भाषावली	<u>२६-००</u>		<u>६००</u>

मुद्राचे नंबर
१०६ ७९७ ८०१
६०६ ७९९ ९३९ ९६०

जिल्हा सेवानुमाव
५८ वाणिज्यिक सागवडी
६ ०० ००
 गांधी शाळा
 ११/१०/२००५

THE SEAL OF JOINT SUB-REGISTRAR THE DIST. THANE-10
 THE SEAL OF THE JOINT SUB-REGISTRAR THE DIST. THANE-10
 जिल्हा ठाणे
 जिल्हा ठाणे
 जिल्हा ठाणे
 जिल्हा ठाणे

गांव नमुना यारा (पिकाची नोंद घेणे)

नं.	नाम	रिवाजपट्टीत क्षेत्राच्या वृत्तिल						सागवडीसाठी रपास्य दाखलेची वर्षी
		मिळ रिवाजपट्टीत क्षेत्र			निर्मळ रिवाजपट्टीत क्षेत्र			
		पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	
		हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	हे.आर.	

२९१०६०

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दस्त क्र. १४५११/२०२२

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THE SEAL OF THE JOINT SUB-REGISTRAR THE DIST. THANE-10
 जिल्हा ठाणे

दस्त क्र. १०

२९१६१२०००/२०२४

२५

दस्त क्र. १०

१०४४३

२३ / ३२

दस्तावेज नं. : १९८१८२८/१९८२००५/१९८२०००

श्री-भाईंदर नगरपालिका परिषद
श्री-BHAYANDAR MUNICIPAL COUNCIL
मुख्य कार्यालय कार्यालय
छत्रपती शिवाजी महाराज मार्ग, कार्यालय (प.), पीत कोट ४०१ १०१.
दिनांक _____

... २ ...

घरील इमारती पूर्ण झाल्या असून त्याप्रमाणे जाडिटेस्ट वी. टोके अर्ज घेऊन
जांनी दाखवा दिलेला आहे. तबब घरील इमारतीचा वापर करणे नगरपालिकेची हरजत
नाही. मात्र तदर्थचे पत्र मिळाले पासून ७ दिवसांचे आत घरील इमारतीचे जाडे घारकांची
जादी पाठविण्यांत यावी. तबब दाखवा दिला असे.

- उतः १. गे. अर्जसुपिक जाडिटेस्ट.
- २. मुख्यनिपिड, करविभाग, कार्यालय, भाईंदर, नगरपालिका परिषद.



Handwritten signature and date.

ट न न ४	
दस्त क्र. १४५११/२०२२	
२३	२८

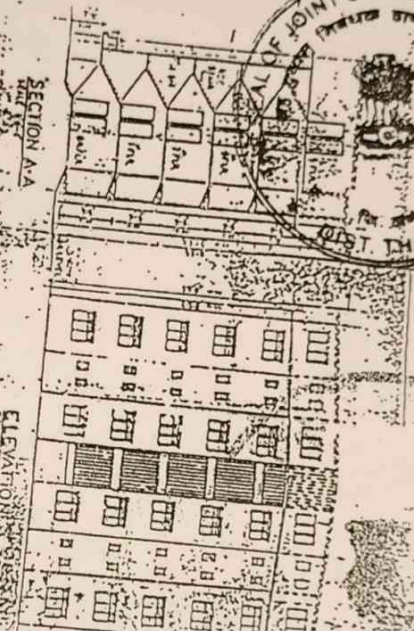
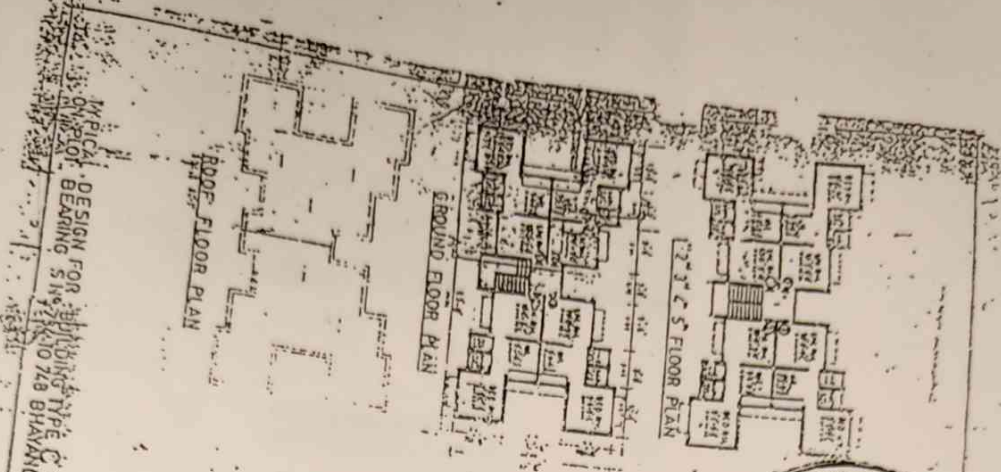


