

324/16125

पावती

Original/Duplicate

Wednesday, November 27, 2024

नोंदणी क्र. :39म

11:04 AM

Regn.:39M

पावती क्र.: 18045 दिनांक: 27/11/2024

गावाचे नाव: मरोशी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -16125-2024

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: रौनक आनंद महेश्वरी

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 28640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:23 AM ह्या वेळेस मिळेल.

(Signature)
दु.निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु.2656967.6 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124253613170 दिनांक: 27/11/2024

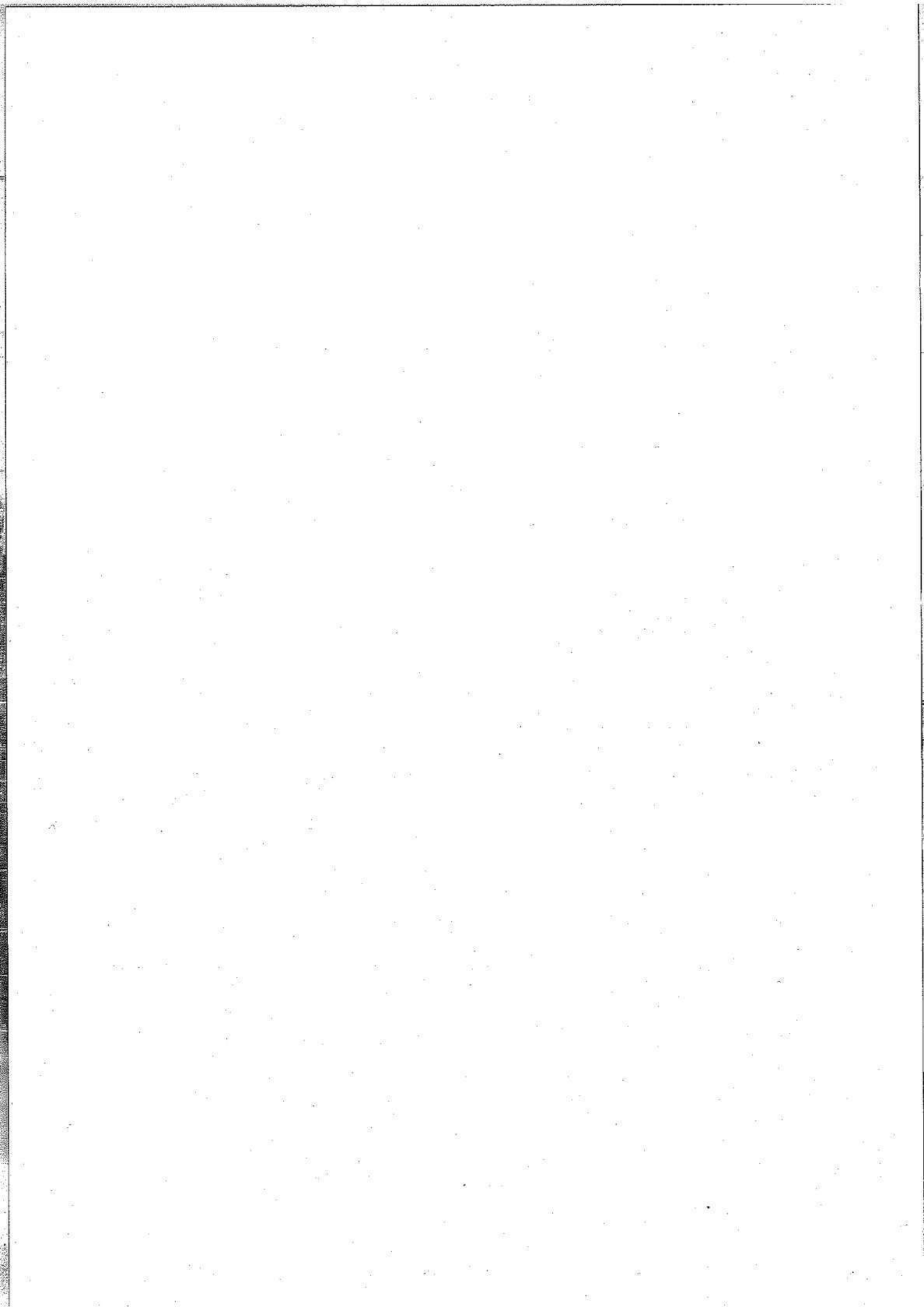
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011557700202425E दिनांक: 27/11/2024

बँकेचे नाव व पत्ता:

(Signature)



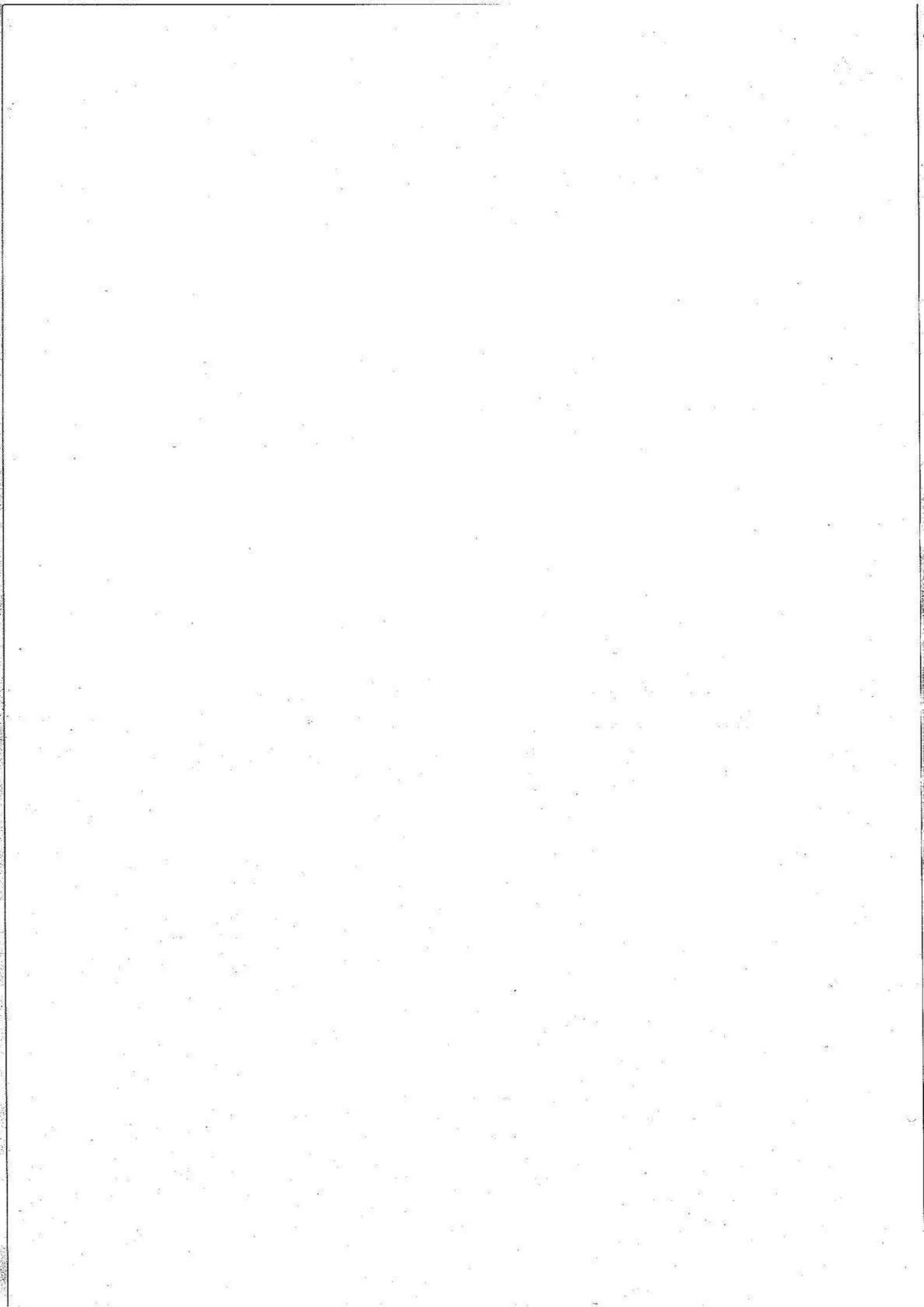
मूल्यांकन पत्रक (शहरा क्षेत्र - बांधाव)					
Valuation ID	202411271057			27 November 2024, 10:58:09 AM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	125-मरोशी-बोरिवली				
उप मूल्य विभाग	भूभाग : रॉयल पाम वसाहत सि.स.क्र. 1627				
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#1627				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
47870	96060	106670	144680	102120	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)	26.6चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	10 वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.105666/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((105666-47870) * (90 / 100))+47870) = Rs.99886/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 99886 * 26.6 = Rs.2656967.6/-					
Applicable Rules = .10.4					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेरिनार्डन मजला क्षेत्र मूल्य + लागतव्या गटाचे मूल्य + खोली गच्चीचे मूल्य + बांधकामाचे तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांधकामाचे मूल्य + मेकॅनिकल कामाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 2656967.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.2656967.6/-					



Home Print

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

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CHALLAN
MTR Form Number-6



GRN	MH011557700202425E	BARCODE	[Barcode]		Date	26/11/2024-11:06:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(if Applicable)				
Location	MUMBAI			Full Name	RAUNAK ANAND MAHESHWARI			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 809 8TH FLOOR RUBY ISLE CHS LTD			
Account Head Details		Amount In Rs.		Premises/Building	ROYAL PALMS AAREY MILK COLONY			
0030045501 Stamp Duty		168000.00		Road/Street	GOREGAON EAST MUMBAI			
0030063301 Registration Fee		28000.00		Area/Locality				
				Town/City/District				
				PIN	4 0 0 0 6 5			
				Remarks (If Any)	SecondPartyName=TAUSIEF ASHRAF SHAIKH-			
				Amount In	One Lakh Ninety Six Thousand Rupees Only			
				Words				
Total	1,96,000.00							
Payment Details	IDBI BANK			FOR USE IN SUBREGISTRAR OFFICE				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024112611580	2900978882			
Cheque/DD No.		Bank Date	RBI Date	26/11/2024-11:07:40	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

