

394/1591

Friday, January 24, 2025  
10:01 AM

पावती

Original/Duplicate

नोंदणी क्र. 39M  
Regn.: 39M

पावती क्र.: 1671 दिनांक: 24/01/2025

गावाचे नाव: नेरुळ  
दस्तऐवजाचा अनुक्रमांक: टनन11-1591-2025  
दस्तऐवजाचा प्रकार : करारनामा  
गादर करणाऱ्याचे नाव: उर्मिला संतोष गुप्ता

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 33

₹. 30000.00  
₹. 660.00

एकूण:

₹. 30660.00

आपणाम मूळ दस्त , थंबनेल प्रिंट, मूची-२ अंदाजे  
10:19 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

सह दुय्यल लिबंधक वर्ग-२  
ठाणे क्र. ११

वाजार मूल्य: ₹. 9023960.83 /-  
मोबदला ₹. 9900000/-  
भगनेले मुद्रांक शुल्क : ₹. 594000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 660/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125248301140 दिनांक: 24/01/2025  
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014811903202425E दिनांक: 24/01/2025  
विक्रेते नाव व पत्ता:

पं. अ. स. सही  
मुळ दस्त परत मिळाला

## सूची क्र.2

दुप्यम निबंधक : मह.द.नि. ठाणे 11

दम्न क्रमांक : 1591/2025

नोंदणी :

Regn.63m

24/01/2025

## गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	9900000
(3) वाजारभाव(भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9023960.83
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका क्र 204,दुसरा मजला,इंद्रप्रस्थ अपार्टमेंट को-ऑप.हौ.सोसायटी लिमिटेड,प्लॉट नं 57/58,सेक्टर 19,नेरुळ,नवी मुंबई 400706 क्षेत्रफळ 845 चौ.फूट मुपर विल्टअप(676 चौ.फूट विल्टअप)(( Plot Number : 57/58 ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	1) 845 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-खेंगार वी.मसानी वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं. १०३, भगवती एमीनेन्स, प्लॉट नं. ७, ७ ए, सेक्टर -१३, नेरुळ ईस्ट, नवी मुंबई, नेरुळ नोड-3, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKGPM0950K
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-उर्मिला संतोप गुमा वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ५०३, गौरी लक्ष्मी, प्लॉट नं. २४४, वेलकेअर फॉरव्हर मेडिकल, सेक्टर -१७, उलवे, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-AQBPG9586A 2): नाव:-संतोप आर. गुमा वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ५०३, गौरी लक्ष्मी, प्लॉट नं. २४४, वेलकेअर फॉरव्हर मेडिकल, सेक्टर -१७, उलवे, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-ANNPG4175C
(9) दम्नगेवज करून दिल्याचा दिनांक	24/01/2025
(10) दम्न नोंदणी केल्याचा दिनांक	24/01/2025
(11) अनुक्रमांक,खंड व पृष्ठ	1591/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	594000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

## सह दुप्यम निबंधक वर्ग-२

ठाणे क्र. ११

(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.

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	URMILA SANTOSH GUPTA AND SANTOSH R. GUPTA	eChallan	02300042025012273522	MH014811903202425E	594000.00	SD	0008233488202425	24/01/2025
2		DHC		0125248301140	660	RF	0125248301140D	24/01/2025
3	URMILA SANTOSH GUPTA AND SANTOSH R. GUPTA	eChallan		MH014811903202425E	30000	RF	0008233488202425	24/01/2025

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



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0125248301140	Receipt Date	24/01/2025
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Received from , Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 1591 dated 24/01/2025 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



**Payment Details**

Bank Name	SBIN	Payment Date	24/01/2025
Bank CIN	10004152025012401082	REF No.	502430460389
Deface No	0125248301140D	Deface Date	24/01/2025

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



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**CHALLAN**  
**MTR Form Number-6**



GRN	MH014811903202425E	BARCODE		Date	22/01/2025-16:55:31	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR	PAN No.(If Applicable)	AQBPG9586A				
Location	THANE	Full Name	URMILA SANTOSH GUPTA AND SANTOSH R. GUPTA				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 204, 2ND FLOOR, INDRAPRASTHA				
		Premises/Building	APARTMENT CHS LTD.,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	594000.00	PLOT NO. 57/58, SECTOR NO. 19, NERUL, NAVI MUMBAI.	TAL. AND DIST. THANE		4 0 0 7 0 6	
0030063301 Registration Fee	30000.00					
		Remarks (If Any)				
		PAN2=AKGPM0950K~SecondPartyName=KHENGAR B.				
		MASANI-CA=9900000				
Total		Amount In	Six Lakh Twenty Four Thousand Rupees Only			
		Words				



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	023000427250162735249502275918			
Cheque/DD No.		Bank Date	RBI Date	22/01/2025 16:56:48			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	50123 , 23/01/2025				



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

Mobile No. 9987469303  
९९९९ २०२५  
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**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH014811903202425E Amount : 6,24,000.00

Bank : BANK OF MAHARASHTRA Date : 22/01/2025-16:55:31

1	(iS)-394-1591	0008233488202425	24/01/2025-10:01:38	IGR123	30000.00
2	(iS)-394-1591	0008233488202425	24/01/2025-10:01:38	IGR123	594000.00
<b>Total Defacement Amount</b>					<b>6,24,000.00</b>

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125248301140	Date 24/01/2025
Received from , Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 24/01/2025
Bank CIN 10004152025012401082	REF No. 502430460389
This is computer generated receipt, hence no signature is required.	



