

* DIVINE LEGAL *

* AGREEMENT FOR SALE *

TRANSFEROR : MRS. SARITA SHITAL KANVINDE

AND

TRANSFEREES : MRS. SANGEETA SIDDHARTH RANSHEWRE &
MR. PRASAD SIDDHARTH RANSHEWRE

FLAT NO. 202, 2ND FLOOR, GS-47 AVENUE
BUILDING, TAGORE NAGAR GANESH
SADAN CO- OPERATIVE HOUSING SOCIETY
LIMITED, TAGORE NAGAR, VIKHROLI EAST,
MUMBAI 400 083.

ADV. RAKESH GUPTA

OFFICE. 06, BLDG NO. 54, ADARSH CHSL,

TAGORE NAGAR- 07, OPP. PROPERTY REGISTRATION OFFICE,
VIKHROLI EAST, MUMBAI- 400 083.

PHONE NO- 9833284168 / 8355861063

EMAIL ID- RAKESH.DIVINELEGAL@GMAIL.COM



Divine Legal

VIKHROLI - MALAD - WORLI

370/3123

पावती

Original/Duplicate

Saturday, February 15, 2025

नोंदणी क्रं. :39म

11:11 AM

Regn.:39M

पावती क्रं.: 3384 दिनांक: 15/02/2025

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल2-3123-2025

दस्तऐवजाचा प्रकार : ऑनग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: संगीता सिद्धार्थ राणशेवरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:29 AM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.5447917.2/-

मोबदला रु.8000000/-

भरलेले मुद्रांक शुल्क : रु. 119800/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0225159300420 दिनांक: 15/02/2025

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015990832202425E दिनांक: 15/02/2025

वॅकेचे नाव व पत्ता:

संगीता सि. राणशेवरे.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202501293091			29 January 2025,01:00:42 PM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	112-हरियाली - कुर्ला					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#347					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
58490	135960	156350	169950	135960	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	40.07चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्भववाहन सुविधा-	आहे	मजला -	1st floor To 4th floor			
रस्ता सन्मुख -						
Sale Type - Resale			First Sale Date - 17/06/2022			
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ = 100% apply to rate= Rs.135960/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर						
= (((135960-58490) * (100 / 100)) + 58490)						
= Rs.135960/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 135960 * 40.07					
	= Rs.5447917.2/-					
Applicable Rules	= ,10,4					
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅसेनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळ्याचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + मेकॅनिकल वाहनतळ						
= A + B + C + D + E + F + G + H + I + J						
= 5447917.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.5447917.2/-						



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6



GRN	MH015990832202425E	BARCODE	Date 12/02/2025-09:43:03		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)																		
Office Name	MBI		Full Name	SANGITA SIDDHARTH RANSHEWRE and PRASAD SIDDHARTH RANSHEWRE																	
Location	MUMBAI		Flat/Block No.	Flat No. 202, 2nd Floor, GS-47 Avenue Building																	
Year	2024-2025 One Time		Premises/Building																		
Account Head Details	Amount In Rs.		Road/Street	TAGORE NAGAR GANESH SADAN CHSL, Tagore Nagar, Vikhroli East,																	
0030045501 Stamp Duty	119800.00		Area/Locality	Mumbai																	
0030063301 Registration Fee	30000.00		Town/City/District																		
			PIN	4 0 0 0 8 3																	
			Remarks (If Any)	SecondPartyName=SARITA SHITAL KANVINDE-																	
				<table border="1"> <tr> <td colspan="3">करल -२</td> </tr> <tr> <td>3923</td> <td>2</td> <td>80</td> </tr> <tr> <td colspan="3">One Lakh Forty Nine Thousand Eight Hundred Rupees</td> </tr> <tr> <td colspan="3">2024</td> </tr> <tr> <td colspan="3">Only</td> </tr> </table>			करल -२			3923	2	80	One Lakh Forty Nine Thousand Eight Hundred Rupees			2024			Only		
करल -२																					
3923	2	80																			
One Lakh Forty Nine Thousand Eight Hundred Rupees																					
2024																					
Only																					
Total	1,49,800.00		Amount In Words																		
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK																		
Cheque/DD Details	Bank CIN	Ref. No.	00040572025021237538	IK0DCTBGU4																	
Cheque/DD No.	Bank Date	RBI Date	12/02/2025-09:24:44	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.

Mobile No. : 8286083754

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten Signature]

[Handwritten Signature]

मुंबई मुद्रांक अधिनियम 1958 अनुसूचि-I चे
अनुच्छेद 5(g)(a)(ii)/चे तरतुदीनुसार
दस्त क्रमांक करल-2/11265/दि 17/06/2022
मध्ये देय केलेला मुद्रांक शुल्क रु. 360770/- या
दस्तामध्ये समायोजित करण्यात आला आहे.

[Handwritten Signature]
सह. दुय्यम निबंधक
कुर्ला-२ (वर्ग-२)

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0225159300420	Date	15/02/2025
Received from SANGEETA S RANSHEWARE, Mobile number 8286083754, an amount of Rs.800/-; towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	15/02/2025
Bank CIN	10004152025021500385	REF No.	691139656304
This is computer generated receipt, hence no signature is required.			

[Handwritten signature]

शंभिला सि. राशेवरे.

Ranshree

करल - २		
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मुंबई मुद्रांक अधिनियम 1958 अनुसूचि-I चे
अनुच्छेद 5(g)(a)(ii)/चे तरतुदीनुसार
दस्त क्रमांक करल-2/11265 दि.17/06/2022
मध्ये देय केलेला मुद्रांक शुल्क रु 360770/- या
दस्तामध्ये समायोजित करण्यात आला/आहे.

सह-दुय्यम निबंधक
कुर्ला-2 (वर्ग-2)



करल - 2		
3923	8	80
2024		

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** IS MADE AND EXECUTED ON THIS
15th DAY OF **FEBRUARY, 2025** AT **MUMBAI**;

BETWEEN

MRS. SARITA SHITAL KANVINDE (PAN NO. **ABHPK5185E** and
AADHAR NO. 9084 6950 9865), age about **56** years; an adult Indian
Inhabitant of Mumbai residing at **Flat No. 202, 2nd Floor, GS 47**
Avenue Building, Tagore Nagar Ganesh Sadan CHSL, Tagore Nagar,
Vikhroli East, Mumbai 400 083; HEREINAFTER referred to as the
“**TRANSFEROR/VENDOR**” (which expression shall unless it be
repugnant to the context or the meaning thereof mean and include **her**
heirs, legal representative, executors, administrators, assigns and any
person claiming through her) of the **ONE PART**;

[Handwritten signature]

Ranshew

शारिता सि. कानविंदे

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A N D

1) MRS. SANGEETA SIDDHARTH RANSHEWRE (PAN NO. AMDPR6745A and AADHAR NO. 3437 6950 8515), age about 52 years; AND

2) MR. PRASAD SIDDHARTH RANSHEWRE (PAN NO. DWQPR3490J and AADHAR NO. 3294 7484 7142), age about 24 years; Both are an adult Indian Inhabitant of Mumbai residing at **Gaon Devi, Filter Pada, Aarey Colony Road, Near BEST Circle, Powai, Mumbai 400 087**; HEREINAFTER jointly referred to as the **"TRANSFEREES/PURCHASERS"** (which expression shall unless it be repugnant to the context or the meaning thereof mean and include their heirs, legal representative, executors, administrators, assigns and any person claiming through them) of the **OTHER PART**;

In this Agreement, the meanings set forth for defined terms in this Agreement and all pronouns shall be equally applicable to both the singular and plural, masculine, feminine or neutral forms as the context may require.



WHEREAS:

(a) The **TRANSFEROR** herein is seized and possessed of or otherwise well and sufficiently entitled to **"Flat No. 202 on 2nd Floor admeasuring about 392 Sq. Feet RERA Carpet area (40.07 Sq. Meter Built Up Area), in the GS-47 Avenue Building and Housing Society known as "TAGORE NAGAR GANESH SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Tagore Nagar, Vikhroli East, Mumbai 400 083"**; hereinafter referred to as the **"SAID FLAT"**.