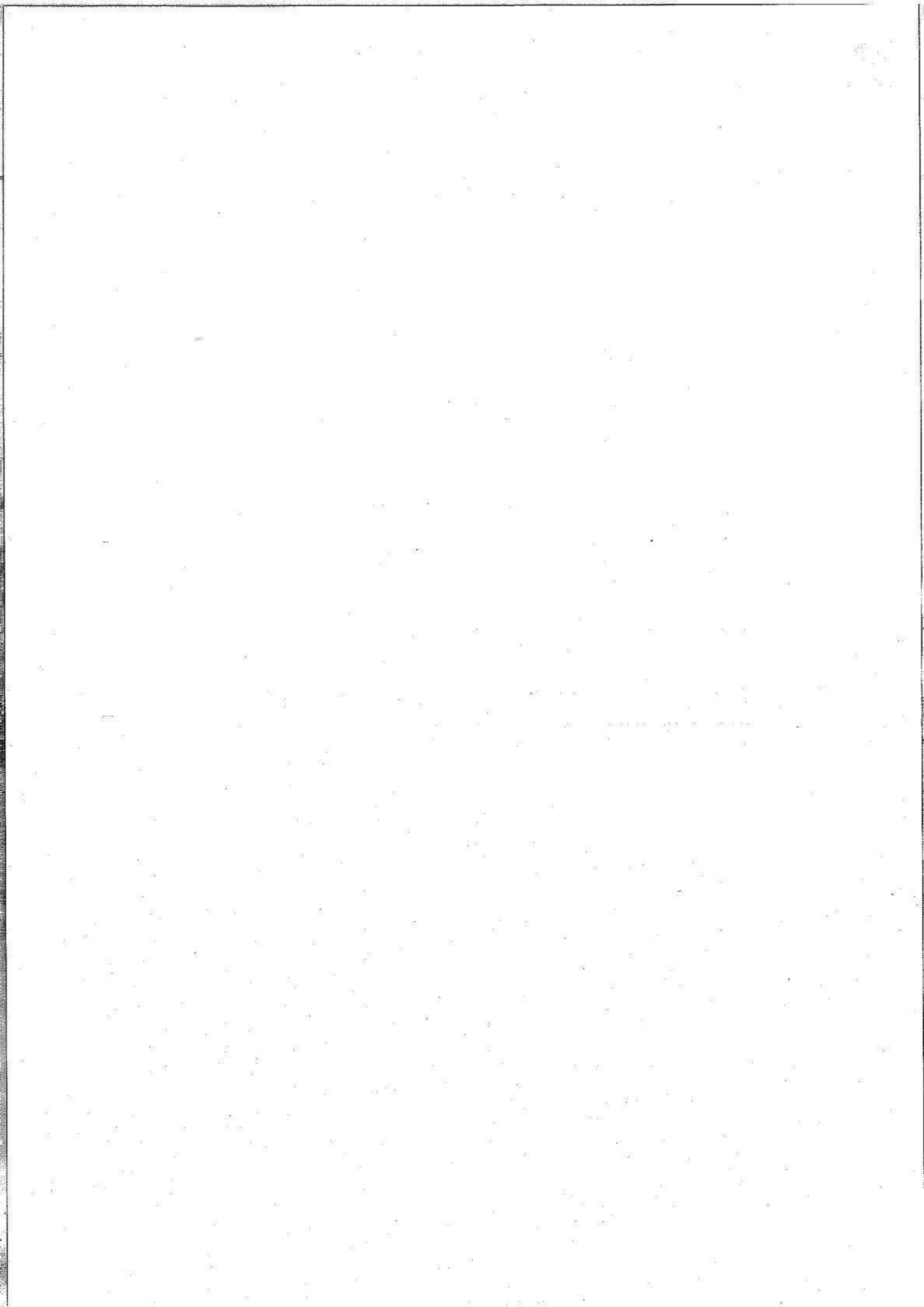


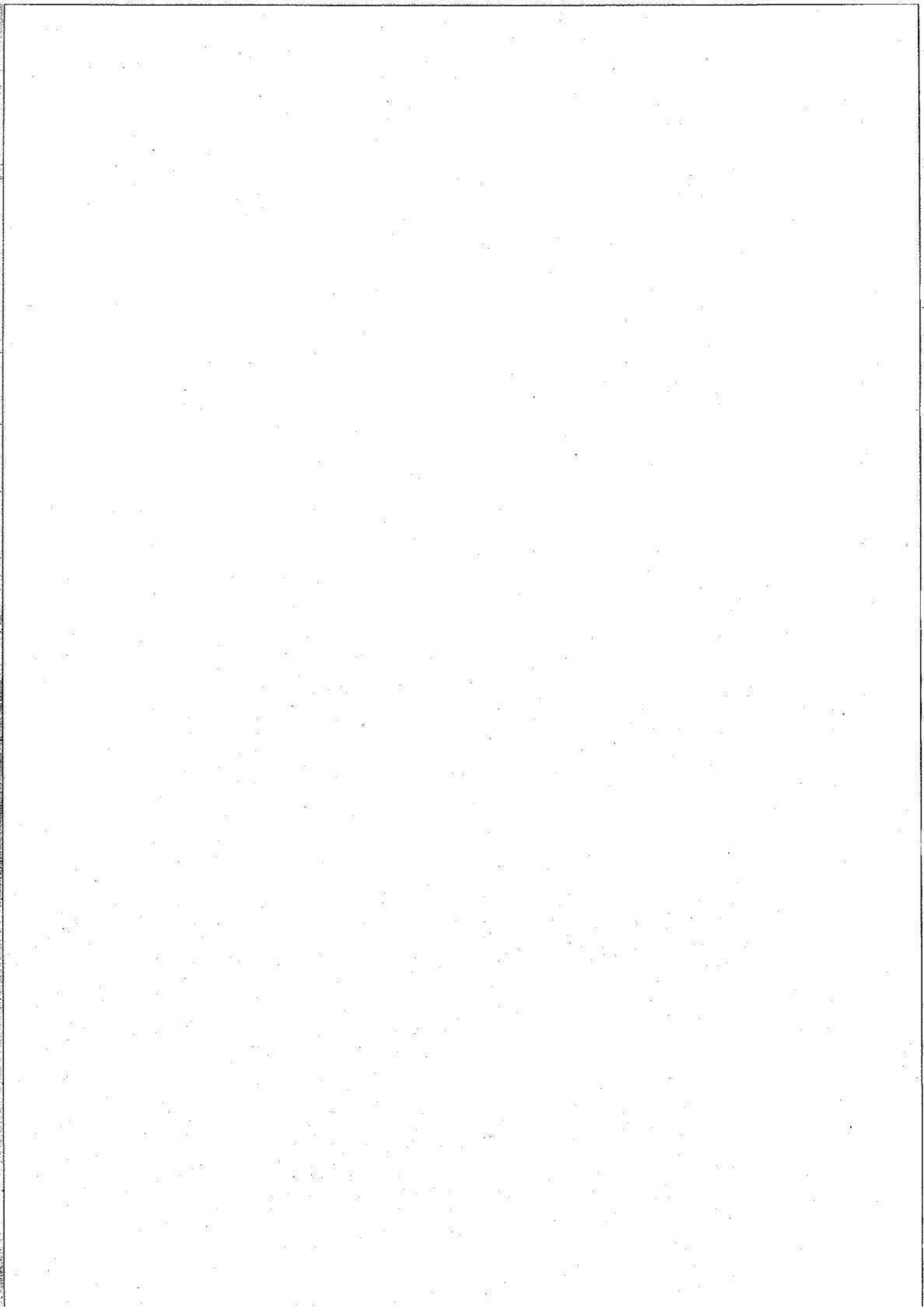
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1124253613170

Date 25/11/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 25/11/2024

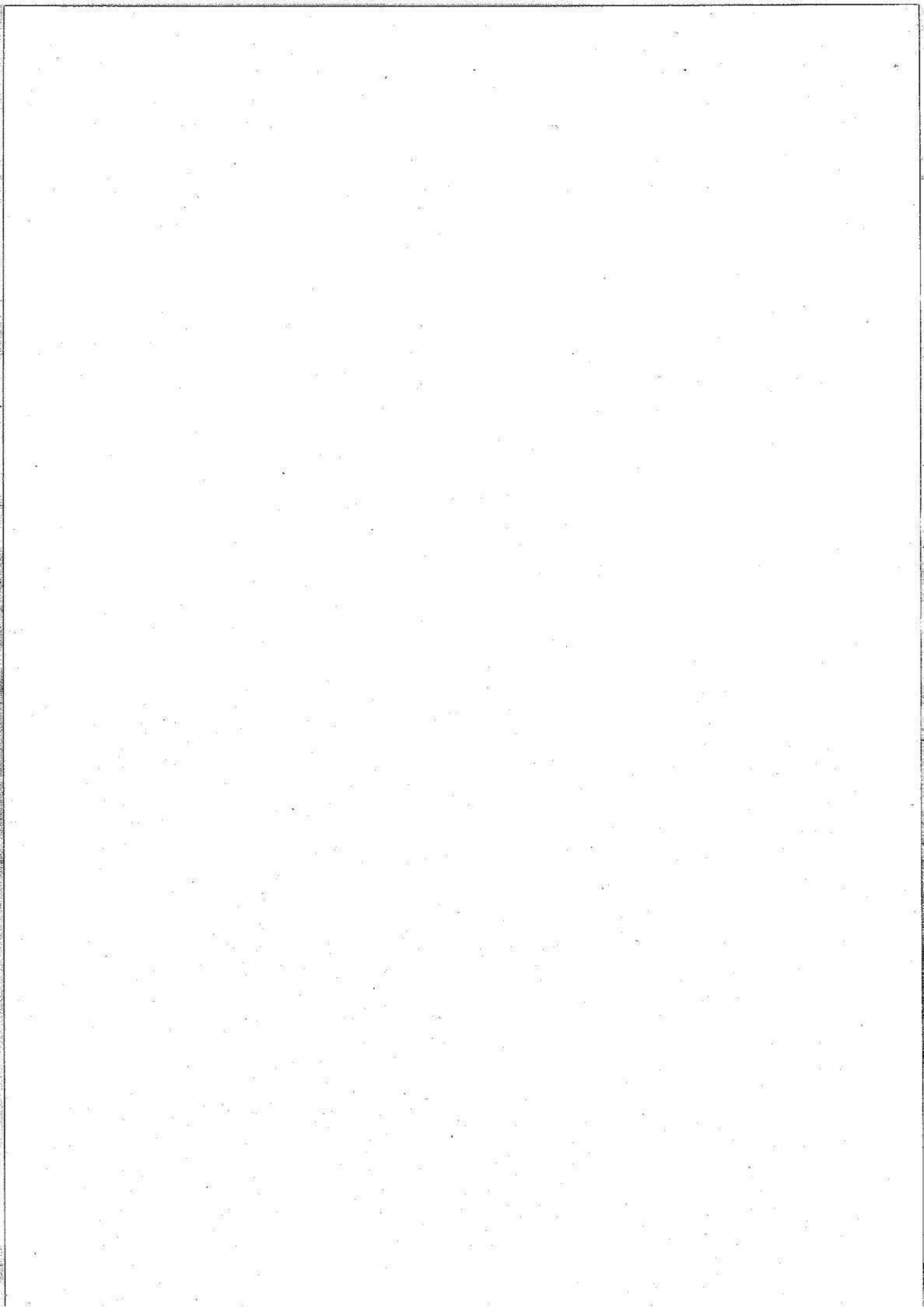
Bank CIN 10004152024112512509

REF No. 433000690487

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



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PRN	1124253613170	Receipt Date	27/11/2024
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Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 16125 dated 27/11/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



