

394/20281

पावती

Original/Duplicate

Tuesday, November 19, 2024

नोंदणी क्र.: 39म

9:17 AM

Regn.: 39M

पावती क्र.: 21331 दिनांक: 19/11/2024

गाद्याचे नाव: मानपाडा

दस्तावेजाचा अनुक्रमांक: टनन11-20281-2024

दस्तावेजाचा प्रकार: करारनामा

सादर पत्रणाऱ्याचे नाव: आशिष रविंद्र चव्हाण -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 660.00

पृष्ठांची संख्या: 33

एकूण: रु. 30660.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:36 AM ह्या वेळेस मिळेल.

Joint Stamp
मुळ दस्त परत मिळाला - २
क्र. ११

वाजार मूल्य: रु. 8274935.05/-

मोबदला रु. 10700000/-

भरलेले मुद्रांक शुल्क: रु. 642000/-

1) देयकाचा प्रकार: DHC रकम: रु. 660/-

ईटी/धनादेश/पि ऑर्डर क्रमांक: 1124193600332 दिनांक: 19/11/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eSBI/R/SimpleReceipt रकम: रु. 30000/-

ईटी/धनादेश/पि ऑर्डर क्रमांक: MH011153871202425R दिनांक: 19/11/2024

विक्रेते नाव व पत्ता: IDBI

पक्षकारीची सही
मुळ दस्त परत मिळाला



गावाचे नाव : सानपाडा

(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	10700000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	8274935.05
(4) भू-मापन,पॉटहिंग्मा व धरकमोका(अमल्याम)	1) पात्रिकेचे नाव:तवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदतिका क्र.बी-4/11/1,अकरावा मजला,बिगिडिंग तं बी-4,मिनेनियम टॉवर वी टाईप को.ऑन-डॉ.मोगावटी लिमिटेड,मैक्टर 9,सानपाडा,तवी मुंबई -400705 क्षेत्रफल 576 चौ.फूट बांधीव((SECTOR NUMBER : 9 :))
(5) क्षेत्रफळ	1) 576 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/निवृत्त ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हनुपनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-गिया गजेश शानभाग - वय:-46; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बी-१४०४ विलिडिंग त ११३ राजवी क्लोस्टर टिळक नगर जय भवानी मीण्णाम टिळक नगर बॅंगूर वेन्ट मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-400089 पंत नं:-AHSPP5369E 2): नाव:-गजेश नारायण शानभाग - वय:-54; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: बी-१४०४ विलिडिंग त ११३ राजवी क्लोस्टर टिळक नगर जय भवानी मीण्णाम टिळक नगर बॅंगूर वेन्ट मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-400089 पंत नं:-AHEPS9196E
(8) दस्तावेज करत देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हनुपनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना	1): नाव:-आशिय रविंद्र चव्हाण - वय:-३३; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: मदतिका क्र.बी-१४०३, नवप्रेरणा मीण्णाम, मैक्टर ८, सानपाडा, तवी मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400705 पंत नं:-ALUPC0453E 2): नाव:-आरती आशिय चव्हाण - वय:-३०; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: मदतिका क्र.बी-१४०३, नवप्रेरणा मीण्णाम, मैक्टर ८, सानपाडा, तवी मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, THANE. पिन कोड:-400705 पंत नं:-AFFPW5484C 3): नाव:-रविंद्र गोविंद चव्हाण - वय:-59; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: मदतिका क्र.बी-१४०३, नवप्रेरणा मीण्णाम, मैक्टर ८, सानपाडा, तवी मुंबई , ब्लॉक नं. : , रोड नं. : , महाराष्ट्र, THANE. पिन कोड:-400705 पंत नं:-ABRPC6733G
(9) दस्तावेज करत दिव्याचा दिनांक	19/11/2024
(10)दस्त नोंदणी केल्याना दिनांक	19/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20281/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	642000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)क्षेरा	

मुल्याकनामाशी विचागत घेतलेला नाशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ravindra Govind Chavan and Two	eSBTR/Simple Receipt	69103332024111452001	MH011153871202425R	642000.00	SD	0006201657202425	19/11/2024
2		DHC		1124193600332	660	RF	1124193600332D	19/11/2024
3	Ravindra Govind Chavan and Two	eSBTR/Simple Receipt		MH011153871202425R	30000	RF	0006201657202425	19/11/2024

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



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

Receipt of Document Handling Charges

PRN 1124193600332

Receipt Date 19/11/2024

Received from , Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 20281 dated 19/11/2024 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.

DEFACED

₹ 660

DEFACED

Payment Details

Bank Name SBIN

Payment Date 19/11/2024

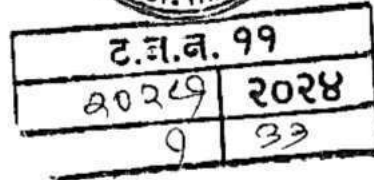
Bank CIN 10004152024111900317

REF No. 926117836770

Deface No 1124193600332D

Deface Date 19/11/2024

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



Data of Bank Receipt for GRN MH011153871202425R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 749533547 **Simple Receipt**
 Pmt DtTime : 14/11/2024 18:57:32 **Print DtTime** :
 ChallanIdNo : 69103332024111452001 **GRAS GRN** : MH011153871202425R
 District : 1201 / THANE **GRN Date** : 14/11/2024 18:57:33
 Office Name : IGR123 / THN11_THANE NO 11 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 6,42,000.00/- (Rs Six Lakh Forty Two Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable **Consideration** : 1,07,00,000.00/-
 Prop Descr : B4 11 1,Millennium Tower,B Type CHS LTD , Sanpada,Navi Mumbai
 : Thane,Sector 9
 : 400705
 Duty Payer : PAN-ABRPC6733G Ravindra Govind Chavan and Two
 Other Party : PAN-AHSP5369E Ria Rajesh Shanbhag and One

Bank Scroll No : 100
 Bank Scroll Date : 16/11/2024
 RBI Credit Date : 16/11/2024
 Mobile Number : 919869008404



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(iS)-394-20281	0006201657202425	19/11/2024-09	30000 00
2	(iS)-394-20281	0006201657202425	19/11/2024-09	642000 00
Total Defacement Amount				6,72,000.00