(b) The **TRANSFEROR** herein has purchased the said flat from **M/S. SHRADDHA BLISS REALISTIC LLP (THE BUILDERS/DEVELOPERS)** under Agreement for Sale dated **17th day of June, 2022**; duly registered at the office of Sub-registrar- **Kurla-2**, vide Registration **Sr. No. KRL-2/11265/2022**, dated **17th day of June, 2022** for the consideration and on the terms and conditions stated therein. AND the Builders/Developers has handed over the possession to the **TRANSFEROR** herein vide their Possession letter Dated **17/07/2023**.

 Ranshewre संगाता सि. रंशेवरे

करल - २		
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(c) AND as such **TRANSFEROR** herein has ~~got~~ absolute right, title, interest in the said **Flat No. 202 on 2nd Floor in GS-47 Avenue Building** in the Society known as **"TAGORE NAGAR GANESH SADAN CHSL"**.

(d) The **TRANSFEROR** herein has agreed to sell and transfer unto and in favor of the **TRANSFeree/S** herein, her entire rights, title and interest in the said premises for a total consideration of **Rs. 80,00,000/- (Rupees Eighty Lakhs Only) (including TDS)** on the terms and conditions hereinafter mentioned.

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

1. The recitals contained hereinabove shall form the integral and operative part of this Agreement for Sale, as if the same are set out and incorporated herein in verbatim.
2. The **TRANSFeree/S** confirm that reliance on the said representation made by the **TRANSFEROR** to the **TRANSFeree/S** constitute the basis of this agreement to sale in respect of the said Flat as mentioned herein above.
3. The **TRANSFEROR** has agreed to sale and transfer to the **TRANSFeree/S** and **TRANSFeree/S** agreed to purchase and acquire the said **"Flat No. 202 on 2nd Floor admeasuring about 392 Sq. Feet RERA Carpet area (40.07 Sq. Meter Built Up Area), in the GS-47 Avenue Building and Housing Society known as "TAGORE NAGAR GANESH SADAN CO- OPERATIVE HOUSING SOCIETY LIMITED" situated at Tagore Nagar, Vikhroli East, Mumbai 400 083"**; with the rights, title, interest, benefits, and deposits etc. at the price or for the total consideration amount of **Rs. 80,00,000/- (Rupees Eighty Lakhs Only) (including TDS)**.
4. **TERMS OF PAYMENT OF TOTAL CONSIDERATION:** The **TRANSFeree/S** herein have agreed to acquire from the **TRANSFEROR**, and the **TRANSFEROR** has agreed to transfer "the said Flat at a mutually agreed sale Consideration of **Rs. 80,00,000/-**



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Ranjana

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(Rupees Eighty Lakhs Only) (including TDS) in respect to sale of the said Flat.

- i. **Rs. 7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only)** has paid as the **Token Amount/Part Payment** by the **TRANSFEE/S** to the **TRANSFEROR** by Cheque/Online Transfer and details are mentioned in Receipt written hereunder (the payment and receipt whereof the **TRANSFEROR** do hereby admits and acknowledges and of and from the same and every part thereof do forever release and discharges the **TRANSFEE/S**).
- ii. The **TRANSFEE/S** has deducted a total sum of **Rs. 80,000/- (Rupees Eighty Thousand Only)** towards Tax Deducted at Source (**TDS**) @ 1% of the total transaction value under the Income Tax Act 1961. The said TDS amount is deposited by the **TRANSFEE/S** with the concerned Income Tax Authority and the Challan thereof along with the TDS Certificate to that effect shall be handed over by the **TRANSFEE/S** to the **TRANSFEROR**.
- iii. and **TRANSFEE/S** further agree to pay balance sale consideration amount **Rs. 72,00,000/- (Rupees Seventy Two Lakhs Only)** within **45 working days** period from the date of execution of this agreement for sale either through own contribution or by raising a housing loan from any bank or financial institution. And it is further agreed between the parties that Balance consideration amount Cheque/DD will be handed over to **TRANSFEROR** by the **TRANSFEE/S** after payment of outstanding dues of Society/Developer maintenance.
- iv. And it is further agreed between the parties that **Peaceful Vacant Possession and Key of the said flat will be handed over by TRANSFEROR to the TRANSFEE/S upon receipt of FULL AND FINAL PAYMENT** to the **TRANSFEROR**.

5. It is expressly and mutually agreed between the parties herein that if due to willful default of the either party, the transaction is not completed in such event the aggrieved party shall have the right to take legal action against the other party in the Court of Law under the Specific Relief Act 1963 or any other law.

[Handwritten Signature]

[Handwritten Signature]

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6. The **TRANSFEROR** hereby further declare that she have full right and absolute authority to enter into this agreement and she has neither done nor performed, any act, deed, matter or things whatsoever, whereby **TRANSFEROR** may be prevented from entering into this Agreement in respect of the said Flat as proposed to be done hereby or whereby the **TRANSFEE/S**, hereto may be obstructed or prevented or hindered from enjoying the right, agreed to be transferred and be conferred in favor of the **TRANSFEE/S** herein.

7. The **TRANSFEROR** declare that she has not created any mortgage, transfer, assignment, or nor alienated she rights, title and interest in the said Flat in any manner on or before the date of execution of this Agreement to sale, and, confirm that the title of the said Flat herein is clear marketable and free from all types of encumbrances or liabilities.

8. The **TRANSFEROR** declare that no Suit or litigation is pending in respect of the said Flat nor there is any attachment, lien, claim in favor of any individual, Bank, or in favor of Central and State Government, local body or public authority and no rates, taxes, levies or dues of any kind are pending against the said Flat. If any dues are payable or become payable for a period prior to the date of handing over the possession same shall be paid by the **TRANSFEROR**.

9. The **TRANSFEROR** agree that all deposit standing to the credit of the **TRANSFEROR** in the books of Society/Developer or any authority, including sinking fund and contribution shall be stand transferred to the **TRANSFEE/S** and the **TRANSFEROR** shall not claim any refund or compensation for the same.

10. The **TRANSFEROR** shall deliver to the **TRANSFEE/S**, **Original Agreement for Sale dated 17/06/2022, Possession Letter and all Payment receipt received from Builder/Developers, Share Certificate**, and other documents/papers pertaining to the said flat on the receipt of full and final payment of agreed sale amount. However the **TRANSFEROR** shall produce all original papers/ documents before registering officer and financial institutions/ banks on their demand.

[Handwritten signature]

Rambhaura रंजिता सि. रामेश्वर.

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11. It is agreed between the parties that if financial institutions/banks call on for any requirement/s in respect to title of documents or chain of documents with respect to the said flat premises then **TRANSFEROR** must resolve at the earliest possible without making any delay from their part.

12. The **TRANSFEROR** herein undertake to indemnify and keep the **TRANSFEE/S** indemnified all the time of from and against any liabilities/loss/ lien claim /cost consequences, all kinds of past dues or claims of whatsoever nature related to the said flat which may be suffered by / caused to be suffered by the **TRANSFEE/S** for any reason occurred prior to sell of the said flat.

13. The **TRANSFEROR** do hereby covenants she shall pay and discharge the rates and taxes, water & electricity charges, if any for the period up to the handing over the peaceful & vacant possession and thereafter such charges will be paid by the **TRANSFEE/S** only and both the parties shall keep indemnified each other in this respect.

14. That the **TRANSFEROR** further state that on payment of balance amount the **TRANSFEE/S** shall quietly and peacefully possess and occupy the said flat without any hindrance, denial demand, interruption, eviction by the **TRANSFEROR** or any other person as Lawful claiming through or equitably claiming through or under them.

