

451/2562

पावती

Original/Duplicate

Wednesday, February 12, 2025

नोंदणी क्र. :39M

10:45 AM

Regn.:39M

पावती क्र.: 2768 दिनांक: 12/02/2025

भाषाचे नाव: चारकोण

दस्तावेजाचा अनुक्रमांक: बरल7-2562-2025

दस्तावेजाचा प्रकार : ऑनलाईन टू सेल

सादर कारणाच्या नाव: उमेश चंद्रकांत शेठ्टी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:03 AM ह्या वेळेस मिलेल.

वाजार मूल्य: रु.5205181/-

मोबदला रु.7200000/-

भरलेले मुद्रांक शुल्क : रु. 432000/-

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225123300788 दिनांक: 12/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015456326202425M दिनांक: 12/02/2025

बँकेचे नाव व पत्ता:

U. Shetty

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20250212422	12 February 2025, 10:17:02 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	80-चारकोप (बांगवली)				
उप मूल्य विभाग	भुभाग: चारकोप गावार्तील संपूर्ण मिळकती.				
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#440				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुला जमीन	निवासी सर्व्हिसका	कार्यालय	दुकाने	औद्योगिक	मांत्रमापनाचे एकक.
59310	138620	159410	174000	138620	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	37.55चौरस मीटर	मिळकतीचा वापर-	निवासी सर्व्हिसका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs. 30250/-
उद्वहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
गुन्ना सन्मुख -					
Sale Type - Resale		First Sale Date - 27/03/2023			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.138620/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((138620-59310) * (100 / 100))+59310)			
		= Rs.138620/-			
A) मुख्य मिळकतीचे मूल्य	= वर्गील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 138620 * 37.55				
	= Rs.5205181/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळागाराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य - वरील गल्लीचे मूल्य + बदिलेन वाढत तळाचे मूल्य + खुल्या जमिनीवरून वाढत तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिलेन बाळकती + मॅकेनिकल वाढतलाढ				
	= A + B + C + D + E + F + G + H + I + J				
	= 5205181 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.5205181/-				

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH015456826202425M	BARCODE			Date	02/02/2025-14:26:17	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Type of Payment Stamp Duty				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)		DXUPS6047H			
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7				Full Name		Umesh C Shetty			
Location MUMBAI				Flat/Block No.		32 Highland Corner CHSL			
Year 2024-2025 One Time				Premises/Building		Highland Complex charkop kandivali west			
Account Head Details			Amount In Rs.		Road/Street			Mumbai	
0030045501 Stamp Duty			432000.00		Area/Locality			Mumbai	
0030063301 Registration Fee			30000.00		Town/City/District				
				PIN		4 0 0 0 6 7			
				Remarks (If Any)					
				PAN2=AABPG3692H~SecondPartyName=Neha Ashok Ganatra~					
				Amount In		Four Lakh Sixty Two Thousand Rupees Only			
Total				4,62,000.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		00040572025020372986	CPAETPEYX1
Cheque/DD No.				Bank Date		RBI Date		03/02/2025-10:05:33	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासार्ती लागू आहे. नोंदणी केन कराययाच्या दस्तासार्ती आदर चलन लागू नाही.

9223496925

U. Shetty

महेश अशोक गानात्रा

महेश अशोक गानात्रा



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0225123300788

Date 12/02/2025

Received from DHC, Mobile number 9819395954, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 12/02/2025

Bank CIN 10004152025021200733

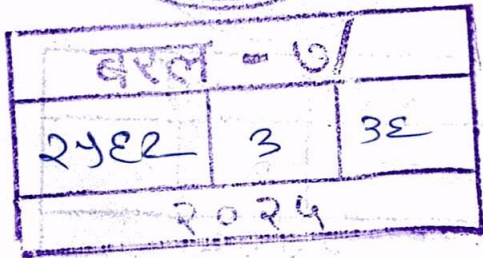
REF No. 504308435627

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

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE DEED is made and entered into at Mumbai on this 12th day of February, 2025 BETWEEN Smt. **NEHA ASHOK GANATRA**, an aged 69 years, Indian, Inhabitant of Mumbai, residing at Flat No.32, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067, hereinafter called and referred to as “the TRANSFEROR” (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, administrators and assigns) of the ONE PART:

AND Mr. **UMESH CHANDRAKANT SHETTY**, an aged 31 years & Mrs. **PRIYANKA UMESH SHETTY**, an aged 30 years, Indian, Inhabitant of Mumbai, presently residing at Core House No.B-5, at Gorai (1) **BHAGYASHREE** Co-operative Housing Society Ltd., Plot No.12, RSC-22, Gorai-1, Borivali (West), Mumbai – 400 091, hereinafter called and referred to as “the TRANSFEREES” (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, administrators and assigns) of the OTHER PART:

AND WHEREAS by an Agreement dated 26th day of October, 1991 made and entered into between M/s. **Avni Associates**, (therein called and referred as to “the Builders) alongwith Confirming parties therein and Mr. **ASHOK AMRUTLAL GANATRA & Mrs. NEHA ASHOK GANATRA**, therein referred to as “the Purchaser/s”, the said Builders had sold, transferred and assigned all their rights, title and interest in respect of Flat No.32, admeasuring 404 sq.ft. built-up area, on 3rd floor, situated at

U. J. Shetty
P. K. Shetty
नीहा अशोक गानात्रा



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HIGHLAND CORNER, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067 to Mr. **ASHOK AMRUTLAL GANATRA** & Mrs. **NEHA ASHOK GANATRA** on the terms and conditions stipulated therein and paid full and final consideration to the said builder and have jointly taken the possession of the said flat premises.

AND WHEREAS the flat owners/members of Highland Corner building had formed a co-operative Housing Society namely **HIGHLAND CORNER Co-operative Housing Society Limited** duly registered under the provisions of Maharashtra Co-operative Societies Act-1960 (Maharashtra Act, XXIV of 1961) bearing Registration No.BOM/WR/HSG/(TC)/7132/1992-93 dated (hereinafter called and referred to as “the said SOCIETY”) and the said society issued **five (5)** fully paid-up shares of Rs.50/- bearing distinctive numbers from **066** to **070**, under Share Certificate No.14 dated 02.04.1993 to Mr. **ASHOK AMRUTLAL GANATRA** & Mrs. **NEHA ASHOK GANATRA** by the said Society (hereinafter called and referred as to “the said Shares”).

AND WHEREAS Mr. **ASHOK AMRUTLAL GANATRA**, had nominated his 50% shares in favour of his son Mr. **NIPUN ASHOK GANATRA**, as per nomination form dated 11.08.2001.

AND WHEREAS Shri. **ASHOK AMRUTLAL GANATRA**, died intestate on **08.12.2008** At Mumbai, Maharashtra and accordingly as per nomination made by the deceased, the society had endorsed name of Mr. **NIPUN ASHOK GANATRA** & Smt. **NEHA ASHOK GANATRA** on the said share certificate No.14, on dated 30.03.2009



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01/04/2009

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AND WHEREAS the joint owner Smt. **NEHA ASHOK GANATRA** under Amnesty Scheme-2008 vide Case No.AMN/35981/08 dated 04.09.2008 had paid proper stamp duty & penalty on Agreement dated 26.10.1991 and the said Agreement Annexure to Deed of Declaration dated 18.06.2010 annexured with other legal heirs Affidavit in favour of of their mother Smt. **NEHA ASHOK GANATRA** duly registered at the office of Joint Sub-Registrar, Borivali-4, M.S.D. bearing document No.BDR-10-06425-2010 dated 21.06.2010.

AND WHEREAS by a Release Deed dated 27th day of March, 2023, the other legal heirs had released their inheritance entitled undivided shares of deceased in respect of the Flat No.32, admeasuring 404 sq.ft. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067 in favour of the Transferor i.e. Smt. **NEHA ASHOK GANATRA** on the terms and conditions stipulated therein duly registered at Joint Sub-Registrar, Borivali-7, M.S.D., bearing document No.BRL7-4518-2023 dated 27.03.2023 and later on published a Public Notice dated 07.01.2025 through Advocate in Two Newspaper i.e. 07.01.2025 in Active Times in English languages and in Mumbai Lakshdeep in Marathi languages on dated 07.01.2025 for inviting all claims but out of the said Public Notice, no claims were arrived/received as per No Claim Certificate dated 21.01.2025 issued by Advocate Anuj Vinod More and accordingly the Transferor is the absolute owner in respect of the said flat premises.