ट.व.न. ११

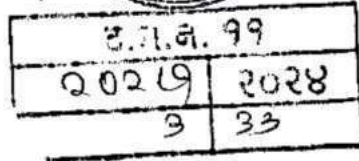
२०२४	२०२४
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	2024111987	19 November 2024, 08:56:51 AM				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	25/241-सानपाडा नोड सेक्टर क्र. 9					
क्षेत्राचे 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	
60800	143800	160900	179700	160900	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	53.53 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620 -	
उद्वहन सुविधा -	आहे	मजला -	11th to 20th Floor			
Sale Type - Resale		First Sale Date -				
Sale Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.154585/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((154585-60800) * (100 / 100)) + 60800) = Rs.154585/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 154585 * 53.53 = Rs.8274935.05/-				
Applicable Rules		= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + नाऊघराचे मूल्य + मेकॅनिईन मजला क्षेत्र मूल्य + लागत्या गळीचे मूल्य खुली बल्कनी, - वरील गर्बाचे मूल्य - बँडिस वाहन टाकणे मूल्य + खुल्या जमिनीवरील वाहन टाकणे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बँडिस बल्कनी + खर्चवित्त वाहननाऊ = A + B + C + D + E - F + G - H - I - J = 8274935.05 + 0 + 0 + 0 + 0 - 0 + 0 + 0 + 0 + 0 + 0 = Rs.8274935/- = १ ब्याऐशी लाख चौन्याहत्तर हजार नऊ शे पत्तीस /-				

Home

Print

सह दुय्यम विबंधक वर्ग - २
ठाणे क्र. ११



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1124193600332	Date 19/11/2024
Received from , Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 19/11/2024
Bank CIN 10004152024111900317	REF No. 926117836770
This is computer generated receipt, hence no signature is required.	

Masharkhoy *Anthony*

Aachans
A.M.



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CHALLAN
MTR Form Number-6



GRN	MH011153871202425R	BARCODE	Date		14/11/2024-18 57:33	Form ID	B25
Department				Inspector General Of Registration			
Type of Payment				Bank Portal - Simple Receipt			
Office Name				THN11_THANE NO 11 JOINT SUB REGISTR		Payer Details	
Location				THANE		TAX ID / TAN (If Any)	
Year				2024-2025 One Time		PAN No.(If Applicable)	
Account Head Details				Amount In Rs.		ABRPC6733G	
0030046401 Stamp Duty(Bank Portal)				642000.00		Full Name	
0030063301 Registration Fee				30000.00		Ravindra Govind Chavan and Two	
						Flat/Block No.	
						B4 11 1,Millennium Tower,B Type CHS LTD	
						Premises/Building	
						Road/Street	
						Sanpada,Navi Mumbai	
						Area/Locality	
						Thane,Sector 9	
						Town/City/District	
						PIN	
						4 0 0 7 0 5	
				Remarks (If Any)			
				Prop mvblty=Immovable-Prop Amt=10700000.00-Prop area=576.00-Prop area UOM=Sq.Feet-oth Prop ID=PAN-AHSP5369E-oth Prop Name=Ria Rajesh Shanbhag and One-			
				Amount In		Six Lakh Seventy Two Thousand Rupees Only	
Total				6,72,000.00		Words	
Payment Details				IDBI BANK			
				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
						69103332024111452001 749533547	
Cheque/DD No.				Bank Date		RBI Date	
						14/11/2024-18:57:32 Not Verified with RBI	
Name of Bank				IDBI BANK			
Name of Branch				Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office and not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तावजासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावजासाठी सदर चलन लागू नाही.

Ria Shanbhag
Anthony



3.11.24 70
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AGREEMENT OF SALE

Ria Shanbhag
Rajesh

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 19th day of Nov..... 2024,

A. Chavan
Aacharya
P. M. R.

BETWEEN

1) MRS. RIA RAJESH SHANBHAG, age 46 years, [PAN - AHSP5369E] [AADHAR No. 6715 9744 6359] & 2) MR. RAJESH NARAYAN SHANBHAG, age 54 year, [PAN - AHEPS9196E] [AADHAR No. 8061 8979 0102] both are adult, Indian Inhabitants, Residing at B-1404, BLDG. NO. 110, Rajshree Clover, Tilak Nagar Jai Bhavani C.H.S., Tilak Nagar, Chembur (W), Mumbai-400 089, hereinafter referred to as "THE SELLER/S/ASSIGNORS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the ONE PART.

Ria Shanbhag
Rajesh

A. Chavan
Aacharya
P. M. R.

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: 2 :

AND

1) MR. ASHISH RAVINDRA CHAVAN, age 33 years, [PAN -ALUPC0453E] [AADHAR No. 228114008376], 2) MRS. ARATI ASHISH CHAVAN, age 30 years, [PAN -AFFPW5484C] [AADHAR No. 348873237048] & 3) MR. RAVINDRA GOVIND CHAVAN, age 59 years, [PAN -ABRPC6733G] [AADHAR No. 456817175949] all adult, Indian Inhabitants, Residing at Flat No. B-18/7, NAVPRERANA CHS, Sector-8, Sanpada, Navi Mumbai - 400705, hereinafter referred to as "THE PURCHASER/S/ASSIGNEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS : By an Agreement made at C.B.D., Navi Mumbai, on dated 16-09-2004, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the companies Act-1956, having its registered office at 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021, hereinafter referred to as "The CIDCO") of the One Part and CHAUHAN PUSHKAR SINGH, (Original Allottee) of the Other Part (hereinafter referred to as "The said Agreement") the CIDCO has sold and transferred and the



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Original Allottee/s has/have purchased and acquired Flat No. B-18/7, on the 11th Floor, Building No. B-4, Millennium Towers area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter for brevity's sake referred to as "The said Flat/ Premises/property") together with the permanent and absolute right of use and occupation of the said Flat No. B-4/11/1, Sector-9, Sanpada, Navi Mumbai.

Radhakrishnan
Archi

[Signature]
.. 3 ..
Archi
[Signature]

AND WHEREAS : MR. CHAUHAN PUSHKAR SINGH (Original Allottee/s) had in terms of the said Agreement paid to the CIDCO the entire consideration of Rs. 8,35,200/- (Rupees Eight Lakh Thirty Five Thousand Two Hundred Eighty Only) mentioned in Clause No.9, thereof.