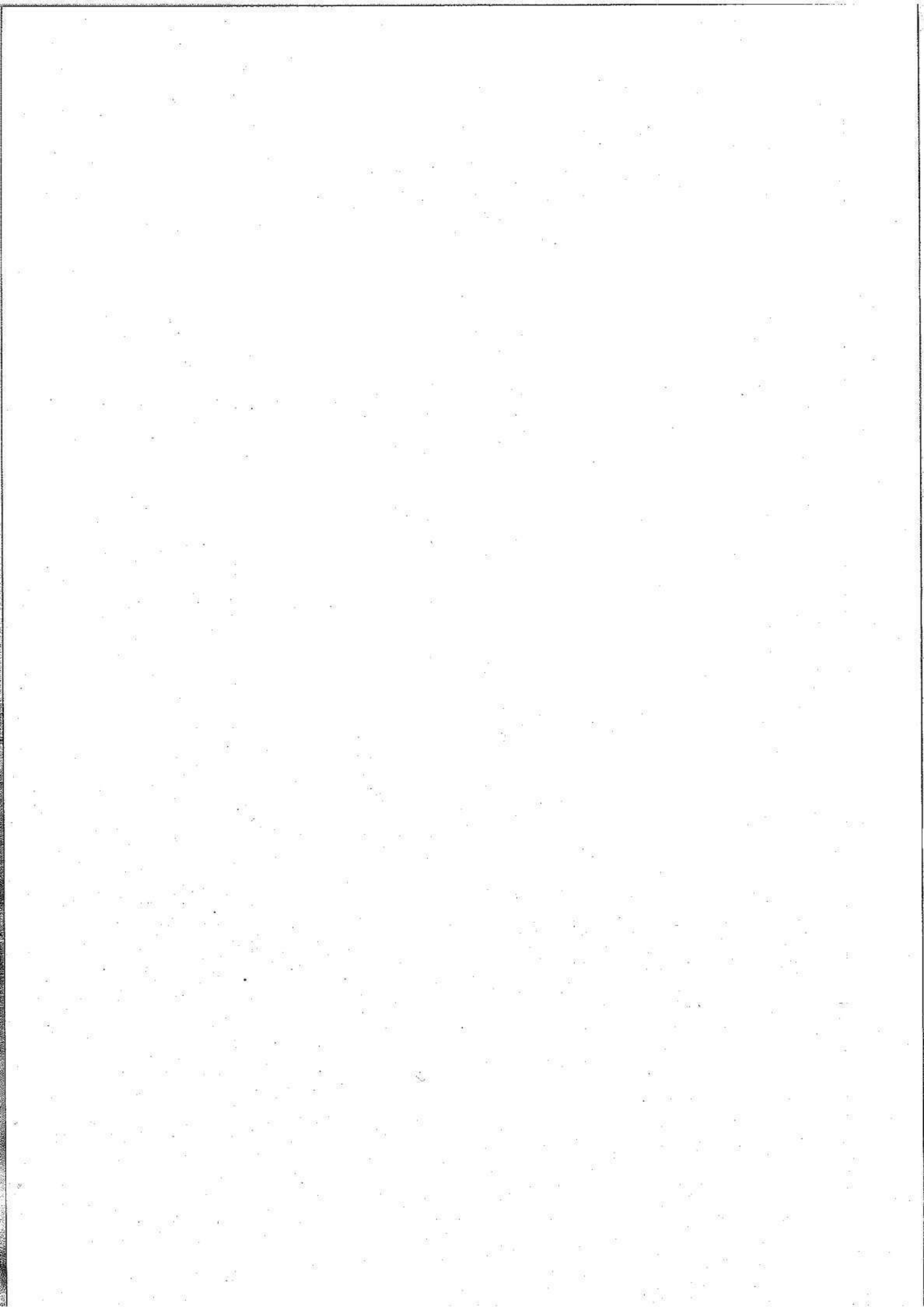
Payment Details

Bank Name	SBIN	Payment Date	25/11/2024
Bank CIN	10004152024112512509	REF No.	433000690487
Deface No	1124253613170D	Deface Date	27/11/2024

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



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SALE DEED

THIS SALE DEED (AGREEMENT FOR SALE) is Made and Entered into at Mumbai on this 27th day of November 2024 between Mr. Tausief Ashraf Shaikh (Pan Card No. NBIPS6021M) (Aadhar Card No.7577 2918 0183) Owner of Flat No. 809, 8th Floor, Ruby Isle Co-operative Housing Society LTD, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai – 400 065, herein after referred to as “The Transferor ”, (which expression shall mean and include his heir, Attorney, Agent, Successor, Executor, Administrator, and/or Assigns) of the Party of the First Part

AND

Shri Raunak Anand Maheshwari (PAN No AKLPM2742A, Adhar No 5945 8550 1884) (Mob No 9320034433) residing at Flat No C-503, Ashirwad Anandum Society, Balaji Market, Shrinath Puram Kota Raj 324 010 and in Mumbai C/o Vatan Maheshwari, Flat No 702 Veer Tower, Dev Nagar, Derasar Lane, Kandivali (West) Mumbai 400 067, herein after referred to as “The Transferee”, (which expression shall mean and include his heir, Attorney, Agent, Successor, Executor, Administrator, and/or Assigns) of the Party of the Second Part;

Tausief Ashraf

Raunak

operative Housing Society Ltd, (Registration No MUM/W-P/GEN/HSG/TC/15440/2014-15/2014), having Carpet area 22.16 Sq meters equivalent to approx 238.53 Sq feet, Built up area of 26.6 Sq meters (286 Sq feet) and that he is in physical use, occupation, possession and enjoyment thereof;

- (b) The Ruby Isle Co-operative Housing Society Ltd, duly Registered under Registration No MUM/W-P/GEN/HSG/TC/15440/2014-15/2014, is herein after referred to as the said Society and the Flat No 809, 8th floor, of Ruby Isle Co-operative Housing Society Ltd is herein after referred to as the said Flat;



One M/s Royal Palms (India) Pvt Ltd has developed and Constructed the Building, namely "RUBY ISLE" on the land bearing S. No 169 (P), CTS No 1627, Village Marosi, Aarey Milk Colony, Goregaon (East), Mumbai -- 400 065 and constructed the said Building Ruby Isle of flats consisting of Ground floor and 20 upper floors with lifts and sold the such flats to various Transferees,

- (d) By agreement for sale dated 13/8/2014, duly Registered with Registrar of Assurance under Registration BRL-1-7526-2014 dated 14/8/14, the said M/s Royal Palms (India) Pvt Ltd sold the one Flat being flat No. 809, 8th Floor, Ruby Isle Co-operative Housing Society Ltd, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, (herein after referred to as the said Flat) to one Ms Zarien Khan for total Consideration of Rs. 16,33,467/- and put her in physical use, Occupation and possession thereof;

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- (e) By Agreement for sale dated 16/1/15, duly Registered with Registrar of Assurance under Registration BRL-3-322-2015 dated 16/1/2015, the said Ms Zarien Khan has sold and transferred the said flat to one Mr. Sarvesh Shivaji Nerurkar for total and lumpsum consideration of Rs. 23,50,000/- and put the said Mr. Sarvesh Shivaji Nerurkar in physical use, occupation and possession thereof;

- (f) By Agreement for sale dated 11/12/20 duly Registered with Registrar of Assurance under Registration BRL-6-11151-2020 dated 11/12/2020, the said Mr. Sarvesh Shivaji Nerurkar has sold and transferred the said flat to the Transferor hereof Mr. Tausief Asraf Shaikh for total and lumpsum consideration of Rs. 24,00,000/- together with all the benefits of Society and put the Transferor hereof Mr. Tausief Asraf Shaikh in physical use, occupation and possession thereof;

Tausief Asraf Shaikh

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and enjoyment of the said flat;

- (h) The Transferor herein is legally entitled to the said Flat together with benefits attached to it AND THAT neither the Transferor, either personally nor through any of his agent or Attorney has or had at any time here before either created or agreed to create or purported to create any third-party rights or interest whatsoever, in respect of the Said Flat;
- (i) There is no claim or lien on the said flat and that the title of the Transferor in respect of the Said Flat is absolutely clear and marketable, free from all encumbrances and reasonable doubts including any claim from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, for mortgage, surrender, gift, exchange, lease, monthly tenancy, leave and licence, actions, proceedings, claims, lis pendens, charge, mortgage;
- (j) The Society has transferred and endorsed the Share Certificate No. 113 Comprises of 10 shares being Share Nos 1121 to 1130 both inclusive in the name of Transferor on 2/3/21;
- (k) The Society by its letter dated 7/11/24 has given its NOC to Transferor for sale of the said Flat;
- (l) The Transferor is fully seized and possessed the said flat and well and sufficiently entitled to sell, transfer, convey and assign the same and his every right, title and interests thereof in favour of the Transferee herein;
- (m) The Transferor has agreed to sell and transfer the "Said Flat" to Transferee and that the Transferee has agreed to purchase and acquire the Said Flat from the Transferor, with all the rights, title and interests of Transferor therein, free from any/all encumbrances and reasonable doubts including the claim of third party if any, together all the benefit of Transferor in the Society under its Share Certificate No 113 containing 10 Shares being No 1121 to 1130 (both inclusive) for a total and lump-sum consideration amount of Rs. 28,00,000/- (Rupees Eight Lakhs Only)
- (n) Transferee has already paid a sum of Rs. 2,00,000/- to Transferor on 5/10/24 part payment therefore a sum of Rs. 26,00,000/- only remained to be paid by Transferee to Transferor;
- (o) Before execution hereof the Transferee has paid the said remaining consideration Rs. 26,00,000/- to Transferor;



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part thereof and the Transferee herein shall be deemed to be in exclusive and absolute possession of thereof.

THIS AGREEMENT NOW WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. All the recitals contained herein above shall be and deemed to be the integral part of the terms and conditions of this Agreement as if the same are specifically incorporated in the Agreement



The Transferor hereby, sells and transfers to the Transferee and the Transferee hereby purchases and acquires from the Transferor, all the rights, title, and interests of Transferor in Flat No. 809, 8th Floor, Ruby Isle Co-operative Housing Society LTD, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065 together with all the rights, and beneficial interests of Transferor in the said Ruby Isle Co-operative Housing Society LTD including his right and interest of Society under Society's Share Certificate No 113 containing 10 Shares No 1121 to 1130 (both inclusive) together with Parking, Club or other facility attached to the said flat as more particularly described in Schedule contained hereunder for total and lumpsum Consideration of Rs. 28,00,000/- (Rupees Twenty Lakhs only) to be paid by the Transferee to the Transferor.

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- The Transferee has already paid a sum of Rs. 2,00,000/- on 5/10/24 by way of electronic transfer from ICICI bank in the Account of Transferor. (The Transferor doth hereby admit and acknowledge the receipt of the said amount Rs. 2,00,000/-- and release and forever discharge the Transferee of and from the said amount).
4. The Transferee has now paid the balance Consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakhs) on 25/11/24 by way of electronic transfer from Bank of Baroda, in the Account of Transferor. (The Transferor doth hereby admit and acknowledge the receipt of the said amount Rs. 26,00,000/-- (Rupees Twenty Six Lakhs) and release and forever discharge the Transferee of and from the said amount).
 5. In this manner, with payment of Rs 26,00,000/- now paid by Transferee to Transferor as said above, the Transferor has received the entire consideration of Rs. 28,00,000/- from the Transferee. (The Transferor doth hereby admit and acknowledge the receipt the entire said amount of consideration Rs.

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Consideration of sale of the said flat from the Transferee, the Transferor hereby puts the Transferee in physical use occupation and possession of the said flat No. 809, 8th Floor, Ruby Isle Co-operative Housing Society LTD, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065.

7. The Transferor has hereby covenant with the Transferee that the Transferee is now entitled to have and hold the said Flat No. 809, 8th Floor, Ruby Isle Co-operative Housing Society LTD, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400065, and every part thereof for his use and beneficial enjoyment as well his successors forever without any let, claim, charge, right and /or interest any lien, demand or hinderance from the Transferor , his heir or successor, Agent ,Attorney and his heirs claiming through the Transferor .