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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

20250124176

24 January 2025,08:53:41 AM

टनन।।

मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	26 / 283- नेरुळ नोड सेक्टर नंबर 19, 19अ, (नेरुळ रेल्वे स्टेशनलाग
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
50000	134300	154400	207400	154400	चौ. मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	78.53 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	23 वर्षे	बांधकामाचा दर-	Rs.26620 -
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट वाढ = 100 / 100 Apply to Rate= Rs.134300/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा.यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )  
 = ( ( (134300-50000) \* (77 / 100 ) ) + 50000 )  
 = Rs.114911/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 114911 \* 78.53  
 = Rs.9023960.83/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनार्डन मजला क्षेत्र मूल्य - लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 9023960.83 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.9023961/-  
 = ₹ नव्वद लाख तेवीस हजार नऊ शें एकसष्ठ /-

Home

Print

सह दुय्यम विबंधक वर्ग-२  
 ठाणे क्र.११



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**CHALLAN**  
**MTR Form Number-6**



GRN	MH014811903202425E	BARCODE		Date	22/01/2025-16 55 31	Form ID	25 2
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Department Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR	PAN No.(If Applicable)	AQBPG9586A				
Location	THANE	Full Name	URMILA SANTOSH GUPTA AND SANTOSH R GUPTA				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 204, 2ND FLOOR, INDRAPRASTHA APARTMENT CHS LTD..				
		Premises/Building					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	594000.00	PLOT NO. 57/58, SECTOR NO. 19 NERUL NAVI MUMBAI.	TAL. AND DIST. THANE		4 0 0 7 0 6	
0030063301 Registration Fee	30000.00					
Total		Amount In	Six Lakh Twenty Four Thousand			
		Words				

Remarks (If Any)  
 PAN2=AKGPM0950K-SecondPartyName=KHENGAR B  
 MASANI-CA=9900000

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	023000			
Cheque/DD No.		Bank Date	RBI Date	22/01/2025			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. . Date	Not Verified with Scrip				



T. N. J. 99	
9429	2024
4	33

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

*Signature*  
*Santosh R. Gupta*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made and entered into at Nerul,  
Navi Mumbai on this <sup>24<sup>th</sup></sup> day of January, 2025,

**BETWEEN**

**MR. KHENGAR B. MASANI, (PAN No. AKGPM 0950K) (UID No.4672 7558 3098)** an adult, Indian inhabitants, residing at **Flat No.803, Bhagwati Eminence, Plot No.7,7a, Sector-13, Nerul East, Navi Mumbai, Nerul Node-3, Thane, Maharashtra-400 706,** hereinafter for brevity's sake called and referred to as "**THE VENDOR / TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**

**AND**

**(1) MRS. URMILA SANTOSH GUPTA, (PAN No. AQBPG 9586 A) (UID No. 9363 2638 2319) 2) MR. SANTOSH R. GUPTA, (PAN No. ANNPG 4175 C) (UID No. 5277 7536 4965)** an adults, Indian inhabitant, residing at **503, Gauri Laxmi, Plot No. 244, Wellcare Forever Medical, Sector-17, Ulwe, Raigad-410 206,** hereinafter for brevity's sake called and referred to as "**THE PURCHASERS / TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART.**

**WHEREAS:**

- a) The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the companies act 1956, having its registered office at Floor, Nirmal, Nariman Point, Mumbai 400 021, (hereinafter referred to as the Corporation) is the New Town of Bombay the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act').



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- b) The State Government in pursuance of Section 113 (A) of the Act acquired the land described therein and vested such lands in the said Corporation of the State Government and described hereinafter.

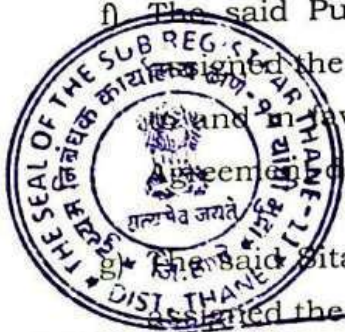
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*[Handwritten signature]*



- c) By an Agreement to Lease made at CBD Belapur, dated on 13-01-1997 by the Corporation (hereinafter referred to as the said Agreement) the Corporation agreed to grant a lease to the Original Licensee agreed to accept Lease of Plot No. 57, in Sector-19, Nerul, Navi Mumbai, on terms and conditions specified therein containing by admeasurement 338.40 Sq. Mtrs.,
- d) The Original Licensee paid to the Corporation total lease premium and the Corporation delivered the possession of the said Plot to the Original Licensee in pursuance of the said Agreement.
- e) By Another Agreement to Lease made at CBD Belapur, dated on 28-01-1997 by the Corporation (hereinafter referred to as 'the said Agreement') the Corporation agreed to grant a lease to the Original Licensee M/s. Sitaram Hanumant Prasad and the Original Licensee agreed to accept Lease of Plot No. 58 in Sector-19, at Nerul, Navi Mumbai, on terms and conditions specified therein containing by the admeasurement 338.40 Sq. Mtrs.