AND WHEREAS: MR. BHAGWANT SINGH PILKHWAL, & MRS. SEETA PILKHWAL, had purchased the said Flat from MR. CHAUHAN PUSHKAR SINGH, through Deed of Assignment dated 11-06-2008 and the said document duly registered with the sub registrar / Assurance Thane-8, on 11-06-2008 under Doc. Sr. No. 02635-2008.

AND WHEREAS : Pursuance of the said Deed of Assignment the corporation (CIDCO) have transferred the said Flat in the name of MR. BHAGWANT SINGH PILKHWAL & MRS. SEETA PILKHWAL, and admitted Owner/s of the said Flat through their Letter being Ref. No. CIDCO/ EMS/ AEO/ NERUL/ SANPADA/2008/945, dated 14-07-2008, and update their record.



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AND WHEREAS: The Seller/s/Assignor/s i.e. MRS. RIA RAJESH SHANBHAG & MR. RAJESH NARAYAN SHANBHAG, had purchased the said Flat from MR. BHAGWANT SINGH PILKHWAL, & MRS. SEETA PILKHWAL, through Agreement of Re-Sale dated 04/12/2013 the said document duly stamped and registered with sub registrar office Thane-3 U/Doc. Sr. No. 9636-2013 on 05/12/2013 & Deed of Assignment dated 31/12/2013 the said document duly registered with the sub registrar Assurance Thane-11, on 06/01/2014 under Doc. Sr. No. 113-2014.

Ria Shanbhag
Acharya

Acharya
Acharya

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Acharya

AND WHEREAS : Pursuance of the said Deed of Assignment the corporation (CIDCO) have transferred the said Flat in the name of **MRS. RIA RAJESH SHANBHAG & MR. RAJESH NARAYAN SHANBHAG**, and admitted Owner/s of the said Flat through their Letter being Ref. No. **CIDCO/ AEO/ NERUL/ SANPADA/2014/97**, dated 09/01/2014, and update their record.

AND WHEREAS: The Seller/s/Assignor/s is/are bonfide member/s of "**MILLENNIUM TOWER "B" Type**" Co-Operative Housing Society Ltd., duly registered under the Maharashtra Co-operative Housing Societies Act 1960 bearing Registration No. **NBOM/ CIDCO/ HSG(OH)/ 2497/ JTR/ 2007-2008.**, (hereinafter referred the said "Society").

AND WHEREAS : The Seller/s/Assignor/s has/have agreed to sale and transfer and the Purchaser/s/Assignee/s has/have agreed to purchase and acquire all the rights, title and interest of the Seller/s/Assignor/s in the said Flat together with the permanent and absolute rights of use and occupation of the said Flat



DECLARED BY THE SELLERS/ASSIGNORS THAT:

a) there are no suits, litigations Civil or any other proceedings pending as against the Seller/s/Assignor/s personally affecting the said Flat/Premises.

b) there are no attachments or prohibitory orders as against or affecting the said premises but the said premises is mortgaged with HDFC Bank Ltd. for housing loan and/or is not the subject matter to any lispendens of easements or attachments either before or after judgment. The Seller/s/Assignor/s has not received any notice neither from the Government regarding any of the proceeding in respect of the said Flat/Premises.

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- c) The said premises is **free from all encumbrances** of any nature whatsoever except for the mortgage with **HDFC Bank Ltd.**
- d) The Seller/s/Assignor/s has paid all the necessary charges of any nature whatsoever in respect of the said premises and the Seller/s/Assignor/s has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat/Premises only the Bank outstanding due and pending.
- e) Neither the Seller/s/Assignor/s nor any of his/her/their predecessor-in-title have had received nay notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said Flat/Premises.
- f) The Seller/s/Assignor/s is/are in exclusive use Occupation and possession of the said Flat/Premises and every part thereof and except Seller/s/Assignor/s no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.
- g) The Seller/s/Assignor/s is not restricted either in Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said premises or any other statute from disposing stated in the Agreement.
- h) The Seller/s/Assignor/s has not done any act, deed matter or thing whereby he/she/they is /are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser/s/Assignee/s and the Seller/s/Assignor/s has/have all the right, title and interest to enter into this Agreement with the Purchaser/s/Assignee/s on the various terms and conditions as stated herein.



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i) For the purpose of obtaining loan from any Financial Institution the Purchaser/s/Assignee/s shall get this part payment Agreement registered in his/her/their name in the Sub. Registrar's Office for submitting it to concern institution/ Bank together with other documents required by the concern Bank for processing the loan application. The Seller/s/Assignor/s shall furnish original documents to Purchaser/s/Assignee/s for submitting to concern Bank. Relying upon the aforesaid representation and declaration made by the Seller/s/Assignor/s herein, the Purchaser/s/Assignee/s has/have agreed to purchase the said premises. The Purchaser/s/Assignee/s will not responsible for delay of balance payment if vendor unable to furnish the necessary documents require to the concern bank.

NOW THIS AGREEMENT WITNESSETH:-

It is hereby agreed by and between the parties hereto as follows:-

1) Subject to the permission being obtained in writing by the Seller/s/Assignor/s from the CIDCO, the Seller/s/Assignor/s shall sale and transfer and the Purchaser/s/Assignee/s shall purchase and acquire the said Flat No. B-4/11/1, on the 11th Floor, Building No. B-4, in "MILLENNIUM TOWER "B" Type" Co-Operative Housing Society Ltd., area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9, Sanpada, Navi Mumbai, Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat/Premises for a total consideration Rs. 1,07,00,000/- (Rupees One Crore Seven Lakh Only) which amount shall be paid by the Purchaser/s/Assignee/s to the Seller/s/Assignor/s in following manners :-



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- a) The sum of Rs. 2,00,000/- (Rupees Two Lakh Only) paid on execution of this Agreement, towards Earnest Money / Part Payment.
- b) Balance amount of Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only) shall be paid in manner hereunder.
- i) Amount of Rs. 75,00,000/- (Rupees Seventy Five Lakh Only), shall be paid by the purchaser/s within 15 days from the date of registration of this agreement, by availing housing loan from any financial institution or bank, to repay the housing loan amount in respect to the said flat, directly to HDFC Bank Ltd, on behalf of the seller/s (aforementioned amount shall vary as per the final foreclosure statement of the bank).
- ii) Amount of Rs. 1,07,000/- (Rupees one lakh seven thousand only) shall be paid as TDS as per the income tax act.
- iii) Amount of Rs.28,93,000/- (Rupees Twenty eight Lakhs ninety three thousand Only) shall be paid within 10 days, after getting original documents and certificate from HDFC Bank Ltd. and on obtaining CIDCO Transfer permission (N.O.C.), CIDCO Mortgage permission (N.O.C.) & Society transfer N.O.C.