ट न न - १०	
१६४०० / २०२४	
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ट न न - १०	
१६४०० / २०२४	
१३	१७

ट न न - १०	
१६४०३	
२५	३२



ट न न ४
 क्र. १४५११/२०२२

२४	२५
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SEAL OF THE REGISTRAR
 SHRI. K. S. SHARMA
 REGISTRAR
 DIST. THANE

98823
 २६ ३२

ट न न - १०
 १०२५०
 २८ ३२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
ANIKET ANANT SHETYE
ANANT SONU SHETYE
 04/04/1988
 Permanent Account Number
CSCPE 105
 Signature

[Handwritten signature]



भारत सरकार
Government of India



Issue Date: 21/10/2011



अनिकेत अनंत शेट्टे
 Aniket Anant Shetye
 जन्म तिथि/DOB: 04/04/1988
 पुरुष/ MALE
 Mobile No: 9769878525

7709 9540 6221
 VID : 9172 0684 8100 9562

मेरा आधार, मेरी पहचान



[Handwritten signature]



भारत सरकार
Government of India



नेताजी गुंडा खाडे
 Netaji Gunda Khade
 जन्म तिथि/DOB: 01/06/1971
 पुरुष/ MALE
 Mobile No. 9867952047

5574 2393 8436
 VID:9173916716759648

माझे आधार, माझी ओळख

[Handwritten signature]



भारत सरकार
Government of India



गणू गोविंद चव्हाण
 Ganu Govind Chawhan
 जन्म तारीख / DOB: 21/11/1949
 पुरुष / MALE
 Mobile No.: 9820778575

8240 7014 9564



माझे आधार, माझी ओळख

[Handwritten signature]

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१२२६० / २०२४
२२ / ३२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATSPK1620M



नाम / Name
DINESH SHANTARAM KALAMKAR

पिता का नाम / Father's Name
SHANTARAM KASHIRAM KALAMKAR

जन्म की तारीख
Date of Birth
13/01/1979

हस्ताक्षर / Signature

26122020

D. Kalamkar



भारत सरकार
Government of India



Download Date: 31/10/2022



दिनेश शांतराम कळमकर
Dinesh Shantaram Kalamkar
जन्म तारीख/DOB: 13/01/1979
पुरुष/ MALE

Mobile No: 8419942389

8775 3809 8773
VID : 9140 9020 4655 3004

Issue Date: 08/04/2012

D. Kalamkar



मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACCPH6788A



नाम / Name
SIDDHI DINESH KALAMKAR

पिता का नाम / Father's Name
PANDURANG SHANKAR MAHADIK

जन्म तिथि
Date of Birth
12/06/1980

हस्ताक्षर / Signature

26/12/2021

D. Kalamkar



भारत सरकार
Government of India



सिद्धि दिनेश कळमकर
Siddhi Dinesh Kalamkar
जन्म तिथि/DOB: 12/06/1980
महिला/ FEMALE

Mobile No: 9820179277

6207 0332 9173
VID : 9114 4172 7290 4562

D. Kalamkar

मेरा आधार, मेरी पहचान

ट न न - १०
१२५०० / २०२४
३० ३२

393/19470

बुधवार 30 ऑक्टोबर 2024 1:17 म.तं.