f) The said Pursotam Hemraj & Co. further transferred and assigned the said Plot No. 57, Sector-19, Nerul, Navi Mumbai, and in favour of M/s. Shivam Corporation vide Tripartite Agreement dated 28-04-2000.



g) The said Sitaram Hanumant Prasad further transferred and assigned the said Plot No. 58, Sector-19, Nerul, Navi Mumbai,

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in favour of M/s. Shivam Corporation Vide Tripartite Agreement dated 28-04-2000.

h) The Corporation by its Letter under Reference No. CIDCO/EMS /EO(I)/2000/3991, Dated 18-09-2000, amalgamated the said Plots No. 57 and 58 in Sector-19, Nerul, Navi Mumbai, subject to the terms and conditions as contained therein.

i) By executing a Tripartite Agreement dated 24-10-2000, the said Shivam Corporation further transferred and assigned the said Plot No. 57 & 58 in favour of M/s. INDRAPRASTHA APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD. The

*[Handwritten signature]*

*[Handwritten signature]*  
Santosh R. Gupta



Society has constructed a building on the said plots through Shivam Corporation and obtained the Occupancy Certificate from Navi Mumbai Municipal Corporation.

- j) By an Allotment Letter dated 29-03-2001, the Society has allotted a Flat bearing No. 204, to Mr. Sanjay Madhukar Ahire & Mrs. Sushma Sanjay Ahire for proper consideration.
- k) As per the Share Certificate One Mr. Atul N. Patel is the original bonafide member of the INDRAPRASTHA APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD. and holding five fully paid up Shares of Rs. 50/- each, vide share certificate No. 11, distinctive shares SR. No. 51 to 55.
- l) The society has transferred the Share Certificate in favour Mr. Sanjay Madhukar Ahire & Mrs. Sushma Sanjay Ahire on 10-04-2001.
- m) By an Agreement for Sale dt. 19-12-2011, duly registered with the Sub- Registrar, Thane-8 vide Document No. TNN8-08309-2011 on 19-12-2011, executed between **MR. SANJAY MADHUKAR AHIRE, 2) MRS. SUSHMA SANJAY AHIRE and MR. KHENGAR B. MASANI** had purchased Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19, Nerul, Navi Mumbai, are admeasuring about 845 Sq. Mts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft. to Mr. Khengar B. Masani.
- a) By virtue of Sale Deed dt. 31-01-2012, duly registered with the Sub- Registrar, Thane-8 vide Document No. TNN8-00759-2012 on 31-01-2012, executed between **MR. SANJAY MADHUKAR AHIRE, 2) MRS. SUSHMA SANJAY AHIRE and MR. KHENGAR B. MASANI** had purchased Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19, Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft. to Mr. Khengar B. Masani. (Herein after referred to as the VENDOR / TRANSFEROR).



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n) All premises holders of the said building have registered Co-Op. Housing society in the name and style of **"INDRAPRASTHA APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD."** bearing Registration No. **NBOM /CIDCO / HSG(OH) /977/JTR/2000-2001** Dated **23-10-2000**.

o) The VENDOR/ TRANSFEROR have no more interest in retaining the said Flat premises and the PURCHASER/ TRANSFEREE being also in need of the residential premises, they decided to purchase the said Flat premises from the VENDOR/ TRANSFEROR.

p) The VENDOR / TRANSFEROR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said **Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19, Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft.** together with membership rights in the said INDRAPRASTHA CO-OP. HOUSING SOCIETY LTD. & common undivided interest



q) The PURCHASERS / TRANSFEREES has demanded from the VENDOR / TRANSFEROR and the VENDOR / TRANSFEROR have given inspection to the PURCHASERS / TRANSFEREES of all the documents of title relating to the said property as are specified under Maharashtra Ownership Flats (Regulation of Promotion of Construction, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the rules made there under.

VENDOR / TRANSFEROR	
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a) The VENDOR / TRANSFEROR has agreed to sell and transfer to the PURCHASERS / TRANSFEREES and PURCHASERS / TRANSFEREES have agreed to purchase and acquire all rights, title and interest of the VENDOR / TRANSFEROR in

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the society membership rights and incidental to it all the right, title, interest in the said flat free from all encumbrances together with permanent hereditary and absolute right of use and occupation of the said Flat for the total consideration amount of **Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only)** and on the terms and conditions hereinafter appearing.

The parties hereto are desirous of recording the terms and conditions agreed to between them are as under:-

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The VENDOR / TRANSFEROR shall sell, transfer and assign **Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19 Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft.** to the PURCHASERS / TRANSFEREES and the PURCHASERS / TRANSFEREES shall purchase **Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19 Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft.** from the VENDOR / TRANSFEROR accept,

I) The Share Certificate No. .... Which includes five paid up shares of the face value of Rs.50/- each bearing distinctive Nos. 51 to 55 (both inclusive) of the said INDRAPRASTHA CO-OPERATIVE HOUSING SOCIETY LTD., of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) in the capital of the said society.



