

75/22468

पावती

Original/Duplicate

Wednesday, October 30, 2024

नोंदणी क्र.: 39म

1:08 PM

Regn.: 39M

पावती क्र.: 24856 दिनांक: 30/10/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन3-22468-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अमोल कुमार मिश्र -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:27 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु. 16770219.3 /-

मोबदला रु. 36500000/-

भरलेले मुद्रांक शुल्क : रु. 2190000/-

सह दुय्यम निबंधक वर्ग ३
ठाणे क्र. ३

1) देयकाचा प्रकार: DHC रक्कम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024303707340 दिनांक: 30/10/2024

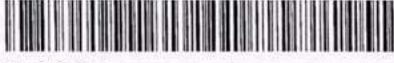
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010483726202425E दिनांक: 30/10/2024

बँकेचे नाव व पत्ता:

Amol



30/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 22468/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	36500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16770219.3
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका न.1201, 12 वा मजला, बिल्डिंग न.डी06, सागर दर्शन को. ऑप. हौ. सोसा. ली., प्लॉट न.38, सेक्टर-18, नेरुळ नवी मुंबई. क्षेत्र-1103 चौ. फुट कारपेट ((Plot Number : 38 ; SECTOR NUMBER : 18 ;))
(5) क्षेत्रफळ	1) 1103 चौ. फूट
(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:- रोहितसिंह पदमसिंह पवार वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए१-१००२ टस्कन इस्टेट फेज-२ खराडी पुणे सिटी दुकीर्कलाईन पुणे, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-AQLPP5428N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमोल कुमार मिश्र - वय:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ग्राम कुमारदिन पोस्ट गीधौर थाना खैरा गीधौर जामुल बिहार, बिहार, जमुई. पिन कोड:-811305 पॅन नं:-BBCPM1078E 2): नाव:- श्वेता कुमारी वार्ड ऑफ अमोल कुमार मिश्र - वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ग्राम कुमारदिन पोस्ट गीधौर थाना खैरा गीधौर जामुल बिहार, बिहार, जमुई. पिन कोड:-811305 पॅन नं:-BGSPK6463J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	22468/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2190000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

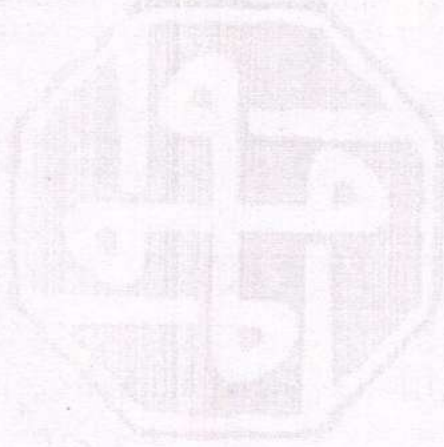
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMOL KUMAR MISHRA	eChallan	69103332024103012189	MH010483726202425E	2190000.00	SD	0005751428202425	30/10/2024
2		DHC		1024303707340	680	RF	1024303707340D	30/10/2024
3	AMOL KUMAR MISHRA	eChallan		MH010483726202425E	30000	RF	0005751428202425	30/10/2024

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





CHALLAN
MTR Form Number-6



GRN	MH010483726202425E	BARCODE			Date	30/10/2024-11:51:39	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRA				
Location				THANE				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			2190000.00	Road/Street				
0030063301 Registration Fee			30000.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				PAN2=AQLPP5428N~SecondPartyName=ROHITSING PADAMSING				
				PAWAR~CA=36500000~Marketval=36500000				
				Amount In				
				Twenty Two Lakh Twenty Thousand Rupees Only				
Total			22,20,000.00	Words				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	69103332024103012189	748884343	
Cheque/DD No.				Bank Date	RBI Date	30/10/2024-11:58:37	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 7400040329

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

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

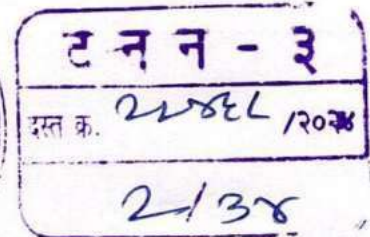


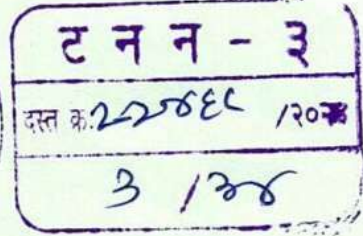
Print Date: 30-10-2024 11:58:48

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20241030244	30 October 2024,09:01:07 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	26 / 279 - नेरुळ नोड सेक्टर नंबर 18 (सेक्टर क्र. 18 अ मधील भूखंड वगळू				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
60100	126800	134300	158500	134300	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	123.03चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा-	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.136310/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((136310-60100) * (100 / 100)) + 60100) = Rs.136310/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 136310 * 123.03 = Rs.16770219.3/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन 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 = A + B + C + D + E + F + G + H + I + J = 16770219.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.16770219/- = ₹ एक करोड सटुसष्ट लाख सत्तर हजार दोन शे एकोणवीस /-			

Home

Print





AGREEMENT FOR SALE

Flat No.1201, 12th floor
building no.D06
SAGAR DARSHAN Co-operative Housing Society Limited,
Plot No.38, Sector-18,
Nerul, Navi Mumbai,
Tal. & Dist. Thane

=====
AREA : 1103 sq. ft. carpet area
=====

=====
SALE PRICE : Rs.3,65,00,000/-
=====

=====
STAMP DUTY : Rs. 2190000/-
REGISTRATION FEE : Rs. 30000/-
=====

THIS AGREEMENT IS MADE AND ENTERED INTO AT Navi Mumbai
on this 30th day of Oct 2024,
BETWEEN **MR ROHITSING PADAMSING PAWAR** (having I.T.PAN
No.AQLPP5428N), Adult, Indian Inhabitant, residing at
A1-1002, Kharadi, behind Radission Blu Hotel, Pune
City, Dukirkline, Pune, hereinafter called the
TRANSFEROR (which term/expression shall unless it is
repugnant to the context or meaning thereof mean and
include all his legal heirs, nominees, successors and
permitted assigns) of the **FIRST PART** and

R.P. Pawar

Rohit Singh
Shweta Kumari

1) MR AMOL KUMAR MISHRA (having I.T.PAN No.BBCPM1078E) and 2) MS SHWETA KUMARI, W/o MR AMOL KUMAR MISHRA (having I.T.PAN No.BGSPK6463J), Adults, Indian Inhabitants, residing at Gram Kumardin, Post Gidhaur, Thana, Khaira, Gidhaur, Jamul, Bihar hereinafter jointly called the **TRANSFEREES** (which term/expression shall unless it is repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

1. WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (Hereinafter referred to as "CIDCO") entered into an Agreement to Lease dated 22nd April 1993 with SAGAR DARSHAN Co-operative Housing Society Limited, a Society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under registration no. TNA/HSG/TC/5627/92-93 dated 18th February 1993, (hereinafter referred to as "THE SOCIETY") for lease of land bearing Plot No.38 admeasuring 21650.57 Sq. Mtrs. in Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter called the said "Plot" and more particularly described in the First Schedule written hereunder), for a period of 60 years from the date of the said Agreement for the purpose of constructing a building or buildings thereon for residential users and more particularly described in the Schedule hereunder, and on the terms and conditions therein contained.