15. It is agreed between both the parties that **Transfer charges payable to the Society or Builder/Developer shall be borne by both the parties herein in equal ratio (ie. 50:50).**

16. The **TRANSFEROR** herein declares and confirmed that they have purchased the aforesaid flat premises on 17/06/2022 vide registered Agreement for Sale duly registered under **Sr. No. KRL-2/11265/2022** Dated 17/06/2022 and she have paid Full Stamp duty as required by the provisions of the Maharashtra Stamp Act, 1958 and pursuant to Article 5(g-a)(ii) of Maharashtra Stamp Act, 1958 schedule I, **TRANSFEE/S** herein is eligible for set off benefit of stamp Duty for these presents.



Rangshree संविता दि. शंभेकरे.

करल - २		
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17. The **TRANSFEEEE/S** shall bear and pay the charges to the stamp duty and registration fees as per stamp duty Act, 1958 as may be in force and thereafter lodge and submit the agreement for registration with the concern Sub- Registrar of Mumbai suburban District.

18. This Agreement shall operate as Sale Deed upon the payment of full and final consideration made by the **TRANSFEEEE/S** to **TRANSFEROR**.

19. It is agreed by and between the parties hereto that she shall observe and perform all the terms, conditions and obligations contained in this agreement.

20. This Sale Agreement is governed and subject to Mumbai jurisdiction.



21. This Agreement shall always be subject to the Provisions of the Maharashtra Ownership Flats Act, 1963 and the Rules and Regulations made there under.

22. All the parties hereto do hereby further confirm covenant and declare that she have entered in to this agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

“Flat No. 202 on 2nd Floor admeasuring about 392 Sq. Feet RERA Carpet area (40.07 Sq. Meter Built Up Area), in the GS-47 Avenue Building and Housing Society known as “TAGORE NAGAR GANESH SADAN CO- OPERATIVE HOUSING SOCIETY LIMITED” situated at Tagore Nagar, Vikhroli East, Mumbai 400 083”;




The Building is constructed on the plot of land bearing **C.T.S. No. 347(Pt) and 347/49 to 56 of Revenue Village: Hariyali, Taluka: Kurla** within the limits of Mumbai Suburban District, and within the territorial limits of Municipal Corporation of Greater Mumbai.

संजिना दि. शशिपेर.

करल - २		
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT FOR SALE ON THE DATE AND YEAR FIRST HEREINABOVE MENTIONED.




SIGNED AND DELIVERED BY THE]
WITHIN NAMED "TRANSFEROR/VENDOR"]

		
(SIGNATURE) MRS. SARITA SHITAL KANVINDE	(L.H.T.I.)	

IN THE PRESENCE OF]



SIGNED AND DELIVERED BY THE]
WITHIN NAMED "TRANSFEREES/PURCHASERS"]

		
(SIGNATURE) 1) MRS. SANGEETA SIDDHARTH RANSHEWRE	(L.H.T.I.)	

		
(SIGNATURE) 2) MR. PRASAD SIDDHARTH RANSHEWRE	(L.H.T.I.)	

IN THE PRESENCE OF

Witnesses:

1. Sudorshan Bhasker Pawar - 
2. (Ramendra H. Gawde) 



करल - २		
३१२३	१२	४०
२०२५		

RECEIPT

RECEIVED of and from the within-named **TRANSFEE/S, MRS. SANGEETA SIDDHARTH RANSHEWRE and MR. PRASAD SIDDHARTH RANSHEWRE** the sum of **Rs. 8,00,000/- (Rupees Eight Lakh Only) (Including TDS)** being the **Token Amount/Part Payment** by **TRANSFEE/S** to me in respect of sale/ transfer of **“Flat No. 202 on 2nd Floor admeasuring about 392 Sq. Feet RERA Carpet area (40.07 Sq. Meter Built Up Area), in the GS-47 Avenue Building and Housing Society known as “TAGORE NAGAR GANESH SADAN CO-OPERATIVE HOUSING SOCIETY LIMITED” situated at Tagore Nagar, Vikhroli East, Mumbai 400 083”**; in my favour as detailed below : -

Payment Details:

IMPS/ NEFT/ Cheque Ref No.	Date	Drawn On/By	Amount (Rs.)
UTR NO. 811679689343	17/01/2025	SBI Bank, Marol Br.	50,000/-
Ch-504282	20/01/2025	SBI Bank, Marol Br.	1,00,000/-
UTR NO. 255432907748	02/02/2025	SBI Bank, Marol Br.	25,000/-
Ch-504283	12/02/2025	SBI Bank, Marol Br.	1,00,000/-
Ch-504284	15/02/2025	SBI Bank, Marol Br.	2,45,000/-
Ch-504285	15/02/2025	SBI Bank, Marol Br.	2,00,000/-
TDS deducted @ 1% of Sale consideration amount			80,000/-
TOTAL:			8,00,000/-

I SAY RECEIVED

(Signature)

**MRS. SARITA SHITAL KANVINDE
(TRANSFEROR/VENDOR)**



11265370

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

21-01-2025

दस्त क्रमांक : 11265/2022

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

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

करल -२

(1) विलेखाचा प्रकार	करारनामा	३९२३ ९३ ४० २०२५
(2) मोबदला	7215301	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5447917.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं 202.2 रा मजला,जीएस 47 अवेन्यू बिल्डींग,टागोर नगर गणेश सदन को ऑप हौ सोसायटी लिमिटेड,टागोर नगर विक्रोळी(पूर्व)मुंबई 400083,सदनिकेचे रेरा कारपेट क्षेत्र 392 चौ फुट.((C.T.S. Number : 347(पार्ट) आणि 347/49 ते 56 ;))	
(5) क्षेत्रफळ	40.07 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्रद्धा ब्लिस रिअल्टर्स एलएलपी चे पार्टनर प्रशांत नारायणदास ठाकूर तर्फे मुखत्यार जितें प्रविण पटेल वय:-30 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4 हरेराम को ऑप हौ सोसायटी लिमिटेड , ब्लॉक नं: मुलुंड (वेस्ट) मुंबई , रोड नं: अपो सेंट मेरी कॉन्वेंट स्कूल, नाहूर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ADSFS9601A	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सरिता शितल कानविदे वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुमंगल -604, निलम नगर, फेज -2 ऑपोझिट जैन मंदिर , ब्लॉक नं: मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI पिन कोड:-400081 पॅन नं:-ABHPK5185E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/06/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	17/06/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	11265/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	433000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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.	



मुंबई मुद्रांक अधिनियम 1958 अनुसूचि-I चे
अनुच्छेद 5(g)(a)(ii)/चे तरतुदीनुसार सादर
दस्तामध्ये भरलेले मुद्रांक शुल्क रु. 3,60,770/-
दस्त क्रमांक करल-२/३१२३/२५ दि. 15/2/2025
मध्ये समायोजित करण्यात आले आहेत.



सह. दुय्यम निबंधक, कुर्ला-२
CHALLAN
MTR Form Number-6

करल-२		
९९२६५	२	९०८
२०२२		



GRN	MH003502471202223E	BARCODE	Date		16/06/2022-16:53:30	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)	ABHPK5185E			
Location	MUMBAI		Full Name	SARITA SHITAL KANVINDE			
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 202, 2ND FLOOR, GS 47TH AVENUE			
Account Head Details		Amount In Rs.	Premises/Building				
0030045501	Stamp Duty	433000.00	Road/Street	TAGORE NAGAR			
0030063301	Registration Fee	30000.00	Area/Locality	VIKHROLI EAST MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 8 3
			Remarks (If Any)	PAN2=ADSFS9601A-SecondPartyName=SHRADDHA BLISS REALTORS LLP~			
			Amount In Words	Four Lakh Sixty Three Thousand Rupees Only			
Total	4,63,000.00						
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02300042022061695869	010727462		
Cheque/DD No.		Bank Date	RBI Date	16/06/2022-16:55:56	Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



करल-२		
३५२३	९४	४०
२०२५		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9619152269
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



(Signature)

मुंबई मुद्रांक अधिनियम 1958 अनुसूचि-I चे
अनुच्छेद 5(g)(a)(ii)/चे तरतुदीनुसार सादर
दस्तामध्ये भरलेले मुद्रांक शुल्क रु. 360770/-
दस्त क्रमांक करल-२/3123/25 दि. 15/02/2025
मध्ये समायोजित करण्यात आले आहेत.