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TIME IS THE ESSENCE OF THE CONTRACT.

2. The Purchaser/s/Assignee/s has/have paid to the Seller/s/Assignor/s of Rs. 2,00,000/- (Rupees Two Lakh Only) as Earnest Money / Part Payment (the receipt whereof the Seller/s/Assignor/s doth hereby admit and acknowledge and of and form the payment of the same and every part thereof doth hereby release and for ever discharge to Purchaser/s/Assignee/s).

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3. The Seller/s/Assignor/s doth hereby covenants with the Purchaser/s/Assignee/s that the said premises agreed to be hereby sold are not free from encumbrances of any nature whatsoever and the Seller/s/Assignor/s has/have full and absolute right to transfer and deliver possession of the said Flat No. B-4/11/1, on the 11th Floor, Building No. B-4, in "MILLENNIUM TOWER "B" Type" Co-Operative Housing Society Ltd., area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9, Sanpada, Navi Mumbai to the Purchaser/s/Assignee/s subject to the prior permission in writing of the CIDCO obtained by the Seller/s/Assignor/s and also no objection and consent letter from the HDFC Bank.
4. The Seller/s/Assignor/s shall hand over physical possession of the said Flat/property, after receiving the full and final payment, from the Purchaser/s/Assignee/s as mentioned herein above.
5. The Seller/s/Assignor/s shall apply to the CIDCO and seek the permission from the CIDCO for permitting to transfer and assign his/her/their rights, interest and benefits under the said Agreement to the Purchaser/s/Assignee/s the said property being Flat No. B-4/11/1, on the 11th Floor, Building No. B-4, in "MILLENNIUM TOWER "B" Type" Co-Operative Housing Society Ltd., area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9, Sanpada, Navi Mumbai together with the permanent and absolute right use and occupation of the said Flat/property, within a period of 1 month form the date hereof. The Purchaser/s/Assignee/s agree/s to bear and pay to the CIDCO wholly and exclusively transfer charges as may be determined by CIDCO under the said Agreement.



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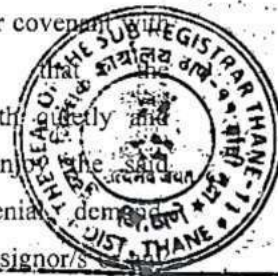
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6. On obtaining permission in writing from the CIDCO by the Seller/s/Assignor/s, the Seller/s/Assignor/s shall assign and transfer all his/her/their right, interest, title and benefits arising out of the said Agreement dated 16-09-2004, mentioned hereinabove including the deposits standing to the credit of the Seller/s/Assignor/s with the CIDCO by executing the Deed of Assignment in favour of Purchaser/s/Assignee/s and registering it with the Sub-Registrar of Assurances within a period of 1 month from the date of obtaining permission in writing from the CIDCO permitting the Seller/s/Assignor/s to sell and transfer to the Purchaser/s/Assignee/s the said Flat/property.
7. The Seller/s/Assignor/s doth hereby further covenant with the Purchaser/s/Assignee/s that the Seller/s/Assignor/s shall pay to the Society service charges, water charges and other charges which are payable by the Seller/s/Assignor/s to the concern authority in respect of the said Flat Property prior the period of handing over of possession.
8. The Seller/s/Assignor/s doth hereby further covenant that the Purchaser/s/Assignee/s shall henceforth peacefully possess and occupy and enjoy the said premises without delay, hindrance, denial, demand, interruption or eviction by the Seller/s/Assignor/s or other person or persons lawfully or equitably claiming through under or in trust of the Seller/s/Assignor/s, after handing over physical possession.
9. That the Purchaser/s/Assignee/s shall be entitled to have and hold the possession, occupation and use of the said Flat/property and the Purchaser/s/Assignee/s shall hold the same unto and to the use and benefit of the Purchaser/s/Assignee/s, her/his/their heirs, successors,



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and assigns for ever without any claim, charge, right, interest, demand or lien of the Seller/s/Assignor/s or any person or persons claiming through or under him/her/them or in trust for him/her/them subject to payment by the Purchaser/s/Assignee/s of all taxes, assessments, charges, duties, or calls made by the said Society, Government, revenue or local authorities hereafter in respect of the said premises and the land.

10. The Purchaser/s/Assignee/s doth hereby covenant with the Seller/s/Assignor/s that save and except as aforesaid the Purchaser/s/Assignee/s shall from the date of these presents pay his/her/their share of taxes and outgoings as mentioned in the said Agreement dated 16-09-2004, and shall also become a member/s of the "MILLENNIUM TOWER "B" Type" Co-Operative Housing Society Ltd., registered under Maharashtra Co-op. Society Act by all the Flat-Owner/s of the said building by paying transfer charges if any and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.



That the Purchaser/s/Assignee/s doth hereby covenant with the Seller/s/Assignor/s that he/she/they shall abide by the rules and regulations and bye-laws of the said Society on admission as a member/s thereof and he/she/they agrees and undertakes to pay and discharge all cost demands contributions and dues which the said society may hereafter make in respect of the said premises.

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12. The Seller/s/Assignor/s hereby further covenant with the Purchaser/s/Assignee/s that the Seller/s/Assignor/s shall from time to time all times whenever called by the Purchaser/s/Assignee/s or his/her/their Advocate or Attorneys to do and execute or cause to be done an

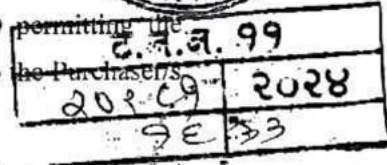
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executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Purchaser/s/Assignee/s in the premises agreed to be hereby sold unto and to the use of the Purchaser/s/Assignee/s as shall or may be reasonably required but at the cost of the Purchaser/s/Assignee/s .

