

January 10, 2025

पावती

(1)

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पत्ता: बेटेगाव (सूर्या प्रकल्प)

पावती क्र.: 321 दिनांक: 10/01/2025

पावती क्रमांक: पलर2-285-2025

पावती प्रकार: सेल डीड

संस्थांचे नाव: राजकुमार दशरथ पुंजु

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 480.00
पृष्ठांची संख्या: 24	
एकूण:	रु. 580.00

पावती मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10 PM ह्या वेळेस मिळेल.

कार मूल्य: रु. 1376100/-

दस्ता रु. 2050000/-

लेले मुद्रांक शुल्क: रु. 500/-

देयकाचा प्रकार: DHC रक्कम: रु. 480/-

डी/घनादेश/पे ऑर्डर क्रमांक: 0125100503219 दिनांक: 10/01/2025

किचे नाव व पत्ता:

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डी/घनादेश/पे ऑर्डर क्रमांक: MH014096655202425E दिनांक: 10/01/2025

किचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशील :-

1) Fee Adjusted : Old Doc.No7410-2024 Amt. 20500

मुळ दस्त परत केला

*[Signature]*  
धस्तकाराची सही

*[Signature]*  
S.R. Palghar2  
मुख्यम निबंधक शेणी-१  
पालघर-२

2/1 मधील  
मजला क्षेत्र  
; ची मी  
मुल चे

मु श्री निखिल  
धी हार्डदस्त  
NE. पिन

पॉक नं:  
ड नं: -,

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

नोंदणीकृत दस्तऐवजाची  
रक्कम सूची रु. 11  
*[Signature]*  
मुख्यम निबंधक शेणी-१  
पालघर-२

सूची क्र.2

दुयम विभाग : वृ.नि.पालघर-2

दस्त क्रमांक : 285/2025

नोंदणी :

Regn.63m

गावाचे नाव : बेटेगाव (सूर्या प्रकल्प)

कार	सेल डीड
	2050000
कार (भाडेपट्ट्याच्या कार आकारणी देतो की पट्टेदार)	1376100
पोटाहिस्मा व संपत्त्यास)	1) पाविकेचे नाव:पालघर इतर वर्णन : इतर माहिती: मीजे बेटेगाव येथील सर्व 161 हिस्मा न 2/1 मधील स्वस्तिक रेसिडेन्सी या संकुलनातील इमारत क्र 02 मधील ए विंग मधील सदनिका क्र 401 चौथा मजला क्षेत्र 316.35 चौ फुट म्हणजेच 29.39 चौ मी एन्क्लोझ्ड बाल्कनी क्षेत्र 67.22 चौ फुट म्हणजेच 6.25 चौ मी कारपेट दस्त क्र पालर -2- 7410/2024 मुद्रांक शुल्क 123000/- नोंदणी फी 20500/- अन्ये वसुल चे सेलडीड( ( Survey Number : 161/2/1 ; )
कार	1) 35.64 चौ.मीटर
नोंदणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-सुरांधी स्वस्तिक बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री प्रकाश रघुनाथ नाईक तर्फे कु मु श्री निखिल एकनाथ म्हात्रे - - वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: बी ३०१ सुरांधी हार्डदम नियर मॅट्रिक्स स्कूल खारोडी नाका बोळीज बिरार बेस्ट बसई पालघर, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-ACLFS8495G
दस्तऐवज करून घेणा-या/लिहून ठेवणा-या गावे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास,प्रतिवादिचे पत्ता.	1): नाव:-राजकुमार दशरथ पुंजु वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: १७/३०४, चंद्रेश अकाई बॉ ऑप सो लि, अपोझिट सिल्वर पार्क, मीरा भाईंदर, ठाणे महाराष्ट्र, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AMPPP9071M
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा अमल्यास,प्रतिवादिचे नाव व पत्ता	10/01/2025
दस्तऐवज करून दिल्याचा दिनांक	10/01/2025
0)दस्त नोंदणी केल्याचा दिनांक	285/2025
1)अनुक्रमांक,खंड व पृष्ठ	500
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
13)बाजारभावाप्रमाणे नोंदणी शुल्क	
14)शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

नोंदणीकृत दस्तऐवजाची

दुयम सूची क्र 2

दुयम विभाग वृ.नि.पालघर-2

पालघर-2.

