

करल - २
2209 3 94
2024

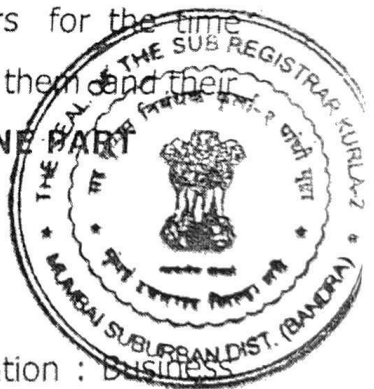
AGREEMENT FOR SALE

Bawde
Bawde
S/S
Gawde

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 22nd day of October 2024.

BETWEEN

M/s. MOHITE REALTORS, a partnership firm (PAN NO. AAVFM4365M), registered under the provisions of Indian Partnership Act, 1932, having following partners Shri. Pramod Shridhar Mohite, Dr. (Mrs.) Pushpa Pramod Mohite & Shri. Rajas Pramod Mohite, its registered office at 602 - 603, EAST POINT, 90 Feet Road, Near Ganesh Mandir, Pant Nagar, Ghatkopar [East], Mumbai 400 075, represented through its **authorised Partner Shri. PRAMOD SHRIDHAR MOHITE**, hereinafter referred to as **"THE PROMOTER"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal heirs, executors and administrators) **OF THE ONE PARTY**



AND

- (1) Mr. SANDEEP BALIRAM TAWDE, Age 53 years, Occupation : Business [PAN No. AEYPT7463C], (2) MR. RAMCHANDRA BALIRAM TAWDE, Age 55 years, Occupation: Business, [PAN NO. AEHPT9879H] (3) Mrs. SANIKA SANDEEP TAWDE, Age 50 years, Occupation : Housewife [PAN No. AIQPD0340Q], & (4) Mrs. GAYATRI RAMCHANDRA TAWDE, Age 54 years, Occupation: Housewife [PAN NO. AIHPT8606Q] all residing at LG 52/4, Sunder Baug, Kamani, Kurla [West], Mumbai - 400 070 hereinafter referred to as the **"PURCHASER(S)"**

Bawde : S/S Jewels
Bawde : Gawde

AK
PROMOTER

PURCHASER/S

22009	8	940
2028		

(which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual/s his/her/their heirs, executors, administrators and permitted assigns / in the case of a partnership firm, the partners for the time being and from time to time constituting the partnership firm, the survivor/s of them and the heirs, executors and administrators of the last surviving Partner and permitted assigns / in case of an Organisation / company, its successors and permitted assigns / in case of a Hindu undivided family the Karta and members for the time being and from time to time of the coparcener and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and permitted assigns / in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) **OF THE OTHER PART**



A. PANTNAGAR MANGAL CO-OPERATIVE HOUSING SOCIETY LTD.,

a society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Regn. No. BOM / HSG-7985 year 1983 dated 17-02-1983, having its registered office at Building No.95, Pant Nagar, Ghatkopar (East), Mumbai - 400075 is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, tile and interest in respect of the land admeasuring as per Conveyance Deed with MHADA 827.10 Sq. Mtr., as per approved layout/site measurement 858.03 Sq. Mtr. & as per revised layout with MHADA 844.42 Sq. Mtr. or thereabouts lying and being at Survey No. 236-A corresponding to CTS No. 184 C / 1 A of Village Ghatkopar situated at Pant Nagar, Ghatkopar (East), Mumbai-400 075 (hereinafter referred to as the "**SAID LAND**") and the Building No. 95 consisting of 32 (Thirty Two) tenements (each having about 20.22 Sq. Mtr. Carpet Area for housing purpose and residential use on rental basis) standing on the said Land ("**SAID BUILDING**"). The said Land and the said Building are hereinafter referred to as the "**SAID PROPERTY**" and more particularly described in the **FIRST SCHEDULE** written hereunder;

~~PROMOTER~~


[Handwritten signatures]
[Signature]
[Signature]

PURCHASER/S

Existing Members vide the 01-04-2018 decided to irrevocably appoint M/s. MOHITE REALTORS, the Promoter herein as developer by adopting the process and procedure which is more particularly mentioned under the guidance and circular dated 03-01-2009 issued under Section 79A of Maharashtra Co-operative Societies Act, 1960.