13. On obtaining permission in writing from the CIDCO by the Seller/s/Assignor/s, and subject to receiving the balance consideration of Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only) the Seller/s/Assignor/s shall assign and transfer all his/her/their right, interest, title and benefits arising out of the said Agreement dated 16-09-2004, mentioned hereinabove including the deposits standing to the credit of the Seller/s/Assignor/s with the CIDCO by executing the Deed of Assignment/Sale Deed in favour of Purchaser/s and registering it with the Sub-Registrar of Assurances a period of 1 month from the date of obtaining permission in writing from the CIDCO permitting the Seller/s/Assignor/s to sell and transfer to the Purchaser/s the said Flat/ Property.



14. The Seller/s/Assignor/s both hereby further covenant with the Purchaser/s that subject to making Full & Final payment of Rs. 1,07,00,000/- (Rupees One Crore Seven Lakh Only) as per terms of the agreement followed by execution of Deed of assignment/Sale Deed in his/her/their favour by the Purchaser/s, the purchaser/s shall thenceforth quietly and peacefully possess and occupy and enjoy the said premises without delay, hindrance, denial, demand, interruption or eviction by the Seller/s/Assignor/s or any other person or persons lawfully or equitably claiming through under or in trust for the Seller/s/Assignor/s, after handing over vacant physical possession and the Purchaser/s shall be entitled to have and hold the possession, occupation and use of the said Flat and the Purchaser/s shall hold the same unto and to

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the use and benefit of the Purchaser/s, her/his/their heirs, successors, and assigns forever without any claim, charge, right, interest, demand or lien of the Seller/s/Assignor/s or any person or persons claiming through or under him/her/them or in trust for him/her/them subject to payment by the Purchaser/s of all taxes, assessments, charges, duties, or calls made by the said Society, Government, revenue or local authorities hereafter in respect of the said premises and the land.

- 15. The said Agreement dated 16-09-2004, and all other relevant papers and receipt of payments made by the Original Allottee and all other relevant documents shall be delivered to the Purchaser/s/Assignee/s after execution of these presents by the Seller/s/Assignor/s for purpose of disbursement of Housing Loan.



Save and excepts as aforesaid all the terms and conditions of the said Agreement dated 16-09-2004, shall be binding on the Purchaser/s/Assignee/s as all the terms and conditions were bodily incorporated in this Agreement.

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SCHEDULE OF PROPERTY
(FLAT/PREMISES)

An immovable property being Flat No. B-4/11/1, on the 11th Floor, Building No. B-4, in "MILLENNIUM TOWER "B" Type" Co-Operative Housing Society Ltd., area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9, Sanpada, Navi Mumbai 400 705, Tal. & Dist. Thane.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
Within named "SELLER/S/ASSIGNOR/S"

MRS. RIA RAJESH SHANBHAG

RiaShanbhag



MR. RAJESH NARAYAN SHANBHAG

In the presence of

1. NIKHIL MAURYA *Nikhil Maurya*
2. Ramesh Maurya *Ramesh Maurya*

Rajesh Shanbhag



SIGNED AND DELIVERED by the
Within named "PURCHASER/S/ASSIGNEE/S "

MR. ASHISH RAVINDRA CHAVAN

Ashish Chavan

MRS. ARATI ASHISH CHAVAN

Arati Chavan



MR. RAVINDRA GOVIND



In the presence of

1. NIKHIL MAURYA *Nikhil Maurya*
2. Ramesh Maurya *Ramesh Maurya*

Ravindra Govind



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RECEIPT

RECEIVED OF AND from the withinnamed
 "PURCHASER/S/ASSIGNEE/S" 1) MR. ASHISH
 RAVINDRA CHAVAN 2) MRS. ARATI ASHISH
 CHAVAN & 3) MR. RAVINDRA GOVIND CHAVAN,
 the sum of Rs. 2,00,000/- (Rupees Two Lakh Only) being
 the Earnest Money / Part Payment of the total sale price in
 respect of Sale of my/our property being Flat No. B-4/11/1,
 on the 11th Floor, Building No. B-4, in "MILLENNIUM
 TOWER "B" Type" Co-Operative Housing Society Ltd.,
 area admeasuring 576 Sq. Ft. (Built-up) situated at Sector-9,
 Sanpada, Navi Mumbai-400705.

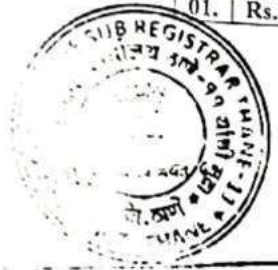
Mode of Payment

Sr. No.	Amount	Cheque / RT.G.S.	Date	Drawn on
01.	Rs.2,00,000/-	681960	31/10/2024	Bank of India

WE SAY RECEIVED
 Rs. 2,00,000/-

Ria Shanbhag

MRS. RIA RAJESH SHANBHAG



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 WITNESSES

MR. RAJESH NARAYAN SHANBHAG
 Seller/s/Assignor/s

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2. *Am*

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16-11-2024

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 113/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) सानपाडा

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4711000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र बी-४/११/१ अकरावा मजला मिलेनियम टॉवर बी टाईप को ऑप हो सोसायटी लि सेक्टर नं ९ सानपाडा नवी मुंबई ४००७०५, ५७६ चौ फुट बांधीव., दस्त क्र टनन-३/९६३६/२०१३ दि ५/१२/२०१३ मु शू रू ३७८०००/- नो फी रू. ३००००/- वसुल करण्यात आलेली आहे((SECTOR NUMBER : 9 ;))
(5) क्षेत्रफळ	1) 576 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भगवंत सिंग पिलखाल - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र बी-४/११/१ अकरावा मजला मिलेनियम टॉवर बी टाईप को ऑप हो सोसायटी लि सेक्टर नं ९ सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AMPPP0261P 2): नाव:-सिता पिलखाल - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र बी-४/११/१ अकरावा मजला मिलेनियम टॉवर बी टाईप को ऑप हो सोसायटी लि सेक्टर नं ९ सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AUYPK3912B
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रिया राजेश शानभाग - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र ई-१२/२-२ ड्रिम लँड सोसायटी सेक्टर नं ४ सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AHSPP5369E 2): नाव:-राजेश नारायण शानभाग - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र ई-१२/२-२ ड्रिम लँड सोसायटी सेक्टर नं ४ सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AHEPS9196E
(9) दस्तावेज करून दिल्याचा दिनांक	31/12/2013
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2014
(11)अनुक्रमांक,खंड व पृष्ठ	113/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of High Court W.R.T. and amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Asstt. Estate Officer's Office,
Community Centre Bldg., Sector-5,
Koper Khairane,
Navi Mumbai-400 701.