2. WHEREAS the Society vide an Agreement/Construction Contract dated 20th July 1993 assigned its development rights in respect of the Plot No.38 to M/s. MAYURESH BUILDERS, for the construction of residential building on the said Plot No.38.

IN terms of the aforesaid Agreement M/s. MAYURESH BUILDERS was entitled to deal with and dispose of the flats and other units etc. in the building to be constructed on the said plot to the existing members of the Society and others and to receive and



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R.P.

R.P. Pawar

Amisha
Shweta Kumari

appropriate the sale proceeds in respect thereof on the terms and conditions contained in the said Agreement and hand over the building to the Society.

4. THE Society, at the request of M/s. MAYURESH BUILDERS, at their General Body Meeting held on 12th July 1997, executed a Supplemental Agreement dated 15th July 1997 whereby the development rights of M/s. MAYURESH BUILDERS were transferred to M/s. SEA-SAGAR CONSTRUCTION CO., a Partnership firm, carrying on business at Vardhaman Chambers, Plot no.84, Sector-17, Vashi, Navi Mumbai, (hereinafter referred to as the BUILDERS) to carry on and complete the incomplete project in accordance with the terms and conditions of the Agreement to Lease dated 22nd April 1993, Agreement dated 20th July 1993 and Supplemental Agreement dated 15th July 1997.

5. WHEREAS CIDCO Ltd. has sanctioned the building plan relating to the said complex vide no. EE(BP)/ATPO/NERUL/18-38/688 dated 15th July 1994 under the supervision of Architect SHRI DEEPAK MEHTA. CIDCO Ltd. has issued Commencement Certificate bearing No.EE(BP)/ATPO/NERUL/18-38/8238 dated 16th June 1993 in respect of the construction work on the said Plot.

6. AND WHEREAS the Builders completed the construction on the said Plot in accordance with the plans approved/ sanctioned and obtained the Part Occupancy Certificate bearing ref. no. NMMC/TPD/OC/1159/99 dated 31st March 1999 from the Navi Mumbai Municipal Corporation.

7. AND WHEREAS vide Articles of Agreement dated 27th October 1995 confirmed vide Deed of Confirmation dated 31st May 2000 registered with the Sub-Registrar Thane-3 on 19th June 2000 under Sr.No.6799/2000 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA purchased the Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38,

R.P.Pawan

Shiveta Kumari

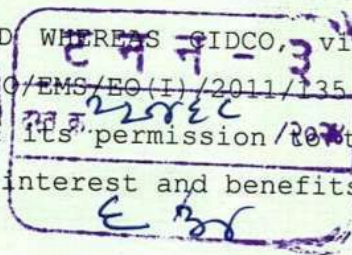
situated at Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane from M/s. MAYURESH BUILDERS for proper consideration.

8. AND WHEREAS the Builders completed the construction on the said Plot in accordance with the plans approved/ sanctioned and obtained the Occupancy Certificate bearing ref. no.NMMC/TPD/OC/2593 dated 16th July 2001 from the Navi Mumbai Municipal Corporation and handed over the possession of the said Flat No.1201 to 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA.

9. AND WHEREAS the Society admitted 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA, as its members and issued Share Certificate No.286 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 1426 to 1430, (both inclusive) in favour of 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA on 5th May 2009.

10. AND WHEREAS 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA, assigned/transferred all their share/interest in the capital/Property of the Society i.e. Share Certificate No.286 and the said Flat No.1201, in favour of **MR ROHITSING PADAMSING PAWAR**, vide Agreement TO Sell dated 15th April 2011 registered with the Sub-Registrar Thane-3 on 15th April 2011, under Serial No.TNN3-3170-2011 vide receipt no.3288 followed by Deed of Assignment/Conveyance Deed dated 9th May 2011 registered with the Jt. Sub-Registrar Thane-8 on 9th May 2011, under Serial No.TNN8-03270-2011 vide receipt no.3366 for proper consideration and handed over the possession of the said Flat No.1201 to **MR ROHITSING PADAMSING PAWAR**.

AND WHEREAS CIDCO, vide its order bearing ref. No. CIDCO/EMS/EO(I)/2011/135 dated 12th July 2011, granted its permission to the Society to transfer the share, interest and benefits in respect of the said



R.P. Pawar

*Amrita
Shweta Kumari*

Flat No.1201 in the name of **MR ROHITSING PADAMSING PAWAR**, as incoming member, from the names of 1) MR GAURANG M. MEHTA and 2) MRS PARUL G. MEHTA, outgoing members.

12. And WHEREAS the Society transferred the said Flat No.1201 and on 27th November 2021 endorsed the said Share Certificate in the name of **MR ROHITSING PADAMSING PAWAR**, who is hereinafter referred to as the Transferor.

13. AND WHEREAS the TRANSFEROR is a member of the SAGAR DARSHAN Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act 1960 and having registration No.TNA/HSG/TC/5627/92-93 dated 18th February 1993 (hereinafter for brevity's sake referred to as the said Society) and held Share Certificate No.286 comprising of five fully paid up shares of Rs.50/- each bearing distinctive nos. from 1426 to 1430 (both inclusive) hereinafter referred to as the said Shares and by virtue of his membership of the said Society, is seized and possessed of or otherwise well and sufficiently entitled to a Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38, situated at Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane, and hereinafter for brevity's sake the said Flat shall be referred to as the "said premises". The said Plot is more particularly described in the Schedule hereunder and the said Shares more particularly described in the Schedule hereunder.

14. AND WHEREAS the TRANSFEROR has agreed to sell and transfer "the Said Premises" and the said Shares to the TRANSFEREES herein for a total consideration of **Rs.3,65,00,000/- (RUPEES THREE CRORES SIXTY FIVE LAKHS ONLY)**.