(Signature)
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AND WHEREAS Transferor is bonafide member of the **HIGHLAND CORNER** Co-operative Housing Society Limited and holding its Five (5) fully paid-up shares of Rs.50/- each bearing distinctive numbers from **66** to **70** (inclusive both) under Shares Certificate No.14 dated 02th day of April, 2003 duly endorsed in their name by the said society on dated 03.05.2023.

AND WHEREAS by virtue of the aforesaid documents, Transferor is the absolute owner, seized and possessed and/or well sufficiently entitled in respect of Flat No.32, admeasuring 404 sq.fts. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067.

AND WHEREAS the Transferor had paid and cleared all the dues, taxes, outgoings, society maintenance charges, taxes Electricity charges/dues etc. in respect of the aforesaid Flat Premises upto date.

AND WHEREAS the Transferor have informed the said Society under bye-laws No.38(a) the intention of transfer of the shares and interest in the capital/property of the said Society and obtained the necessary permission from the said Society to sell, transfer and assign the Flat Premises to the Transferees.

AND WHEREAS the Transferor have acquired some other suitable accommodation elsewhere and therefore agreed to sell, transfer and assigns and the Transferees have agreed to purchase and acquire all her rights, title and interests of the Transferor in the above said Flat Premises with absolute right of use and occupation of the said flat premises and also the said five fully paid-up Shares for a total consideration of Rs.72,00,000/- (Rupees : ~~Seventy Two Lakhs~~ only) as and by way of full and final consideration.



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AND WHEREAS the Transferees have accepted the above offer of the Transferor on the terms and conditions agreed by and between the parties hereto as under :-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER :-

1. The Transferor hereby agreed to sell and Transferees hereby agreed to purchase and acquire the said Flat No.32, admeasuring 404 sq.fts. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067, alongwith its tenancy, occupancy, possessory and ownership rights together with membership and Shares of the said Society unto and in favour of the Transferees herein forever and absolutely from the date of execution hereof and also puts the Transferees in exclusive use, occupation, possession and enjoyment of the aforesaid Flat Premises on receiving full and final consideration.

2. That the purchase price of the said Flat Premises shall be Rs.72,00,000/- (Rupees : Seventy Two Lakhs only) including the value of Rs.250/- for the Five Shares of the said Society which consideration amount the Transferees shall pay to the Transferor in the following manner :-

i) Rs.25,28,000/- (Rupees : Twenty Five Twenty Eight Thousand only) paid on or before execution of these presents as and by way of part consideration and the Transferor hereby agreed to hand over all the original documents pertaing to the deed of title of the said flat premises to the Banker of the transferees and and when required but prior to disbursement of home loan.

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ii) Rs.72,000/- (Rupees : Seventy Two Thousand only) be deducted by way of the amount of 1% TDS as per the provision of CBDT, payable for and on behalf of Transferor by the Transferees and Transferees hereby agreed to provide copy paid challan to the Transferor.

iii) Balance amount of Rs.46,00,000/- (Rupees : Forty Six Lakhs only) to be paid within 45 working days from the date of registration of these presents by obtaining home loan as and by way of full and final consideration subject to provide society NOC/s and other related documents within time and on receipt of the full and final consideration as aforesaid the Transferor shall handover vacate, peaceful and physical possession of the said premises to the Transferees and on that day this transaction shall be construed as completed and this document shall be treated as "Sale Deed" in all its respects.

3. The Transferor have obtained the necessary permission from the said Society to transfer all his rights, title, claim, interest and benefits whatsoever enjoyed by the Transferor including the shares, deposits, if any, in favour of the Transferees. The Transferor undertake to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or produced any documents and/or writing whatsoever for further assuring in law and for better and more perfectly transferring all rights, title and interest benefit of the Transferor in respect of the said Flat Premises unto the Transferees for exclusive use of Transferees thereof as aforesaid.



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4. The Transferor doth hereby covenant with the Transferees that the said Flat Premises agreed to be sold is free from all encumbrances of whatsoever nature and that the Transferor have full and absolute power and authority to transfer and deliver possession of the said Flat Premises to the Transferees. No other person/s or party/ies have any right, title and interest, property claiming or demand into over or upon the same or any part thereof either by way of Lease, charges, sale, exchange, mortgage, gift, trust, inheritance and tenancy or lien or otherwise howsoever over the said Flat Premises.

5. The Transferor doth hereby covenants with the Transferees that the Transferor has agreed to pay to the said society maintenance charges, electricity charges, telephone bills, cable charges and other out goings etc upto the possession of the said flat premises and after the date of possession the liabilities of Society's maintenance charges, electricity bills and other outgoings pertaining to the said Flat Premises shall be bornee by the Transferees.

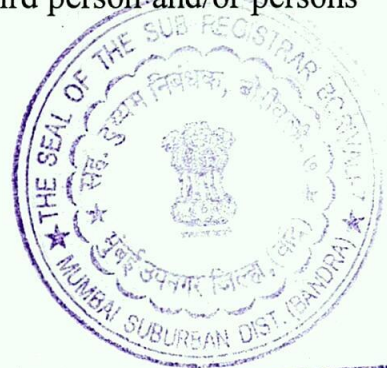
6. The Transferor hereby further covenant with the Transferees that the Transferees shall henceforth quietly and peacefully possess and occupy and enjoy the said Flat Premises without any let, hindrance, denial, demand, interruption or eviction by the Transferor or any other person/s lawfully or equitable claiming through under or in trust for the Transferor.

7. The Transferor hereby further declare that the said Flat Premises is free from all encumbrances beyond reasonable doubts and hereby undertakes to indemnify and keep indemnified the Transferees against all demands, claims, proceedings, costs and expenses arising from any third person and/or persons relating to the said flat premises.

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8. The Transferor hereby agree to co-operate with the Transferees for the transfer of the said Flat Premises and its cost price and deposits unto and in favour of the Transferees.

9. The Transferor further undertake to co-operate with the Transferees for the transfer of membership of the **HIGHLAND CORNER** Co-operative Housing Society Limited to the name of the Transferees.

10. The Transferor hereby agrees to sign necessary applications, forms, letters, affidavits, N.O.C. and other documents as may be required for the above transfer in favour of the Transferees.

11. The Transferor hereby declare that she herself, her family members, nominees etc. have No Objection for the effectual transfer of the said Flat Premises and the membership/shares of the said Society and none of them shall claim any right, title and interest in the above said flat premises in future.

12. The Transferor hereby declare that :-

a) The Transferor have not entered into any agreement/s either in the form od sale, lease, exchange, assignment or any other way whatsoever and has not created any tenancy, leave & licence or any other rights of the like nature in the said Flat Premises and has not dealt with or disposed of the said Flat Premises in any manner whatsoever in respect of the above said Flat Premises.

b) The Transferor have not mortgaged, alienated or charged the said Flat Premises and the same is free from all encumbrances.

c) The Transferor have not assigned / transferred her rights, title and interests in the said Flat Premises to any third person/s.



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d) Except the Transferor no other person/s have any rights, title and interests in the said Flat Premises and she being the owner of the said Flat Premises has got full and absolute right to assigns and transfer all her rights in the said Flat Premises in favour of the Transferees.

e) The Transferor is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other Statute from disposing of the said Flat Premises or any part thereof in the manner stated in this Agreement.

13. The Transferees hereby undertake to join the membership of the **HIGHLAND CORNER** Co-operative Housing Society Limited and abide by the rules and regulations and bye-laws of the said Society and discharged all the liabilities of the said Flat Premises from time to time.

14. The Transferor hereby declare that on receipts of the full and final consideration amount of the said Flat Premises the Transferor shall have no more claim, right, title, shares, interest on the said Flat Premises and the Transferees shall be entitled to hold, occupy, use and enjoy the said Flat Premises without any interruption by the Transferor or any other person/s claiming through or under her.

15. The Transferor hereby declare that she have No Objection for the transfer/ regularization of the said Flat Premises along with the cost price thereof in favour of the Transferees.

16. The Transferor further declare that she have also No Objection for the transfer of membership/shares of **HIGHLAND CORNER** Co-operative Housing Society Limited, in favour of the Transferees.

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17. The Transferor hereby handover all the documents, papers, receipts, allotment letter/order, Share Certificate and along with other document/s agreement/s, NOC/s etc. pertaining to the said Flat Premises to the Transferees on or before execution of these presents and also hand over the physical vacant and peaceful possession of the said Flat Premises to the Transferees on receipt of the full and final consideration.