Date : 15/6/04

TAKING OVER POSSESSION BY THE ALLOTTEE

B Apt. No. B4/11/1 Sector 9 at Koper Khairane/Airoli/Nerul
 of allotment : 26/3/03
 of ~~hire~~/Outright Purchase : Shri Chauhan Pushkar Singh
 of execution of Agreement : 15/6/04
 Engineer (Sampada)

Sanpada
 Asstt. MARKETING OFFICER
 CIDCO (E) Bldg. (AUBP)
 Koper Khairane/JAUB/Nerul

POSSESSION RECEIPT

Certify that I have taken over possession of the apartment No. B4/11/1 Sanpada
13 Sector 9 at Koper-Khairane/Airoli/Nerul on this
15/6/04 after proper inspection of the fittings and fixtures provided therein. The points
 a separate form provided for fittings and fixtures are required to be attended to by CIDCO
 I am remaining present myself or through my representative in the apartment during office hours
 10 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present during
 this period.

I request that the power supply is not made available as yet for which I am ready to wait till such time
 is made available by the MSEB.

On taking over possession. I have verified the fittings, fixtures, and amenities in the above apartment and they
 conform to the items listed and according to plans and specifications enclosed with the agreement I have
 inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any
 nature whatsoever and I would not claim another apartment from CIDCO later on.

I have received duplicate Key.



Signature of allottee : Chauhan P. S.
 Name : Chauhan P. S.
 Apt. No. : B4/11/1

- i) Maharashtra State Electricity Board
- ii) CIDCO W/S Units BMTB Bldg. Turbhe.

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Sector 9
 Sanpada

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

'NIRMAL', 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

CIDCO/AEO/NERUL/SANPADA/2014/93

Date : 09/01/2014

To,
THE SECRETARY,
M/S. MILLENNIUM TOWER 'B' TYPE CO-OP. HSG. SOC. LTD.
"B" TYPE, SECTOR-09, SANPADA,
NAVI MUMBAI.



Sub : Transfer of Apt No. B-4/11:1, Sector-09, at
Millennium Tower, Sanpada, Navi Mumbai.

Ref : Your letter dated 24/11/2013.

Sir,

The action taken by your society in transferring the shares and membership of MR. BHAGWANT SINGH PILKHWAL & MRS. SEETA PILKHWAL in respect of Apartment No. B-4/11:1, Millennium Tower, Sector-09, Sanpada, Navi Mumbai to MRS. RIA RAJESH SHANBHAG & MR. RAJESH NARAYAN SHANBHAG is noted in our record for the purpose of administration of the said flat.

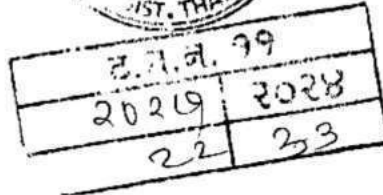
Thanking you,

Yours faithfully,

ASSTT. ESTATE OFFICER
CIDCO/Nerul/Sanpada

C.C. To :

- 1) AAO(EMS)
- 2) NMMC(W/S)
- 3) NMMC(TAX)
- 4) M.S.E.D.C.L.



MILLENNIUM TOWERS, SECTOR 9
AT SANPADA, NAVI MUMBAI

AREA STATEMENT

ACCOMMODATION	CARPET AREA	BUILT UP AREA	50%
LIVING	13.27		
CUPBOARD 1	0.85		
BALCONY	0.7		
KITCHEN	5.74		
BEDROOM	9.42		
CUPBOARD 2	0.7		
BED ENTRY			
WC			
BATH			
PA-SAGE	0.40		
DOOR JAMBES		36.37	53.51
TOTAL (sq.m)		56.37	53.51
TOTAL (sq.ft)		605.64	576.00

ANNEXURE:
A-1C THE SALE OF APARTMENTS
B- TO THE DEED FOR APARTMENT

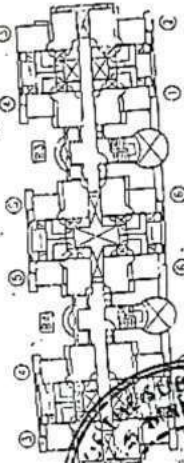
- NOTES:
1. The concluded agreement is for the built up Area.
2. For the sake of convenience, approximated carpet area is indicated in the carpet area variations in the carpet area does not violate the concluded agreement.

TYPICAL PLAN FOR APARTMENT

FLOOR	APARTMENT NO.	BLDG.-FL.-APT. NO.
SEVENTH FLOOR	BA-7-1	
NINTH FLOOR	BA-9-1	
ELEVENTH FLOOR	BA-11-1	



TYPICAL LAYOUT PLAN OF APARTMENT 1 ON 7TH, 9TH & 11TH FLOORS



FOR THE ARCHITECT: VIKRAM GHUMAT, ARCHITECT, AN ESTATE AGENT, NEW DELHI, 40 TERESA STREET, 2ND FLOOR, IN THE CITY OF MUMBAI.

FOR THE DEVELOPER: S.K. DAS ASSOCIATED ARCHITECTS, DEVELOPMENT CORPORATION OF THE CITY OF MUMBAI, 218-A/13, CALCIUM BLDG., NEW TOWNSHIP, JUBILEE HILLS, HYDRABAD.

DATE: 23rd APRIL 2024.

Handwritten notes and stamps at the top right of the page.