दस्त गोपवाग भाग-1

दस्तन10

39/32

दस्त क्रमांक: 19470/2024

दस्त क्रमांक: दस्तन10 /19470/2024

वाजारा मूल्य: रु. 35.95.914/-

मोबदला: रु. 49,00,000/-

भरलेल मुद्रांक शुल्क: रु.3,43,000/-

दू. नि. मह. दू. नि. दस्तन10 यांचे कार्यालयात

पावनी:20412

पावनी दिनांक: 30/10/2024

अ. क्र. 19470 वर दि.30-10-2024

मादरकरणाचे नाव: दिनेश शानाराम कळमकर - -

रात्री 1:06 म.तं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

Balan

दस्त शजर करणाऱ्याची मद्दी:

एकूण: 30640.00

Ant

Joint Sub Registrar Thane 10

Ant

Joint Sub Registrar Thane 10

दस्तावा प्रचार: करारनामा

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

शिक्रा क्र. 1 30 / 10 / 2024 01 : 06 : 09 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 30 / 10 / 2024 01 : 07 : 25 PM ची वेळ: (फी)



प्रतिज्ञापत्र
वर दर्शविलेला हा नोंदणी कायदा १९०८ अंतर्गत
थरलेल्या सरपुदीनुसारच नोंदणीस दाखल केलेला
ग्राहे, दस्तातील संपूर्ण मजकूर निरुपादक व्यक्ती,
साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता
तपासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर
मालकी इत्यादी बाबींसाठी परत निरुपादक न
बुलीधारक, हे संपूर्णपणे जबाबदार राहतील

Balan

Kolombar

Ant

दस्त क्रमांक :टनन10/19470/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:दिनेश शांताराम कळमकर - -
पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -,
रोड नं: ए-6/601,मोहन रिजन्सी,श्री कॉम्प्लेक्स समोर,कल्याण
पश्चिम,ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर:ATSPK1620M

पक्षकाराचा प्रकार

लिहून देणार
वय :-45
स्वाक्षरी:-

छायाचित्र



ठसा प्रमाणित



2 नाव:सिध्दी दिनेश कळमकर - -
पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -,
रोड नं: ए-6/601,मोहन रिजन्सी,श्री कॉम्प्लेक्स समोर,कल्याण
पश्चिम,ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर:ACCPH6788A

लिहून देणार
वय :-44
स्वाक्षरी:-



3 नाव:अनिकेत अनंत शेटये - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -,
रोड नं: फ्लॅट नं.204,2 रा मजला,बिल्डिंग नं.सी-59,आकाशदीप
शांतीनगर को.ऑप.ही. सोसा.ली., बिल्डिंग
नं.सी-58/59,सेक्टर-9,शांती नगर,मिरारोड पुर्व,ठाणे, महाराष्ट्र,
ठाणे.
पिन नंबर:CSOPS9310R

लिहून देणार
वय :-36
स्वाक्षरी:-



खालील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 वी वेळ:30 / 10 / 2024 01 : 10 : 02 PM

ओळख :-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:नेताजी गुंडा खाडे - -
वय: 53
पत्ता:103,शिवराम अपार्टमेंट,सेक्टर-20,नवी मुंबई,ठाणे
पिन कोड:400708

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



2 नाव:गनु गोविंद चव्हाण - -
वय: 75
पत्ता:ए-1/404,शांती विहार कॉम्प्लेक्स,मिरारोड पूर्व,ठाणे
पिन कोड:401107

स्वाक्षरी



शिक्का क्र.4 वी वेळ:30 / 10 / 2024 01 : 12 : 07 PM

Joint Sub Registrar Thane 10

प्रमाणित करण्यास येते की, सदर दस्त क्रमांक
१९४७० मध्ये ३२ पाने आहेत
पुस्तक क्रमांक.....३२.....वर नोंदला
दिनांक:- ३०/१०/२०२४

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	CRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DINESH SHANTARAM KALAMKAR	eChallan	10000502024102202047	MH0103900102425P	343000.00	SD	0005751435202485	30/10/2024
2		DHC		24301509515	640	RF	1024301509545D	30/10/2024
3	DINESH SHANTARAM KALAMKAR	eChallan		MH0103900102425P	30000	RF	0005751435202425	30/10/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] 19470 /2024



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