THE DESCRIPTION OF PROPERTY – SCHEDULE

Flat No.32, admeasuring 404 sq.fts. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067, lying and being situate on CTS No.440 village – Charkop & Taluka – Borivali within the registration jurisdiction of M.S.D. Construction in the year – 1992, comprising Ground + 4th upper floor without lift, as per Occupation Certificate No.CE/1920/BSII/AR dated 23.06.1992.

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गौरी शशीकांत काठु



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

SIGNED AND DELIVERED)

By the within named "TRANSFEROR")

Smt. **NEHA ASHOK GANATRA**)

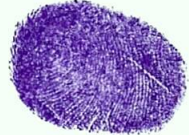
PAN No. AABPG3692H)

Aadhaar No. 8163 5260 6471)

IN THE PRESENCE OF)

1. Bholu G. Sheth - *BGS*

2. Nikesh B Mehta *NBS*



SIGNED AND DELIVERED)

By the within named "TRANSFeree")

Mr. **UMESH CHANDRAKANT SHETTY**)

PAN No. DXUPS6047H)

Aadhaar No. 7431 3956 9122)

&)

Mrs. **PRIYANKA UMESH SHETTY**)

PAN No. CQVPP3376F)

Aadhaar No. 6191 4076 1636)

IN THE PRESENCE OF)

1. Bholu G. Sheth - *BGS*

2. Nikesh B Mehta *NBS*

U. Shetty



P. Priyanka



बदल - ७/		
२५६२	१४	३६
२०२५		

RECEIPT

Date : 12.02.2025

RECEIVED of and from the within named Transferees, Mr. **UMESH CHANDRAKANT SHETTY & Mrs. PRIYANKA UMESH SHETTY**, a sum of Rs.25,28,000/- (Rupees : Twenty Five Twenty Eight Thousand only) as and by way of part consideration amount in respect of Flat No.32, admeasuring 404 sq.ft. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067, in the following manners :-

<u>Amount</u>	<u>Che. No.</u>	<u>Date</u>	<u>Drawn on</u>
Rs.1,000/-	435784619763	22.12.2024	Gpay
Rs.50,000/-	435831358332	23.12.2024	Gpay
Rs.1,49,000/-	501081	06.01.2025	SBI
Rs.23,28,000/-	501089	04.02.2025	SBI

I SAY RECEIVED Rs.25,28,000/-



(Smt. **NEHA ASHOK GANATRA**)

TRANSFEROR

WITNESSES :

1. Bhola G. Sheth

2. Nikesh B Mehta



बरल - ७/		
२५६२	९५	३६
२०२५		

Highland Corner Co-op. Hsg. Soc. Ltd.

(Regn. No. BOM/WR/HSG/TC-7132 of 1992 - 93)

C.T.S. 440, Charkop Village, M.G. Road, Kandivali (W), Mumbai - 400 067.

Ref.No. _____

Date : 10/2/25

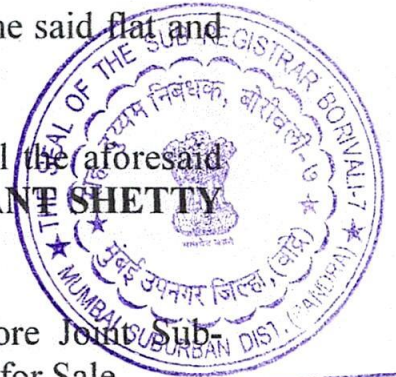
TO WHOMSOEVER IT MAY CONCERN

This is to certify that Smt. **NEHA ASHOK GANATRA** is the bonafide member and owner in respect of Flat No.32, admeasuring 404 sq.ft. built-up area, on 3rd floor, situated at **HIGHLAND CORNER** Co-operative Housing Society Limited, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067, lying and being situate on CTS No.440 village – Charkop & Taluka – Borivali within the registration jurisdiction of M.S.D. Construction in the year – 1992, comprising Ground + 4th upper floor without lift, as per Occupation Certificate No.CE/1920/BSII/AR dated 23.06.1992.

We certified that there is no lien/charges/mortgage over the said flat and the same is free from all the encumbrances.

We have No Objection, if the above member/ owner sell the aforesaid flat to proposed transferees Mr. **UMESH CHANDRAKANT SHETTY** & Mrs. **PRIYANKA UMESH SHETTY**.

This certificate is issued on her request to submit before Joint Sub-Registrar, Borivali, M.S.D. for Registration of Agreement for Sale.



बरल - ७/		
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२०२५		

For Highland Corner Co-op. Hsg. Soc. Ltd.


Chairman


Secretary/Treasurer

4518451

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

11-02-2025

दस्त क्रमांक : 4518/2023

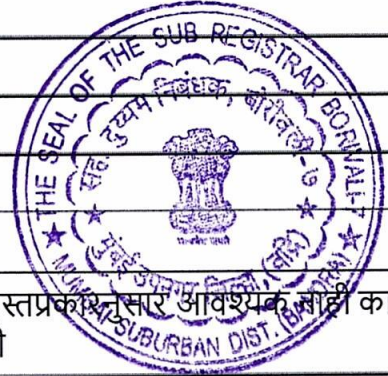
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contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : चारकोण

(1)विलेखाचा प्रकार	रिलीज डीड
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ;, इतर माहिती: सदुनिका नं: 32, माळा नं: 3, इमारतीचे नाव: हायलेन्ड कॉर्नर,हायलेन्ड कॉम्प्लेक्स, ब्लॉक नं: चारकोप विलेज, रोड नं: कांदिवली पश्चिम मुम्बई 400067....वडीलोपार्जित मिळकतीचे हक्कसोडपत्र((C.T.S. Number : 440 ;))
(5) क्षेत्रफळ	18.77 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिप्ति हरेश नथवानी वय:-47 पत्ता:-प्लॉट नं: 8/408, माळा नं: -, इमारतीचे नाव: विद्या को ऑप हाऊसिंग सोसायटी, ब्लॉक नं: सेक्टर 4 चारकोप, रोड नं: कांदिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AGFPN6824N 2): नाव:-निपुण अशोक गणात्रा वय:-41 पत्ता:-प्लॉट नं: 32, माळा नं: 3, इमारतीचे नाव: हायलेन्ड कॉर्नर, हायलेन्ड कॉम्प्लेक्स, ब्लॉक नं: चारकोप विलेज, रोड नं: कांदिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AJPPG7926B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नेहा अशोक गणात्रा वय:-66; पत्ता:-प्लॉट नं: 32, माळा नं: 3, इमारतीचे नाव: हायलेन्ड कॉर्नर, हायलेन्ड कॉम्प्लेक्स, ब्लॉक नं: चारकोप विलेज, रोड नं: कांदिवली पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AABPG3692H
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4518/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-बोरीवली 4

11-02-2025

दस्त क्रमांक : 6425/2010

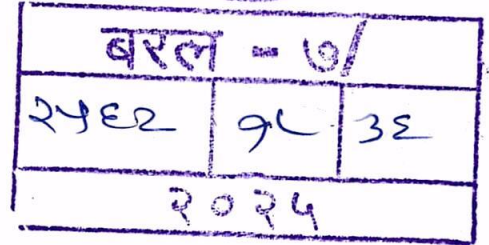
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contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : चारकोण

(1)विलेखाचा प्रकार	घोषणा पत्र
(2)मोबदला	रु.190000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 388000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :अएमएन/3598/95, मु शु 8020/-, दंड 500/-----सदनिका क्रं 32, 3 रा मजला, हायलँड कॉर्नर को ऑ हौ सोसा लि, चारकोप, एम जी रोड, कांदीवली प मुं 67
(5) क्षेत्रफळ	404 चौ फुट बि.अप
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - वय:--पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-नेहा अशोक गणात्रा - - वय:-55पत्ता:- ३२,हायलँड कॉर्नर,चारकोप कांदीवली प मुं पिन कोड:--पॅन नं:-AABPG3692H
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/06/2010
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2010
(11)अनुक्रमांक,खंड व पृष्ठ	6425/2010
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4000
(14)शेरा	-



THE HIGHLAND CORNER CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. BOM/WR/HSG and Date 22-10-92)
 TC/7132/92-93

No. 14

Authorised Share Capital Rs. 10,00,000 Divided into 20,000 Shares each of Rs. 50/- only
 Member's Register No. 14