- C. The Society has vide Letter of Intent dated 02-11-2018 selected the Promoter and approved the proposal and appointment of the Promoter to redevelop the said Property by demolishing the Existing Building standing on the said Land and constructing a New Building by utilizing and consuming maximum permissible FSI/ Fungible FSI/ TDR that may be available in respect of the said Property and to provide to each Existing Members, "Free of Cost" and "on ownership basis" permanent alternate accommodation in the New Building to be constructed on the said Land.
- D. In furtherance of Letter of Intent, the Society and its 24 (Twenty Four) Existing Members have vide (i) Development Agreements dated 03-07-2019 duly registered in the office of Sub-Registrar of Assurance Kurla 2, Bandra under Sr. No. 8103 of 2019 (ii) Supplemental Development Agreement dated 20-09-2019 duly registered in the office of Sub-Registrar of Assurance Kurla 2, Bandra under Sr. No. 11252 of 2019 and (iii) Deed of Confirmation dated 20-11-2020 duly registered in the office of the Sub-Registrar of Assurance Kurla-4 under Sr. No. KRL4 - 11265 - 2020 / Deed of Confirmation dated 20-11-2020 duly registered in the office of the Sub-Registrar of Assurance Kurla-4 under Sr. No. KRL4- 11266-2020 / Deed of Confirmation dated 20-11-2020 duly registered in the office of the Sub-Registrar of Assurance Kurla-4 under Sr. No. KRL4-11267-2020 ("**DEVELOPMENT AGREEMENTS**") granted to the Promoter, sole and exclusive re-development rights in respect of the said Property by demolishing the Existing Building and constructing new building/s for residential use by utilising and consuming current FSI as may be available and loading TDR and additional FSI in form of Fungible FSI to the maximum extent permissible as per DCPR, 2034 and on the terms, conditions and covenants as more particularly mentioned in the said Development Agreements.



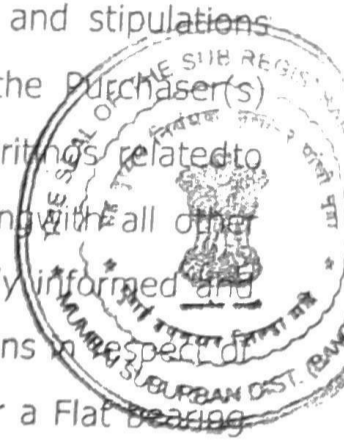

PROMOTER


PURCHASER/S

2009 e 930
2028

O. The Promoter has repaid the entire outstanding amount including applicable interest of the Loan Account bearing No. 2221253339393978 of AU Small Finance Bank Ltd., Ghatkopar (East) Branch. Loan closure letter of AU Small Finance Bank Ltd. bearing Ref No. 460814 dated 30-OCT. 2023 is hereto annexed as **Annexure "I"**

P. The Parties relying on the confirmation, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws and the Purchaser(s) having perused all the necessary documents, deeds and writings related to title of the Promoter to the said Land and the Building along with all other documents as specified in the said Act, and after being fully informed and satisfied about the same, as also about the status and the plans in respect of the Building, is/are desirous of purchasing from the Promoter a Flat bearing No. **102** admeasuring about **56.85 Sq. Mtr.** of carpet area equivalent to **612 Sq. Ft.** of RERA carpet area or thereabouts (in bareshell condition, prior to application of any finishes / finishing materials) ("**SAID FLAT**") on the **1st Floor** in **Wing "B"** of the said Building known as "**ANUJ AURA**" (or such other name as may be decided by the Promoter) being constructed on portion of the said Land together with the benefit of Common Areas and Facilities appurtenant to the said Flat which includes the facility of **1 (One)** no. of car park constructed in the layout (hereinafter referred as the "**said Premises**") and has requested the Promoter for allotment of the same for the sale consideration of **Rs. 1,23,51,704=00 [Rupees One Crore Twenty Three Lakh Fifty One Thousand Seven Hundred Four Only]** and other charges and on the terms, conditions specified hereinafter.



Q. The Promoter is required to deposit the sale consideration of the said Flat into the designated account opened by the Promoter with the bank/financial institutions.