CHALLAN  
MTR Form Number-6

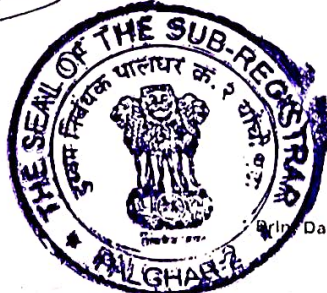


Used At Deface Number  
00077882562  
01251005032  
0007788256202

096655202425E		BARCODE	Date	09/01/2025-23:23:20	Form ID	25.1
Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
ent			PAN No.(If Applicable)			
PLG2_PALGHAR 2 JOINT SUB REGISTRAR			Full Name		RAJKUMAR DASHRATH PUNJU	
PALGHAR			Flat/Block No.		FLAT NO 401	
2024-2025 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street		SWASTIK RESIDENCY	
01	Stamp Duty	500.00	Area/Locality		BETEGAON	
301	Registration Fee	100.00	Town/City/District			
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>पत्र - २</p> <p>२५ / १०२५</p> <p>१ / २९</p> </div>			PIN		4 0 1 5 0 1	
			Remarks (If Any)			
SecondPartyName=SUGANDHI SWASTIK BUILDERS AND DEVELOPERS-						
			Amount In	Six Hundred Rupees Only		
			Words			
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK			Bank CIN	Ref. No.	69103332025011010650	2908701106
Cheque-DD Details			Bank Date	RBI Date	09/01/2025-23:24:13	Not Verified with RBI
Cheque/DD No.			Bank-Branch		IDBI BANK	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						

Department ID : Mobile No. 9960094151  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 खदर चलन केवल दुयम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी खदर चलन लागू नाही.

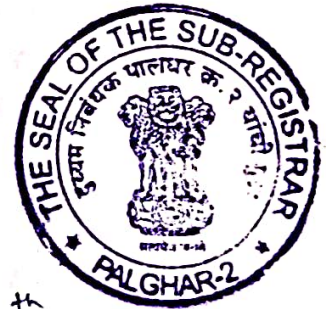
*P. Kumar*



PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART.

*P. Kumar*

पलर-२
२८/१०२५
२ / २५



### SALE DEED

This Sale Deed is executed at Boisar, Palghar on this 10<sup>th</sup> Day of Jan 2025

BETWEEN

**M/S. SUGANDHI SWASTIK BUILDERS & DEVELOPERS** A partnership firm duly registered under Indian Partnership Act 1932 and having their office address at b-301, Sugandhi Heights, Near Matrix School, Kharodi Naka, Bolinj, Virar (W) Maharashtra 401303 hereinafter called the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART.

*[Handwritten signature]*

पलर-२  
२८५ / २०२५  
३ / २५

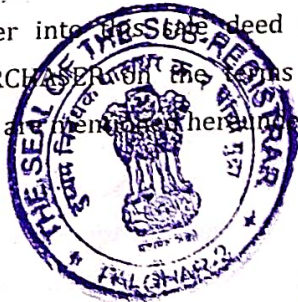
AND

MR. RAJKUMAR DASHRATH PUNJU An Adult, Indian Inhabitant  
having address at 17/304, Chandresh Accord Chs Ltd., Opp Silvera, that the total  
Mira Bhayandar Road, Mira Road (E) Dist Thane 401107 hereinafter (RUPEES T  
called the "PURCHASER" (Which expression shall unless it be repugnant been receiv  
to the context or meaning hereof be deemed to mean and include as per mer  
legal heirs, executors, legal Representatives, administrators, successors  
and assigns) of the SECOND PART.