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II) As incidental thereto all the beneficial rights, title and interest of the VENDOR / TRANSFEROR in and upon the said **Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19 Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area)**

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Santosh R. Gupta



**Built Up Area in 676 Sq. Ft.** will transfer in favour of PURCHASERS/ TRANSFEREES.

III) The right, title and interest of the said VENDOR/ TRANSFEROR over the sinking funds and fixed deposits of the said society (all of which are hereinafter collectively called the said premises) free from all encumbrance at or for the aggregate price of **Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only)**.

2. THE PURCHASERS / TRANSFEREES have agreed to pay to the VENDOR/ TRANSFEROR said sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)** in the following manner:

I) A Sum of **Rs. 8,01,000/- (Rupees Eight Lakhs One Thousand Only)**, paid on or before execution of these presents.

II) **Rs. 99,000/- (Rupees Ninety Nine Thousand Only)** T.D.S. will be paid after registration of Agreement for Sale.

III) Balance **Rs. 90,00,000/- (Rupees Ninety Lakhs Only)** to be paid by raising loan from any financial Institution / Bank / Personal sources within 45 working days post receipt of the complete documents from VENDOR/ TRANSFEROR as requested by any financial Institution /

The receipt whereof the VENDOR/ TRANSFEROR herein doth hereby admits and acknowledges at the footnote of this agreement.



The VENDOR/ TRANSFEROR is liable to provide all the requisite documents required for taking loan from banks. If the VENDOR/ TRANSFEROR fails to provide all the requisite documents to PURCHASERS / TRANSFEREES then the abovementioned time will not be applicable.

4. The VENDOR/ TRANSFEROR & the PURCHASERS/ TRANSFEREES hereto agree and understood that as per section 194-IA of Income Tax Act, TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs. 50,00,000/-. In view of compliance to above said provision, the PURCHASERS/ TRANSFEREES

*[Signature]*

*[Signature]*  
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shall deduct the TDS @ 1% on total price consideration and deposit the same through form 26QB as prescribed by the Income Tax Authority and furnish the TDS Certificate to the VENDOR/ TRANSFEROR without committing any default in respect thereof.

5. The VENDOR/ TRANSFEROR hereby covenants with the PURCHASERS/ TRANSFEREES that after receiving Full and Final consideration, VENDOR/ TRANSFEROR will execute Sale Deed in favour of PURCHASERS/ TRANSFEREES.
6. The VENDOR/ TRANSFEROR does hereby covenant as follows:

a. That VENDOR/ TRANSFEROR is absolute owner and of the beneficial interest in and upon the said Flat hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said Flat whether by way of sale, charges, mortgages, lien, gift, trust, inheritance, lease, licenses, easement or otherwise. They have good right, full power and absolute authority to transfer and sell the same to the PURCHASERS/ TRANSFEREES.

b. There are no suits, litigations - Civil or Criminal proceedings pending in any competent court against the VENDOR/TRANSFEROR personally affecting the said Flat.

c. There are no attachments or prohibitory orders as against or affecting the said Flat and the said Flat is free from all encumbrances.

d. There are no charges and the said Flat is not the subject matter to any lis-pendens or easements or attachments either before or after judgment. The VENDOR/ TRANSFEROR has not received any notice either from the Government, Semi



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Government or Municipal Corporation regarding any of the proceedings in respect of the said Flat.

- e. The VENDOR/ TRANSFEROR has paid all the necessary charges (e.g. Society Maintenance Charges, Electricity Bills, Gas Bills, Telephone Bills, Property Tax etc.) of any nature whatsoever in respect of the said Flat and shall pay till the physical possession (i.e. 31<sup>st</sup> July 2024) is given to the PURCHASERS/ TRANSFEREES.
- f. The VENDOR/ TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat. The VENDOR/ TRANSFEROR has paid all the necessary charges with respect to the said Flat till the date of execution of this Agreement.
- g. The VENDOR/ TRANSFEROR has not received any notice from Municipal Corporation and any other statutory body or authorities regarding the acquisition and or requisition of the said Flat.


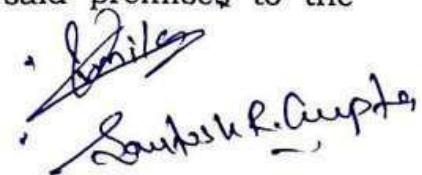
The VENDOR/ TRANSFEROR is exclusively entitled to the said Flat and every part thereof post 31<sup>st</sup> July 2024.



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The VENDOR/ TRANSFEROR is not restricted either in the income Tax Act, Gift Tax Act, or under any other statute from disposing off the said Flat or any other statute prevented from disposing stated in the Agreement.

- j. That VENDOR/ TRANSFEROR has fully observed and performed rules, regulations and has paid to the Society and concerned authorities their share of contribution and all taxes and outgoings including electricity and other maintenance charges payable by them in respect of the said premises to the concern authorities.



k. That subject to the payment of the balance purchase price by the PURCHASERS/ TRANSFEREES to the VENDOR/ TRANSFEROR, the PURCHASERS/ TRANSFEREES shall be entitled to peacefully hold, possess and enjoy the said Flat or by any person or persons lawfully or equitably claiming by from under or in trust for them.

l. VENDOR/ TRANSFEROR has agreed to handover actual and physical possession of the said Flat to the PURCHASERS/ TRANSFEREES at the time of receiving the full and final consideration from PURCHASERS/ TRANSFEREES.