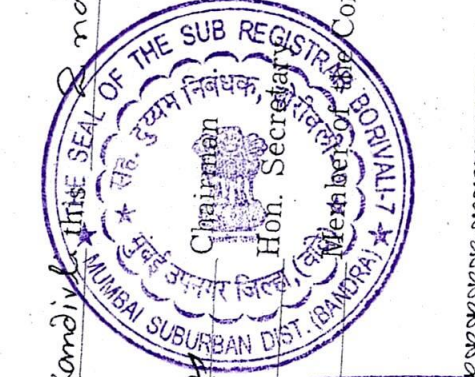
THIS IS TO CERTIFY that Shri/ ~~Smt.~~ ASHOK A. GANATRA

of Flat: 32 is the Registered Holder of (FIVE) Shares from No. 066
 to 070 of Rs. 250/- (TWO HUNDRED FIFTY ONLY)
 in THE HIGHLAND CORNER CO-OPERATIVE HOUSING SOCIETY LTD.
CHARKOP, KANDIVLI

that upon each of such Shares the sum of Rupees Fifty has been paid. Subject to the Bye-laws of the said Society and

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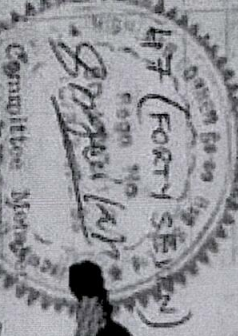
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बस			



P.T.O.

Memorandum of the transfers of the within mentioned shares

S. No. of Transfer	Date of General Body Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the Transfer of Shares held by the Transferor are registered	Sr. No. in the Shares Register at which the name of the Transferee is registered
1	30 March 2009	MR. NIPUN A. GANATKA MRS. NEHA A. GANATKA	14 (FOURTEEN)	47 (FORTY SEVEN) S. Ganatra (M)
1	03 May 2023	Ms. Neha A. Ganatra	14 (FOURTEEN)	63 (Sixty three) Committee Member
3	Chairman	Hon. Secretary	Hon. Secretary	Committee Member
4	Chairman	Hon. Secretary	Hon. Secretary	Committee Member
5	Chairman	Hon. Secretary	Hon. Secretary	Committee Member



बरल 20/3E
2024



A j Vi d

B.com., LL.B.

Advocate High Court

Office: 85/D-4, Gorai (1) Vishram CHS Ltd.,RSC-1, Gorai -1,Borivali (West), Mumbai- 400 091

✉ anujmore91@gmail.com

☎ +91 9819395954

NO CLAIM CERTIFICATE

I certify that for and on behalf of my clients Smt. **Neha Ashok Ganatra**, a Public notice dated 07.01.2025 was published in two local news papers i.e. Active Times in English Language and Mumbai Lakshdeep in Marathi language on 7th day of January, 2025 in respect of the Flat No.32, admeasuring 404 sq.fts. built-up area, on 3rd floor, situated at **HIGHLAND CORNER**, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067 as stated therein.

In said public notice all claims were invited within **14** days from date of public notice, but there is no claim received till date.

Mumbai

Dated on this 21st day of January, 2025

Anuj More
ANUJ VINOD MORE
Advocate, Bombay High Court

बरल - ७/		
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२०२५		



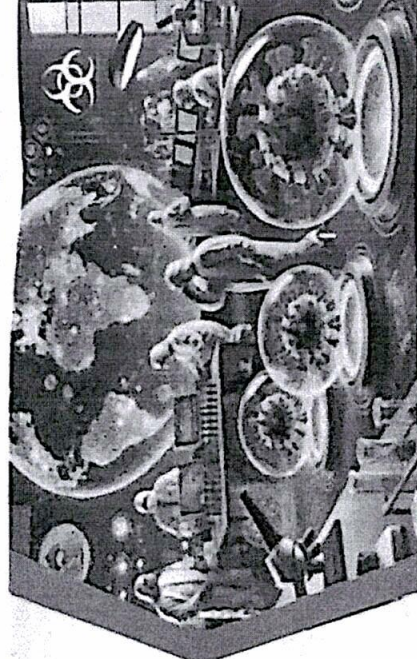
ACTIVE TIMES

Readers Friendly rate **RS. 2** Only

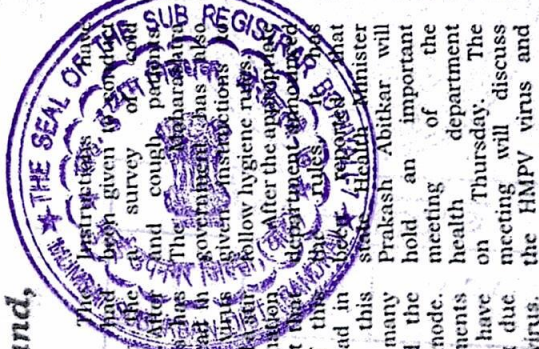
Contact Nos.: 022-46001276 • 022-46007644 • 718872559 • 9892392559 • 9833891888 • 9833852111
Web : activetimes.in
Volume No. 10 • Issue No. 180 • Mumbai • Tuesday 7 January 2025 • Pages 8 • Rs. 4

1 Maharashtra government on alert 1 Iode due to HMPV virus in China

The corona virus had spread all over the world from China. After that, a new virus has now raised its head in China. This new virus HMPV has created a stir in China. Information has come to light that the epidemic of this disease has spread in China. Against this background,



is no need to panic and therefore, do not spread fear. It has also been said that these guidelines are only for vigilance. Against this background, it has been suggested that the survey in our area of work should be accelerated and regular survey reports of cold-cough i.e. ILI/SARI patients should be submitted. Human metapneumovirus (HMPV) is a virus whose symptoms are similar to those of the common cold. HMPV infection causes symptoms similar to cold and fever, cough. Human metapneumovirus (HMPV) is an RNA virus of the metapneumovirus gene. Its symptoms affect children and the elderly the most. Due to these diseases, Chinese authorities have asked people to avoid crowded places, wear masks and sanitize their hands. There is currently no vaccine available to cure infection caused by the HMPV virus.



Allies BJP, NCP trade blows over Beed sarpanch murder



Mumbai : A day after ruling Bharatiya Janata Party (BJP) MLA Suresh Dhas targeted Deputy CM and ally Nationalist Congress Party (NCP) chief Ajit Pawar for giving the green signal to the inclusion of Dhananjay Munde in the state cabinet, the NCP slammed Dhas for creating a rift within the ruling Mahayuti.
"Whoever is guilty (in the murder of Santosh Deshmukh) should be hanged. Ajit dada, what happened to your promise? Why did you take him in? He is not someone who should be taken in," said Dhas, without naming NCP minister Dhananjay Munde. He was speaking at the 'Nishedh morcha' organised at Parbhani on Saturday, to protest against the murder of Santosh Deshmukh, sarpanch of Beed district's Massajog village. Walmik Karad, a close aide of Munde has been arrested in a case linked to this murder. The opposition has already demanded the ouster of Munde from the state cabinet for

impartial inquiry into the case while Dhas, who has been demanding justice for Deshmukh has yet not named Munde. Though he has repeatedly hinted at the NCP minister's links with Karad. However, Dhas' open targeting of Ajit Pawar has not gone down too well with the BJP's ally NCP. The party's youth wing president Suraj Chavan alleged that Dhas was purposely playing politics in the Deshmukh murder case. "If Dhas wants to ask a question to Ajit dada, then should we ask whether the Home department was sleeping as Walmik Karad came forward and surrendered even before his arrest. Don't you trust the home department and home minister for impartial inquiry?" Chavan said. The home department is headed by Chief Minister Devendra Fadnis. Chavan appealed to Fadnis to control Dhas. "He is trying to vitiate the environment of Mahayuti. If he tries to defame Ajit dada, we will be left with no option but to reply with the same coin," he said.

Place - Dombivli
Date - 06/01/2025
A/5, Sanyogita Society
Pt. Deendayal Road, Anand Nagar,
Dombivli (West), Dist-Thane.