सह. दुय्यम निबंधक, कुर्ला-२

करल-२		
792६५	3	90८
२०२२		

करल -२		
३९२३	९५	४०
२०२४		



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 17th day June of 2022 (Two Thousand and Twenty Two),

BETWEEN

M/S. SHRADDHA BLISS REALTORS LLP, PAN ADSFS9601A, a Limited Liability Partnership Firm duly registered under the provision of Limited Liability Partnership Act, 2008 having its registered office at 4, Hare Ram CHS Ltd, Opp. St Mary Convent School, Nahur Road, Mulund (W), Mumbai 400080 hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Director their assigns), OF THE ONE PART.

AND

PROMOTER	ALLOTTEE/S

Mrs. SARITA SHITAL KANVINDE having PAN ABHPK5185E of Mumbai, Indian Inhabitant of Mumbai, having Address at Sumangal-604, Neelam Nagar, Phase - 2, Opp. Jain Mandir, Mumbai - 400081. hereinafter referred

to as the "ALLOTTEE" (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the theirs executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by under or through such allottee including his/her/their/its successors -in-interest) of the OTHER PART.

करार-२
३१२३ ०६/१०
२०२५

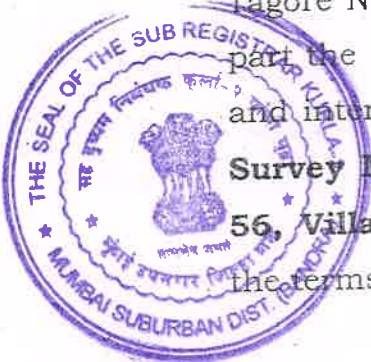
करार-२
११२६५ ४ १०८
२०२२

WHEREAS:

The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that pieces or parcels of Land admeasuring 916.52 Sq.mtrs bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt), 347/49 to 56, Village-Hariyali, Taluka Kuria, Mumbai Suburban District.



By an Indenture of Lease dated 30th January, 1993 registered in the Sub Registrar of Assurances, under Sr. No. BDR-3-1118 of 1993 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and Tagore Nagar Ganesh Sadan CHS Ltd the SOCIETY therein of the other part the said MHADA demised unto the SOCIETY herein the rights, Title and interest in respect of Land admeasuring 916.52 Sq.mtrs bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt) & 347/49 to 56, Village-Hariyali, Taluka Kuria, Mumbai Suburban District upon the terms and conditions mentioned therein.



PROMOTER	ALLOTTEE/S
	



SHRADDHA BLISS REALTORS LLP

LLPN: AAN-2085

Shop No-4, Hare Ram CHS, Opp. Convent Nahur Road, Mulund (West), Mumbai - 400 081
Email:shraddhabliss@gmail.com Contact No: 9152721447 / 9152721449

करल - २		
३१२३	१५	४०
२०२५		

Memorandum Of Possession

This Memorandum entered into at Mumbai on 14th July 2023.

BETWEEN

M/S.SHRADDHA BLISS REALTORS LLP, PAN No.ADSFS9601A, a Partnership firm having its registered address at Shop no. 4, Hareram CHS Ltd., Trimurti Road, Opp. St. Mary School, Mulund (W) Mumbai- 400 080 hereinafter referred to as “ **The Developers** ” (which term and expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors or assigns) of the **FIRST PART**.



Mrs. SARITA SHITAL KANVINDE of Indian inhabitant, having her residence at Mumbai, Address: **Sumangal-604, Neelam Nagar, Phase - 2, Opp. Jain Mandir, Mumbai - 400081**. hereinafter referred to as “ The Purchaser ” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his / her / their heirs, executors, administrators and permitted assigns and in case of a Limited Company, its successors or assigns) of the **SECOND PART**.



करल - २		
३१३	१८	४०
WHEREAS		
२०२५		

1 The Developer of the **FIRST PART** are entitled to piece and parcels of land bearing Survey No 347/49 to 56 corresponding to CTS No 347 (Part) Village Hariyali, Taluka Kurla, Tagore Nagar, Vikhroli East, Mumbai 400083 registration District and Sub District of Mumbai and Mumbai Suburban District thereon Residential Building known as "GS 47TH AVENUE"

2 The Developers have entered into separate agreements with several persons and parties for sale and disposal of Residential/ Commercial premises in the above said building.

3 The above said Purchaser has purchased residential Flat being No. 202 on 2ND Floor, admeasuring about **392 Sq ft** RERA carpet area in the said building known as "GS 47TH AVENUE", constructed on the land bearing Survey No 347/49 to 56 corresponding to CTS No 347 (Part) Village Hariyali, Taluka Kurla, Tagore Nagar, Vikhroli East, Mumbai 400083, registration District and Sub District of Mumbai and Mumbai Suburban District for a consideration of **Rs. 72,15,301/- (Rupees Seventy Two Lakh Fifteen Thousand Three Hundred & One Only)** vide agreement dated 17.06.2022 registered at Sub registrar flat under serial no. KRL2-11265-2022

4 The building is complete in all aspects and the Developer intends to handover possession of the said flat to the Purchaser.

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

1. The Developers hereby agree and acknowledge that the Purchaser has paid all the dues in respect of the said Flat and no dues are pending.



and thus the possession of the above said Flat can be handed over to the Purchaser..

करल - २
३२३ ९८ ४०
२०२४

2. The Purchaser hereby confirms and declares that he / she / they / has / have received vacant and peaceful possession of the said flat.
 3. The Purchaser's confirms that they / he / she / has / have verified and checked that the Developer has provided all the fittings, fixtures and amenities and the Purchaser further confirms that he / she / they has have no complaints whatsoever in regards to construction, workmanship, specifications, fittings, measurements, design etc.
 4. If any repairs, additions and alterations required to be carried in the said flat, the Purchaser/s shall carry the same at his / her / their / own cost and the Developer shall not be liable to do the same except for these extra fitting items which fall under the defect liability period, subject to warranty offered by the respective supplier/manufacturer. The purchaser hereby agrees that, the purchaser shall be responsible for the damages and leakages caused to their flat or to the neighboring flats due to the works carried out by the purchaser. The Purchaser further confirms that he/she/they will do good to rectify all the damage and leakages caused by him/her/them at his/her/their own cost.
- Further Debris/Waste Material should be disposed of immediately by the purchaser or else the developer will recover the fine/charges required to dispose the same.
5. The purchaser confirms that the aforesaid flat is in good and perfect in all respects and nothing remains to be done by the Developer in the said flat.



करल - २		
३१२३	२०	४०
२०२४		

6. For any design additions and alterations, the Purchaser is not allowed to construct any walls on slabs, extension of chajjas, chills, not to chip/cut/drill any structural members like columns, beams, slabs, installation/extension/alteration of M.S. Grill to windows from external side; doing so may have structural stability implications.

7. In case of any changes the Purchaser has/have to obtain prior approval from the Structural Consultant and no objection from the proposed Society &/or from the appropriate Municipal Authorities.

8. The Purchaser is fully satisfied with the internal work of the flat including woodwork, sanitary fittings, plumbing works, electrical connections, painting work etc., in the aforesaid flat and nothing more has to be done by the Developer.



The Purchaser has agreed not to make any changes in paint or other external features like M.S. Grills, doors, windows and other aesthetics of the building. If any damage is caused to the premises or any fittings or fixtures due to the Purchasers misuse, the Purchaser shall be responsible and liable to make good the loss.