8. The Transferor has given to the Transferee the Original Share Certificate No 113 comprises of 10 shares being share No 1121 to 1130 (both inclusive) and "No Objection Letter" dated 7/11/24, issued by the said Society. Transferor declare he has paid and cleared all dues of Society up to date of transfer. There are No Dues due or pending or payable by him to the Society. If any such dues are found due from him till date in respect of the said Flat, the same shall be paid and cleared by the Transferor himself.

9. The Transferor shall

- (a) The Transferor shall sign and execute all such papers, application and other documents as may be necessary and/or provided by the Transferee for effective transfer of the said Flat and the said Share Certificate being Share Certificate No 113 comprises of 10 Shares bearing Shares No 1121 to 1130 (both inclusive) in the record of the said Society unto the name of Transferee;
- (b) as and when called upon by Transferee, to sign and execute all such and further paper, application, affidavit / Declaration and/or other documents as may be necessary and/or required or provided by the Transferee herein for effective transfer of the said Flat and Society's Share Certificate No 113 comprises of 10 Shares bearing Shares No 1121 to 1130 (both inclusive) in the record of the said Society unto the names of the Transferee herein;
- (c) The Transferor shall sign and execute appropriate writing, Resignation Form of his membership of the said Society, Affidavit/Declaration and/or request letter if any as may be



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membership of Transferor such as club membership, parking allotted to Transferor and/or other membership benefit accrued to or attached with his membership of Transferor .

10. The Transferee herein, shall comply with the requirements of the said Society for becoming member of the society by making of Membership Application and /or such other Application, Affidavit, Declaration, writing etc and by making required payment as may be required and directed by the Society for availing benefits of Membership of Society. The Transferor shall co-operate the Transferee for the said Compliances.



The Transferor and the Transferee shall complete the formalities and agreement of society and sign the requisite transfer forms and other relevant documents, forms, declarations for transfer of the Said Flat and share Certificate from the names of the Transferor and in the names of the Transferee herein.

The Transferor doth hereby covenant with the Transferee that

- (a) the Transferor is the absolute owner of the Said Flat No. 809, "O" wing, 8th Floor, Ruby Isle Co-operative Housing Society LTD, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, so sold to the Transferee and is sufficiently entitled to its all rights, title and interests, excluding the rights to the use, enjoyment and occupation thereof AND THAT except the Transferor herein, no other person or persons had any rights, title, interests, claims or demand of any nature whatsoever unto or upon the Said Flat

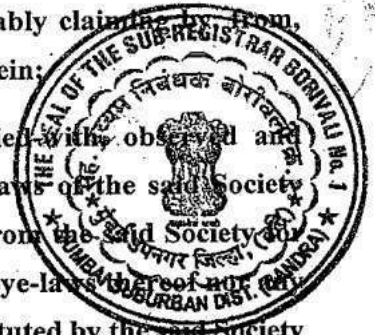
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- (b) the Transferor has paid and discharged all his dues and liabilities in respect of the Said Flat including the outgoing and maintenance charges, water Charges, charges of other facilities of Society such as Parking, charges of Club house, Gym, recreation facility etc
- (c) Except to the Transferee herein, the Transferor and /or his Attorney has neither sold, transferred or assigned the Said Flat or any part thereof to any other persons/parties, and/or taken or received, any amount in respect thereof nor have agreed to sell, transfer, or assign the same.
- (d) No person or persons either through the Transferor nor through his Agent/Attorney is claiming any right, title or interest in the said flat or in the said Share Certificate of Society.

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- (f) neither the Transferor himself nor any person on his behalf has committed or omitted any act, deed, or thing whereby his holding of the Said Flat and incidental rights thereto including the right to peaceful use, occupation, ownership and/or enjoyment thereof and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or have become liable to any legal action, attachment and/or sale whether by a decree or order of the Competent Authority or otherwise;
- (g) That the Transferee, on payment of entire Consideration, will be entitled to hold and own the Said Flat including the right to enter upon and remain in occupation and enjoyment thereof without any let, interference disturbance, interruption, claim or demand whatsoever of Transferor and/or any person or persons lawfully and equitably claimed by, from, through, under or in trust for the Transferor herein;
- (h) That the Transferor herein, has duly complied with, observed and performed all the Rules, Regulations and Bye-Laws of the said Society AND THAT he has neither received any notice from the said Society of any breach of any of the Rules, Regulations and Bye-laws of the said Society or any proceedings is pending against him instituted by the said Society or any member of the said Society in respect of the Said Flat;
13. The Transferor doth hereby indemnify the Purchase and keep him forever indemnified from and against any demand, claim, actions, suits, proceedings, losses, liabilities, damages, costs, compensation, charges, expenses, taxes, attorney fees and disbursements, claims, duties, penalties, interests, demands and consequences, if any, claimed against or suffered, incurred or brought against him, which may affect the possession, peaceful enjoyment or use of the Said Flat, directly or indirectly, for any reason of any defect in the title of the Transferor in the Said Flat and/or any claim to the benefits, advantages and rights pursuant the transfer hereof including the claim of Society.
14. The Transferor hereby declares that no material facts or information in relation to the Said Flat have been suppressed or remained undisclosed to the Transferee or in this Agreement.
15. Save and except from the said Society no prior approval or consent is required to be obtained from any government and/or statutory authority, Bank or any other financial institution or any other person for transfer of the Said Flat by the Transferor in favour of the Transferee .



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or society, parking allotment and charges, or any other charges / or fund maintained by the said Society and for that purpose, the Transferor herein, shall sign and execute all necessary applications and other assurances as may be necessary or as prescribed or required by the said Society

17. The Transferee herein, doth hereby agree and covenant to become members of the said Society and shall abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force.

18. The stamp duty, registration charges shall be borne and paid by the Transferee alone. The Parties however have also agreed to pay and bear equally the premium/transfer fees/donations/other charges etc. of the said Society for the transfer of the Said Flat in favour of the Transferee herein.



19. As required by the Income-tax

the Transferor herein states and declare that his Pan Card No. NBIPS6021 and Aadhar Card No. 7577 2918 0183

(b) The Transferee herein states and declare that his (PAN No AKLPM2742A, Adhar No 5945 8550 1884) (Mob No 9320034433) The copies of the PAN cards and Adhar Card of mTransferor and Transferee herein are annexed hereto.

20. The Transferor, shall give their 'No Objection' for transfer of the electricity bill, in favour of the Transferee herein as may be required.

बरल	२१	१
९६९२५	९३	३२
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The Transferor, as and when reasonably called upon, shall sign and execute in all necessary applications, forms, deeds and other documents or writings as may be reasonable required.

22. Both the Parties have signed and subscribe and also appended their respective latest photograph and appropriate thumb impression (L.H.T.I/R.H.T.I.) appears. The original hereof shall be held in the custody of Transferee WHEREAS the Transferor is permitted take photocopies of the entire compilation of this indenture.

Shaiikh

Ravnath

(Registration No MUM/W-P/GEN/HSG/TC/15440/2014-15/2014), having Carpet area 22.16 Sq meters equivalent to apprx 238.53 Sq feet, Built up area of 26.6 Sq meters (286 Sq feet), building comprising of Ground plus twenty upper floors with 'Lifts' facility, together with proportionate share of common area and facilities appurtenance to the property on plot on land bearing being at S. No 169 (P), CTS No 1627, Village Maroshi, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai - 400065, Taluka Borivli in P-South Ward Mumbai Suburban Dist Mumbai.

Shriph

Ravish



वरल - १		
१६९२४	९४	३२
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SIGNED, SEALED AND DELIVERED)
by the within named the TRANSFEROR)
Mr. Tausief Ashraf Shaikh)
In the presence of _____)

Shaikh



Witness:-

1. *[Signature]*
2. *[Signature]*

SIGNED, SEALED AND DELIVERED)
by the within named the TRANSFEREE)
Mr. Raunak Anand Maheshwari)
in the presence of)

Raunak



Witness:-

1. *[Signature]*
2. *[Signature]*



बरेल - १		
१६९२५	१५	३२
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sale consideration amount for sale of the said Flat No 809, 8th floor, Ruby Isle Co-operative Housing Society Ltd, Royal Palms, Aarey Milk Colony, Goregaon (East), Mumbai – 400065 as per Clause No. 3,4,5 of this Sale Deed. (This receipt stand valid subject to realization of NEFT/RTGS) from the within named the PURCHASER, being the full and final sale consideration paid under the terms of these presents.

WE SAYS RECEIVED



Mr. Tausief Ashraf Shaikh

VENDOR

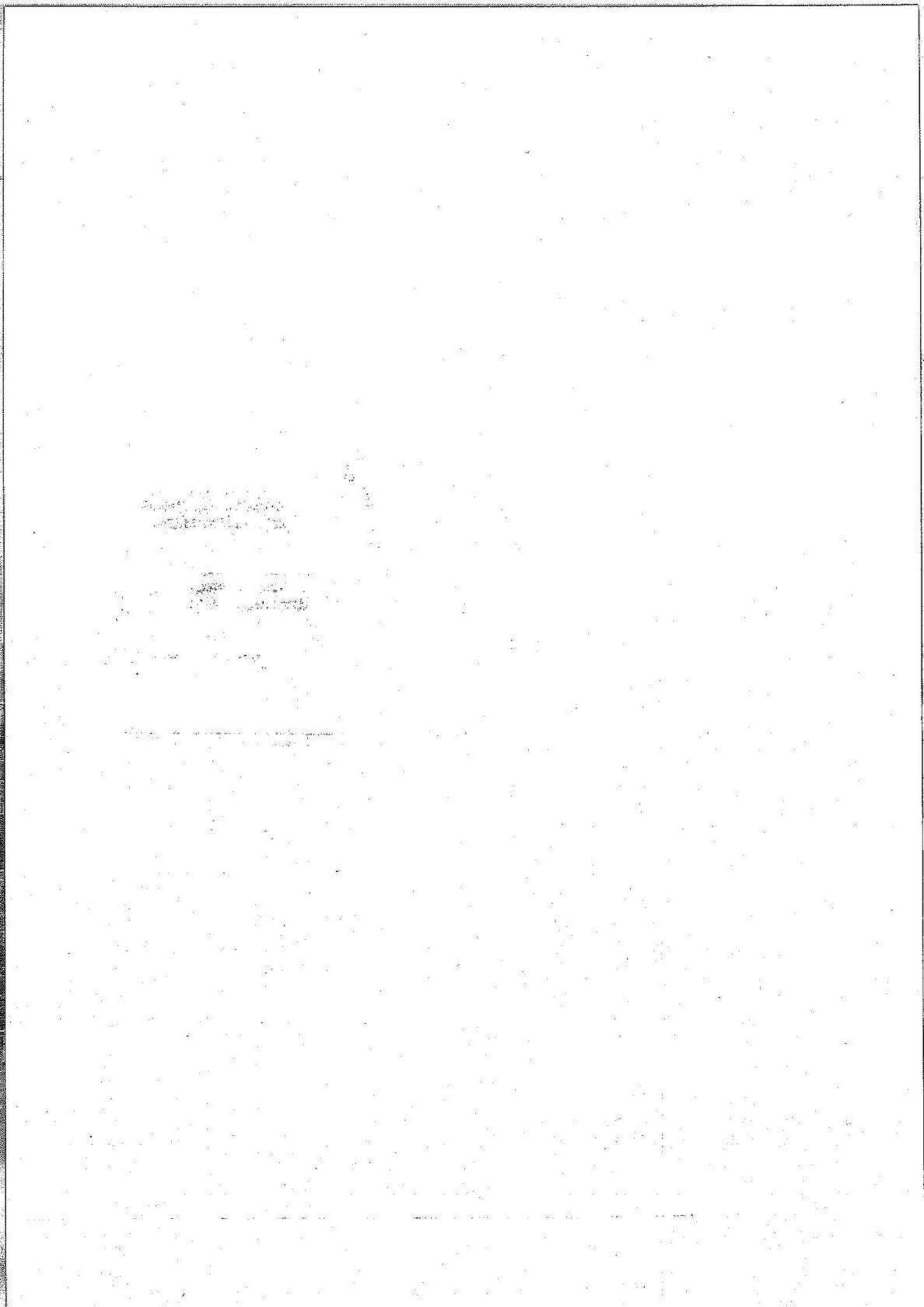
WITNESSES:

1. 