R. Prior to the execution of these presents the Purchaser(s) has paid to the Promoter a sum of **Rs. 2,00,000=00 (Rupees Two Lakh Only)** and at the time of execution of this Agreement, the purchaser/s has paid to the Promoter a sum of **Rs. 36,00,000=00 (Rupees Thirty Six Lakh Only)** being part payment of the sale consideration of the said Premises

~~PROMOTER~~

Bawale
Bawale
PURCHASER/S

S. Pawale
Pawale

2029/90/940
028

agreed to be sold by the Promoter to the Purchaser as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchaser(s) has agreed to pay to the Promoter the balance of the sale consideration and other charges in the manner hereinafter appearing;

S. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Mumbai** under no. **P51800029728** and copy of registration certificate is annexed hereto as **Annexure "E"**;

T. Under section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of the said Apartment with the Purchaser(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises.

NOW THIS AGREEMENT FOR SALE WITNESSES AND IT IS HEREBY MUTUALLY AGREED, DECLARED, AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. INTERPRETATION

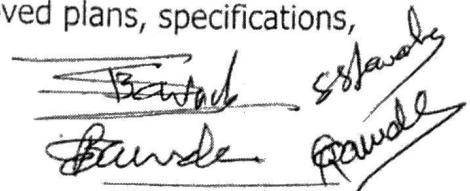
In this Agreement, unless another intention is stated;

- (i) the recitals, Annexure and Schedules contained herein shall constitute an integral and operative part of this Agreement and shall be read and construed accordingly as an essential part of this Agreement.
- (ii) the singular includes the plural and vice versa;
- (iii) Reference to a particular gender does not exclude the other gender;

2. PROMOTER TO CONSTRUCT THE BUILDING :

The Promoter shall construct the said Building to be called and known as "ANUJ AURA" in accordance with the approved plans, specifications,


PROMOTER


PURCHASER/S

029 92.990

28

AGREEMENT TO PURCHASE:


The Purchaser(s) hereby agree to purchase from Promoter and the Promoter hereby agrees, subject to the terms and conditions herein, to sell to the Purchaser(s), a Residential Flat bearing No. 102 admeasuring 56.85 Sq. Mtr. of carpet area (in bare-shell condition prior to application of any finishes /finishing material) equivalent to 612 Sq.Ft. of RERA carpet area or thereabouts (hereinafter referred to as "the SAID FLAT") on the 1st Floor of Wing "B" of the said Building as indicated on the said Plan hereto annexed and marked ANNEXURE "F" together with the benefit of the Common Areas and Facilities and Limited Common Areas and Facilities appurtenant to the said Flat which includes the facility of 1 (One) no. of car park constructed in the layout as more particularly mentioned in the **SECOND SCHEDULE** hereunder on the terms and conditions and for the consideration specified hereinafter.

The proposed carpet area of the said Flat would be as per the approved plans and may change as a result of physical variations due to tiling, ledges, plaster skirting, RCC column etc. The Purchaser/s agrees that the carpet area is therefore, subject to tolerance of +/-2% on account of structural design and construction variations.

6. The Purchaser/s agree that the location of the car parking space will be finalized at the time of handing over possession of the said Flat to the Purchaser(s). The Car parking space will be used by the Purchaser(s) in accordance with the terms and conditions imposed by the said Society from time to time. The Purchaser(s) acknowledge that the said Flat and the car parking space referred above, subject to confirmation of allotment, shall be held by the Purchaser(s) as one composite unit and the Purchaser(s) shall not be entitled to transfer the use and enjoyment of any one without the other.

7. **FIXTURES, FITTINGS & AMENITIES:**

The fixtures, fittings and amenities to be provided by Promoter in the said Wing/Building and the said Flat hereby agreed to be sold are those that are set out in ANNEXURE "G" annexed hereto. However, The Purchaser(s) agree that the Promoter have the right to change the fixtures, fittings and


PROMOTER


PURCHASER/S

करल - २		
२२०९९	५०	९५०
२०२४		

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Land and Building)

The leasehold right, tile and interest in respect of the land admeasuring as per Conveyance Deed with MHADA 827.10 Sq.Mtr., as per approved layout / site measurement 858.03 Sq. Mtr. & as per revised layout with MHADA 844.42 Sq.Mtr. or thereabouts lying and being at Survey No. 236A corresponding to CTS No. 184 C / 1 A of Village Ghatkopar situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 and the Building No. 95 consisting of 32 (Thirty Two) tenements (each having about 20.22 Sq.Mtr. Carpet Area for housing purpose and residential use on rental basis) standing on the said Land.