10. It is the Purchaser's responsibility to pay property tax in respect of the said flat as and when demanded by the Developer/Society from the date from which the Local Authorities levy such taxes as per municipal regulations. The Purchaser hereby agrees to deposit a suitable sum as demanded by the Developer to meet this payment, if any.

11. You have paid provisional outgoings amounting to Rs. 27,754/- which is up to 13/7/2024 in respect of the said flat towards maintenance charges which include water charges, electricity charges for common staircase lights, lifts, pump house & other common society charges etc.

करल - २		
३९३	२९	५०
२०२५		

12. Purchaser shall co-operate and sign wherever necessary, any documents, papers, application forms as may be required for obtaining membership of the Co-operative Housing Society.
13. All the terms and conditions recorded in the Agreement which was entered into with the Purchaser shall be valid and binding forever and that the Purchaser and all his / her / their / family members would do everything to be good residents of the Society/complex.
14. The Purchaser will not be allowed to transfer in any manner whatsoever the said flat to any person and the Purchaser shall not be entitled to put any person other than the family members (i.e., spouse, parent and children) in possession or occupation of the said flat without prior written permission from the Developer, till the Purchaser is made a member of the proposed co-operative society of the building.
15. Purchaser shall also not assign, sell, borrow, mortgage, charge or encumber in any manner or otherwise dispose of the said premises without Developer's/Society's prior written consent.
16. Purchaser shall not carry out the business and shall use the premises in compliance with all necessary rules and regulations of the said Co-operative Housing Society. Purchaser shall not carry out any illegal /immoral activities from the said premises & shall use the premises for bona-fide residential purpose only.
17. In the event of Purchaser desirous to transfer the said premises, which shall be subject to prior written approval of the said society & the said transfer shall be with the prior written consent as per the Developer's company policy, since the lien is being registered against Purchaser's Housing Loan.

करल - २		
३१२३	२	४०
२०२५	18.	

18. The purchaser is aware that final development work is going on in the vicinity of the building. The Purchaser hereby agrees and undertakes that he / she / they will not in any manner object to any of the proposed development on nuisance for noise pollution or otherwise howsoever.

19. The Purchaser hereby confirm to have received vacant and peaceful possession of the above said flat and the Purchaser further confirms that they have received the keys for the said flat (Key No. 4 SET of MAIN DOOR & 3 SET of MASTER BEDROOM)

SIGNED AND DELIVERED BY _____]

the within named _____]

M/S. SHRADDHA BLISS REALTORS LLP]

The Developer through its designated partner]

Shri. PRASHANT NARAIN DAS THAKUR]

FOR SHRADDHA BLISS REALTORS LLP
DESIGNATED PARTNER



SIGNED AND DELIVERED BY THE _____]

Within named Purchaser/s _____]

Mrs. SARITA SHITAL KANVINDE _____]

Received COPY
19.1.25



करल-२		
११२६५	७७	१०८
२०२२		

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक बीओम्/एच.एस.जी. / ८०२१

करल-२		
३१२३	२३	४०
२०२५		

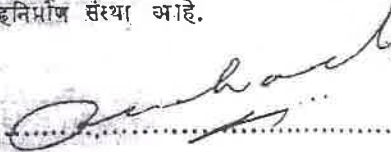
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

टागोरनगर गणेशा सदन को-ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड मुंबई

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरोक्त अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १- (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.

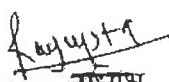




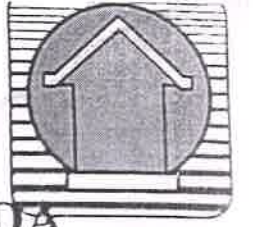
(सही) 
 (रंगनाथ हचमंते)
 (हुद्दा) सन्निवृत्त निबंधक सहकारी संस्था (को-ऑपरेटिव्ह होसिंग) मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई



दिनांक :- १०.६.१९९२



 अध्यक्ष
 सेक्रेटरी
 खाजिनदार
 टा.न. गणेश सदन को-ऑ.हो.सो.लि.



Building Permission Cell, Greater Mumbai/MHADA

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

FULL OCCUPATION CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-8/510/2023

DATE- 14 JUL 2023

To,

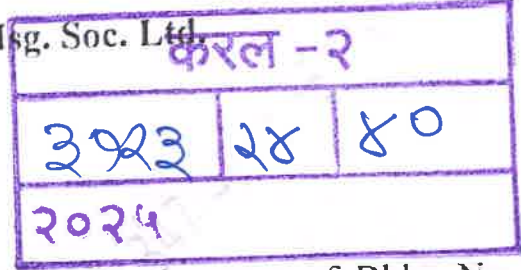
M/s. Shraddha Bliss Realtors LLP.

C.A. to Tagore Nagar Ganesh Sadan Co. Op. Hsg. Soc. Ltd.

Shop No. 04, Hare Ram CHS,

Opp. Convent Nahur Road,

Mulund (West), Mumbai - 400 080.



Sub:- Full Occupation Certificate for Proposed redevelopment of Bldg. No. 47 known as "Tagore Nagar Ganesh Sadan CHS Ltd." on plot bearing C.T.S. No. 347(pt), 347/49 to 56 of Village Hariyali, at Tagore Nagar Layout, Vikhroli (E), Mumbai.

Ref.: Architect's Application inward no. ET-1270 dated 03.05.2023.

Dear Applicant,

The Full development work for building comprising of Basement for pit parking + Ground (pt.) for shops + Stilt (Pt.) + 1st (pt.) for Residential & part for Parking + 2nd to 23rd upper floors on plot bearing C.T.S. No. 347(pt), 347/49 to 56 of Village Hariyali, at Tagore Nagar Layout, Vikhroli (E), Mumbai, is completed under the supervision of Architect/L.S. Shri. Sachin K. Rakshe, Lic. No. R/172/L.S., Shri. Rupesh Chowdhari, RCC Consultant, Lic. No. STR/C/40 and Shri. Rajendra Bankar, Site supervisor, Lic. No. B/249/SS-I, and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer dated 14.05.2023. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.

2. That the Part OCC without prejudice to legal matter pending in Court of Law if any.
3. That the addition/ alteration in the approved building plans shall not be allowed without prior approve of this office.
4. The operation without of the fire services shall be maintained.
5. That the terms and conditions of Final Fire NOC shall be strictly followed.
6. That the functioning of Lifts & Rainwater harvesting tank shall be maintained.

D.A.: -Plan.

करल -२		
३९२३	२५	४०
२०२५		


(Anil N. Rathod)

Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA



मालमत्ता पत्रक

विभाग/भांजे -- हरियाली
 का प्रमाण -- तालुका/न.पु.मा.का. -- न.पू.अ.घाटकोपर
 फाईल नंबर -- पनाई नंबर -- धडा
 ३४७ ३४७ चो.नो.
 धारणाधिकार

9928 0) 90L
 मुंबई उपनगर जिल्हा
 मालमत्ता पत्रक

शुद्धीधिकार
 मालमत्ता मूळ धारक -- महाराष्ट्र गुरू निमाला भांडल - मुंबई
 वर्ष

करल-२
 ४६३१० | ११५ | २४४
 २०१२

करल-२
 २५२२ | २६ | ४०

पेढदार
 इतर पत्त
 इतः शर
 दनाक -- व्ययता -- खंड क्रमांक -- नोंद घेतल (अ) -- पंढर (अ) किंवा (अ) (अ)



वि.शे.सा. आदेश - सि.स.न. १२३ पहा.
 दि.बो.जे. आदेश सि.स.न. २२३ पहा.