(Beena M. Sansare)
Advocate

PUBLIC NOTICE

TAKE NOTICE that by an Agreement dated 26th day of October, 1991 between M/s. Avni Associates, (therein "the Builders) alongwith Confirming parties therein and Mr. Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra, therein "the Purchaser/s", the said Builders had sold, transferred and assigned all their rights, title and interest in respect of Flat No.32, admeasuring 404 sq.ft. built-up area, on 3rd floor, situated at HIGHLAND CORNER, Highland Complex, Charkop village, Kandivali (West), Mumbai - 400 067 to Mr. Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra on the terms and conditions stipulated therein and paid full and final consideration to the said builder and have jointly taken the possession of the said flat premises and later flat owners/members of Highland Corner building had formed a co-operative Housing Society namely HIGHLAND CORNER Co-operative Housing Society Limited duly registered under the provisions of Maharashtra Co-operative Societies Act-1960 (Maharashtra Act. XXIV of 1961) bearing Registration No.BOM/WR/HSG/(TC)/7132/ 1992-93 (hereinafter called to as "the said Society") and the said society issued five (5) fully paid-up shares of Rs.50/- bearing distinctive numbers from 066 to 070, under Share Certificate No.14 dated 02.04.1993 to Mr. Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra by the said Society (hereinafter called and referred as to "the said Shares") and later on Mr. Ashok Amrutlal Ganatra, had nominated his undivided 50% shares in favour of his son Mr. Nipun Ashok Ganatra, as per nomination form dated 11.08.2001 and thereafter Shri. Ashok Amrutlal Ganatra, died intestate on 08.12.2008 At Mumbai, Maharashtra and accordingly as per nomination made by the deceased, the society had endorsed name of Mr. Nipun Ashok Ganatra & Smt. Neha Ashok Ganatra on the said share certificate No.14, on dated 30.03.2009 and further the joint owner Smt. Neha Ashok Ganatra under Amnesty Scheme-2008 vide Case No.AMN/35981/08 dated 04.09.2008 had paid proper stamp duty & penalty on Agreement dated 26.10.1991 and the said Agreement Annexure to Deed of Declaration dated 18.06.2010 also annexured with other legal heirs Affidavit in favour of of their mother Smt. Neha Ashok Ganatra bearing document No BDR-10-06425-2010 dated 21.06.2010 and later on by a Release Deed dated 27th day of March, 2023, the other legal heirs had released their inheritance entitled undivided shares of deceased in respect of the aforesaid Flat in favour of the Smt. Neha Ashok Ganatra, bearing document No.BRL7-4518-2023 dated 27.03.2023 and Smt. Neha Ashok Ganatra, is bonafide member of the said Society holding its Five (5) fully paid-up shares of Rs.50/- each bearing distinctive numbers from 66 to 70 (inclusive both) under Shares Certificate No.14 dated 02nd day of April, 2003 duly endorsed in her name by the said society on dated 03.05.2023, accordingly my client Smt. Neha Ashok Ganatra is the absolute owner, seized and possessed and/or well sufficiently entitled in respect of the said Flat and the said shares and now she intends to sell to any prospective buyer/s.

ANY PERSON or PERSONS having any legal heirship claim or claims against or in respect of the aforesaid flat and or any other related documents and/or premises or any part thereof by way of any right, title or interest, mortgage, encumbrance, lease, lien, charge or otherwise howsoever are hereby requested to make the same known in writing with documentary proof to Mr. ANUJ VINOD MORE, Advocate, Bombay High Court, having office in the name of MOR ASSOCIATES, at 85/D-4, Gorai (1) Vishram CHS Ltd., RSC-1, Gorai-1, Borivali (West), Mumbai-400091, within a period of 14 days from the date hereof otherwise such claim or claims, if any, will be considered as waived and abandoned unconditionally and irrevocably.

At Mumbai dated this 7th day of January, 2025.

ANUJ VINOD MORE
Advocate, Bombay High Court



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... and Phase I, Mira
ad East- 401107 OR mail your
proposal on
rav.avishkar.chsl@gmail.com
Order of the Managing Committee
GAURAV AVISHKAR
OP HOUSING SOCIETY LTD.

...सूचनाद्वारे कळविण्यात येत आहे की त्यांनी त्यांच्या दाव्यासंबंधी हि नोटीस/सूचना
प्रकाशित झाल्याच्या तारखेपासून १४ दिवसांच्या आत खालील नमूद पत्त्यावर त्यासंबंधीत योग्य
त्या कागद पत्रासहित व पुराव्यासहित संपर्क करावा व तसे करण्यापासून सदर व्यक्ती अपयशी
झाल्यास सदर व्यक्तीला त्या संबंधीचा आपला दावा सोडून दिलेला आहे असे समजण्यात येईल.
सही/-
एडवोकेट वितेश आर. भोईर
१०, सूरज बाली निवास, स्टेशन रोड, प्रशांत हॉटेल लेन समोर,
गोरगाव (पश्चिम), मुंबई - ४०० १०४.

सूचना
जेश परब असे नमूद करतो
दिवंगत श्रीधर परब, ज्यांचा
अनुक्रमे २८ ऑगस्ट २००६
झाला होता. ते शिवसहाद्री
ग, रूम नंबर ५५, तिसरा
ग, साने गुरुजी मार्ग,
ग, मुंबई-४०००१२ राहत
नी खोली मी आता माझ्या
ग जयश्री श्रीधर परब
नावावर करत आहे तरी
प्लॉटच्या संदर्भात आक्षेप
स आपण प्रकाशित
ंतर ७ दिवसांच्या आत
वा म्हाडा ऑफिस ला
पत्त्यावर भेट द्यावी ही

जेश परब
श्रीधर परब
शिवसहाद्री बिल्डिंग,
५५, तिसरा मजला,
गुरुजी मार्ग, सातवाग,
मुंबई-४०००१२.
कं. १०४७६७४७७
म्हाडा ऑफिस
निय सैनिक भवन,

श्री नरेश वळी
मुंबई-४०००२५.
२५६२ २५ ३६

हीर नोटीस
रे सर्व जनतेस कळविण्यात येते
क्र.१८०१, रायगड नगर
निर्माण संस्था, काळाचौकी,
३३, न.भू.क्र. ६/१४८,
शवंत दत्तात्रय बाबशेटे यांच्या
शवंत दत्तात्रय बाबशेटे यांचे
२००२ रोजी निधन झाले.
सौ.सुनिता यशवंत बाबशेटे
२१/०९/२००२ रोजी निधन
दरिकावे मालकी हक्काचे
दपक यशवंत बाबशेटे,
बाबशेटे आणि सौ. सुप्रिया
या नांवे हस्तांतरण करण्याचे