7. The PURCHASERS/ TRANSFEREES hereby covenant with the VENDOR/ TRANSFEROR as follows: -

I. From the date of taking possession of the said Flat, regularly pay to the said society their contribution of all taxes and outgoings and all electricity and maintenance charges payable in respect of the said premises.

II. On being admitted as member of the said society to duly observe, perform and abide by the rules, regulations and bye laws of the said society.

8. The VENDOR/ TRANSFEROR has informed the said Society about their intention of transfer of the shares pertaining to the said Flat in the capital / property of the society and have obtained the necessary permission from the said Society to sell, transfer and assign the said Flat and all the rights in the said Society to said PURCHASERS/ TRANSFEREES. The Society has vide its letter granted its permission and No-Objection for transfer of VENDOR/ TRANSFEROR right, title and interest in the said Flat to said PURCHASERS/ TRANSFEREES.

9. That the VENDOR/ TRANSFEROR hereby states and declare that the VENDOR/ TRANSFEROR shall pay and clear the maintenance charges and any other charges and taxes and outgoings of the said Society or any other dues of Government



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Santosh R. Gupta

till the total consideration is paid by the PURCHASERS/ TRANSFEREES as per the terms of this agreement to the VENDOR/ TRANSFEROR with respect to the said Flat and the same to become due thereafter shall be borne by and paid by the PURCHASERS/ TRANSFEREES only.

10. The VENDOR/ TRANSFEROR and the PURCHASERS/ TRANSFEREES hereby agree that time is the essence of this Agreement.

11. All the Stamp duty, Registration fees, Professional legal documentation charges and out of pocket expenses to this Agreement for Sale and Deed of Sale Cum Transfer and any incidental documents shall be borne and paid by the PURCHASERS/ TRANSFEREES alone.

12. It is hereby agreed and declared by the VENDOR/ TRANSFEROR that the VENDOR/ TRANSFEROR shall sign all the necessary documents, applications, agreement required for transfer of the said Flat in the name of the PURCHASERS/ TRANSFEREES.



The PURCHASERS/ TRANSFEREES are aware that all those who have purchased the Flat in the said building shall become the member of the Co-operative Housing Society formed under the provisions of Maharashtra Co-operative Societies act 1960 (hereinafter referred to as "THE SAID SOCIETY") and agrees and undertakes to pay the entrance fee and the share value to the said society.

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The PURCHASERS/ TRANSFEREES shall use the said Flat for Residential purpose and not for any other purpose.

15. All costs, charges and expenses in connection with formation, preparing, approving and engrossing stamping and registration of the conveyance to be executed between the parties shall be borne and paid entirely by the PURCHASERS/ TRANSFEREES.

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Santosh R. Gupta

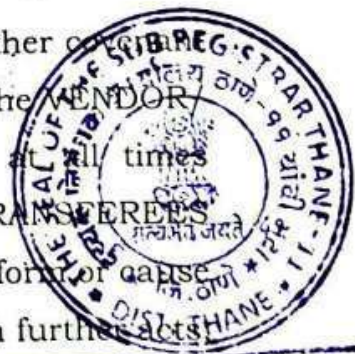


16. The PURCHASERS/ TRANSFEREES shall from the date of possession maintain the said Flat at the cost of the PURCHASERS/ TRANSFEREES in a good and tenantable and repair condition and shall not do or suffer to be done anything in or to the said building or Flat or common area and facilities which may be against the rules, regulations and or bye-laws of the corporation of the said society not shall the PURCHASERS/ TRANSFEREES make any alternation or addition in or any part thereof.

17. The PURCHASERS/ TRANSFEREES hereby agree that they shall bear all the charges costs and expenses for the transfer of the said Flat in their name including the transfer charges payable to the concerned authorities in the name of the VENDOR/ TRANSFEROR from their name to PURCHASERS/ TRANSFEREES.

18. The transfer fees payable to the Society in respect of the transfer of the said premises shall be borne and paid by both the parties in equal ratio. The stamp duty and registration charges, if any, payable for the completion of the sale shall be borne and paid by the PURCHASERS/ TRANSFEREES and the VENDOR/ TRANSFEROR shall not liable to pay the same.

19. The VENDOR/ TRANSFEROR hereby further covenants with the PURCHASERS/ TRANSFEREES that the VENDOR/ TRANSFEROR shall from time to time and at all times whenever called upon by the PURCHASERS/ TRANSFEREES or their advocate or solicitor do and execute perform or cause to be done and executed and performed all such further deeds and things and writings whatsoever more perfectly conveying the said Flat premises unto and to the use of the PURCHASERS/ TRANSFEREES as shall or may be reasonably required.



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**"SCHEDULE OF PROPERTY"**

Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19 Nerul, Navi Mumbai, are admeasuring about 845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft.

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Santosh R. Gupta



IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS THE DAY AND YEAR FIRST HEREIN ABOVE  
WRITTEN.

SIGNED AND DELIVERED by the  
Withinnamed "VENDOR / TRANSFEROR"

*[Signature]*  
MR. KHENGAR B. MASANI,



In the presence of.....