ना.द्वी.न.न. याच
 कडिले न ५५ वर्षांचे
 भांडपट्टा करणपत्र व
 नुचो क्र.२ नवरा पी
 २७२५/२०१२ २९ ११ ९०
 अन्वये ९९ वर्षांचे
 भांडपट्टा नसताना
 मालमत्ताचे नावे दाखल
 व्हावे याबाबत
 व्हावे याबाबत भांड
 पट्टा र.द. १५८२०

S.I
 वा.जि.मि
 पू.अ. तथा
 न.पू.अ.क.
 ७ पु.उ
 याच दिनांक
 ११.८.१३ चा
 आदेश

भांडपट्टा
 १) दाखल नमूने वी.सा.अ. ३३
 मालमत्ता लिमिटेड सत २१२
 भांड

भांडपट्टाचे रकमी
 क्षेत्र ६३१.५२ चौ.मि.
 दि.१-८-८० धारणा
 ९९ वर्षांकरिता

S.I
 र.द.क्र.
 ११२८/१२५२
 १६-९-१९५४
 न.पू.अ.क.
 ७ पु.उ
 दि.२७-११-२००९
 इजाजत आदेश
 दिनांक
 २१-११-२००९ न
 नोंद घेतली

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 Page: 107 133

करल - २
 ३१२३ २५ ४०
 २०२५

मालमत्ता पत्रक

तालिका/न. भु. मा. डा. -- न. भू. अ. घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

२४७
 करल २
 खचक्रा
 ६६३७ ११६ १४४
 २०२५
 सह दुय्यम निरवधक
 कृती ३ याचिकाद्वारा
 भाषितकृत्य करिता
 ११२६५ ७२९०६
 २९२२
 सह दुय्यम निरवधक
 कृती ३ याचिकाद्वारा
 भाषितकृत्य करिता
 ११२६५ ७२९०६
 २९२२

खंड क्रमांक
 भाग्य चक्र (पा)
 पं. क्र. (पा) किता. क्र. (पा)
 भांडेपट्टा
 संपादनमा मासुदारा
 को आता हो येता
 को ३-२-२६ को में



भा. नमो गरी आदित्य शर्मा
 मंगलचक्र भाग ३ भाग १ (११ भाग)
 पूर्ण पत्रक क्रमांक ११२६५ ७२९०६
 ना. भू. मा. डा. ३१२३/२५/४०
 पूर्ण क्रमांक ११२६५ ७२९०६
 अदालत क्रमांक ११२६५ ७२९०६
 पं. क्र. ३१२३/२५/४०
 अल्पकालीन वारिसादी वारिसादी श्रेणी
 निव्वळता पत्रिकेवरील शत मंजूर अर्जा
 निव्वळता पत्रिकेवरील मंजूर अर्जा
 मूल वारिसादी श्रेणी वारिसादी श्रेणी
 वारिसादी श्रेणी वारिसादी श्रेणी

खरी नपकन

न. भू. अ. घाटकोपर
 मुंबई उपनगर जिल्हा



अर्ज क्रमांक १३८० अर्ज भरण्याची तारीख १६/११/२०२४
 नवकलेचा क्रमांक ११२६५ ७२९०६ नवकलेचा तारीख २९/१०/२०२४
 नवकलेची किंमत ११२६५ ७२९०६
 नवकलेची किंमत ११२६५ ७२९०६
 कागद शुल्क ०४/१००
 एकुण शुल्क ११२६५ ७२९०६

Rahul
 वारिसादी अधिकारी
 नगर भूमापन अधिकारी
 घाटकोपर

[Signature]
 नगर भूमापन अधिकारी
 घाटकोपर



करल-२
 ११२५ ७३ १०८
 २००२

मालमत्ता पत्रक

विभाग/भोजे - हरीयल्ली

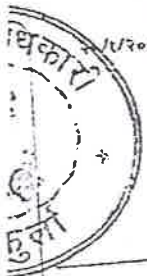
तारुण/न. भु. मा. का. - पाटकोपर



नाम भूमापन जमीन	कोट जी.पी.	धारणाधिकार	संमत्ता दिनेष अवधारणेक किंवा पाह्यक (मनासो अडिगळत येऊ नकासतीची किंवा किंवा)
२००२/४९	३५.२	६-१	सि.स.नं. १२३ पहा. करल-२
पुनर्धारणा			४६३० ११० २४४
हक्कचा मूळ धारक	भलपट्ट गृह निर्माण मंडळ - मुंबई		
पट्टेदार			
इतर धार			
इतर सोरे			

करल-२
 ३१२३ २८ ४०

दिनांक	गायकर	पेड क्रमांक	नविन धारक (धा) पेट्टेस (ध) दिव्या धार
२५/१२/१९७४	वि.सो.ला. आदेश - सि.स.नं. १२३ पहा.		
२५/१२/१९७३	वि.सो.रो.आदेश सि.स.नं. १२३ पहा.		
१/१२/२००२	फाईनल प्लान दि.१-४-८० मान्य मंत्रालय	S.J. र.द.क्र. १११/९३ दि.१८-८-९८ ४ मुक.मु. १४४. ७६१/२००१ दि. २४०५-२००१	सि.सो.क्र.२८ प्रमाणे दायोक्तार मनासोसदन सते. मनासोसदिता सोसायटी लि.



दिनांकानुसार -

छरी नमकन
 इजे अना न. १०३.०/२००२ अज आख्याला तारीख २५.१३.२००२
 नवकलेका मुक्त ६०.००.०० नकल तवार तारीख ३१.१३.२००२
 नवधरणी तवार करणार
 तवायणी मुक्त तवायणी करणार
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 पय्या शुल्क तवायणी करणार

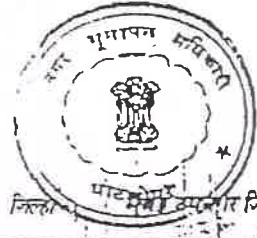


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 Page 109 133

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मालमत्ता पत्रक

तत्कालीन भु.मा.का. - घाटकोपर



नगर भूमापन क्रमांक	शेज ची.नो.	पारगावियवत
37040	24.3	8-1

कमळता दिलेल्या संख्येवर जोड, किंवा घटवून घ्याव्यात (मोठ्या अक्षरेतून घ्यावे)

वि.सं. 123 फारस-2

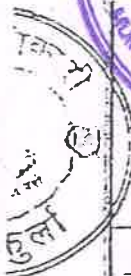
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2022

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2022

महाराष्ट्र गृह विभाग मंडळ - मुंबई

दिनांक	अवधार	छांट क्रमांक	नविन धारक गटक्रम (प)
24/11/2002	वि.सं.नं. आदेश - वि.सं. 123 पहा.		
24/11/2002	वि.सं.नं. आदेश - वि.सं. 123 पहा.		
24/11/2002	माहितीपत्रक दि. 2002	S.I. र.द.क्र. 1110/91 दि. 10-10-90 य नु. 5.8. क्र. 19/1/2002 दिनांक 24-11-2001	फे.नं. क्र. 20 प्रमाणे (प) उपनगर मार्गदर्शन फं. आंध्र-गोमिण सोसायटी लि.



हस्ताक्षरी वरदान

उरी नथानल -

घाटकोपर

मुंबई उपनगर जिल्हा

वत्रे नं. 123/2002 अज धात्याची तारीख 24/11/2002
 माहितीपत्रक दि. 2002 नमकाल तयार तारीख 24/11/2002
 ठराविकी धारक
 कायद गुणवत्ता
 एकूण शक्क

नगर भूमापन अधिकारी
 घाटकोपर



ADJ/123/2002 734/20 1K
 Pages 111 133

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHPK5185E

नाम / Name
SARITA SHITAL KANVINDE

पिता का नाम / Father's Name
KAMLAKAR TUKARAM GADKARI

जन्म की तारीख
Date of Birth
31/08/1968

हस्ताक्षर / Signature

08102020

करल - २

२०२३	३०	४०
२०२१		

भारत सरकार
GOVERNMENT OF INDIA

सरिता शीतल कान्विंदे
Sarita Shital Kanvinde
जन्म तारीख/DOB: 31/08/1968
महिला/ FEMALE