15. AND WHEREAS The TRANSFEROR made the following representations and declarations to the TRANSFEREES:-

R.P. Pawar

Amisha
Shweta Kumari

a. There are no suits, litigations, civil or criminal or any other proceedings pending in any competent court as against the Transferor personally affecting the said premises.

b. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Transferor has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

c. The said premises are free from all mortgages, charges, encumbrances of any nature whatsoever.

d. The Transferor has paid all the necessary charges of all nature whatsoever in respect of the said premises and the Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.

e. The Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever.

f. Neither the Transferor nor any of his predecessor-in-title have received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.

The Transferor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.



R. P. Pawar

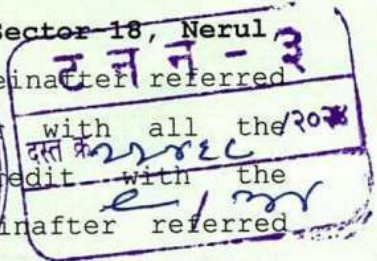
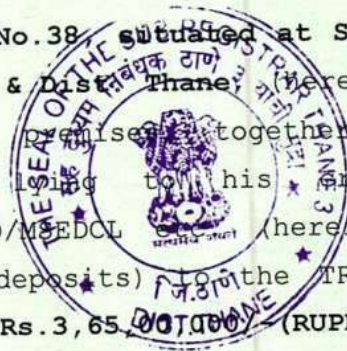
Shubeta Kumari

h. The Transferor has good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said premises or any part thereof.

i. The Transferor is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

j. The Transferor has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the TRANSFEREES and the Transferor has all the right, title and interest to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein.

16. Relying upon the aforesaid representations and declarations made by the TRANSFEROR herein, the TRANSFEREES have requested the TRANSFEROR to assign/transfer all his share/interest in the capital/property of the Society i.e. Share Certificate No.286 (shares bearing distinctive nos. from 1426 to 1430) and the said Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38 situated at Sector-18, Nerul Navi Mumbai, Tal. & Dist. Thane; (hereinafter referred to as the said premises) together with all the deposits/credits owing to his credit with the Society/NMMC/CIDCO/MSEDCL (hereinafter referred to as the said deposits) to the TRANSFEREES for a consideration of Rs.3,65,00,000/- (RUPEES THREE CRORES SIXTY FIVE LAKHS ONLY).



R.P. Pawar

Ambhara
Shiveta Kumari

17. AND WHEREAS the TRANSFEROR herein has agreed to assign and transfer all his rights, title, interest and benefits in respect of the said premises, together with the deposits lying to the credit of the Society, i.e. the said Shares, the said Premises and the said deposits, inclusive of all his right of ownership, share amounts, deposits, etc. paid by him to the Society, Municipality, Government etc. till the execution of this Agreement to the TRANSFEREES herein for a consideration of **Rs.3,65,00,000/- (RUPEES THREE CRORES SIXTY FIVE LAKHS ONLY)** payable in a manner as hereinafter stated.

18. The TRANSFEREES shall pay to the TRANSFEROR a sum of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** as advance and part payment on or before the execution of this Agreement and the balance amount of **Rs.2,65,00,000/- (RUPEES TWO CRORES SIXTY FIVE LAKHS ONLY)** to be paid as under:

- a) A sum of **Rs.1,40,00,000/- (including TDS)** to be paid within a period of thirty(30) days from the date of registration of this Agreement
- b) A sum of **Rs.1,25,00,000/-** to be paid on getting loan within a period of forty five(45) days from the date of registration of this Agreement

TIME IS THE ESSENCE OF CONTRACT.

And the TRANSFEROR admits of having received the said sum of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** as advance and part payment from the TRANSFEREES.

19. Further Maintenance charges, society charges, electricity charges etc. shall be paid by the TRANSFEREES herein. It is agreed that the price consideration settled hereinabove is fair and of reasonable market value. The TRANSFEROR doth hereby assigns and conveys the said shares/said premises and the said deposits to the TRANSFEREES for the consideration as stated hereinabove.

20. Upon receipt of the full consideration as referred to hereinabove the TRANSFEROR:

R.P. Pawar

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Shubra Kumari



I) Shall hand over to the Transferees the original Share Certificate No.286 comprising of five shares of Rs.50/- each bearing numbers from 1426 to 1430.

II) Shall hand over to the Transferees the transfer forms duly signed by him, i.e. the Transferor, as regards the transfer of the said five shares of Rs.50/- each bearing Nos.1426 to 1430 comprised in the said Share Certificate No.286 and all other necessary papers, letters and documents required for effectively transferring the said five shares by the Transferor to the Transferees.

III) Shall surrender his occupancy rights in respect of the said Premises in favour of the Transferees.

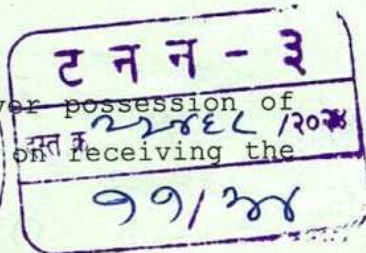
IV) Shall co-operate with the Transferees to cause the said society to allow the Transferees to occupy the said Premises in place instead of the Transferor.

V) Shall tender his resignation as member of the said society.

VI) Shall co-operate with the Transferees to cause the said society to enroll the Transferees as members of the said society in place and stead of the Transferor.

VII) Shall co-operate with the Transferees to cause the said society to transfer all the deposits, if any, lying with the said society in the name of the Transferor in favour of the Transferees in the records of the said society.

The TRANSFEROR has agreed to hand over possession of the said premises to the TRANSFEREES on receiving the full and final payment.



AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The TRANSFEROR shall assign and transfer and the TRANSFEREES shall acquire the share/interest of the TRANSFEROR in the capital/property of the Society i.e. Share Certificate No.286(shares bearing distinctive nos.from 1426 to 1430) hereinafter referred to as the

R.P. Pawar

Shubeta Kumari

said Shares and the said Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38, situated at Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as the said premises, for a sum of Rs.3,65,00,000/- (RUPEES THREE CRORES SIXTY FIVE LAKHS ONLY), inclusive of all his rights of ownership, membership right, share amounts, deposits etc. payable/paid by him to the society, municipality, Govt. etc. till the date of full and final payment to the TRANSFEROR.

2. The TRANSFEROR has agreed to put the TRANSFEREES in absolute and exclusive possession of "the Said Premises" after receiving full and final payment from the TRANSFEREES.