- 1. V. G. Chudam *[Signature]*
- 2. Suresh Modi Gupta *[Signature]*

SIGNED AND DELIVERED by the  
Withinnamed "PURCHASERS/ TRANSFEREES"

(1) MRS. URMILA SANTOSH GUPTA *[Signature]*



(2) MR. SANTOSH R. GUPTA *[Signature]*



In the presence of.....

- 1. V. G. Chudam *[Signature]*
- 2. Suresh Modi Gupta *[Signature]*



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**RECEIPT**

RECEIVED from the above-named PURCHASERS/ TRANSFEREES **MRS. URMILA SANTOSH GUPTA & MR. SANTOSH R. GUPTA**, a sum of **Rs. 8,01,000/- (Rupees Eight Lakhs One Thousand Only)** as **PART PAYMENT** against the to 1 consideration for the **Flat no. 204, Second floor, Indraprastha Apartments Co-operative Housing Society Ltd., Plot No.57/58, Sector-19 Nerul, Navi Mumbai**, are admeasuring about **845 Sq. Fts. Super Built up area (equivalent to 78.53 Sq.Mtrs. Super Built up area) Built Up Area in 676 Sq. Ft.**

**MODE OF PAYMENT**

- 1) Rs. 1,00,000/- (Rupees One Lakh Only) vide Cheque No. 078982, Central Bank of India, Trombay Branch Dt 04-01-2025.
- 2) Rs. 7,01,000/- (Rupees Seven Lakhs One Thousand Only) through RTGS vide Ref. No. CBINR52025011710001185 Dt. 17-01-2025.



I SAY RECEIVED  
Rs. 8,01,000/-

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*[Handwritten Signature]*

**MR. KHENGAR B. MASANI**

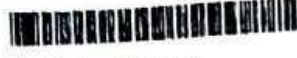
VENDOR/ TRANSFEROR

Witness:

1) V.N. Chatur *[Handwritten Signature]*

2) Suresh Moeli Gupta *[Handwritten Signature]*





Tuesday, January 31, 2012  
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पावती

पावती क्र. : 777

दिनांक 31/01/2012

गावाचे नाव नेरुळ

दस्तऐवजाचा अनुक्रमांक

टनन8 - 00759 - 2012

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र



सादर करणाराचे नाव: श्री खेगार बी.मसानी

नोंदणी फी :-

190.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :-

880.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (44)

980.00

एकूण रु.

आपणास हा दस्त अंदाजे 4:07PM ह्या वेळेस मिळेल



दुय्यम निबंधक  
ठाणे 8

ज्वार मुल्य: 1 रु.

मोबदला: 1 रु.

लेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक ठाणे - ८

*[Handwritten Signature]*

मुळ दस्त परत केला

लिपिके सह दुय्यम निबंधक ठाणे



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दुय्यम निबंधक: ठाणे 8

दस्तक्रमांक व वर्ष: 759/2012

पृष्ठ 63 म

Tuesday, January 31, 2012

सूची क्र. दोन INDEX NO. II

Page: 63 m 8

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गावाचे नाव : नेरुळ

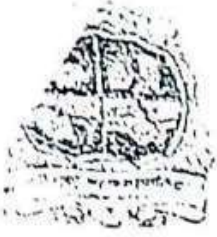
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00  
बा.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना विभाग नं 26/283, सदनिका नं 204, दुसरा मजला इद्रप्रस्थ अपार्टमेंटस को ऑप डी सो ली प्लॉट नं 57/58, से 19 नेरुळ नवी मुंबई टनन -8, दस्त क्रं 8309 दिनांक 19/12/2011 नुसार नो फी 30000/- व मु शु 182600/- वसुल
- (3) क्षेत्रफळ (1) 845 चौ फूट सु वि अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) 1) श्री संजय मधुकर अहिरे 2) श्रीमती सुषमा संजय अहिरे तर्फे कु मू श्री उपेंद्र मधुकर अहिरे - -; घर/प्लॉट नं: सदनिका नं 20, इमारत नं 13, आनंद पार्क सोसा. कोयरुड पुणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री खेगार वी.मस्तानी - -; घर/प्लॉट नं: 401 प्लॉट नं 49,से19, नेरुळ नवी मुंबई; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून देण्याची 01/2012
- (8) दिवाणीचा 01/2012
- (9) अंकांक, खंड व मुद्रा: 01/2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदी शुल्क रु 100.00

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सह दुय्यम निबंधक ठाणे क.८





नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

1ST FLOOR BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI 400 614  
TEL NO - 757 17 33, 757 17 28  
757 25 91  
FAX 757 37 85

जा.क्र./नमुंमपा/नरवि/मो.प्र./२३१  
दिनांक :- ०१/०१/२००६

**भोगवटा प्रमाणपत्र**

नवी मुंबई येथील भूखंड क्र.- ५७ व ५८, सेक्टर-१९, नेरुळ, नवी मुंबई, या जागेचे मालक मेसर्स शिवम कार्पोरेशन, यांनी जागेवरील बांधकाम दि.-१३-०२-२००० मध्ये पूर्ण केले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद सी.एम. सावंत, यांनी सादर केलेला आहे. जागेवरील बांधकाम विकास पाहणी दि.०४-०६-२००१ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.०६-०६-२००० मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. जागेवरील बांधकाम करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे. जागेचे रहिवासाखालील बांधकाम क्षेत्र :- ६७५.९९ चौ.मी.