On or towards North: BUILDING NO. 97

On or towards South: BUILDING NO. 81

On or towards East: ROAD 40' - 0"

On or towards West: BUILDING NO. 96



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Flat)

A residential Flat bearing **No. 102** admeasuring **56.85 Sq. Mtr.** of carpet area (in bare-shell condition prior to application of any finishes /finishing material) equivalent to **612 Sq. Ft.** of RERA carpet area or thereabouts on the **1st Floor** of **Wing "B"** of the Building known as "**ANUJ AURA**" together with the benefit of the Common Areas and Facilities and Limited Common Areas and Facilities appurtenant to the said Flat which includes the facility of **1 (One)** no. of car park.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Details of the common areas and facilities)

"ANNEXURE - G"

PROMOTER

Bawde
Bawde

S. Navale
Gausda

PURCHASER/S

ANNEXURE 'D'

करल - २		
२२०९९	८८	९५०
२०२४		



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-1/504/2022/FCC/1/Amend

Date : 01 November, 2022

To
M/s Mohite Realtors C.A. to
Pantnagar Mangal C.H.S. Ltd.
201, Rajas Residency, Near
Umbreswar Sainath Mandir,

Sub : Proposed Redevelopment of existing building No.95 known as "Pantnagar Mangal C.H.S. Ltd" on plot bearing C.T.S.No.184 C/1A(Pt.) of Village Ghatkopar, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai- 400075

Dear Applicant,

With reference to your application dated 26 May, 2021 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Redevelopment of existing building No.95 known as "Pantnagar Mangal C.H.S. Ltd" on plot bearing C.T.S.No.184 C/1A(Pt.) of Village Ghatkopar, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai- 400075.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if;
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an



220e9 | ce | 940
2028

event shall be deemed to have carried out the development work in contravention of section 43
45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 02 June, 2023

Issue On : 03 June, 2021

Valid Upto : 02 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/504/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved IOA plans dated 11/08/2020.

Issue On : 11 February, 2022

Valid Upto : 02 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-1/504/2022/FCC/1/Old

Remark :

This C.C. is issued for building comprising of two wings i.e. Wing 'A' & 'B' comprising of Stilt for parking + 1st to 14th upper floors for residential use as per approved IOA plans dated 11/08/2020

Issue On : 01 November, 2022

Valid Upto : 02 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/504/2022/FCC/1/Amend

Remark :

This full C.C. is issued for work of building Consisting of wings 'A' & 'B' comprising of Stilt for parking + 1st to 16th upper floors for residential use having height 50.90 mt. + OHT & LMR as per the approved IOA plans dated 11/08/2020.

Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 01-Nov-2022 17

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.

करल - २		
२२०९९	९०	९५०
२०२४		

3. Asst. Commissioner N Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W N Ward MCGM.
6. A.A. & C N Ward MCGM
7. Architect / LS - SUNIL RAMCHANDRA DEOLE.
8. Secretary Pantnagar Mangal C.H.S. Ltd



ANNEXURE 'E'



333-2		
220e9	eg	990
2028		

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number **P51800029728**

Project: **ANUJ AURA**, Plot Bearing / CTS / Survey / Final Plot No.: **184 C / 1 A** at **Kurla, Kurla, Mumbai Suburban, 400075;**

- Mohite Realtors** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400075.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **26/06/2021** and ending with **30/09/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