9084 6950 9865
VID : 9157 3658 1434 0639

माझे आधार , माझी ओळख



(Handwritten signature)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
बी/ओ. शीतल कान्विंदे, फ्लॉट नं. २०२, २एनडी फ्लोर,
जीएस ४७ अव्हेन्यू बिल्डिंग, टागोर नगर, गणेश सदन
सी.ओ.एस.एस.सी. सोसायटी लि., विक्रोली (ईस्ट), मुंबई,
मुंबई, टागोर नगर, मुंबई सबर्बन,
महाराष्ट्र - 400083

Address :
W/O. Shital Kanvinde, Flat No.202, 2nd Floor, GS 47
Avenue Building, Tagore Nagar, Ganesh Sadan
Co.Op.Hsg.Society Ltd., Vikhroli (East), Mumbai,
Mumbai, PO: Tagore Nagar, DIST: Mumbai
Suburban,
Maharashtra - 400083

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGEETA S RANSHWARE
BHASKAR GOKULA PAWAR
23/06/1972



Permanent Account Number

AM DPR6745A

संगीता स. रणशेवरे
Signature



करल - २

३१२३ ३१ ४०

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भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20157/19957

To,
संगीता सिद्धार्थ रणशेवरे
Sangita Siddharth Ranshewre
W/O Siddharth Ranshewre
near best circle gaondevi filter pada aarey road power
Nitie S.O
Mumbai
Maharashtra 400087
9004007136

Ref: 66 / 11E / 130705 / 131670 / P



UE445500585IN

संगीता सि. रणशेवरे



आपला आधार क्रमांक / Your Aadhaar No. :

3437 6950 8515

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



संगीता सिद्धार्थ रणशेवरे
Sangita Siddharth Ranshewre
जन्म वर्ष / Year of Birth : 1972
स्त्री / Female



3437 6950 8515

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DWQPR3490J

नाम / Name
PRASAD SIDDHARTH RANSHEWRE

पिता का नाम / Father's Name
SIDDHARTH HARI RANSHEWRE

जन्म की तारीख /
Date of Birth
31/08/2000

हस्ताक्षर / Signature

10122018

करल - २

३२२३ ३२ ४०

२०२५



भारत सरकार



आधार

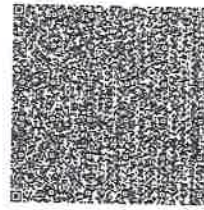
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2722/40787/00490



To
प्रसाद सिद्धार्थ राणशेवरे
Prasad Siddharth Ranshewre
Gaon Devi, Filter Pada Aarey Colony Road
Near Best Circle Powai
Mumbai
NITIE
Mumbai Mumbai
Maharashtra 400087
8286083754
ME468827419FH

11/06/2013
146882741



Rangneer

आपला आधार क्रमांक / Your Aadhaar No. :

3294 7484 7142

माझे आधार, माझी ओळख

भारत सरकार
Government of India

प्रसाद सिद्धार्थ राणशेवरे
Prasad Siddharth Ranshewre
जन्म तारीख / DOB : 31/08/2000
पुरुष / Male

3294 7484 7142



माझे आधार, माझी ओळख

करल - २
३१२३ ३३ ४०
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भारत सरकार
आधार
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2033/12049/49894
To,
सुदर्शन भास्कर पवार
Sudarshan Bhaskar Pawar
At. Po Pandhuri Tal sinnar Dist Nashik
Pandhuri
Pandurli Sinnar Nashik
Maharashtra 422502
9850358796
16/02/2015

Ref: 906 / 24B / 280851 / 280993 / P

SE492644433FT


आपला आधार क्रमांक / Your Aadhaar No. :
7112 1984 0282
आधार - सामान्य माणसाचा अधिकार


भारत सरकार
Government of India
सुदर्शन भास्कर पवार
Sudarshan Bhaskar Pawar
जन्म तारीख / DOB : 14/08/1982
पुरुष / Male


7112 1984 0282
आधार - सामान्य माणसाचा अधिकार





भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20565/08322

To
 रविंद्र हरिभाऊ गवारे
 Ravindra Hanbhau Gaware
 S/O Hanbhau Gaware
 32 / 1041, Ashavinayak CHS
 Ashok Pangare Marg
 Near Saibaba Mandir Tagore Nagar, Vikhroli East
 Tagore Nagar
 Tagore Nagar Tagore Nagar Mumbai
 Maharashtra 400083
 9821656401

10/01/2013

करल - २
 ३९२३ ३४ ४०
 २०२५

Ref 24 / 2BA / 45447 / 45886 / P



SH136716427DF



आपला आधार क्रमांक / Your Aadhaar No. :

4850 8789 2359

आधार - सामान्य माणसाचा अधिकार



~~भारत सरकार
 GOVERNMENT OF INDIA~~



रविंद्र हरिभाऊ गवारे
 Ravindra Hanbhau Gaware
 जन्म वर्ष / Year of Birth : 1974
 पुरुष / Male



4850 8789 2359

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

करल - २
३१२३ ३५ ४०
२०२५



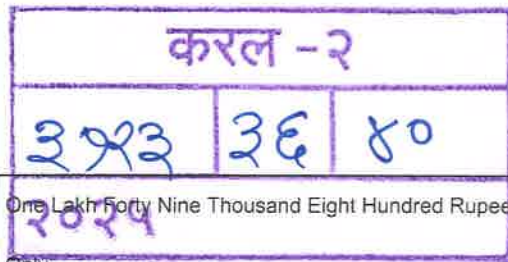
BLANK
PAGE
कोरे
पृष्ठ



CHALLAN
MTR Form Number-6



GRN	MH015990832202425E	BARCODE			Date	12/02/2025-09:43:03	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				MBI				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				119800.00				
0030063301 Registration Fee				30000.00				
Total				1,49,800.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD No.								
Name of Bank				STATE BANK OF INDIA				
Name of Branch				44, 13/02/2025				
Bank CIN				00040572025021237538				
Ref. No.				IK0DCTBGU4				
Bank Date				12/02/2025-09:44:28				
RBI Date				13/02/2025				
Bank-Branch				STATE BANK OF INDIA				
Scroll No. , Date				44, 13/02/2025				
Remarks (If Any)				SecondPartyName=SARITA SHITAL KANVINDE-				
Amount In Words				One Lakh Forty Nine Thousand Eight Hundred Rupees Only				
FOR USE IN RECEIVING BANK								



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 दस्तांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2025.02.12 11:11:55 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-370-3123	0008967859202425	15/02/2025-11:11:09	IGR198	30000.00
2	(iS)-370-3123	0008967859202425	15/02/2025-11:11:09	IGR198	119800.00
Total Defacement Amount					1,49,800.00

करल - २		
३१२३	३५	४०
२०२५		



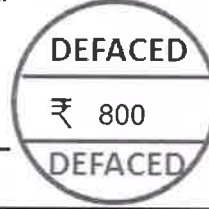
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0225159300420

Receipt Date 15/02/2025

Received from SANGEETA S RANSHEWARE, Mobile number 8286083754, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 3123 dated 15/02/2025 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 15/02/2025

Bank CIN 10004152025021500385

REF No. 691139656304

Deface No 0225159300420D

Deface Date 15/02/2025

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



370/3123

शनिवार, 15 फेब्रुवारी 2025 11:11 म.पू.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 3123/2025

दस्त क्रमांक: करल2 /3123/2025

बाजार मूल्य: रु. 54,47,917/-

मोबदला: रु. 80,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,19,800/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:3384

पावती दिनांक: 15/02/2025

अ. क्र. 3123 वर दि.15-02-2025

सादरकरणाराचे नाव: संगीता सिद्धार्थ राणशेवरे

रोजी 11:08 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

संगीता सि. रा.शेवरे.