2028	2028
23	33

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RIA SHANBHAG

RADHAKRISHNA PANDURANG PAI

08/12/1977

Permanent Account Number
AHSPP5369E

Ria shanbhag

Signature



23/11/2016

भारत सरकार
Government of India

आधार

रिया राजेश शानभाग
Ria Rajesh Shanbhag
जन्म तारीख / DOB : 08/12/1977
महिला / Female

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाईन XML)
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6715 9744 6359

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

आधार

पता: रिया राजेश शानभाग, बी ११०, टिळक नगर जय भवानी सोपवस, टिळक नगर, चेंबूर
मुंबई: मुंबई सबर्बन, महाराष्ट्र, 400089
Address: Ria Rajesh Shanbhag, B 110, Rajeev Cover,
Bldg No 110, Tilak Nagar Jai Bhawan CHS, Tilak Nagar,
Chembur West, Mumbai, Tilak Nagar, Western Suburban,
Maharashtra, 400089


6715 9744 6359

Ria shanbhag


Government of India
 राजेश नारायण शान्भाग
 Rajesh Narayan Shanbhag
 जन्म तारीख / DOB : 18/09/1970
 पुरुष / Male


आधार ID ओरिजिनल प्रुवस आहे, ऑनलाईन प्रुवस पत्रकारणेस नाही.
 हे पत्रका पत्रकारणीसाठी वापरते आहे (ऑनलाईन प्रुवस प्रुवस किंवा QR कोड
 स्कॅनिंग ऑनलाईन XML)
 Aadhaar is proof of Identity, not of citizenship
 or date of birth. It should be used with verification (online
 authentication, or scanning of QR code / offline XML).

8061 8979 0102
 मेरा आधार, मेरी पहचान


UIDAI
 Unique Identification Authority of India

राजेश शान्भाग, बी (वी), कान्हा वडील, धर्मशाली ये रंग,
 टिळकनगर चाई भाग वी वी, टिळक नगर, बेरु वेद, मुंबई,
 मुंबई, मुंबई खंडहर, महाराष्ट्र, 400081
 Address: Rajesh Shanbhag, B (V), Kanha Wadil, Dharmshala Chawl,
 Bldg no 110, Tilaknagar Chai Bagan, Beru Ved, Mumbai,
 Chembur West, Mumbai, Mumbai, Thak Nagar, Mumbai
 Suburban, Maharashtra, 400089

8061 8979 0102
 help@uidai.gov.in www.uidai.gov.in



राजेश शान्भाग
 RAJESH SHANBHAG
 18/09/1970

११	
०२९	२०२४
१५	३३

राजेश शान्भाग



भारत सरकार
GOVERNMENT OF INDIA



आशिष रविंद्र चव्हाण
Ashish Ravindra Chavan
जन्म तारीख/DOB: 02/03/1991
पुरुष/ MALE

Mobile No: 9594172021

2281 1400 8376

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता
S.O. रविंद्र गोविंद चव्हाण, सी 9/19 नावप्रेरणा
के.ओ.डी. हौसिंग सोसायटी मर्यादित, सेव्थदडे हायस्कूल परिसर,
सेक्टर 8, सानपाडा, ठाणे,
महाराष्ट्र - 400705

Address :
S.O. Ravindra Govind Chavan, B-18/7 Navprerana
OHS Ltd., Opp. Sevethday Highschool, Sector 8,
Sanpada S.O., Thane,
Maharashtra - 400705

2281 1400 8376



1947



help@uidai.gov.in

www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH RAVINDRA CHAVAN
RAVINDRA GOVIND CHAVAN

02/03/1991

Permanent Account Number

ALUPC0453E

A Chavan

Signature

A Chavan

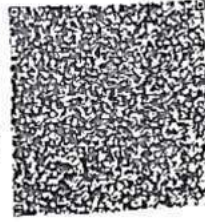


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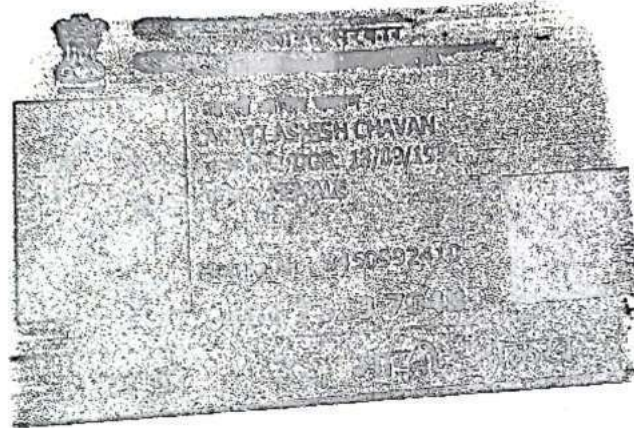
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFFPW5484C



नाम / Name
ASHISH CHAVAN

पिता का नाम / Father's Name
LAHU WADKAR

जन्म की तारीख /
Date of Birth
13/09/1994



Sub-Registrar Office - 11
THANE

व. ११

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50 23

3432 7323 7048

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Achav

भारत सरकार
GOVERNMENT OF INDIA



विंद्र गोविंद चव्हाण

Ravindra Govind Chavan

उन्म तारीख / DOB: 09/07/1965

पुरुष / MALE



4568 1717 5949

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
Date: 12/06/2017

S/O गोविंद भिकू चव्हाण, मेव्हनडे
हायस्कूल जवळ, वी-१/७ नवप्रेरणा
को. ऑप. हौमिंग सोसायटी सेक्टर ८,
मानपाडा, ठाणे,
महाराष्ट्र - 400705

Address:

S/O Govind Bhiku Chavan
Opp. Seventhday High School
B-18/7 Navprerana CHS
Sector 8, Sanpada S.O.
Thane, Maharashtra - 400705



उ.न. ११
2019
2028
P.O. Box No. 947 Banarlu, 58

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

RAVINDRA G CHAVAN
GOVIND BHIKU CHAVAN
09/07/1965
Permanent Account Number
ABRPC6733G

भारत सरकार
GOVT. OF INDIA

Signature

Chavan

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

Permanent Account Number
EPPFM2233R

Name
NIKHIL MOHANLAL MAURYA

पिता का नाम / Father's Name
MOHANLAL VISHWANATH MAURYA

23/01/2000 Signature



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

RAMESH KUMAR MAURYA
BASANTLAL MAURYA
 06/06/1985

Permanent Account Number
ATUPM4382J

Signature

2022-23	
2022-23	2023-24
22	33

394/20281
मराठवाडा

डॉ. न. क.
बा
५



ड.न.क. ११	
2024	2028
30	33

94/20281

मंगळवार, 19 नोव्हेंबर 2024 9:18 म.पू.