ट.न.न. - ६
०५९/१०-४४
२०५२



ट.न.न. ९९
१५२९ २०२५
२९ ३३

# INDRAPRASTHA APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED

PLOT NO. 57 & 58, SECTOR-19, NERUL, NAVI MUMBAI  
NBOM / CIDCO / HSG/ (OH) 977 / JTR / 2000-2001

IND/NOC

Date: 20/01/2025

## To Whomsoever it may concern

This is to certify that **Shri. Khengar Baubhai Masani** owner of flat no. 204 are bonafide members of our housing society. They have paid the society maintenance upto Dec. 2024.

**Shri. Khengar Baubhai Masani** vide his letter dated 19/01/2025 informed the society their intention to sell their flat no 204 to **Mrs. Urmila Santosh Gupta & Mr. Santosh R. Gupta**.

We have no objection in selling his flat no 204, subject to fulfilling all the formalities as required by the bye laws of the society.

This certificate is valid for 3 months from the date of issue.

Indraprastha Apart. Co-op. Hsg. Soc. Ltd.

Secretary

Secretary / Chairman



ट.न.न. ११	
१५९९	२०२५
२२	३३



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**MASANI KHENGAR BAUBHAI**  
**BAUBHAI HARIBHAI MASANI**  
**01/08/1980**

Permanent Account Number  
**AKGPM0950K**

  
 Signature



*Masani*



ट.न.न. ११	
१५२९	२०२५
२३	३३


भारत सरकार
ऑफधार  
 Government of India

Aadhaar no. issued: 28/01/2012



खेगार बाळभाई मसानी  
 Khengar Baobhai Masani  
 जन्म तारीख/DOB: 01/08/1980  
 पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा प्रवासासाठीचा नाही. हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ऑफलाइन XML)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4672 7558 3098

माझे आधार, माझी ओळख


भारतीय विशिष्ट ओळख प्राधिकरण
AADHAAR  
 Unique Identification Authority of India

पत्ता:  
 एस/ओ बाळभाई मसानी, फ्लॉट नं-८०३, भगवती एमिनेंस, प्लॉट नं-७, ७ए, नेरुळ ईस्ट, सेक्टर-१३, नवी मुंबई, नेरुळ नोड - ३, ठाणे, महाराष्ट्र - ४००७०६

Address:  
 S/O Baubhai Masani, Flat No-803, Bhagwati Eminence, Plot No-7,7a, Nerul East, Sector-13, Navi Mumbai, PO: Nerul Node - 3, DIST: Thane, Maharashtra - 400706



4672 7558 3098

VID : 9193 8072 3499 9294

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*Baobhai*



ट.न.न. ९९	
९५९९	२०२५
२४	३३



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SANTOSH RAJARAM GUPTA  
 RAJARAM LOCHAN GUPTA

19/09/1984  
 Permanent Account Number  
 ANNPG4175C

*Santosh R. Gupta*  
 Signature



*Santosh R. Gupta*



ट.न.न. ११	
१५२९	२०२५
२५	३३



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70143/56886

To  
संतोष राजाराम गुप्ता  
Santosh Rajaram Gupta  
C/O Rajaram Gupta  
503, Gauri Laxmi Plot No-244,  
Wellcare Forever Medical Sector-17, Ulwe  
Wahal  
Wahal  
Panvel Raigarh

14/05/2013

158213590

Maharashtra 410206  
9987469303



ME582135907FH



आपला आधार क्रमांक / Your Aadhaar No. :

**5277 7536 4965**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



संतोष राजाराम गुप्ता  
Santosh Rajaram Gupta  
जन्म तारीख / DOB : 19/09/1984  
पुरुष / Male



5277 7536 4965

ट.न.न. ११	
१५२१	२०२५
२६	३३

माझे आधार, माझी ओळख

*Santosh R. Gupta*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**URMILA SANTOSH GUPTA**  
**MODIPRASAD YADUNANDAN GUPTA**  
**10/06/1988**

Permanent Account Number  
**AQBPG9586A**

  
 Signature



*Urmila*



ट.न.न. १९	
१५२१	२०२५
२६	३३



भारतीय विशिष्ट आळख संयुक्तकण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/70143/56887

To  
उर्मिला संतोष गुप्ता  
Urmila Santosh Gupta  
C/O Santosh Gupta  
503, Gauri Laxmi Plot No-244  
Wellcare Forever Medical Sector-17, ulwe  
Wahal  
Wahal  
Panvel Raigarh  
Maharashtra 410206  
9987469303

14/05/2013

158213591



ME582135915FH



आपला आधार क्रमांक / Your Aadhaar No.