2. 



बरल - १		
९६९२५	९६	३२
२०२४		



11151389

25-11-2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

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

दस्त क्रमांक : 11151/2020

नोंदणी :

Regn:63m

गावाचे नाव : मरोशी

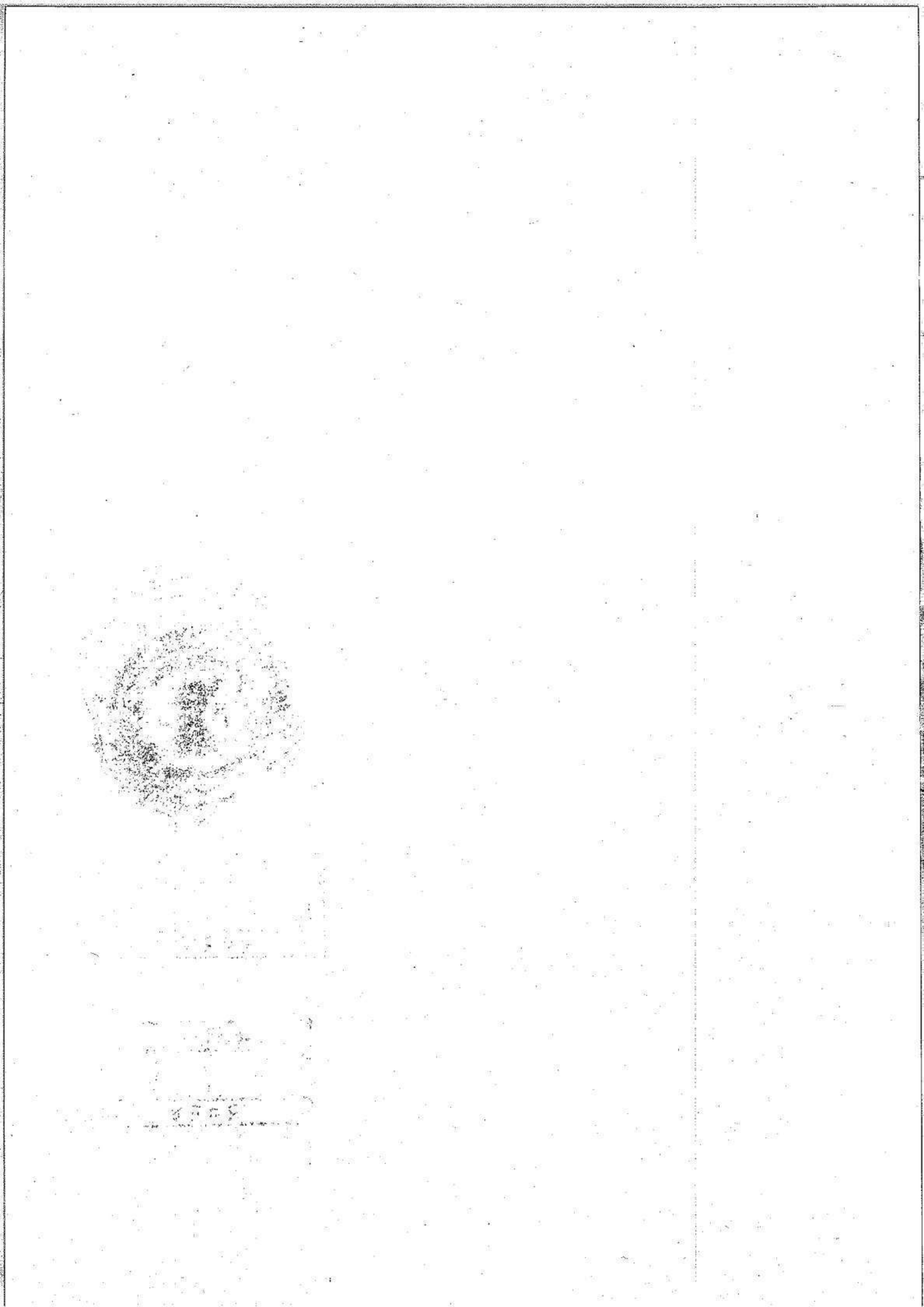
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2711444.4
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 809,ओ बिल्डींग, माळा नं: 8, इमारतीचे नाव: रुबी आईल सीएचएस लीमीटेड, ब्लॉक नं: रॉयल पाम्ज गोरगाव ईस्ट मुंबई 400065, रोड : आरे मिल्क कॉलनी((C.T.S. Number : 1627 ;))
(5) क्षेत्रफळ	26.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सर्वेश शिवाजी नेरुरकर वय:-40 पत्ता:-प्लॉट नं: 809, माळा नं: 8, इमारतीचे नाव: रुबी आईल सीएचएस लीमीटेड . ब्लॉक नं: रॉयल पाम्ज गोरगाव ईस्ट मुंबई, पिन कोड:-400065 पॅन नं:-AKOPN9851E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तौसीफ अशरफ शेख वय:-21; पत्ता:-प्लॉट नं: रूम नं: 4, माळा नं: 8, इमारतीचे नाव: मारवाडी चावल, ब्लॉक नं: चकाला, आंधेरी ईस्ट, रोड नं: सहर रोड, मुंबई, पिन कोड:-400099 पॅन नं:-NBIPS6021M
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	11151/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	54500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बरल - १

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Ruby Isle Co-operative Housing Society Limited

Building No. 'O', Royal Palms, Aarey Road, Village Marol Maroshi,
CTS No. 1627 (PT) S. No. 169, Goregaon (East), Mumbai - 400 065.

(Regn. No. : MUM/WP/HSG/TC/15440/2014-15/2014 dated : 30-09-2014
Registered under the Maharashtra Co-operative Societies Act, 1960

Website: www.rubyisle.org • Email: admin@rubyisle.org

Member's Regn. No.: 113/293

No. of Shares issued: TEN (10)

SHARE CERTIFICATE

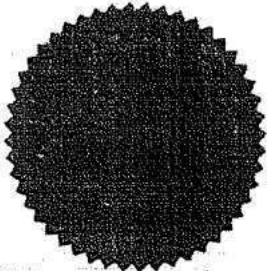
Flat No. 809

Share Certificate No.: 113

(Authorised Share Capital of Rs. 1,46,500/- Divided Into 10 Shares of Rs. 50/- Each)

This is to certify that Mr./Mrs./Ms. Zarien Khan

is the registered holder/s of 10 fully paid up shares of Rupees FIFTY each numbered 121 - 130 both inclusive of
RUBY ISLE CO-OPERATIVE HOUSING SOCIETY LIMITED, subject to the Bye-laws of the said Society.
Given under the Common Seal of the said Society on this 10 day of 5 JUN



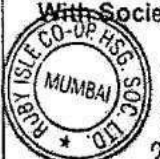
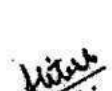
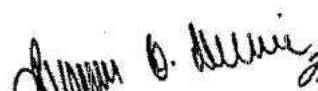
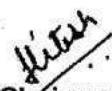
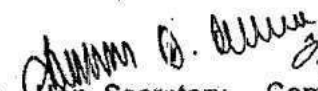
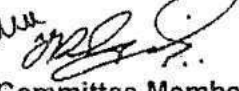

Hitesh
Chairman

Ammu O. Mune
Secretary

Amrjuna
Treasurer

बरल - १		
१६९२५	१६	३२
२०२४		

MEMORANDUM OF TRANSFERS

Date of Transfer	Name of the Transferee	L.F. No.
With Society Seal 	MR. SARVESH SHIVAJI NERURKAR  Chairman   Chairman Hon. Secretary Committee Member	I - 304
	MR. TAUSIEF ASHRAF SHAIKH  Chairman   Chairman Hon. Secretary Committee Member	I - 454
	Chairman Hon. Secretary Committee Member	
	Chairman Hon. Secretary Committee Member	

वरल - १		
१६९२४	१२	३२
२०२४		

1/15

ANNEXURE D

No. 8818, dated 18/11/2024

RULED CARD

No. 00390



पौ. मि. (२९७३५५-०६)	१९९१
(००५५२-३)	
१०,५६०-५	
१२७७३५	



पु. प्र. १५९५	मा. निलघटिकाशी: गुं. उपनामार्. शि. व. ल.
	यांचे कडील आदेश क्र. सी. कार्या-२६६
	शि. शि. ल. व. र. ति. १५/११/२४
	अन्वये मि. व. र. दाखल अलॉक ११०६६५२
	पौ. मि. क्षेत्र र. करुन लो. १२७३५५-०६ पौ. लो.
	अलो दाखल केव

बरल - १		
१६९२५	२०	३२
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7/10

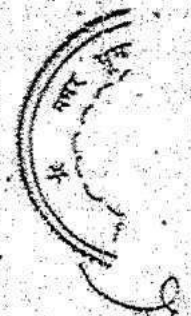
१११५
 जिल्हाधिकारी मुंबई उपनगर जिल्हा
 मानेकडि मदेश पत्र क्र. सी. काशी. व. ६। सि. १०६
 वरी ८८७।८३ दिनांक १८।११।१५ अन्वये नगर अध्यापन
 यंत्रणे न. क्र. १६२७ सा. मिकतीचे क्षेत्र पूर्वी दारवा
 वेठे व. ११७३ ए. ८० चौ. मि. हेवजी. आता १०८६ अ. ३
 जिल्हा दारवा. वेठे व. दि. ५।५।१५ ची. नोंद रद्द करी
 त्याचा बरोबर न. क्र. १६२७ पैकी अर्जदार यांचे
 प्रत्यक्ष ताब्यात असणारे क्षेत्र ८१३.७७६००
 चौ. मि. अर्जून १०.३५७६०० चौ. मि. क्षेत्र हे
 यादीतील आद्य परसू अदरचे वादातील क्षेत्र
 चुकीचे आद्य ताब्यात गा. जिल्हाधिकारी
 मानेकडि अधीपत्र क्र. सी. काशी. २६। सि. १०६
 वरी ८८७।८३ दि. २२।११।१५ अन्वये अदरचे
 क्षेत्र १०३५.७६०० चौ. मि. हेवजी १०७७६३३
 आद्य ताब्यात अदरचे क्षेत्र मशाखा
 व. १०३५.७६०० चौ. मि. व. १०३५.७६००
 चौ. मि. चौकशीचे काम चालू आहे.