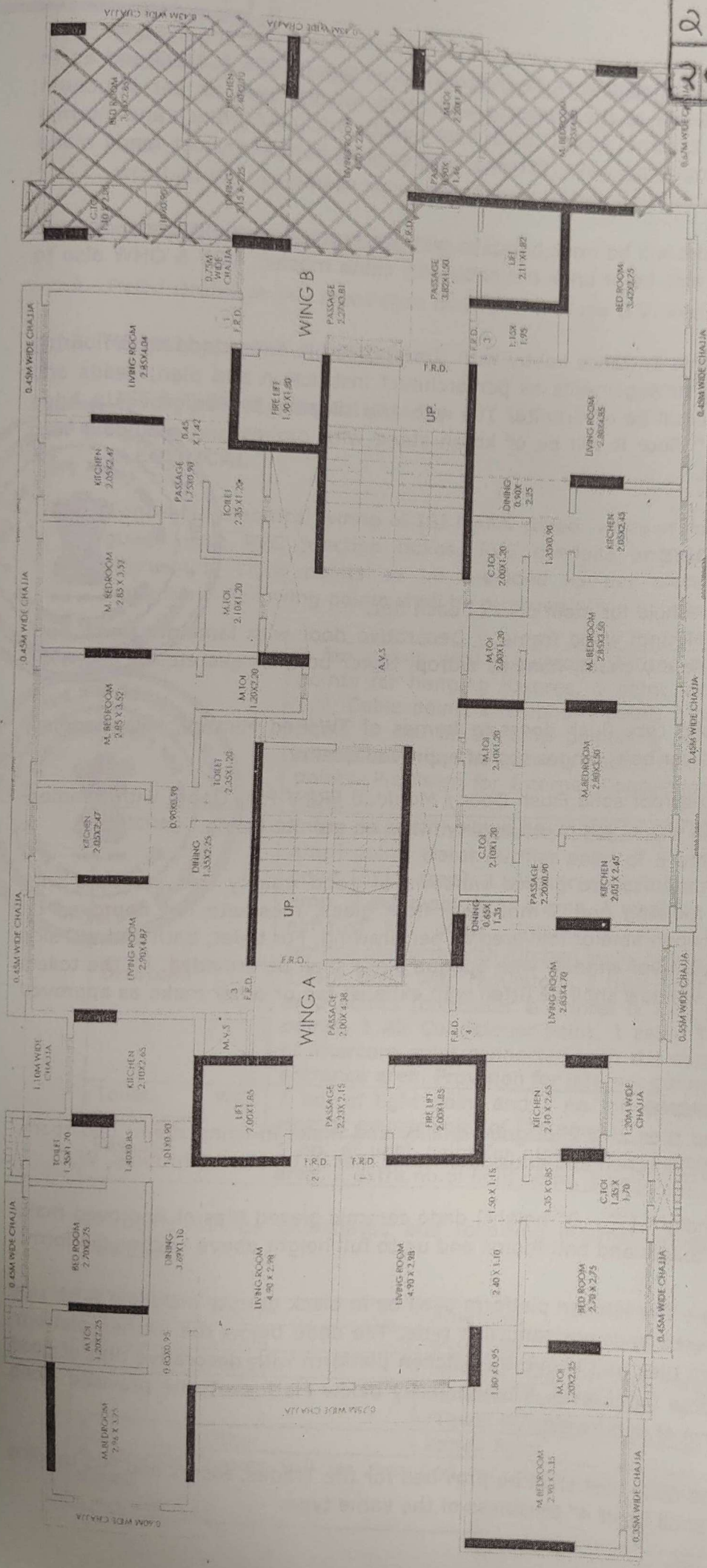
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 26-06-2021 19:09:53

Dated: **26/06/2021**
Place: **Mumbai**

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

ANNEXURE 'F'

करल - २
 २२०९९२१५०
 २०२४



12.20 M WIDE ROAD

Shawale
Shawale
Barde

PROPOSED DEVELOPMENT OF EXISTING BUILDING OF PLOT BEARING NO. 95
 PANT NAGAR, CHAKOPAR (EAST) 400025.