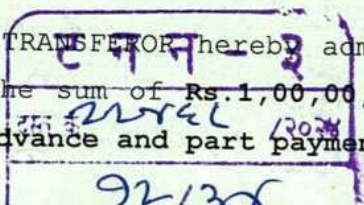
3. IN pursuance of the said Agreement as stated hereinabove, the TRANSFEREES have paid to the TRANSFEROR a sum of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.2,65,00,000/- (RUPEES TWO CRORES SIXTY FIVE LAKHS ONLY) to be paid as under:

- a) A sum of Rs.1,40,00,000/- (including TDS) to be paid within a period of thirty(30) days from the date of registration of this Agreement
- b) A sum of Rs.1,25,00,000/- to be paid on getting loan within a period of forty five(45) days from the date of registration of this Agreement

TIME IS THE ESSENCE OF THIS CONTRACT.

The TRANSFEROR hereby admits and acknowledges receipt of the sum of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) as advance and part payment as aforesaid.

The Transferees shall pay the aforesaid sale price of Rs.3,65,00,000/- (RUPEES THREE CRORES SIXTY FIVE LAKHS ONLY) to the TRANSFEROR after deducting the TDS of 1% of the Sale price i.e. Rs.3,65,000/- (RUPEES THREE LAKHS SIXTY FIVE THOUSAND ONLY). The Transferees shall hand over the TDS certificate to the TRANSFEROR.



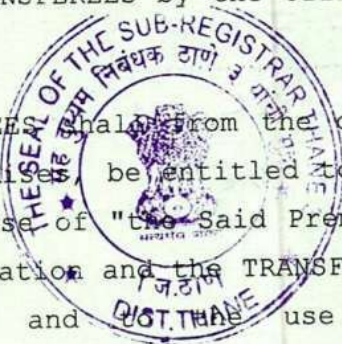
R.P. Pawar

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4. That after making the full and final payment and on receiving the possession of the said premises, the TRANSFEREES shall be entitled to apply to the Co-operative Society for the substitution/transfer to their names in the place of the TRANSFEROR and in fact the TRANSFEROR shall arrange and do all the needful in getting "the Said Premises" transferred in the names of the TRANSFEREES in all the relevant records/documents of the above referred society and also co-operate to get the names of the TRANSFEREES endorsed on all the records, documents of the said society and also do all the needful for getting the ownership rights, title, interest and benefits etc. of "the Said Premises" duly transferred to the TRANSFEREES.

5. Upon receiving the full and final payment and handing over the possession of the said premises to the TRANSFEREES, the TRANSFEROR shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR his predecessor-in-title to the said society and on "the Said Premises". The TRANSFEROR shall do all the needful in all respects to secure the title of the said premises to the TRANSFEREES and shall always keep the TRANSFEREES indemnified from all liabilities and/or claim on the said premises. Thereafter the TRANSFEROR shall also co-operate to get the said Share Certificate No.286(shares bearing distinctive nos.from 1426 to 1430) endorsed in the names of the TRANSFEREES by the office bearers of the said Society.

6. The TRANSFEREES shall from the date of possession of the said premises, be entitled to have hold on the occupation and use of "the Said Premises" as the same is fit for occupation and the TRANSFEREES can hold the same for unto and use and benefit of themselves, their heirs, executors, successors forever without any claim, charge, interest, demand or lien of the TRANSFEROR or any person on his behalf or who may claim through him in trust for him subject only to, on



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the part of the TRANSFEREES, to pay the taxes, assessments, charges, duties or calls made by the said society, Municipal authority, Government or any local authority or corporation or co-operative Society in respect of "the Said Premises".

7. That the TRANSFEROR hereby states and declares that excepting this agreement he has not dealt with his right in respect of the said premises in any manner whatsoever.

8. That from the date of receiving the possession of the said premises, the TRANSFEREES covenant with the TRANSFEROR that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-operative Society and Government etc. may make in respect of "the Said Premises".

9. That on receiving the full and final payment and on handing over the possession of the said premises, the TRANSFEROR shall hand over to the TRANSFEREES all the documents referred to hereinabove and undertakes that from time to time and at all times hereafter and at the cost of the TRANSFEREES, their heirs executors, administrators and counsels in law, shall do whatever is reasonably required to be done or execute and procure all documents and such further assurances in law to better and very perfectly transfer his rights, title, interest and benefits in "the Said Premises" and every part thereof unto and to the TRANSFEREES use as aforesaid.

10. That the TRANSFEROR hereby declares that he has paid all taxes and outgoings up to the date of possession in respect of "the Said Premises" and that if any amount is due from him the Society, the Corporation or Government and/or to any other person, persons or authorities relating to "the Said Premises", the same shall be paid by the TRANSFEROR



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R.P. Pawar

Shameta Kumari

and if any such amount is recovered from the TRANSFEREES, the TRANSFEROR doth hereby agrees to indemnify and keep the TRANSFEREES indemnified therefrom.

11. It is agreed by and between the parties hereto that all the amounts, dues, taxes and outgoings up to the date of delivery of possession to the TRANSFEREES shall be borne and paid by the TRANSFEROR and all the amount, dues, taxes and outgoings in respect of the said premises after the date of delivery of possession to the TRANSFEREES shall be borne and paid by the TRANSFEREES.

12. The TRANSFEROR declares that he shall hand over all the original documents relating to the said premises in token of his having transferred and assigned all his rights, title, interest and benefits in respect of "the Said Premises" on receiving the full and final payment and after handing over the possession of the said premises. Similarly, the TRANSFEROR shall also hand over all the other receipts and the above referred Share Certificate No.286 (shares bearing distinctive nos. from 1426 to 1430) to the TRANSFEREES. The TRANSFEROR states that save and except the aforesaid papers, he does not possess any other documents of title in respect of "the Said Premises" nor has he deposited or pledged the same with anyone and, as such he undertakes to indemnify and keep indemnified the TRANSFEREES.

13. THE TRANSFEREES shall be entitled to specific performance of contract.

14. The TRANSFEROR hereby indemnifies and agrees to keep indemnified the Transferees for any loss, harm or damage that may be caused to or suffered by the Transferees for any lack of title on the part of the TRANSFEROR.

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Amisha
Shubla Kumari



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15. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the Arbitration of an arbitrator mutually agreed to by the Parties, and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his/her/their Award shall be final and binding on the parties to hereto.