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 १०३५.७६
 १०३५.७६

जिल्हाधिकारी मुंबई उपनगर जिल्हा मानेकडि
 अर्जत। न. क्र. १०६६ चे दिनांक १३.८.१३ अन्वये
 आदेश क्र. सी. काशी. २६। सि. १०६। वरी ८८७।८३
 दि. २१।८।१५ मुलाय मरोड (नरोडी) ला. अ. पैकी
 क्षेत्रात न. क्र. १६२७ आ. जिल्हात जिल्हादर दारवा
 असलेल्या १०८६ अ. ३ चौ. मि. क्षेत्रात १०७७६३.३
 चौ. मि. क्षेत्र सारि गांवचे न. क्र. १६२७ अ. ३ अन्वये अदरचे
 क्षेत्र ८१३.७७६०० चौ. मि. क्षेत्र काम चालू आहे
 दारवा असलेली दिनांक २२।११।१५

बरल	१६९२५	२३	३२
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नगर अधिकापक - मरोक, वाडुन, अक्षरी १-२२९ १९८०
 ये. का. सु. - २५,००० - १-८५ - हा. का. ५५ - (सीए) २०१
 पा. ति., म. वि., क्र. ८९१६, दि. १९-१-२६; न. हु. मा. र. म. पुरकणी
 पा. ए., म. व. वग वि., क्र. २५३२२१-५, दि. ४-९-६९.] C. T. S. 2 ni.

कोरी पत्रिका

२६१११९९ मा. जिल्हाधिकारी, मुंबई उपनगर, जिल्हा
 मी. प्र. ३६१६ कोदेश क्र. सी. १ का. प्र. - ३६
 / कळम - १३२ / वसा. आर. २१/६६ दिनांक
 २६११/६६ नुसार मोजे - मरोक (मरोक)
 नं. २०० क्र. १६२० मा. वर कसेलेले वार
 र. व. ७.६० - ७ नो. मी. व. व. ६२०
 नो. सी. (२२ - ६७२ - २०१०) या
 के. के. न. नं. २०० क्र. १६२० सी. र. व. उ. र. व.
 के. के. -



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 वा. हु. या. वि. वि. पा. लं



२००० मा. उपर आधुनिक लोकण विभाग मुंबई शान्तिक्षेत्र अपील
 उरक. यल. एन. ठी - ६६/२००० दि. १५/१२/०० नुसार व. व. गा.
 जिल्हाधिकारी मुंबई उपनगर जिल्हा शान्तिक्षेत्र १३. ०५ सी.
 का. प्र. - ३६ / कळम - १३२ / वसा. आर. २१/६६ दि. १५/१२/००
 अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा शान्तिक्षेत्र
 दि. ३१/११/६६ चे आदेशास मा. उपर आधुनिक लोकण विभाग
 मुंबई शान्तिक्षेत्र अपीलच्या अंतीम निर्णयान्वये - दि. २६/११/००
 शान्तिक्षेत्र जिल्हाधिकारी मुंबई होतली.

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 वा. हु. या. वि. वि. पा. लं

ऑक्टोबर - १		
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२०२४		

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10/11/2000
 मा. अणु आभूषण कौशल विभाग मुंबई
 क. अणु उद्योग - यल यलडी - ६६/२००० दि २०/११/२०००
 अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा गोवा
 दि. २६/११/०० चे आदेशानुसार १५/१२/०० उक्त गोवा
 जिल्हा अन्वये आदेशानुसार दि. २६/११/०० चे आदेशानुसार
 उक्त गोवा जिल्हा अन्वये आदेशानुसार दि. २६/११/०० चे
 आदेशानुसार जमीन आदि तसे परिसरानी ठेवणे
 याची आज्ञा देण्यात येते.

न. भू. ज. विलेपार्ले

10/11/2000
 मा. अणु आभूषण कौशल विभाग मुंबई
 क. अणु उद्योग - यल यलडी - ६६/२००० दि २०/११/२०००
 अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा गोवा
 दि. २६/११/०० चे आदेशानुसार १५/१२/०० उक्त गोवा
 जिल्हा अन्वये आदेशानुसार दि. २६/११/०० चे
 आदेशानुसार जमीन आदि तसे परिसरानी ठेवणे
 याची आज्ञा देण्यात येते.

न. भू. ज. विलेपार्ले



10/11/2000
 मा. अणु सचिव महाराष्ट्र शासन
 भद्राचल मुंबई जिल्हाधिकारी आदेश क्र १९३/२०००
 २६००/१०३०/प्र.क्र.२५१/७-१ दि १५/११/२०००
 अन्वये मा. अणु आभूषण कौशल विभाग मुंबई
 दि. २६/११/२००० चे निर्णयानुसार उक्त गोवा
 जिल्हा अन्वये आदेशानुसार दि. २६/११/०० चे
 आदेशानुसार जमीन आदि तसे परिसरानी ठेवणे
 याची आज्ञा देण्यात येते.

न. भू. ज. विलेपार्ले

193/31/2000
 193/31/2000
 193/31/2000
 193/31/2000

सत्य-प्रतिलिपि

नगर अणु आभूषण कौशल विभाग मुंबई

बरेल - १		
१६१२५	२३	३२
२०२४		

BRIHANMUMBAI MAHANAGARPALIKA.
NO.CHE/9819/BP(WS)/AP of

9 OCT 2013

FULL OCCUPATION CERTIFICATE

To
✓ M/s. Amir Parks & Amusement Pvt. Ltd.

आमिर पार्क अँड अम्युसमेंट प्रायव्हेट लि. चे
अपार्टमेंट बांधणे, सी. टी. सी. १६२७/ए, सी. नो. १६९
प्रा. नं. १६९/१६९, सी. नं. १६९/१६९
मिळालेला (१६९) अंश-२००१०१

Sub : Permission to occupy the completed service apartment building 'O' (Bldg. No. 1-16) on plot bearing C.T.S. No 1627/A, S. No. 169 (pt.) of village Marol Muroshi at Goregaon (East), Mumbai.

Ref:- Your Architect's letter dtd.01.02.2012.

Gentleman,

The full development work of building 'O' (Bldg. No. 1-16) comprising of Stilt + 1st to 20th upper floors on plot bearing C.T.S. No 1627/A, S. No. 169 (pt.) of village Marol Maroshi at Goregaon (East), Mumbai, completed under the supervision of Shri Vinayak Lomate of M.V. Associates, Lic. Architect having Lic. No CA/91/14356 Shri Jayesh Ramchandra Shetty Structural Engineer having Lic. No. Rajendra Chavan, Lic. Site Supervisor having Lic. No. C/39/SSII may be occupied on the following conditions:



- 1) That all the deposit shall be claimed on the date of payment of within a year of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

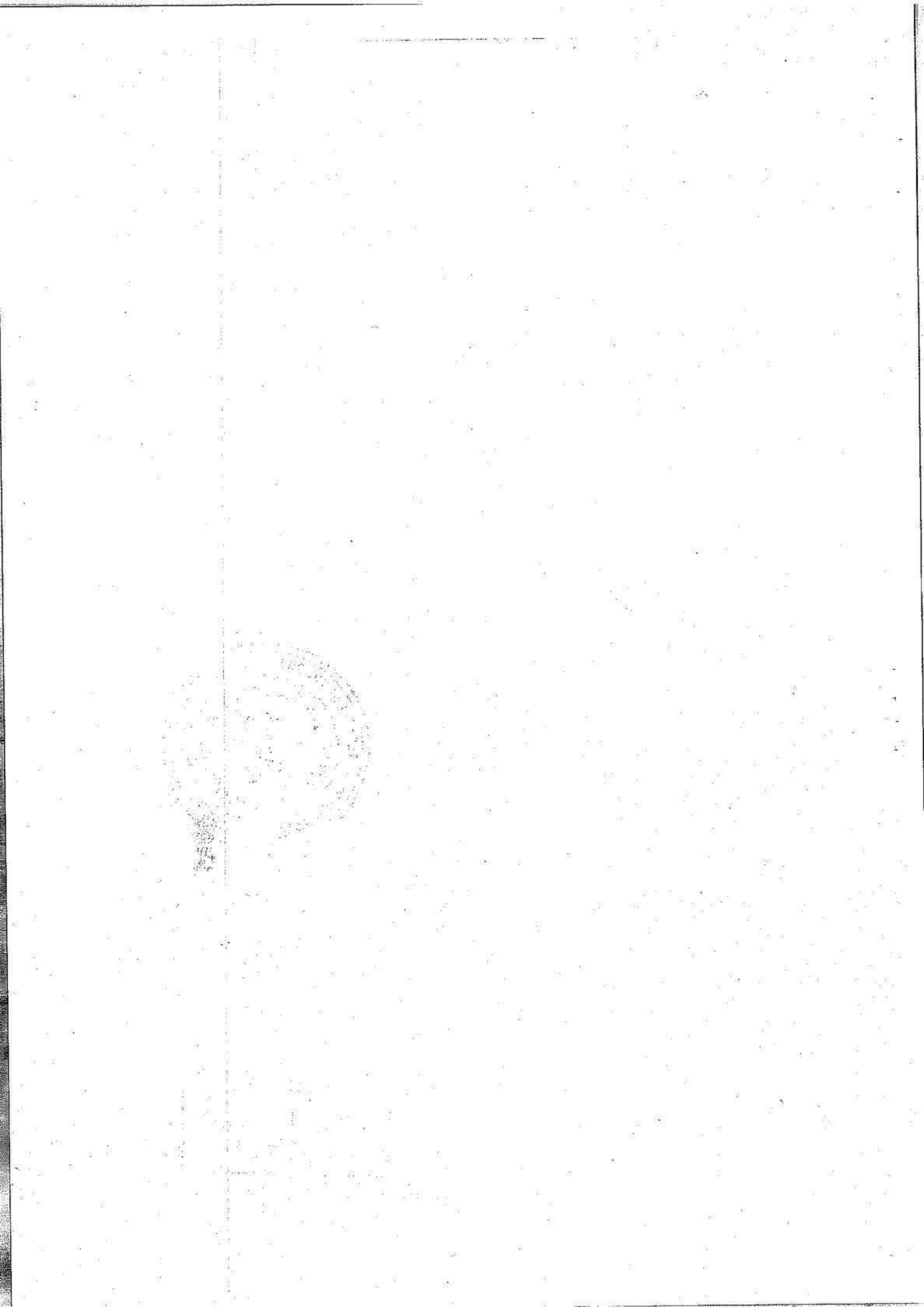
Yours faithfully,

(Handwritten signature)

Exec. Eng.(Bldg.Prop.) W.S. 'P' Ward

D:ASJR\OCCUP\9819.docx

बॉरल - १		
१६९२५	२०	३२
२०२४		





RUBY ISLE COOPERATIVE HOUSING SOCIETY LTD.

Registration No. Mum/W-P/GNL/HSG.T.C/15440/2014-15/2014

Ref: - /ADMIN/RKN/NOC/8/2024/59

Date:- 07/11/2024

TO WHOMSOEVER IT MAY CONCERN

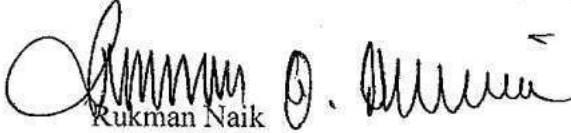
This is to certify that **MR. TAUSIEF ASHRAF SHAIKH** Owner of **Flat No. 809** Ruby Isle Co-op Hsg. Society Ltd, Royal Palms, Aarey Milk Colony, Goregaon (E), Mumbai-400065 Propose to sell your captioned Flat in the Society and have sought the Society's approval. We hereby wish to inform you that the said Flat can be sold and necessary transfer will be recorded by the society in its records on fulfilling the conditions of the society.