23/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 22091/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करागनामा
(2) मॉडरना	12351704
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	9756827.85
(4) भू-मापन, पोटहिस्सा व घनक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 102, माळा नं: 1 ना मजला, वी विंग, इमारतीचे नाव: अनुज और, विलिडिंग नं: 95, ब्लॉक नं: पंत नगर, रोड : घाटकोपर पूर्व मुंबई 400075, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 612 चौ फूट रेरा कार्पेट, सांवन 1 कार पार्किंग((C.T.S. Number : 184 C/1A :))
(5) क्षेत्रफळ	1) 62.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल वेव्हा.	
(7) दस्तगंज करून घेणे-या/विहून ठेवणे-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स मोहिते रियल्टर्स चे भागीदार प्रमोद श्रीधर मोहिते वॉके मूव्बयार भूषण श्रीकांत म्हात्रे वय:-47; पत्ता:-प्लॉट नं: ऑफिस नं. 602/603, माळा नं: -, इमारतीचे नाव: ईन्ट पॉईंट, ब्लॉक नं: लणेश मंदिर जवळ, 90 फिट रोड, पंतनगर, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पंत नं:-AAVFM4365M
(8) दस्तगंज करून घेणे-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मंदीप वळीराम तावडे वय:-53; पत्ता:-प्लॉट नं: एन जी 52/4, माळा नं: -, इमारतीचे नाव: मुंगर वाग, ब्लॉक नं: कमानी, रोड नं: कुर्ला पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पंत नं:-AEYPT7463C 2): नाव:-गोमचंद्र वळीराम तावडे वय:-55; पत्ता:-प्लॉट नं: एन जी 52/4, माळा नं: -, इमारतीचे नाव: मुंगर वाग, ब्लॉक नं: कमानी, रोड नं: कुर्ला पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पंत नं:-AEHPT9879H 3): नाव:-मानिका मंदीप तावडे वय:-50; पत्ता:-प्लॉट नं: एन जी 52/4, माळा नं: -, इमारतीचे नाव: मुंगर वाग, ब्लॉक नं: कमानी, रोड नं: कुर्ला पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पंत नं:-AIQPD0340Q 4): नाव:-गायत्री रामचंद्र तावडे वय:-54; पत्ता:-प्लॉट नं: एन जी 52/4, माळा नं: -, इमारतीचे नाव: मुंगर वाग, ब्लॉक नं: कमानी, रोड नं: कुर्ला पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पंत नं:-AIHPT8606Q
(9) दस्तगंज करून दिल्याचा दिनांक	22/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	22091/2024
(12) वाजारभावाप्रमाणे मूद्रांक शुल्क	741200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेल्या तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तगंज नोंदणीनंतर मिलकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेत आलेल्या आहे.
आता हे दस्तगंज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governence enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 22/10/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा

SOURCE - KURLA WEST BRANCH (01886)

FILE NO.

Home Loan

Loan Amount - 65 Lacs
Tenure - 240 Months

Previous File No.

Tel.
M.
Fax.

From
To

Address

Name of Subject

Reference No.

MR. RAMCHANDRA BALIRAM

TAWADE

MR. SANDEEP TAWADE

HL - ~~80~~⁶⁵ LAKHS

Tenure - 240 Months

KURLA WEST
BRANCH (01886)

- ① Ramchandra B Tawade
- ② Sandeep Tawade
- ③ Sanika Tawade
- ④ Gayatri Tawade

RLO } Sameer 25/11/24
ZAR }
SILK RPEC - 25/11/24

SPS

**SPRING FILE
No. 2 Executive**

08/11/2024 V.S. Legeb

bt Valu - Vasthivale

Customer: Yes No

CIF No/ Account No. 10580847868

First Name: SANDEEP Middle Name: BALIRAM Last Name: TAWDE

Birth: 22021972 PAN: AEYPT7463C

9820257058

S. Kama Kshipri nLeos

Spouse: SANIKA SANDEEP TAWDE

Father: BALIRAM NARAYAN TAWDE

Male Female Third Gender

Status: Single Married Divorced Widowed

KYC (Minimum one to be filled)

Passport / UID No. 274921750719

Driving License No.

Vehicle Registration No.:

License No.

RA Job card No.

Issued by National Population Register Containing Name and Address:

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

ARMED FORCE PERSONNEL: Indian Army Indian Navy Indian Air force

SERVICE UNDER: Benefit Pension New Pension Scheme

Postal Address:

Permanent Address:

PERSONAL DETAILS

Customer: Yes No

CIF No/ Account No. 30262340445

First Name

Middle Name

SANIKHA SANDEEP

DOB: 20051974

PAN: A1RPPDE34CG

9969107472

Spouse: SANDEEP BALIRAM TAWDE

Father: VASUDEO JIWAJI DALVI

Gender: Male Female Third Gender

Status: Single Married Divorced Widowed

Number of KYC (Minimum one to be filled)

Aadhaar / UID No. 600525768431

Passport ID No.

Report No.:

Driving License No.

MGNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

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

DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force