Whereas SELLER is the bonafide owner of FLAT NO. 401/A WING,  
admeasuring 316.35 SQ. FT. CARPET AREA (I.E. 29.39 SQ. MTRS.  
CARPET AREA) & ENCLOSED BALCONY & C. B. AREA 67.27 SQ. FT.  
I.E. 6.25 SQ. MTRS.) ON THE 4TH FLOOR OF BUILDING NO. 02  
KNOWN AS SWASTIK RESIDENCY situated at VILLAGE BHATEGAON,  
PALGHAR ON ALL THAT PIECE or parcel of land or ground lying being  
and situate at VILLAGE BETEGAON Taluka Palghar, District Palghar, in  
The Registration District And Sub District Of Palghar And Within The  
Jurisdiction Of Sub Registrar Office Of Palghar being Survey No. 161  
Hissa No. 2/1 (herein after referred as Said Flat) And whereas By  
Agreement for sale Dated 21st Day Of October 2024 SELLER agreed to  
sell the Said Flat for agreed consideration amount of RS. 20,50,000/=

(RUPEES TWENTY LAKHS FIFTY THOUSAND ONLY)  
and PURCHASER has agreed to purchase "the Said Flat" from SELLER  
and both parties Executed the Agreement for Sale Dated 21st Day Of  
October 2024 and Paid Stamp duty of RS. 1,23,000/- (RUPEES ONE  
LAKH TWENTY THREE THOUSAND ONLY) and lodged the same for  
Registration at the office of the Sub Registrar of Assurances at Palghar  
under No. PLR2-7410-2024 Dated 21-10-2024

AND WHEREAS SELLER admits that the said amount of RS.  
20,50,000/= (RUPEES TWENTY LAKHS FIFTY THOUSAND ONLY) is  
full and final amount of Sale consideration against the Said Flat. The  
SELLER has represented to PURCHASER SELLER is fully competent to  
enter into the deed and transfer his all the rights in favour of  
PURCHASER and the terms and conditions agreed between the parties  
and as mentioned thereunder:



*[Handwritten signature]*

*[Handwritten signature]*

Date
21-10
18-1

पत्र-२  
24/10/24  
8/24

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

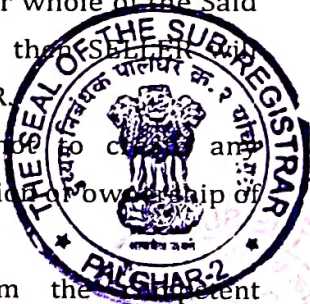
That the total and entire sale consideration amount of **RS. 20,50,000/= (RUPEES TWENTY LAKHS FIFTY THOUSAND ONLY)** of the Flat has been received by SELLER from PURCHASER vide separate legal receipt as per mentioned below :

Date	NEFT/IMPS No.	Bank Name	Amount (Rs.)
21-10-2024	CASH		Rs. 11,000/-/=
18-10-2024	JASB2002024101800072	Janaseva Sahakari Bank Borivli Ltd.	Rs. 1,70,000/-
Adjusted against Wooden doors work in all flat in Swastik Residency			Rs. 18,69,000/-

**RS. 20,50,000/=(RUPEES TWENTY LAKHS FIFTY THOUSAND ONLY)**

And on the receipt of the said amount the SELLER admits that nothing remains due from PURCHASER. The SELLER hereby admits and acknowledges the receipt of the amount of **RS. 20,50,000/=(RUPEES TWENTY LAKHS FIFTY THOUSAND ONLY)** from PURCHASER and SELLER had hand over the vacant possession of the Said Flat to PURCHASER.

- 1) That SELLER assures PURCHASER that the Said Flat is free from all sorts of encumbrances such as prior sale, gifts, mortgage, litigation, disputes, stay orders, attachments, notifications, acquisitions, charges, liens, sureties, securities, HUF, ownership or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which a part or whole of the Said Flat goes out from the hands of PURCHASER the SELLER shall indemnify the loss thus suffered by PURCHASER.
- 2) That SELLER has undertaken and agreed not to create any disputes or encumbrances in respect of possession or ownership of the Said Flat in future.
- 3) That SELLER shall obtain permission from the competent authority for the sale of this Flat in their favour or their nominees and if the SELLER is unable to obtain the requisite permissions they shall not be entitled to cancel or revoke the present agreement.