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

सह मुख्य निबंधक कुर्ला -२
मुंबई उपनगर जिल्हासह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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 क्रं. 1 15 / 02 / 2025 11 : 08 : 18 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 02 / 2025 11 : 09 : 02 AM ची वेळ: (फी)

करल -२

3923 30 80

2024

प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तावेज संपूर्ण सत्य, निःपक्षपात, सार्वजनिक व सोबत जोडलेल्या कागदांच्या माहितीच्या, वैधता कायदांनुसार आणि इतर कायदा व कडक धारणांनुसार तयार करण्यात आला आहे. सदर हस्ताक्षरणाद्वारे नोंदणीत दाखल यांचा कोणताही कायदा उल्लंघित होत नाही.

लिहून देणारे

१) [Signature]
२)
३)

लिहून देणारे

१) संगीता सि. रा.शेवरे.
२) Ransne
३)



दस्त गोपवारा भाग-2

करल2

15/02/2025 11 17:58 AM

दस्त क्रमांक:3123/2025

दस्त क्रमांक :करल2/3123/2025

दस्ताचा प्रकार :-ऑग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सरिता शितल कानविंदे पत्ता:प्लॉट नं: २०२, माळा नं: दुसरा, इमारतीचे नाव: जीएस ४७ अवेन्सू बिल्डिंग, टागोर नगर गणेश सदन कॉ-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABHPK5185E	लिहून देणार वय :-56 स्वाक्षरी:-		
2	नाव:संगीता सिद्धार्थ राणशेवरे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गाव देवी, फिल्टर पाडा, आरे कॉलनी रोड, बेस्ट सरकल पवईच्या जवळ, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AMDPR6745A	लिहून घेणार वय :-52 स्वाक्षरी:-		
3	नाव:प्रसाद सिद्धार्थ राणशेवरे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गाव देवी, फिल्टर पाडा, आरे कॉलनी रोड, बेस्ट सरकल पवईच्या जवळ, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:DWQPR3490J	लिहून घेणार वय :-24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत ऑग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:15 / 02 / 2025 11 : 15 : 18 AM

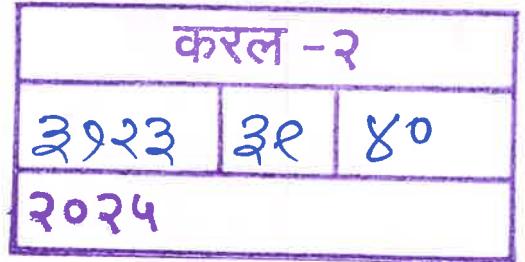
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सुदर्शन भास्कर पवार वय:42 पत्ता:पोस्ट- पांडुरंग, तालुका- सिन्नर, डिस्ट्रिक्ट- नाशिक, पांडुर्ली, नाशिक, महाराष्ट्र पिन कोड:422502		
2	नाव:रवींद्र हरिभाऊ गवारे वय:50 पत्ता:१०४१/३२,अष्टविनायक कॉ-ऑप हौसिंग सोसायटी लिमिटेड, अशोक पांगारे मार्ग, टागोर नगर, विक्रोळी पूर्व, मुंबई पिन कोड:400083		

शिकका क्र.4 ची वेळ:15 / 02 / 2025 11 : 15 : 52 AM

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGITA SIDDHARTH RANSHEWRE and PRASAD SIDDHARTH RANSHEWRE	eChallan	00040572025021237538	MH015990832202425E	119800.00	SD	0008967859202425	15/02/2025
2		DHC		0225159300420	800	RF	0225159300420D	15/02/2025
3	SANGITA SIDDHARTH RANSHEWRE and PRASAD SIDDHARTH RANSHEWRE	eChallan		MH015990832202425E	30000	RF	0008967859202425	15/02/2025

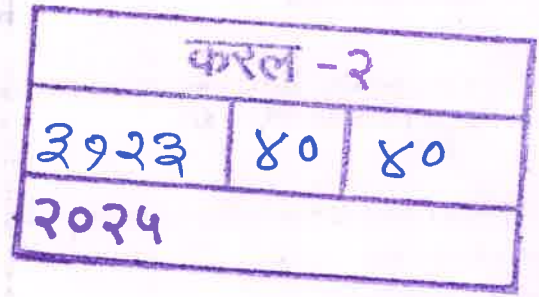
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3123 /2025

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येतो की या दस्तामध्ये
एकूण **चाळीस (४०)** पाने आहेत.
पुस्तक क्रमांक-१/करल-२/३९२३/२०२४
क्रमांकावर नोंदला.
दिनांक: ०५/०२/२०२५
सह दुय्यम निबंधक (कर्ग-२)
कुर्ला क्र.-२

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

15/02/2025

दस्त क्रमांक : 3123/2025

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोवदला	8000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5447917.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं. 202,दुसरा मजला,जीएस 47 अवेन्यू विल्डिंग,टागोर नगर गणेश सदन कॉ-ऑप हौसिंग सोसायटी लिमिटेड,टागोर नगर,विक्रोळी पूर्व,मुंबई- 400 083. सदर सदनिकेचे एकूण क्षेत्रफळ 392 चौ. फूट रेरा कार्पेट एरिया आहे. दस्त क्र. करल - 2/11265/2022 दि. 17/06/2022 या दस्तामध्ये भरलेले मु.शु. 3,60,765/- मधून मुळ दस्तात मु.शु.100/-तसेच ठेवून महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 जी ए -2 अन्वये उर्वरित मु.शु. 3,60,770/- या दस्तात समायोजित केले करून.उर्वरित आवश्यक मु.शु. 1,19,800/-या दस्तात भरलेले आहे.((C.T.S. Number : 347(Pt) and 347/49 to 56 ;))
(5) क्षेत्रफळ	1) 40.07 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:-सरिता शितल कानविदे वय:-56; पत्ता:-प्लॉट नं: २०२, माळा नं: दुमरा, इमारतीचे नाव: जीएस ४७ अवेन्यू विल्डिंग, टागोर नगर गणेश सदन कॉ-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ABHPK5185E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संगीता सिद्धार्थ राणशेवरे वय:-52; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गाव देवी, फिल्टर पाडा, आरे कॉलनी रोड, बेस्ट सरकल पवईच्या जवळ, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400087 पॅन नं:-AMDPR6745A 2): नाव:-प्रसाद सिद्धार्थ राणशेवरे वय:-24; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गाव देवी, फिल्टर पाडा, आरे कॉलनी रोड, बेस्ट सरकल पवईच्या जवळ, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400087 पॅन नं:-DWQPR3490J
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3123/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	119800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 15/02/2025) toMunicipal Corporation of Greater Mumbai.

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


सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGITA SIDDHARTH RANSHEWRE and PRASAD SIDDHARTH RANSHEWRE	eChallan	00040572025021237538	MH015990832202425E	119800.00	SD	0008967859202425	15/02/2025
2		DHC		0225159300420	800	RF	0225159300420D	15/02/2025
3	SANGITA SIDDHARTH RANSHEWRE and PRASAD SIDDHARTH RANSHEWRE	eChallan		MH015990832202425E	30000	RF	0008967859202425	15/02/2025

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



DIVINE LEGAL LAW FIRM

(LEGAL SERVICES – STAMP DUTY & REGISTRATION)

We are Located at **VIKHROLI, MALAD & WORLI.**

Our Area of Practice:

- Drafting of Sale Agreements / Sale Deed;
- Stamp Duty, Registration and Adjudication of Agreements;
- Due Diligence (Verifying Property Ownership Documents);
- **TRANSFER - SRA/ MHADA/ MMRDA**
- Leave & License Agreement/Lease Deed
- Transfer of Flat in the name of Legal Heir/Nominee (Release Deed) (Gift Deed)
- Preparation of Power of Attorney;
- Will, Will Probate and Transfer Deed
- Inheritance and Succession (LA and Succession);

For you queries and Clarification Contact us:

ADV. RAKESH GUPTA

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OFFICE. 06, BLDG NO. 54, ADARSH CHSL,
TAGORE NAGAR- 07, OPP. PROPERTY REGISTRATION OFFICE,
VIKHROLI EAST, MUMBAI- 400 083..

Thanking you for utilizing our services and We are pleased to serve you in future too.....