This certificate is issued for the purpose of paying stamp duty and registration of the Sale Agreement only.

Herby we confirm that we have issued the share certificate to **MR. TAUSIEF ASHRAF SHAIKH**

Yours faithfully.

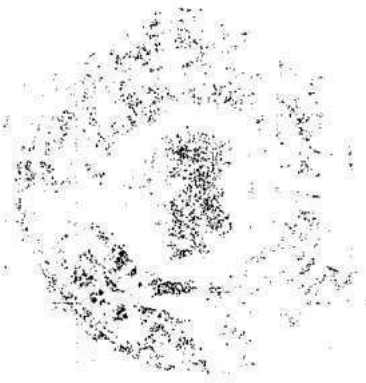
For RUBY ISLE CO-OP. HOUSING SOCIETY LTD.


Rukman Naik

(Secretary)



बरल - १		
१६९२५	२५	३२
२०२४		



100



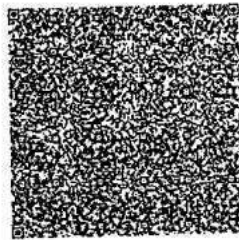
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00221/78971

To
रौनक आनंद माहेश्वरी
Raunak Anand Maheshwari
095, Floor 9, Tower M, Ridgewood Estate
DLF Phase IV
DLF Phase IV
Galleria DLF-IV
Gurgaon Haryana - 122009
9261199444

Validity: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

5945 8550 1884
VID : 9187 3055 7981 3377

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 15/10/2013



रौनक आनंद माहेश्वरी
Raunak Anand Maheshwari
जन्म तिथि/DOB: 02/05/1982
पुरुष/ MALE

5945 8550 1884
VID : 9187 3055 7981 3377

मेरा आधार, मेरी पहचान

Raunak



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 मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने मोबाइल फोन पर 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 on your smart phone - use mAadhaar App

धरल - १

१६९२५ २६३२

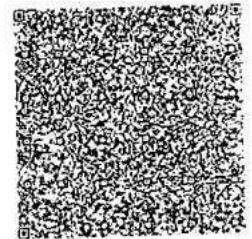
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
095, फ्लोर ९, टावर एम, रिडजवुड एस्टेट, डी एल एक
फेज ४, गैलरिया डी एल एक ४, गुरुगांव,
हरियाणा - 122009

Address:
095, Floor 9, Tower M, Ridgewood Estate,
DLF Phase IV, Galleria DLF-IV,
Gurgaon,
Haryana - 122009

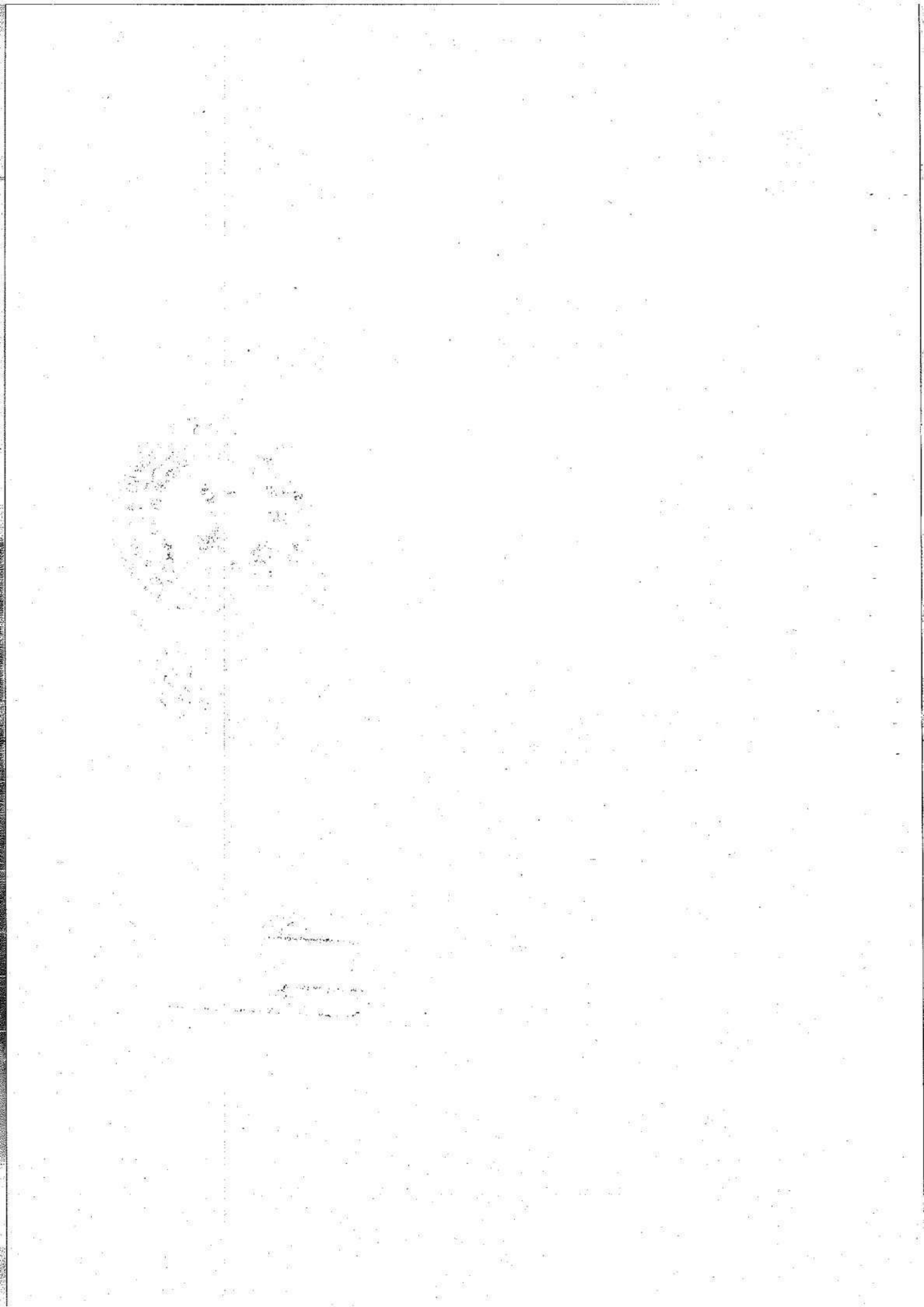
Download Date: 15/10/2013



5945 8550 1884
VID : 9187 3055 7981 3377

1047

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AKLPM2742A

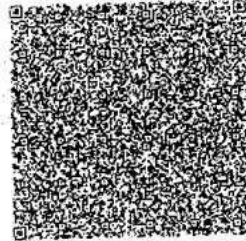
नाम / Name: **RAUNAK ANAND MAHESHWARI**
 पिता का नाम / Father's name: **ANAND KISHANGOPAL MAHESHWARI**
 जन्म की तारीख / Date of Birth: **02/05/1982**
 लिंग / Gender: **Male**



Raunak

हस्ताक्षर / Signature

Raunak



Signature valid

Digitally signed by Raunak Anand Maheshwari
 PAN Services Unit, NSDL
 eGovance
 Date: 2020.10.21 15:04
 GMT+05:30
 Reason: I am the PAN Sign
 Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
 स्थायी लेखा संख्या (पैन) एक कदमों से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के प्रमाण, आकलन कर प्राप्ति, कर वसूली, मुद्रांकन के प्रमाण और इलेक्ट्रॉनिक जानकारी का आसानी से संबंधित व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act 1961 (Refer Rule 114B of Income Tax Rules, 1962) and Income Tax Act, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. For more details, search the specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
 संलग्न पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर विशिष्ट मोबाइल ऐप का नाम "Enhanced QR Code Reader for PAN Card" है।

बुरल - १		
98924	20	32
2028		



इस कार्ड के होने पर कृपया सूचित करें
 आयकर विभाग के कार्ड को ध्यान से पढ़ें
 5 वीं स्टरींग, गैरी स्टरींग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मोडल कॉलोनी, नज़्म बंगला चौक के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 Please Inform / Return to :-
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Mital Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.
 Tel: 91-20-2721 8000, Fax: 91-20-2721 8081
 e-mail: info@pan.irda.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules.



बरेल - १		
१९९२५	०८	३२
२०२४		


भारत सरकार
 Government of India


 तौसीफ अश्रफ शेख
 Tausief Ashraf Shaikh
 जन्म-तारीख / DOB : 23/05/1999
 पुरुष / Male



7577 2918 0183

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA



 स्थायी खाते संख्या / Permanent Account Number Card
 NBIPS6021M

नाम / Name
 Tausief Ashraf Shaikh

पता / Address
 Ashraf Shaikh

जन्म तारीख / Date of Birth
 23/05/1999





भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India


पत्ता S/O: अश्रफ शेख, रूम नो 4, मारवाडी चाल, सहार रोड, चकाला, अंधेरी ईस्ट, मुंबई, सहार पी अँड टी कॉलोनी, महाराष्ट्र, 400099

Address: S/O: Ashraf Shaikh, Room No 4, Marwadi Chaw, Sahar Road, Chakala, Andheri East, Mumbai, Sahar P and T Colony, Maharashtra, 400099

7577 2918 0183

1847
 1800 300 1847


 help@uidai.gov.in


 www.uidai.gov.in

बरल - १		
१६१२५	२९	३२
२०२४		

Shaikh



बल - १		
१९९२५	१०	३२
२०२४		

324/16125

बुधवार, 27 नोव्हेंबर 2024 11:04 म.पू.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 16125/2024

दस्त क्रमांक: बरल-१/16125/2024

बाजार मूल्य: रु. 26,56,968/-

मोबदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,68,000/-

दु. नि. मह. दु. नि. बरल-१ यांचे कार्यालयात

अ. क्र. 16125 वर दि. 27-11-2024

गोजी 11:02 म.पू. वा. हजर केला.