जाहीर नोटीस

सूचना घ्या की २६ ऑक्टोबर १९९१ रोजी झालेल्या करारानुसार, मेसर्स अरुनी असोसिएट्स
(त्या ठिकाणी "बिल्डर्स") आणि तिथे असलेल्या कन्फर्मिंग पार्ट्यांसह आणि श्री. अशोक
अमृतलाल गणात्रा व श्रीमती नेहा अशोक गणात्रा (त्या ठिकाणी "खरेदी करणारे") यांच्यात,
संबंधित बिल्डर्स यांनी प्लॉट नंबर ३२, ४०४ चौ.फुट्स. बांधकाम क्षेत्र, तिसऱ्या मजल्यावर,
हायलँड कॉर्नर, हायलँड कॉम्प्लेक्स, चारकोप गाव, कांदिवली (पश्चिम), मुंबई - ४०० ०६७,
श्री. अशोक अमृतलाल गणात्रा व श्रीमती नेहा अशोक गणात्रा यांना विकला, हस्तांतरित
केला आणि त्यांचा सर्व हक्क, हक्क व स्वामित्व या प्लॉट संबंधित सर्व अधिकार दिले,
आणि त्यांनी बिल्डर्सला पूर्ण आणि अंतिम किंमत दिली आणि त्या प्लॉटच्या जागेचे कब्जा
घेतले. नंतर हायलँड कॉर्नर इमारतीतील प्लॉटचे मालक/सदस्यांनी एक सहकारी गृहनिर्माण
संस्था "हायलँड कॉर्नर को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड" म्हणून स्थापन केली,
जी महाराष्ट्र सहकारी समाज अधिनियम-१९६० (महाराष्ट्र अधिनियम, XXIV, १९६१)
अन्वये नोंदणीकृत आहे, ज्याचे नोंदणी क्रमांक BOM/WR/HSG/(TC)/7132/1992-
93 आहे (याला "समाज" असे म्हणता येईल), आणि त्या संस्थेने श्री. अशोक अमृतलाल
गणात्रा व श्रीमती नेहा अशोक गणात्रा यांना पाच (५) पूर्णपणे चुकता केलेली शेअर्स, प्रत्येक
५० रुपये किंमतीची, ०६६ ते ०७० अशी भिन्न संख्या असलेली, शेअर प्रमाणपत्र क्र. १४
दिनांक ०२.०४.१९९३ च्या खाली दिली. नंतर श्री. अशोक अमृतलाल गणात्रा यांनी
११.०८.२००१ रोजीच्या नामनिर्देशन फॉर्मनुसार त्यांचे ५०% अनडिव्हाइड शेअर्स आपल्या
मुलगा श्री. निपुण अशोक गणात्रा यांच्या नावे नामनिर्देशित केले आणि नंतर ०८.१२.२००८
रोजी श्री. अशोक अमृतलाल गणात्रा यांचे मुंबई, महाराष्ट्र येथे मृत्यू झाला. मृतकाने केलेल्या
नामनिर्देशनानुसार, समाजाने ३०.०३.२००९ रोजी श्री. निपुण अशोक गणात्रा व श्रीमती नेहा
अशोक गणात्रा यांचे नाव संबंधित शेअर प्रमाणपत्र क्र. १४ वर मंजूर केले आणि पुढे, संयुक्त
मालक श्रीमती नेहा अशोक गणात्रा यांनी २००८ च्या अग्नेस्टि योजना अंतर्गत
०४.०९.२००८ रोजी करारावर योग्य स्टॅम्प ड्युटी व वंड भरला. त्या करारास संबंधित अन्य
कायदेशीर वारसांचा शपथपत्र जोडून १८.०६.२०१० रोजी घोषणापत्रात समाविष्ट करण्यात
आले. नंतर २७ मार्च २०२३ रोजी रिलिज डीडद्वारे, इतर कायदेशीर वारसांनी मृतकाचे
भागविलेले अनडिव्हाइड शेअर्स श्रीमती नेहा अशोक गणात्रा यांच्या फायद्यात सोडले, ज्याचे
दस्तऐवजीकरण क्रमांक BRL7-4518-2023 आहे. त्या प्रमाणे, श्रीमती नेहा अशोक
गणात्रा या समाजाच्या सत्य, वैध सदस्य आहेत आणि त्यांच्याकडे पाच (५) पूर्णपणे चुकता
केलेली शेअर्स, प्रत्येक ५० रुपये किंमतीची, ०६६ ते ०७० (दोन्ही समाविष्ट) असलेली, शेअर
प्रमाणपत्र क्र. १४ दिनांक ०२ एप्रिल २००३ नोंदणीकृत आहेत. त्या प्रमाणे, श्रीमती नेहा
अशोक गणात्रा या प्लॉट आणि संबंधित शेअर्सच्या पूर्ण स्वामिनी आहेत आणि त्या आता
कोणत्याही संभाव्य खरेदीदाराला विकण्याचा विचार करत आहेत.
कोणत्याही व्यक्तीला किंवा व्यक्तींना संबंधित प्लॉट किंवा अन्य संबंधित कागदपत्रांवरील
किंवा त्यांच्या कोणत्याही भागावर हक्क, अधिकार, कर्ज, बंधन, भाडे, जबाबदारी, शुल्क
किंवा अन्य कोणत्याही प्रकारे दावा असल्यास, त्यांना या दाव्याची लेखी माहिती आणि
संबंधित कागदपत्रांसह श्री. अनुज विनोद मोरे, वकील, बॉम्बे हायकोर्ट, मोरे असोसिएट्स
यांच्या कार्यालयात, ८५/डी-४, गोर (१) विश्राम को-ऑप हाऊसिंग सोसायटी लि.,
आरएससी-१, गोर-१, बोरिवली (पश्चिम), मुंबई - ४०००११ येथे १४ दिवसांच्या आत
कळवावे. अन्यथा, असे दावे (असल्यास) बिना शर्त आणि निरुपद्रवीपणे रद्द आणि सोडले
जातील.

अनुज विनोद मोरे
वकील, बॉम्बे हायकोर्ट
मुंबई, दि. ७ जानेवारी २०२५.



Anuj Vinod More

B.com., LL.B.

Advocate High Court

Office: 85/D-4, Gorai (1) Vishram CHS Ltd., RSC-1, Gorai -1, Borivali (West), Mumbai- 400 091

✉ anujmore91@gmail.com

☎ +91 9819395954

PUBLIC NOTICE

TAKE NOTICE that by an Agreement dated 26th day of October, 1991 between M/s. **Avni Associates**, (therein "the Builders) alongwith Confirming parties therein and Mr. **Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra**, therein "the Purchaser/s", the said Builders had sold, transferred and assigned all their rights, title and interest in respect of Flat No.32, admeasuring 404 sq.fts. built-up area, on 3rd floor, situated at **HIGHLAND CORNER**, Highland Complex, Charkop village, Kandivali (West), Mumbai – 400 067 to Mr. **Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra** on the terms and conditions stipulated therein and paid full and final consideration to the said builder and have jointly taken the possession of the said flat premises and later flat owners/members of Highland Corner building had formed a co-operative Housing Society namely **HIGHLAND CORNER Co-operative Housing Society Limited** duly registered under the provisions of Maharashtra Co-operative Societies Act-1960 (Maharashtra Act, XXIV of 1961) bearing Registration No.BOM/WR/HSG/(TC)/7132/1992-93 (hereinafter called to as "the said Society") and the said society issued **five (5)** fully paid-up shares of Rs.50/- bearing distinctive numbers from **066 to 070**, under Share Certificate No.14 dated 02.04.1993 to Mr. **Ashok Amrutlal Ganatra & Mrs. Neha Ashok Ganatra** by the said Society (hereinafter called and referred as to "the said Shares") and later on Mr. **Ashok Amrutlal Ganatra**, had nominated his undivided 50% shares in favour of his son Mr. **Nipun Ashok Ganatra**, as per nomination form dated 11.08.2001 and thereafter Shri. **Ashok Amrutlal Ganatra**, died intestate on **08.12.2008** At Mumbai, Maharashtra and accordingly as per nomination made by the deceased, the society had endorsed name of Mr. **Nipun Ashok Ganatra & Smt. Neha Ashok Ganatra** on the said share certificate No.14, on dated 30.03.2009 and further the joint owner Smt. **Neha Ashok Ganatra** under Amnesty Scheme-2008 vide Case No.AMN/35981/08 dated 04.09.2008 had paid proper stamp duty & penalty on Agreement dated 26.10.1991 and the said Agreement Annexure to Deed of Declaration dated 18.06.2010 also annexured with other legal heirs Affidavit in favour of of their mother Smt. **Neha Ashok Ganatra** bearing document No.BDR-10-06425-2010 dated 21.06.2010 and later on by a Release Deed dated 27th day of March, 2023, the other legal heirs had released their inheritance entitled undivided shares of deceased in respect of the aforesaid Flat in favour of the Smt. **Neha Ashok Ganatra**, bearing document No.BRL7-4518-2023 dated 27.03.2023 and Smt. **Neha Ashok Ganatra**, is bonafide member of the said Society holding its Five (5) fully paid-up shares of Rs.50/- each bearing distinctive numbers from **66 to 70** (inclusive both) under Shares Certificate No.14 dated 02th day of April, 2003 duly endorsed in her name by the said society on dated 03.05.2023, accordingly my client Smt. **Neha Ashok Ganatra** is the absolute owner, seized and possessed and/or well sufficiently entitled in respect of the said Flat and the said shares and now she intends to sell to any prospective buyer/s.

ANY PERSON or PERSONS having any legal heirship claim or claims against or in respect of the aforesaid flat and or any other related documents and/or premises or any part thereof by way of any right, title or interest, mortgage, encumbrance, lease, lien, charge or otherwise howsoever are hereby requested to make the same known in writing with documentary proof to Mr. **ANUJ VINOD MORE**, Advocate, Bombay High Court, having office in the name of **MOR ASSOCIATES**, at 85/D-4, Gorai (1) Vishram CHS Ltd., RSC-1, Gorai-1, Borivali (West), Mumbai-400091, within a period of **14** days from the date hereof otherwise such claim or claims, if any, will be considered as waived and abandoned unconditionally and irrevocably.

At Mumbai dated this 7th day of January, 2025.