*[Handwritten signature]*

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4) The SELLER Declares that she has not mortgaged the Said Flat to any financial institution and/or bank

5) The SELLER Shall Sign all forms in favour of the PURCHASER including forms for transferring of the share certificate in favour of the PURCHASER and other forms, undertaking required by the society

6) As Provided in this Sale Deed and subject to the full payment of consideration amount herein above mentioned the SELLER has put the PURCHASER into vacant peaceful possession of the Said Flat and handed over the keys of the Said Flat to the PURCHASER and the SELLER further declares that there are no articles, things, materials of whatsoever nature lying in the Said Flat

7) The SELLER further declare that the Said Flat is not under attachment from any court in India, and no injunction restraining the vendor from transferring /selling the Said Flat has been granted by court

8) The SELLER declares that the Said Flat is free from all encumbrances.

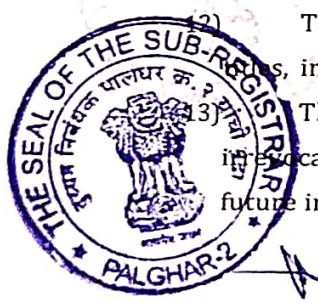
9) the SELLER hereby declares that PURCHASER are the full and absolute owner of the Said Flat and they have right to sell & dispose of the Said Flat and the said declaration is subject to the full consideration amount herein above mentioned.

10) This sale deed shall always be subject to the provision of Maharashtra Ownership act (Ceiling & Registrations) or promotion of construction sale, management and transfer Act 1963 and the rules made there under.

11) That SELLER shall not violate any of the terms and conditions of this agreement in future failing which PURCHASER will have a right to enforce this agreement through a competent court by a suit for specific performance or otherwise at the costs, risks and consequences of SELLER

12) That the SELLER admits that he has been left with no rights, interest or concern of any nature whatever in the Said Flat.

13) That the SELLER admit that this sale deed shall remain irrevocable and SELLER shall not revoke or cancel the same in future in any circumstances.



*[Handwritten Signature]*

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Residential Pr  
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६/२५

**THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:**

Residential Premises being FLAT NO. 401/A WING, admeasuring 316.35 SQ. FT. CARPET AREA (I.E. 29.39 SQ. MTRS. CARPET AREA) & ENCLOSED BALCONY & C. B. AREA 67.27 SQ. FT. I.E. 6.25 SQ. MTRS.) ON THE 4TH FLOOR OF BUILDING NO. 02 KNOWN AS SWASTIK RESIDENCY situated at VILLAGE BETEGAON, PALGHAR ON ALL THAT PIECE or parcel of land or ground lying being and situate at VILLAGE BETEGAON Taluka Palghar, District Palghar, in The Registration District And Sub District Of Palghar And Within The Jurisdiction Of Sub Registrar Office Of Palghar being Survey No. 161 Hissa No. 2/1

IN WITNESS WHEREOF THE SELLER AND THE PURCHASER HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named  
THE SELLER

**M/S. SUGANDHI SWASTIK BUILDERS & DEVELOPERS**  
Through the hand of its partner  
**MR. PRAKASH RAGHUNATH NAIK**



In the presence of

- 1.
- 2.