16. AND WHEREAS the Society, vide its letter dated 23rd October 2024 granted its permission to the Transferor to assign his share/interest in the capital/property of the Society to the Transferees and the Society charges shall be equally borne and paid by the Transferor and the Transferees.

SCHEDULE I

SCHEDULE OF LAND

ALL That piece or parcel of land known as Plot No.38, in Sector-18, Nerul, Navi Mumbai, containing by admeasurement 21650.57 Sq. Mtrs. or thereabouts within the registration District and Sub-District of Thane and bounded as follows :-

That is to say :-

On or towards the North by : 15 mtrs. wide road
On or towards the South by : 15 mtrs. wide road
On or towards the East by : 15 mtrs. wide road
On or towards the West by : 90 mtrs. Western Express way



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98/38

SECOND SCHEDULE ABOVE REFERRED TO
SCHEDULE OF FLAT

Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38, situated at Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane.

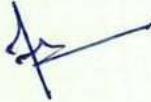
R.P.Pawar

Amisha
Shubeta kumari

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written;

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED TRANSFEROR MR ROHITSING PADAMSING PAWAR

in the presence of..... *P.R. Pawar*

- 1) POONAM PAWAR *P.R. Pawar*
- 2) *Prabhu ki* 




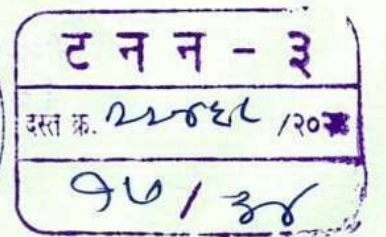
SIGNED, SEALED AND DELIVERED by the within named TRANSFEREES

- 1) MR AMOL KUMAR MISHRA *Amisha*



2) MS SHWETA KUMARI, *Shweta Kumari*
W/o MR AMOL KUMAR MISHRA
in the presence of.....

- 1) POONAM PAWAR *P.R. Pawar*
- 2) *Prabhu ki* 



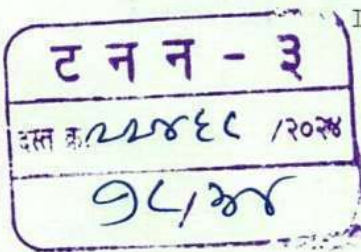
R E C E I P T

RECEIVED the sum of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY), from 1) MR AMOL KUMAR MISHRA and 2) MS SHWETA KUMARI, W/o MR AMOL KUMAR MISHRA, the Transferees, being the advance and part payment of the total Sale price as hereinabove mentioned in respect of the Flat No.1201 admeasuring 1103 sq. ft. carpet area on the 12th floor of the building no.D06 in SAGAR DARSHAN Co-operative Housing Society Limited, on Plot No.38, situated at Sector-18, Nerul, Navi Mumbai, Tal. & Dist. Thane, to be paid under this Agreement.

MODE OF PAYMENT:

- 1) Rs.91,000/- by UPI No.462428242164 dated 14th September 2024 drawn on HDFC Bank, Jeeva Tower Branch, Chennai branch by **MR AMOL KUMAR MISHRA**.
- 2) Rs.20,000/- by UPI No.462448693012 dated 14th September 2024 drawn on HDFC Bank, Jeeva Tower Branch, Chennai branch by **MR AMOL KUMAR MISHRA**.
- 3) Rs.48,39,000/- by Cheque No.009479 dated 28th October 2024 drawn on HDFC Bank, Jeeva Tower Branch, Chennai branch by **MR AMOL KUMAR MISHRA**.
- 4) Rs.49,50,000/- by Cheque No.009478 dated 28th October 2024 drawn on HDFC Bank, Jeeva Tower Branch, Chennai branch by **MS SHWETA KUMARI, W/o MR AMOL KUMAR MISHRA**.
- 5) Rs.50,000/- to be deducted towards TDS by **MR AMOL KUMAR MISHRA**
- 6) Rs.50,000/- to be deducted towards TDS by **MS SHWETA KUMARI, W/o MR AMOL KUMAR MISHRA**.

I SAY RECEIVED.



R.P. Pawar

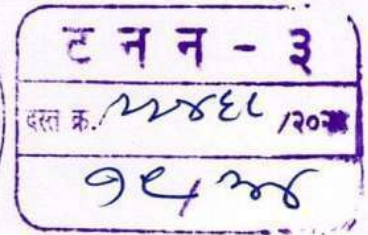
MR ROHITSING PADAMSING PAWAR

WITNESS:

- 1) POONAM PAWAR *P.R. Pawar*
- 2) Pooam Ni *P*

गावाचे नाव : नेरुळ

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्र. 1201, 12 वा मजला, टॉवर नं. 6, सागर दर्शन को ऑप हौ सोसा लि प्लॉट नं. 38, से. 18 नेरुळ नवी मुंबई करारनामा क्र. टनन -3, दस्त क्रं -3170 दिनांक 15/04/2011 नुसार नो फी 30000/- व मु शु 647600/- वसुल
(5) क्षेत्रफळ	1103 चौ फुट कारपेट
(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:- श्री गौरांग एम मेहता - - वय:-57पत्ता:- मातृ आशिष बी -3, नेपन सी रोड मुंबई पिन कोड:-पॅन नं:- AACPM2884N 2): नाव:- श्रीमती पारुल जी मेहता - - वय:-55पत्ता:- सदरपिन कोड:-पॅन नं:-AKEPM0824E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:- श्री रोहितसिंह पदमसिंह पवार यांच्या तर्फे कु मु म्हणुन श्रीमती कल्पना पदमसिंह पवार - - वय:- 50पत्ता:- सदनिका क्र. १०१, टॉवर नं. ४, सागर दर्शन सोसा प्लॉट नं. ३८, से. १८नेरुळपिन कोड:-पॅन नं:-AQLPP5428N
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2011
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2011
(11)अनुक्रमांक,खंड व पृष्ठ	3270/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	-



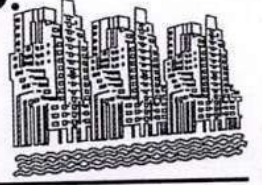


SAGAR DARSHAN CO-OP. HSG. SOCIETY LTD.