पावती: 18045

पावती दिनांक: 27/11/2024

सादरकरणाचे नाव: रौनक आनंद महेस्वरी

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण: 28640.00

Pannal

दस्त हजर करणाऱ्याची मही:

एकूण: 28640.00

Bhushan
सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

Bhushan
सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: सेल डीड

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

शिक्का क्र. 1 27 / 11 / 2024 11 : 02 : 36 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 11 / 2024 11 : 03 : 30 AM ची वेळ: (फी)

बरल - १		
9E924	39	32
२०२४		

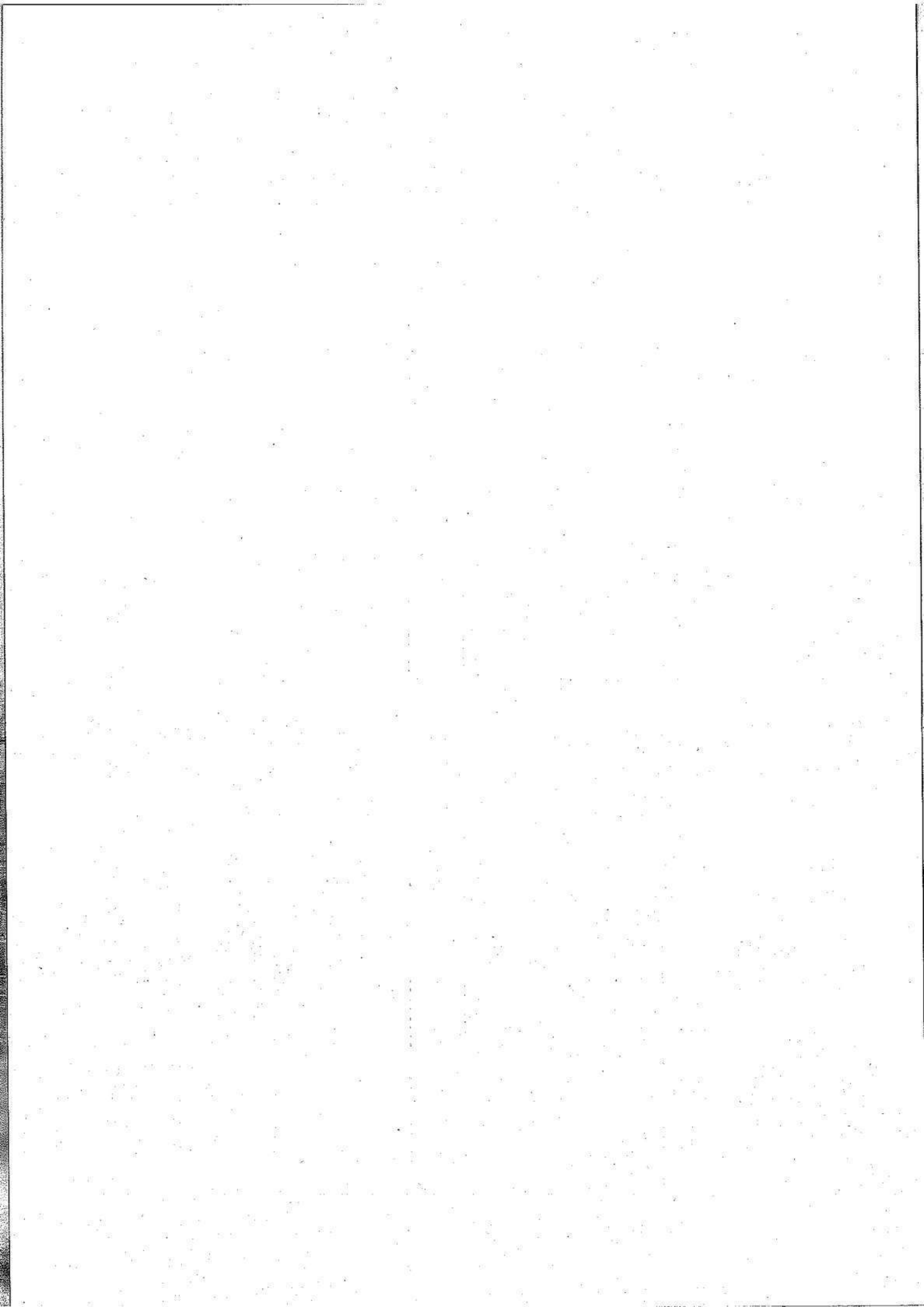
प्रतिज्ञापत्र

* मदार दर्ज्यावत व नोंदणी करायला १५ दिवसांत असलेल्या तरतुदीनुसार नोंदणीस हातभार करावयाचा आहे * सादर करणाऱ्या व्यक्ती, निष्पादक व्यक्ती, साक्षीदार व संबन्धित जोडलेल्या व्यक्तींच्या संपत्ती व संपत्तीस * दस्ताची सत्यता, वैधता कायदेशीर बाबीतून तपासण्यात येऊन तपासणीस येऊन संपूर्णपणे जबाबदार राहतील.

Shripal
लिहून देणार

Pannal
लिहून घेणारे :







27/11/2024 11 06:45 AM

दस्त गोपचारा भाग-2

वरल-१

दस्त क्रमांक:16125/2024

दस्त क्रमांक :वरल-१ /16125/2024

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रौनक आनंद माहेश्वरी पत्ता:प्लॉट नं: सी-503, माळा नं: -, इमारतीचे नाव: आशीर्वाद आनंदम सोसायटी, ब्लॉक नं: काळाजी मार्केट धीनाथ पुरम कोटा राजस्थान, रोड नं: -, राजस्थान, KOTA. पॅन नंबर:AKLPM2742A	लिहून घेणार वय :-42 स्वाक्षरी-		
2	नाव:तौसीफ अशरफ शेख पत्ता:प्लॉट नं: 809, माळा नं: आठवा मजला, इमारतीचे नाव: रुबी आईल कॉ.ऑ.ह्री.सोसा. ली., ब्लॉक नं: रॉयल पाल्मस गॉरेगाव ईस्ट मुंबई, रोड नं: आरे मिल्क कॉलनी, महाराष्ट्र, MUMBAI. पॅन नंबर:NBIPS6021M	लिहून घेणार वय :-25 स्वाक्षरी-		

Raunak

Tausif

वरील दस्तऐवज करून देणार तय्यार करून घ्यावेत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27/11/2024 11:05:23 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संयती-आधारित - आधार प्रणालीद्वारे परताळण्यात आली आहे. त्याबद्दल प्राप्तीप्रमाणेची पुढीलप्रमाणे आहे.

वरल - १		
१६९२५	३२	३२

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार रौनक आनंद माहेश्वरी	27/11/2024 11:04:59 AM	रौनक आनंद माहेश्वरी M 1311203846199529472
2	लिहून घेणार तौसीफ अशरफ शेख	27/11/2024 11:05:39 AM	तौसीफ अशरफ शेख M 1311204010540687360

शिक्का क्र.4 ची वेळ:27/11/2024 11:05:39 AM

प्रमाणित करणेत येते, की या

दस्तामध्ये एकूण ३२ पाने आहेत.

वरल-१/ १६९२५/२०२४

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. २०/११/२०२४

दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. १

सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.

(श्रीम. एल. व्ही. पडवळ)

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	RAUNAK ANAND MAHESHWARI	eChallan	69103332024112611580	MH011557700202425E	168000.00	SD	0006380724202425
2		DHC		1124253613170	640	RF	1124253613170D
3	RAUNAK ANAND MAHESHWARI	eChallan		MH011557700202425E	28000	RF	0006380724202425

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

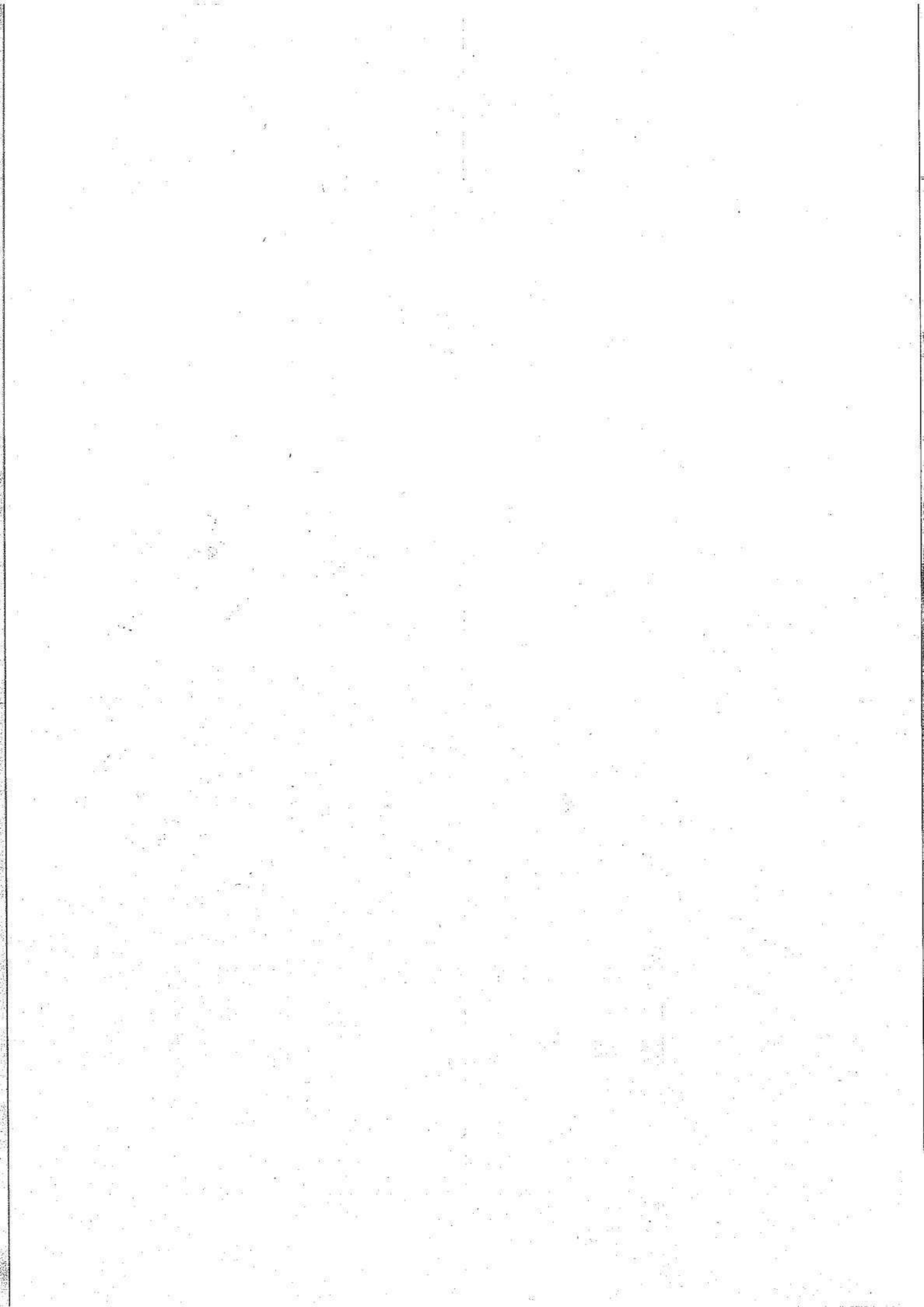


16125 /2024

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2. Get print immediately after registration.

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





27/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 16125/2024

नोंदणी :

Regn:63m

गावाचे नाव : मरोशी

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	2656967.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 809, भाळा नं: आठवा मजला जो बिल्डिंग, इमारतीचे नाव: रुबी आईल को.ऑ.हौ.सोसा. ली., ब्लॉक नं: रॉयल पाल्मस गोरेगाव ईस्ट मुंबई - 400065, रोड : आरे मिल्क कॉलनी((C.T.S. Number : 1627 ;))
(5) क्षेत्रफळ	1) 26.60 चौ.मीटर
(6)आकारणी किंवा झुडी 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:-तौसीफ अशरफ शेख वय:-25; पत्ता:-प्लॉट नं: 809, भाळा नं: आठवा मजला , इमारतीचे नाव: रुबी आईल को.ऑ.हौ.सोसा. ली., ब्लॉक नं: रॉयल पाल्मस गोरेगाव ईस्ट मुंबई , रोड नं: आरे मिल्क कॉलनी, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-NBIPS6021M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नांव:-रौनक आनंद महेश्वरी वय:-42; पत्ता:-प्लॉट नं: सी-503, भाळा नं: -, इमारतीचे नाव: आशीर्वाद आनंदम सोसायटी , ब्लॉक नं: बालाजी मार्केट श्रीनाथ पुरम कोटा राजस्थान , रोड नं: -, राजस्थान, KOTA. पिन कोड:-324010 पॅन नं:-AKLPM2742A
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16125/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

Payment Details

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