SIGNED & DELIVERED by the within named  
The PURCHASER  
**MR. RAJKUMAR DASHRATH PUNJU**



In the presence of

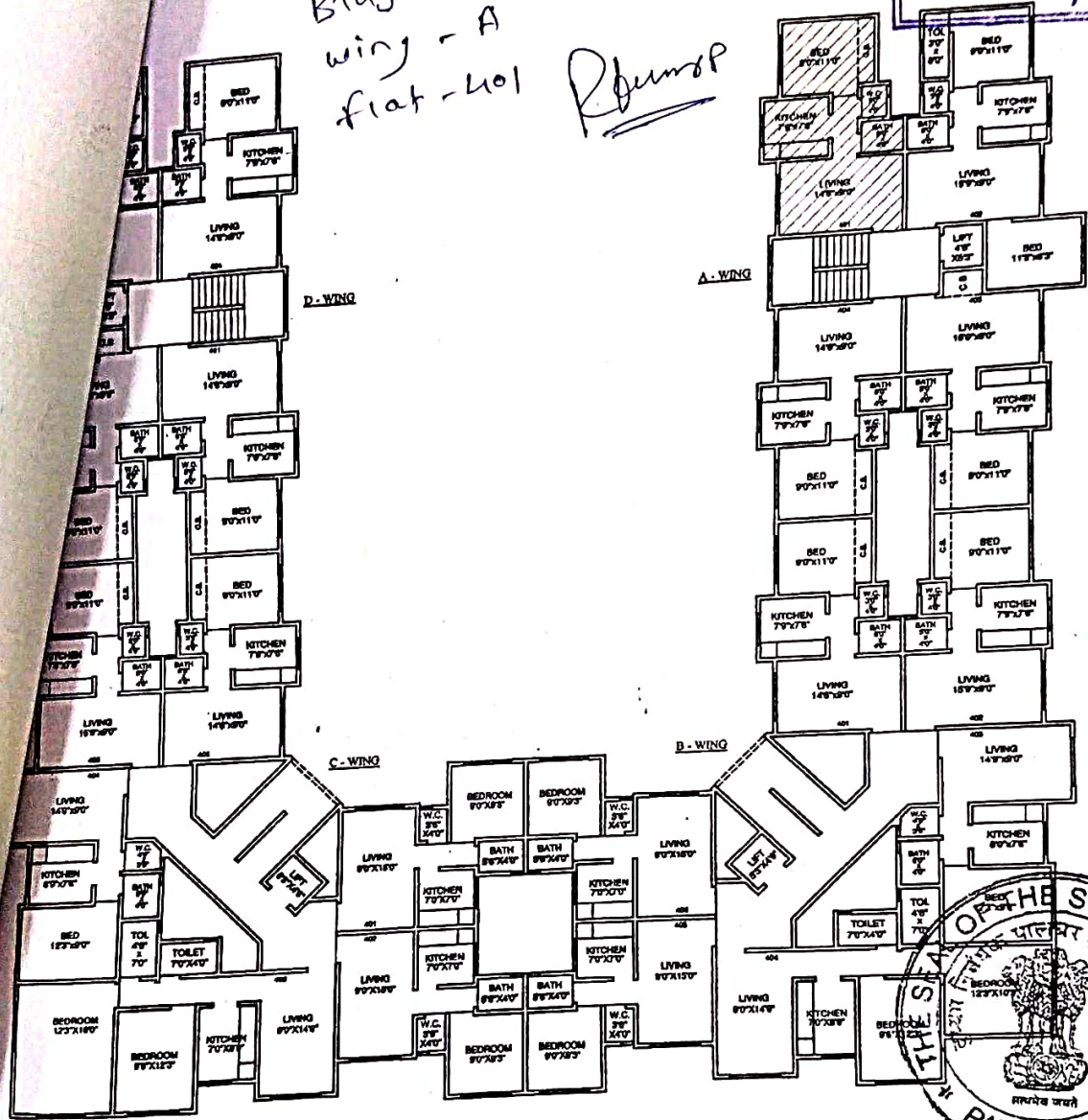
- 1.
- 2.