Anuj More
ANUJ VINOD MORE
Advocate, Bombay High Court

बल - ७/	
२१३२	२३ ३३
२०२५	



BRIHANMUMBAI MAHANAGAR PALIKA

Received with Thanks from :- **Assessment and Collection**

R/S

PG.Trn No.null

Billing Name : SECY HIGHLAND CORNER CO OP

Date : 12/09/2022 13:59:08

Receipt No : 2022ACR03704704

Assessee's Name : SHRI NARAYAN LAXMAN BHANDARI

Tax : Property

Account No RS0810561790000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischq.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201911BIL15139046	20/05/2022	30249	0+0+516+89+0+0+0	30854	0	30854	30854
201921BIL15139047	20/05/2022	30249	0+0+516+89+0+0+0	30854	0	30854	30854

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount				
1/	Chq/	17/08/2022/	206517/	400085020/	NEW INDIA CO-OP. BANK LTD.(NIC)/		61708	61708	0	61708	61708

Net Amount	CGST	SGST	UGST	IGST	Gross Value
61708	0	0	0	0	61708

Total in Words: Sixty One Thousand Seven Hundred Eight Only

Advance Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By:RS-VI-CRE-04.CVS

Printed By :By Portal

Printed On :11/02/2025 13:59

Note :- All amount in Rupees

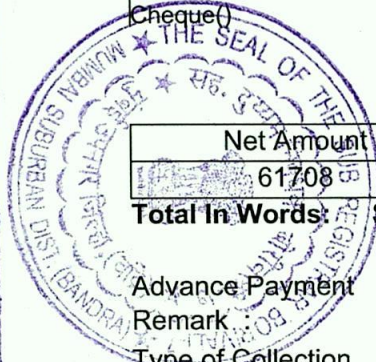
IP-10.2.40.101

Page 1 of 1

MAC-

Handwritten notes in a box:

2982
2024
2024



MUNICIPAL CORPORATION OF GREATER BOMBAY.

No. CE/7920/BSII/AR 23 JUN 1992

To,

Shri H. A. Mehta,
Architect.

Sub: permission to occupy the completed bldg.
on C. L. S. No. 440 of Village Charkop,
Kandivli (W).

Gentlemen,

Ref: Your letter No. B/1281 dated 19.2.1992.

.....

By direction, I have to inform you that the permission to occupy the completed portion of ground + 4 upper floors shown by you in the red colour in the plans submitted by you on 19.2.1992 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to the following conditions :-

1. That the certificate U/s. 270A of B.M.C. Act shall be obtained from A.E.W.W.R/S. and a certified copy of the same shall be submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B. C. C. whichever is earlier.
3. That all the conditions laid down in this letter of permission shall be complied within one year of the date of issue of this letter so as to claim the refund of deposits which otherwise will be forfeited.

Yours faithfully,

SAL

Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'.



No. CE/7920/BSII/AR of

23 JUN 1992

Copy to: 1. Owner:

2. E.E.V., 3. A.E.W.W.R/S., 4. A.A. & C.R/S.,
5. A.B.S.R.III, 6. W.O.R/S., 7. Dy. C.E. (D.P.).

बस - 6/	
23	3E
2024	

Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'.

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

UMESH CHANDRAKANT SHETTY
CHANDRAKANT SHANKAR SHETTY

25/07/1992

Account Number
DXUPS6047H

Signature



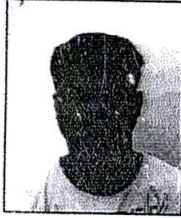

भारत सरकार
GOVERNMENT OF INDIA

उमेश चंद्रकांत शेट्टी
Umesh Chandrakant Shetty

जन्म तारीख/ DOB: 25/07/1992

पुरुष / MALE

7431 3956 9122

अधिकार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता: Address:
प्लॉट नो 12/5-3, गोरई 1, सुविध्या शाळा जवळ,
दोरीवली वेस्ट, बोरिवली, मुंबई,
महाराष्ट्र - 400091
plot no 12/5-3, Gorai 1, near
savidhya school, Borivali west,
Mumbai, Mumbai,
Maharashtra - 400091

7431 3956 9122

1947
1800 300 1947

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

P.O. Box No. 1947,
Bengaluru-560 001



बरेल - ७/		
२५८२	२२	३३
२०२५		

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CQVPP3376F



नाम / Name
PRIYANKA UMESH SHETTY

पिता का नाम / Father's Name
NAVNATH NARHARI PUNDE

जन्म की तारीख /
Date of Birth
29/04/1994

हस्ताक्षर / Signature

15052023



भारत सरकार



प्रियांका उमेश शेटी
Priyanka Umesh Shetty
जन्म तारीख/DOB: 29/04/1994
महिला/ FEMALE
Mobile No: 9930490012

Issue Date: 03/02/2021

6191 4076 1636

माझे आधार, माझी ओळख

Handwritten signature

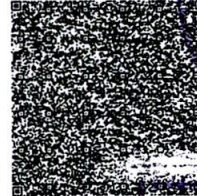


भारत सरकार



पत्ता:
रूम नंबर बी/5 भाग्यश्री सीएचएस लिमिटेड प्लॉट नंबर 12,
स्वामी समर्थ मार्ग गोरई 1, सुविध्या शाळा जवळ, बोरीवली
वेस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400091

Address :
Room No B/5 Bhagyashree CHS LTD
Plot No 12. Swami Samrath Margh
Gorai 1, Near Suvidhya School, Borivali
West, Mumbai, Mumbai Suburban,
Maharashtra - 400091



1947
1800 300 1947

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

P.O. Box No. 1947,
Bengaluru-560001

बरल - 6/		
2482	30	3E
2024		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABPG3692H

नाम / Name
NEHA ASHOK GANATRA

पिता का नाम / Father's Name
DAMODARDAS BHATT

जन्म की तारीख / Date of Birth
27/12/1955

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA

नेहा अशोक गणात्रा
Neha Ashok Ganatra

जन्म तारीख / DOB: 27/12/1955

महिला / FEMALE

8163 5260 6471

माझे आधार, माझी ओळख

नेहा अशोक गणात्रा

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
32 हायलैंड कॉर्नर, हायलैंड संकुल, चारकोप विल्लगे, कांदिवली
पश्चिम, मुंबई,
महाराष्ट्र - 400067

Address:
32 HIGHLAND CORNER, HIGHLAND
COMPLE, CHARKOP VILLAGE, Kandivli
(West), Mumbai, Maharashtra - 400067

8163 5260 6471

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No 1947,
Bengaluru-560 001



बोरल - ७/		
२५८२	३९	३९
२०२५		

W-1

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
रूम नं. डी-11, हारमोनी सीएचएस, एम.जी.रोड, हाईलैंड कॉम्प्लेक्स मध्ये, चारकोप गाव, कांदिवली वेस्ट, मुंबई, महाराष्ट्र - 400067

Address:
Room No. D-11, Harmony CHS, M.G.Road, In Highland Complex, Charkop Gaon, Kandivali West, PO: Kandivali West, DIST: Mumbai, Maharashtra - 400067

5751 2015 9168
VID : 9161 4286 0341 8179

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

भारत सरकार
Government of India

भोला घनश्याम शेट
Bhola Ghanshyam Sheth
जन्म तारीख/DOB: 18/07/1981
पुरुष/ MALE
Mobile: 9819674534

5751 2015 9168
माझे आधार, माझी ओळख

[Handwritten signature]

W-2

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
रूम नं ए/७०१ प्लॉट नं ५ सी शेल् अपार्टमेंट, चारकोप स्टेशन जवळ, चारकोप सेक्टर ८, कांदिवली पश्चिम, - 400067

Address:
FLAT NO A/701 PLOT NO 5 SEA SHELL APARTMENT, NEAR CHARKOP POLICE STATION, CHARKOP SECTOR 8, Kandivali West, Mumbai (Sub Urban), Maharashtra - 400067

8324 9088 2976
VID : 9156 3752 6015 9283

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

भारत सरकार
Government of India

निकेश भरत मेहता
Nikesh Bharat Mehta
जन्म तारीख/DOB: 24/02/1981
पुरुष/ MALE
Mobile No. : 7666656536

8324 9088 2976
VID : 9156 3752 6015 9283

माझे आधार, माझी ओळख



बरत - ७		
२७६२	३२	३६
२०२५		



CHALLAN
MTR Form Number-6



GRN	MH015456826202425M	BARCODE	[Barcode]		Date	02/02/2025-14:26:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	DXUPS6047H			
Location	MUMBAI			Full Name	Umesh C Shetty			
Year	2024-2025 One Time			Flat/Block No.	32 Highland Corner CHSL			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	432000.00		Road/Street	Highland Complex charkop kandivali west			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4	0	0	0 6 7
				Remarks (If Any)	PAN2=AABPG3692H~SecondPartyName=Neha Ashck Ganatra~			
				Amount In	Four Lakh Sixty Two Thousand Rupees Only			
Total				4,62,000.00	Words			
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572025020372986	CPAETPEYX1	
Cheque/DD No.				Bank Date	RBI Date	03/02/2025-10:02:33	04/02/2025	
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				236 , 04/02/2025				

Department ID :

Mobile No. : 9223495925

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

सदर चलान केवल दुर्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावेजाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजाठी सदर चलान लागू नाही.