(Registration No. TNA/HSG/TC/5627/92-93 Dt.18/02/93)

Society Office : Sector 18, Plot No. 38, Nerul, Navi Mumbai - 400706

Tel:- 3500 1349 / 2772 0609, Email : sagar_darshan@yahoo.in



Ref: 187806

Date: 23 October 2024

To,

Mr. Rohitsing Padamsing Pawar

Flat No. D-6/1201

Sagar Darshan CHS Ltd

Nerul, Navi Mumbai -400706

SUB: NO OBJECTION CERTIFICATE FOR SALE **OF FLAT NO. D - 06/1201**

Dear Sir,

1. Please refer to your application dated 22nd October 2024 for sale of your Flat No. 1201 in Tower No. D-06.

2. It is to confirm that Society has No Objection for selling your flat and transfer of shares pertains to the said flat to Mr. Amol Mishra and Ms. Shweta Kumari subject to completion of legal formalities as per the Bye Laws of the Co-operative Societies.

Yours faithfully,

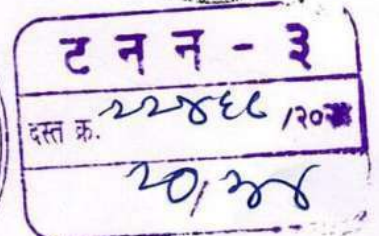
For Sagar Darshan CHS Ltd

(Manoj Satia)

Chairman

(Suneet Agarwal)

Secretary





**नवी मुंबई
महानगरपालिका**

पहिला माळ, बेलापुर भवन सी.बी.डी.,
नवी मुंबई - ४०० ६१४,
दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ११,
फॅक्स : ७५७ ३७ ८५

**Navi Mumbai
Municipal Corporation**

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614.
TEL NO. : 757 17 33, 757 17 28
757 25 91.
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/भो.प्र./ २५९३
दिनांक :- १६/७ /२००१.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.- ३८, सेक्टर-३८, नेरुळ, नवी मुंबई, या जागेचे मालक मेसर्स सागर दर्शन सहकारी गृहनिर्माण संस्था मर्यादित, यांनी जागेवरील बांधकाम दि.-३३-०४-९९ व ०६-११-२००० रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद, दिपक मेहता, यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.-०४-०४-२००१ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.- १६-०६-९३ व नवी मुंबई येथील नमुद केलेल्या शर्दीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सादर जागेत रहिवास आणि बाणिज्य वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

- अ) दि.३१-०३-९९ रोजी निरमित्त क्षेत्रफळ प्रमाणपत्राखालील इमारतीचे बांधकाम क्षेत्र (इमारत क्र.२,४,६,८ साठी)
- ब) इमारत क्र.१,३,५,७ कोस्ता याव्यतिरिक्त भोगवटा प्रमाणपत्रासाठीचे बांधकाम क्षेत्र रहिवासाखालील बांधकाम क्षेत्र बाणिज्यखालील बांधकाम क्षेत्र

एकूण... :-

२१३२९.०९ चौ.मी.



नगररचनाकार
नवी मुंबई महानगरपालिका
दस्तावेज क्र. २२४६८/२००३
२९/०४

दस्तावेज क्र. ३
२००४/२०२३
३०/००

दस्तावेज क्र. ६
२२८७.६४ चौ.मी.
१२६६२/३३-००
२०२३
११६०९.५९ चौ.मी.

SAGAR DARSHAN

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No. TNA/HSG/TC/5627/92-93 Date 18/02/93)

Plot No. 38, Sector-18, Nerul, Navi Mumbai - 400 706

SHARE CERTIFICATE

D06-1201

Certificate No. 286

Authorised Share Capital Rs. 10,00,000/- Divided into 20,000/- Shares of Rs. 50/- each.

Member's Registered Folio No. I-269

This is to Certify that Shri/Smt./M/s. Gaurang M. Mehta & parul G. Mehta

of Navi - Mumbai is the Registered Holder of 5 (Five) Shares from No. 1426

to 1430 of Rs. 250/- (Rupees Two Hundred Fifty Only).

in **SAGAR DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.** (Navi Mumbai) 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 Navi Mumbai this 5th day of May 1999