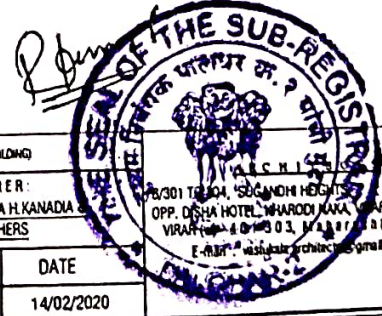
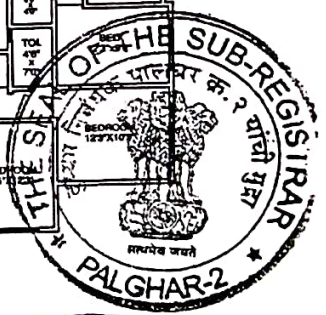
पल्लर - २  
७४१० / २०२४  
२६ / १७

पल्लर - २  
२१५ / २०२६  
२१ / २५

Building - 02  
wing - A  
flat - 401  
P. J. J.



FOURTH FLOOR PLAN



TYPICAL FLOOR (2ND & 4TH) Building No - 2		TITLE: SUGANDHI SWASTIK (RESIDENTIAL CUM COMMERCIAL BUILDING)			
DEVELOPER: SUGANDHI GROUP, VIRAR (M)		OWNER: MR. VIRENDRA H. KANADIA OTHERS			
SURVEY NO:- 161 B		DRAWN BY SHUBHANGI	CHKD BY PRAKASH NAIK	SCALE N.T.S.	DATE 14/02/2020
VILLAGE:- TAL:- PALGHAR, DISTRICT:- PALGHAR		70/301 TOLA, SUGANDHI HEIGHTS, OPP. DISHA HOTEL, NHARODI KAKA, VIRAR (M) - 401303, Maharashtra, India E-MAIL: sugandhi@protonmail.com			

4:32 PM

285/2025  
सेल डीड

पक्षकारांचे नाव व पत्ता  
इमुंभी स्वमिक विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री  
राजकुमार दशरथ पुंजु  
पत्ता: पुनाथ नाईक तर्फे कु मु श्री निखिल एकनाथ म्हात्रे - -  
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बी ३०१  
श्री हार्डवेम नियर मॅट्रिक्स स्कूल खारोडी नाका बोळीज विरार  
प्लॉट वसाई पालघर, रोड नं: -, महाराष्ट्र, THANE.  
पिन नंबर: ACLFS8495G

पक्षकारांचा प्रकार  
लिहून देणार  
वय :-  
स्वाक्षरी:-  
*Anshu*

द्वितीय पक्षकारांचे नाव व पत्ता  
राजकुमार दशरथ पुंजु  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं:  
143304, चंद्रेश अकाई कॉ ऑप सो लि, अपोजिट सिल्वर पार्क,  
वीरा भाईदर, ठाणे महाराष्ट्र, रोड नं: -, महाराष्ट्र, ठाणे.  
पिन नंबर: AMPPP9071M

लिहून घेणार  
वय :-45  
स्वाक्षरी:-  
*Rajkumar*



द्वितीय पक्षकारांचे नाव व पत्ता

उत्तर प्रमाणित



दस्त देणार तयारकीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
वेळ: 10/01/2025 12:12:07 PM

पक्षकारांचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती  
असते.

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार इमुंभी स्वमिक विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री राजकुमार दशरथ पुंजु पत्ता: पुनाथ नाईक तर्फे कु मु श्री निखिल एकनाथ म्हात्रे - -	10/01/2025 12:12:30 PM	निखिल एकनाथ म्हात्रे M 1168801500719828992 
लिहून घेणार राजकुमार दशरथ पुंजु	10/01/2025 12:12:50 PM	राजकुमार दशरथ पुंजु M 1297807576537784320 

वेळ: 10/01/2025 12:12:52 PM

दुय्यम निबंधक श्रेणी-१

प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण 24 पाने आहेत पुस्तक  
क्र. 9 चे दस्त क्र. 24/2025  
वर नोंदला दि. 10/01/2025

दुय्यम निबंधक श्रेणी १  
पालघर क्र २

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
RAJKUMAR DASHRATH PUNJU	eChallan	69103332025011010650	MH014096655202425E	500.00		69103332025011010650	10/01/2025
	DHC		0125100503219	480		0125100503219	10/01/2025
RAJKUMAR DASHRATH PUNJU	eChallan		MH014096655202425E	100		69103332025011010650	10/01/2025