Validity unknown

Digitally signed by [Signature]
DIRECTORATE OF ACCOUNTS
AND TREASURES, MUMBAI 1
Date: 2025.02.10 10:03:57
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-451-2562	0008845456202425	12/02/2025-10:45:47	30000.00
2	(IS)-451-2562	0008845456202425	12/02/2025-10:45:47	432000.00
Total Defacement Amount				4,62,000.00



बल = ७/

Print Date: 02-2025 10:47:33

2482 33 35

२०२५



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

Receipt of Document Handling Charges

PRN	0225123300788	Receipt Date	12/02/2025
-----	---------------	--------------	------------

Received from DHC, Mobile number 9819395954, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 2562 dated 12/02/2025 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	12/02/2025
Bank CIN	10004152025021200733	REF No.	504308435627
Deface No	0225123300788D	Deface Date	12/02/2025

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



बरोल - ७/		
२५६२	३४	३६
२०२५		

दस्त क्रमांक: वरल7 /2562/2025

बाजार मूल्य: रु. 52,05,181/-

मोबदला: रु. 72,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,32,000/-

द. नि. सह. द. नि. वरल7 यांचे कार्यालयात

पावती:2768

पावती दिनांक: 12/02/2025

अ. क्र. 2562 वर दि.12-02-2025

सादरकरणाचा नाव: उमेश चंद्रकांत शेठ्ठी

रोजी 10.42 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

दस्त हजर करणाऱ्याची सही:

एकुण: 30720.00

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बोरीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: ऑनलाईन दस्ता

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

शिल्ले क्र. 1 12/02/2025 10:42:18 AM ची वेळ: (सादरीकरण)

शिल्ले क्र. 2 12/02/2025 10:43:42 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

जैश अशोक गजराज

[Signature]

लिहून देणारे :

लिहून घेणारे :



वरल - ७/		
2482	34	38
२०२५		

दस्त गोपवारा भाग-2

वरल7

दस्त क्रमांक:2562/2025

12/02/2025 11 01:48 AM

दस्त क्रमांक :वरल7/2562/2025

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्यायाचित्र	ठसा प्रमाणित
1	नाव:उमेश चंद्रकांत शेटी पत्ता:प्लॉट नं: वी-5, माळा नं: -, इमारतीचे नाव: गोरई 1 भाग्यश्री को.ऑप.हौ.लि., ब्लॉक नं: प्लॉट नं.12, आर.एम.सी-22, गोरई-1, स्वाक्षरी:- गेड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:DXUPS6047H	लिहून घेणार वय :-31		
2	नाव:प्रियांका उमेश शेटी पत्ता:प्लॉट नं: वी-5, माळा नं: -, इमारतीचे नाव: गोरई 1 भाग्यश्री को.ऑप.हौ.लि., ब्लॉक नं: प्लॉट नं.12, आर.एम.सी-22, गोरई-1, स्वाक्षरी:- गेड नं: बोरिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:CQVPP3376F	लिहून घेणार वय :-30		
3	नाव:नेहा अशोक गणात्रा पत्ता:प्लॉट नं: 32, माळा नं: तिमरा मजला, इमारतीचे नाव: हायलेन्ड कॉर्नर को.ऑप.हौ.लि., ब्लॉक नं: हायलेन्ड कॉम्प्लेक्स, चारकोप व्हिलेज, गेड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AABPG3692H	लिहून घेणार वय :-69		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:12 / 02 / 2025 10 : 58 : 33 AM

ओळख:-

खालील इमम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पत्रे करतात

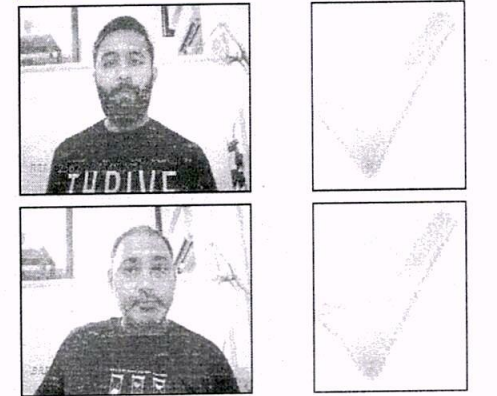
अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:निकेश भरत मेहता
वय:33
पत्ता:रूम नं.ए-701, प्लॉट नं.5, सी शेल अपार्टमेंट, चारकोप पोलीस स्टेशन
जवळ, चारकोप सेक्टर 8, कांदिवली पश्चिम मुंबई.
पिन कोड:400067
- नाव:भोला धनश्याम शेट
वय:44
पत्ता:डी-11, हागमोनी को.ऑप.हौ.लि., हायलेन्ड कॉम्प्लेक्स, चारकोप व्हिलेज,
कांदिवली पश्चिम मुंबई.
पिन कोड:400067

वरल - ७/

2482	38	38
2024		

द्यायाचित्र ठसा प्रमाणित



शिक्रा क्र.4 ची वेळ:12 / 02 / 2025 10 : 59 : 29 AM

शिक्रा क्र.5 ची वेळ:12 / 02 / 2025 10 : 59 : 48 AM नोंदणी पुस्तक 1 मध्ये

सह. सुब्बाय्य निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Umesh C Shetty	eChallan	00040572025020372986	MH015456826202425M	432000	SD	0008845456202425	12/02/2025
2		DHC		0225123300788	720	RF	0225123300788D	12/02/2025
3	Umesh C Shetty	eChallan		015456826202425M	30000	RF	0008845456202425	12/02/2025

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



प्रमाणित करण्यात येते की
या दस्तामध्ये एकूण...३.६....
पाने आहेत.
वरल-७/२५८२/२०२५
पुस्तक क्रमांक - १ वर नोंदला
दिनांक:१२/०२/२०२५

2562 /2025

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. बोरीवली 7

दस्त क्रमांक : 2562/2025

नोंदणी :

Regn:63m

12/02/2025

गावाचे नाव : चारकोण

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	7200000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5205181
(4) भू-मापन, पोटहिसमा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 32, माळा नं: तिमरा मजला, इमारतीचे नाव: हायलेन्ड कॉर्नर को.ऑप.हौ.लि., ब्लॉक नं: हायलेन्ड कॉम्प्लेक्स, चारकोप व्हिलेज, रोड : कांदिवली पश्चिम मुंबई - 400067 PUI: RS0810561790000 ((C.T.S. Number : 440 ;))
(5) क्षेत्रफळ	1) 37.55 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेहा अशोक गणात्रा वय:-69; पत्ता:-प्लॉट नं: 32, माळा नं: तिमरा मजला, इमारतीचे नाव: हायलेन्ड कॉर्नर को.ऑप.हौ.लि., ब्लॉक नं: हायलेन्ड कॉम्प्लेक्स, चारकोप व्हिलेज, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AABPG3692H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-उमेश चंद्रकांत शेटी वय:-31; पत्ता:-प्लॉट नं: बी-5, माळा नं: -, इमारतीचे नाव: गोरई 1 भाग्यश्री को.ऑप.हौ.लि., ब्लॉक नं: प्लॉट नं.12, आर.एस.सी-22, गोरई-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-DXUPS6047H 2): नाव:-प्रियांका उमेश शेटी वय:-30; पत्ता:-प्लॉट नं: बी-5, माळा नं: -, इमारतीचे नाव: गोरई 1 भाग्यश्री को.ऑप.हौ.लि., ब्लॉक नं: प्लॉट नं.12, आर.एस.सी-22, गोरई-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-CQVPP3376F
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	12/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2562/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	432000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Umesh C Shetty	eChallan	00040572025020372986	MH015456826202425M	432000.00	SD	0008845456202425	12/02/2025
2		DHC		0225123300788	720	RF	0225123300788D	12/02/2025
3	Umesh C Shetty	eChallan		MH015456826202425M	30000	RF	0008845456202425	12/02/2025

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