दस्त गोषवारा भाग-1

दनन11 39/33
दस्त क्रमांक: 20281/2024

दस्त क्रमांक: दनन11 /20281/2024

वाजार मूल्य: रु. 82,74,935/-

मोबदला: रु. 1,07,00,000/-

भगलते मुद्रांक शुल्क: रु.6,42,000/-

दु. नि. मद्र. दु. नि. दनन11 यांचे कार्यालयात

पावनी:21331

पावनी दिनांक: 19/11/2024

अ. क्र. 20281 वर दि.19-11-2024

मादरकरणागचे नाव: आशिष रविंद्र चव्हाण -

गेजी 9:15 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृथांची संख्या: 33

Alhaman

दस्त हजर करणाऱ्याची मंत्री:

एकूण: 30660.00

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत निवृत्त झालेला कोणत्याही नागरी धंद्यात

शिक्का क्रं. 1 19 / 11 / 2024 09 : 15 : 55 AM ची वेळ: (मादरकरणागचे)

शिक्का क्रं. 2 19 / 11 / 2024 09 : 16 : 50 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या सदर नोंदणी क्रमांक १९०८ अंतर्गत घेतला आहे. याद्वारे नोंदणी क्रमांक १९०८ अंतर्गत व्यक्ती, साक्षीदार व कोणत्याही नागरी धंद्यात कोणत्याही आणि दस्तावेजात कोणत्याही धंद्यात कोणत्याही व्यक्तीसाठी खालील शिक्कांक व मंगुलीधारक संपूर्णपणे जबाबदार राहतील.

लिहून देणार
१) *Alhaman*
२) *Alhaman*

लिहून घेणार
१) *Alhaman*
२) *Alhaman*

19/11/2024 9 22:36 AM

दम्न गोपबाराग भाग-2

दम्न 11
दम्न क्रमांक. 20281/2024
32/33

दम्न क्रमांक : दम्न 11/20281/2024
दम्नाचा प्रकार :- करारनामा

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	द्वयाचित्र	दम्ना प्रमाणित
1	नाम: रिया राजेश भानुभाय - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-१ ६०६ विन्डिंग नं ११० राजथी क्लॉकटूर टिळक नगर जय भवानी मीणचणम टिळक नगर चेंबूर वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन नंबर: AHSP5369E	विहून देणार वय - 46 स्वाक्षरी:- <i>Ria Karkhoy</i>		
2	नाम: राजेश माणवण भानुभाय - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-१ ६०६ विन्डिंग नं ११० राजथी क्लॉकटूर टिळक नगर जय भवानी मीणचणम टिळक नगर चेंबूर वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन नंबर: AHEPS9198E	विहून देणार वय - 54 स्वाक्षरी:- <i>Rajesh</i>		
3	नाम: आशिष रविंद्र चव्हाण - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदतिका क वी-१८/९, नवप्रेरणा मीणचणम, सेक्टर ८, मानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ALUPC0453E	विहून देणार वय - 33 स्वाक्षरी:- <i>Ashish</i>		
4	नाम: आरती आशिष चव्हाण - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदतिका क वी-१८/९, नवप्रेरणा मीणचणम, सेक्टर ८, मानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर: AFFPW5484C	विहून देणार वय - 30 स्वाक्षरी:- <i>Arathi</i>		
5	नाम: रविंद्र गोविंद चव्हाण - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदतिका क वी-१८/९, नवप्रेरणा मीणचणम, सेक्टर ८, मानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर: ABRPC6733G	विहून देणार वय - 59 स्वाक्षरी:- <i>Ravindra</i>		



वरील दम्नोपेक्ष करून देणार तथाकथीत करारनामा क्रमांक 19/11/2024 09:18:59 AM

शेवटील दम्नोपेक्ष करून देणार तथाकथीत करारनामा क्रमांक 19/11/2024 09:21:40 AM नोंदणी मुद्रांक 1 मध्ये

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	द्वयाचित्र	दम्ना प्रमाणित
1	नाम: रमेश सुमार मीर्या - वय: 40 पत्ता: नं 9, मानपाडा, नवी मुंबई पिन कोड: 400705	स्वाक्षरी:- <i>Ramesh</i>		
2	नाम: निशिल मीर्या - वय: 24 पत्ता: नं 9, मानपाडा, नवी मुंबई पिन कोड: 400705	स्वाक्षरी:- <i>Nishil</i>		

शिक्का क्र. 4 ची वेळ: 19 / 11 / 2024 09 : 19 : 23 AM

शिक्का क्र 5 ची वेळ: 19 / 11 / 2024 09 : 21 : 40 AM नोंदणी मुद्रांक 1 मध्ये

सह दुय्यम शिवांधक वर्ग - ३
ठाणे क्र. 99

Payment Details

Sr	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ravindra Govind Chavan and Two	eSBTR Simple Receipt	69103332024111452001	MH011153871202425R	642000.00	SD	0006201657202425	19/11/2024
2		DHC		1124193600332	660	RF	1124193600332D	19/11/2024
3	Ravindra Govind Chavan and Two	eSBTR Simple Receipt		MH011153871202425R	30000	RF	0006201657202425	19/11/2024

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

20281 / 2024

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2. Use thumbprint details after registration.

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



ट.न.नं. ११	
२०२८	२०२४
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प्रमाणित करण्यात येते की, सदर दस्तऐवज
एकूण पाने....३३..... आहेत.
पुस्तक क्र.....९. मधील
क्रमांक.....२०२८.६९... वर नोंदला.

सह दुय्यम विषयक (वर्ग-२) ठाणे क्र. ११
दि. १२ माहे ११ सब २०२४