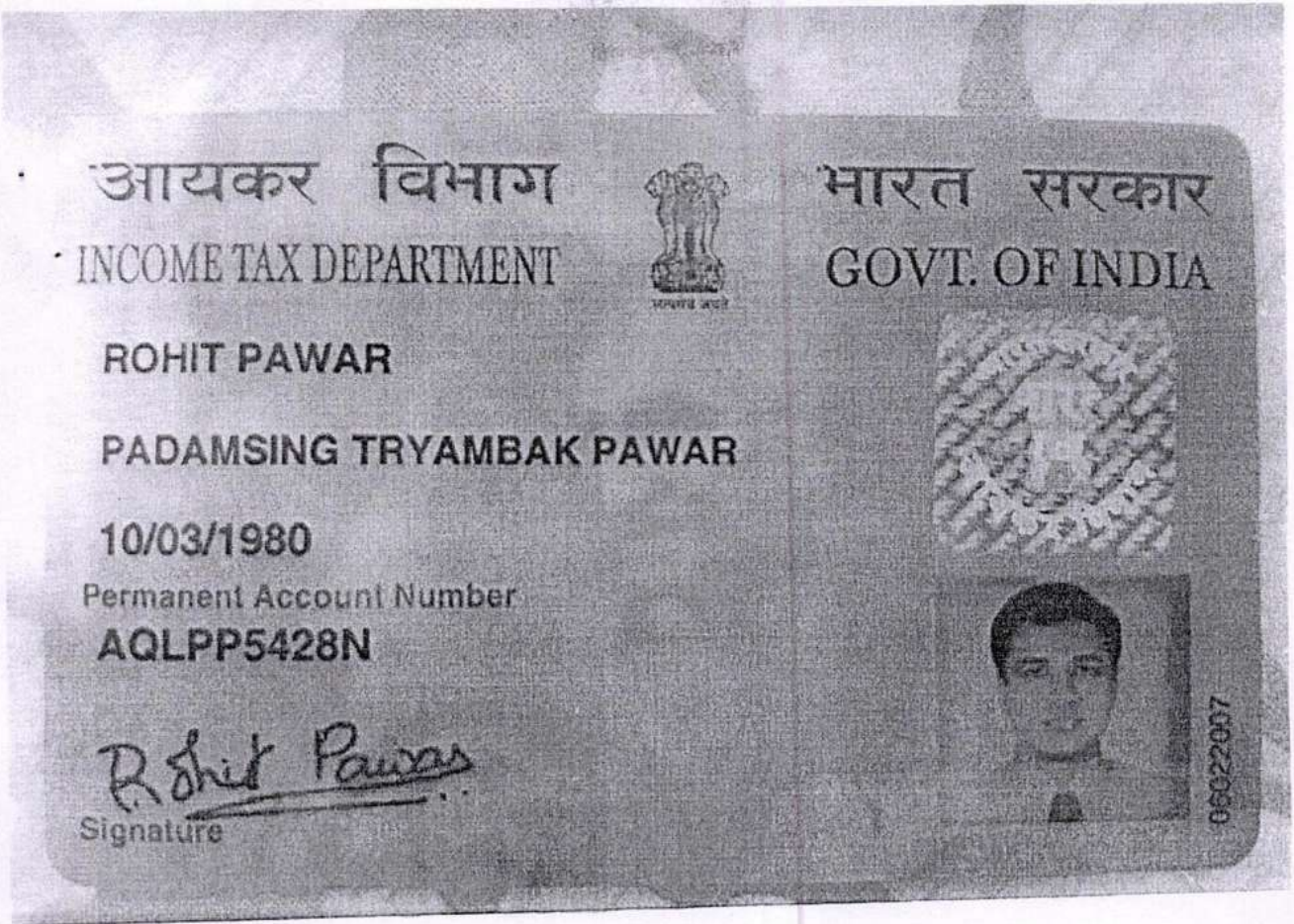


Shri. D. D. D. D.
Chairman

Shri. D. D. D. D.
Hon. Treasurer
or M.C. Member



पिन - ३
२०१/३३३३
२०१/३३३३







भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोदणी क्रमांक: / Enrolment No.: 2006/19120/00016

To
 रोहितसिंग पदमसिंग पवार
 Rohitsing Padamsing Pawar
 C/O: Tuscan Estate Phase II Sr
 A1-1002
 Kharadi
 Behind Radission Blu Hotel
 Pune City
 Dukirkline
 Pune Maharashtra - 411014
 9769053164

Download Date: 26/10/2017
 Generation Date: 23/10/2017


Validity: unknown




आपला आधार क्रमांक / Your Aadhaar No. :
7103 0038 3841
 माझे आधार, माझी ओळख





भारत सरकार
Government of India



रोहितसिंग पदमसिंग पवार
 Rohitsing Padamsing Pawar
 जन्म तारीख/DOB: 10/03/1980
 पुरुष/ MALE



7103 0038 3841
 माझे आधार, माझी ओळख


सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

ट न न - ३

२२०६८ / २०२३

२४ / ३४

Address:
 C/O: Tuscan Estate Phase II Sr,
 A1-1002, Behind Radission Blu
 Hotel, Kharadi, Pune City, Pune,
 Maharashtra - 411014

पत्ता:
 मार्फत: टस्कन इस्टेट फेज २ एस्तार, ए१-
 १००२, राडिसन ब्लू हॉटेल मागे, खराडी, पुणे
 शहर, पुणे,
 महाराष्ट्र - ४११०१४

7103 0038 3841

R.P. Pawar



ट न न - ३
दस्त क्र. 228EC / 2024
२५/१४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA







AMOL KUMAR MISHRA
ASHOK KUMAR MISHRA

01/03/1982
 Permanent Account Number
BBCPM1078E

Amishra
 Signature



Amishra

<p>   </p> <p> भारतीय विशिष्ट पहचान प्राधिकरण भारत सरकार Unique Identification Authority of India Government of India </p> <p> नामांकन क्रम/ Enrolment No.: 1488/61103/38402 </p> <p> To अमोल कुमार मिश्रा Amol Kumar Mishra S/O: Ashok Kumar Mishra gram kumardih post gidhaur thana khairi Gidhaur Gidhaur Jamui Bihar - 811305 9939987495 </p> <p> <small>Download Date: 21/05/2017</small> <small>Generation Date: 22/10/2017</small> </p> <p> <small>Valid until:</small> <small>22/10/2017</small> </p> <p> आपका आधार क्रमांक / Your Aadhaar No.: 9482 3558 5413 </p> <p> मेरा आधार, मेरी पहचान </p>	<p>   </p> <p> सूचना </p> <ul style="list-style-type: none"> ■ आधार पहचान का प्रमाण है, नजदीकता का नहीं। ■ पहचान का प्रमाण ऑनलाइन असेंक्रिप्शन द्वारा प्राप्त करें। ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है। <p> INFORMATION </p> <ul style="list-style-type: none"> ■ Aadhaar is a proof of identity, not of citizenship. ■ To establish identity, authenticate online. ■ This is electronically generated letter. <p> आधार देश भर में मान्य है। </p> <ul style="list-style-type: none"> ■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा। ■ Aadhaar is valid throughout the country. ■ Aadhaar will be helpful in availing Government and Non-Government services in future.
<p>  </p> <p> अमोल कुमार मिश्रा Amol Kumar Mishra जन्म तिथि/DOB: 01/03/1982 पुरुष/ MALE </p> <p> 9482 3558 5413 </p> <p> मेरा आधार, मेरी पहचान </p>	<p>  </p> <p> अशोक कुमार मिश्रा Ashok Kumar Mishra जन्म तिथि/DOB: 01/03/1982 पुरुष/ MALE </p> <p> 9482 3558 5413 </p>

ट न न - ३
वस्तु २२०६८ / १२०३
२६/१०१४

Amishra

5 - 545
क. 22824/2024



ट न न - ३
दस्त क. 22824/2024
26/28

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHWETA KUMARI
ARUN KUMAR JHA
20/02/1988

Permanent Account Number

BGSPK6463J

Shweta Kumari
Signature



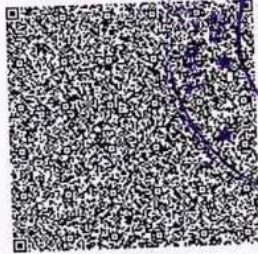
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/60171/54135

To
श्वेता कुमारी
Shweta Kumari
D/O: Arun Kumar Jha
JUN POKHAR
WARD NO- 19
Deoghar
Deoghar Jharkhand - 814112
9430105379

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA DE
Date: 2022.07.19 06:23:00
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

8777 9746 8972
VID : 9131 6951 3283 4665

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



श्वेता कुमारी
Shweta Kumari
जन्म तिथि/DOB: 20/02/1988
महिला/ FEMALE

Issue Date: 23/11/2014

8777 9746 8972

VID : 9131 6951 3283 4665

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

■ आधार देश भर में मान्य है।
■ आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।

■ आधार में सोशल नंबर और ईमेल ID अपडेट रखें।
■ आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

■ Aadhaar is valid throughout the country.
■ Aadhaar helps you avail various Government and non-Government services easily.

■ Keep your mobile number & email ID updated in Aadhaar.

■ Carry Aadhaar in your smart phone – use mAadhaar App.



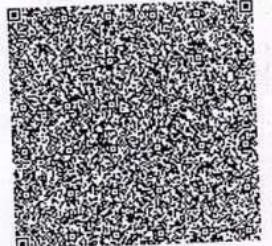
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
D/O: अरुण कुमार झा, जून पोखर, वार्ड न- 19, देवघर,
झारखण्ड - 814112

Address:
D/O: Arun Kumar Jha, JUN POKHAR, WARD
NO- 19, Deoghar, Deoghar,
Jharkhand - 814112

Download Date: 19/07/2022



8777 9746 8972

VID : 9131 6951 3283 4665

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

8-11-11
10/11/11
10/11/11



ट न न - ३
रक 228६८ /२०१४
२६/०४

भारत सरकार
Government of India

अधार

Issue Date: 06/03/2013

प्रभात कुमार राय
Prabhat Kumar Rai
जन्म तारीख / DOB: 08/04/1980
पुरुष / Male

7443 9361 0032

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

पूनाम रोहितसिंग पवार
Poonam Rohitsing Pawar
जन्म तारीख/DOB: 15/05/1984
महिला/ FEMALE

6306 6814 1524

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: डी-701, शिवदर्शन सीएचएस, प्लॉट नं- 05, मोराज रेसिडेन्सी व्याजवळ, सेक्टर- 16, नवी मुंबई, ठाणे, महाराष्ट्र, 400705

Address: D-701, Shivdarshan CHS, Plot No- 05, Near Moraj Residency, Sector- 16, Navi Mumbai, Thane, Maharashtra, 400705

7443 9361 0032

1947 help@uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: मार्फत: पूनाम पवार टुस्कन एस्टेट फेज सी, ए1-1002, बहिंद रेडिसन ब्लू होटल, खराडी, पुणे शहर, पुणे, महाराष्ट्र - 411014

Address: C/O: Poonam Pawar Tuscan Estate Phase Sr, A1-1002, Behind Radisson Blu Hotel, Kharadi, Pune City, Pune, Maharashtra - 411014

6306 6814 1524



टनन - ३
रस्ता क्र 2288EL 120
30/3/28

P.R. Pawar

P.R. Pawar



ट न न - ३
दस्त क. 2286C/20
39/38

F - F F 5
दस्त क. 2286C/20
39/38



75/22468

बुधवार, 30 ऑक्टोबर 2024 1:08 म.नं.

दस्त गोपवारा भाग-1

टनन3

32138

दस्त क्रमांक: 22468/2024

दस्त क्रमांक: टनन3 /22468/2024

* बाजार मूल्य: रु. 1,67,70,219/- मोबदला: रु. 3,65,00,000/-

भरलेले मुद्रांक शुल्क: रु.21,90,000/-

दु. नि. मह. दु. नि. टनन3 यांचे कार्यालयात

पावती:24856

पावती दिनांक: 30/10/2024

अ. क्र. 22468 वर दि.30-10-2024

सादरकरणाराचे नाव: अमोल कुमार मिश्र -

रोजी 1:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण: 30680.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग ३
Joint Sub Registrar Thane 3
ठाणे क्र. ३सह दुय्यम निबंधक वर्ग ३
Joint Sub Registrar Thane 3
ठाणे क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 30 / 10 / 2024 01 : 05 : 47 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 30 / 10 / 2024 01 : 07 : 20 PM ची वेळ: (फी)

Amishra
Shweta Kumari

R.P. Pawar





30/10/2024 1 18:06 PM

दस्त गोपवारा भाग-2

टनन3 33188

दस्त क्रमांक:22468/2024

दस्त क्रमांक :टनन3/22468/2024

दस्त प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रोहितसिंह पदमसिंह पवार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए.१-१००२ टस्कन इस्टेट फेज-२ खराडी पुणे सिटी दुकीर्कलाईन पुणे , महाराष्ट्र, पुणे. पिन नंबर:AQLPP5428N	लिहून घेणार वय :-44 स्वाक्षरी:- <i>R.P. Pawar</i>		
2	नाव:अमोल कुमार मिश्र - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग्राम कुमारदिन पोन्ट गीधौर थाना खैरा गीधौर जामुल बिहार , बिहार, जमुई. पिन नंबर:BBCPM1078E	लिहून घेणार वय :-42 स्वाक्षरी:- <i>Amol Mishra</i>		
3	नाव:श्वेता कुमारी वार्डेफ ऑफ अमोल कुमार मिश्र - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग्राम कुमारदिन पोन्ट गीधौर थाना खैरा गीधौर जामुल बिहार , बिहार, जमुई. पिन नंबर:BGSPK6463J	लिहून घेणार वय :-36 स्वाक्षरी:- <i>Shweta Kumari</i>		

वरील दस्तऐवज करून देणार नशाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतान,
शिक्रा क्र.3 ची वेळ:30 / 10 / 2024 01 : 15 : 30 PM

ओळख:-

खालील इमम असं निवेदीत करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रभात कुमारा राय -- वय:44 पत्ता:सेक्टर 16 मानपाडा नवी मुंबई पिन कोड:400705	स्वाक्षरी <i>P.R. Pawar</i>		
2	नाव:पूनम रोहितसिंग पवार - वय:40 पत्ता:खराडी पुणे पिन कोड:411014	स्वाक्षरी <i>P.R. Pawar</i>		

शिक्रा क्र.4 ची वेळ:30 / 10 / 2024 01 : 17 : 12 PM

Joint Sub Registrar, Thane

सह दुय्यम निबंधक वर्ग २

Payment Details क्र. ३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AMOL KUMAR MISHRA	eChallan	09103332654103012189	MH010483726202425E	2190000.00	SD	0005751428202425	30/10/2024
2				1024303707340	680	RF	1024303707340D	30/10/2024
3	AMOL KUMAR MISHRA	Challan		MH010483726202425E	30000	RF	0005751428202425	30/10/2024

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

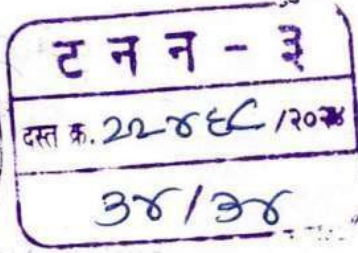


22468 /2024

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प्रमाणित करण्यात येते की सदर दस्तास
एकूण ३४ पाने आहेत.

५ सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक 22865 वर नोंदला

५ सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक 30 माहे 90 सन 2028