9363 2638 2319

माझे आधार, माझी ओळख



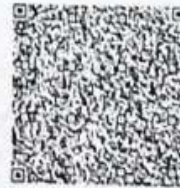
भारत सरकार

Government of India



उर्मिला संतोष गुप्ता  
Urmila Santosh Gupta  
जन्म तारीख / DOB : 10/06/1988  
स्त्री / Female

ट.न.न. १९	
१५९	२०२५
२८	३३



*Urmila*

9363 2638 2319

माझे आधार, माझी ओळख





भारत सरकार  
GOVERNMENT OF INDIA



वालजीभाई गेलाभाई चौहान

Valjibhai Gelabhai Chauhan

जन्म तिथि / DOB: 05/08/1982

पुरुष / MALE



3741 9881 1950



मेरा आधार, मेरी पहचान

*Dele*

ट.न.न. 99	
9429	2024
QR	33

भारत सरकार  
GOVERNMENT OF INDIA

राजेश कुमार मिश्रा  
Rajesh Kumar Mishra  
जन्म वर्ष / Year of Birth : 1986  
पुरुष / Male

8057 7562 6550


आधार - सामान्य माणसाचा अधिकार

राजेश कुमार मिश्रा



ट.न.न. ११	
१५९	२०२५
३०	२३






**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


पत्ता S/O संतलाल मिश्रा, मुन्नाम-नेरुळ  
 गाव., बालाजी मंदिर इवळ, सेक्टर-२०  
 नेरुळ वेस्ट पिन कोड-४००७०६, नवी  
 मुंबई, ठाणे, महाराष्ट्र, ४००६१५

Address: S/O Santalal Mishra, Al-  
 Nerul Gaon., Near Balaji Mandir,  
 Sector-20 Nerul West Pin  
 Code-400706, Navi Mumbai,  
 Thane, Maharashtra, 400615

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 P.O. Box No. 154  
 B-1, Sector-20, Nerul West, Navi Mumbai, Maharashtra-400706



ट.न.न. ३६  
 १५९ २०२५

394/1591

शुक्रवार, 24 जानेवारी 2025 10:01 म.पू.

दस्त गोपवारा भाग-1

टनन11

दस्त क्रमांक. 1591/2025

39/33

दस्त क्रमांक: टनन11/1591/2025

वाजार मूल्य: ₹. 90,23,961/-

मोबदला: ₹. 99,00,000/-

• भरणेले मुद्राक शुल्क: ₹.5,94,000/-

दु. नि. मह. दु. नि. टनन11 यांचे कार्यालयात

पावती:1671

पावती दिनांक: 24/01/2025

अ. क्र. 1591 वर दि.24-01-2025

मादरीकरणार्चे नाव: उर्मिला संतोष गुसा

गोती 9:58 म.पू. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 660.00

पृष्ठांची मंड्या: 33

एकूण: 30660.00

*Urmila*  
दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. 99

दस्ताचा प्रकार: करारनामा

मुद्राक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा अतिरिक्त अमलेदार कोणत्याही नगराच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विक्रम प्रा. अधिष्ठाण्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई शहरातील अमलेदार कोणत्याही नगराच्या हद्दीत (विधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्षा क्र. 1 24 / 01 / 2025 09 : 58 : 59 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 24 / 01 / 2025 09 : 59 : 48 AM ची वेळ: (फी)



सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. 99

प्रतिज्ञा ख

सदर दस्त हा कोठरी दिनांक ११०८ अंतर्गत  
दस्त क्रमांक १५९१ वर दि. २४-०१-२०२५ मधील  
दस्ताच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात,  
किंवा मुंबई महानगर प्रदेशा विक्रम प्रा. अधिष्ठाण्याच्या  
हद्दीत (विधारण) नियम, १९९५ अन्वये प्रकाशित झालेल्या  
वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

किल्लेदार

१) *[Signature]*  
२) *[Signature]*







किल्लेदार

१) *[Signature]*  
२) *[Signature]*



दस्त क्रमांक : दस्तन 11/1591/2025

दस्ताचा प्रकार :- कर्गरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	झायाचित्र	दस्ता प्रमाणित
1	नाव: खेंगार बी. ममानी पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 103, भगवती एमीनस, प्लॉट नं. 3, 3A, सेक्टर - 93, नेरुळ ईस्ट, नवी मुंबई, नेरुळ नोड-3, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AKGPM0950K	लिहून देणार वय: -44 स्वाक्षरी:-		
2	नाव: उर्मिला मंतोप गुमा पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, गौरी लक्ष्मी, प्लॉट नं. 288, बेलकेअर फॉरवर्ड मेडिकल, सेक्टर - 93, उलवे, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईसाहू (ः). पिन नंबर: AQBPG9586A	लिहून घेणार वय: -36 स्वाक्षरी:-		
3	नाव: मंतोप आर. गुमा पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403, गौरी लक्ष्मी, प्लॉट नं. 288, बेलकेअर फॉरवर्ड मेडिकल, सेक्टर - 93, उलवे, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईसाहू (ः). पिन नंबर: ANNPG4175C	लिहून घेणार वय: -40 स्वाक्षरी:-		

वरील दस्तगोवज करून देणार तथाकथित कारनामा चा दस्तगोवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ: 24 / 01 / 2025 10 : 02 : 57 AM

ओळख:-

खालील दस्तम अमे निवेदीत करतात की ते दस्तगोवज करून देणारे व्यक्ती आहेत. ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	झायाचित्र	दस्ता प्रमाणित
1	नाव: राजेश मिश्रा - वय: 38 पत्ता: नेरुळ, नवी मुंबई पिन कोड: 400706	स्वाक्षरी		
2	नाव: बालजीभाई चौहान - वय: 42 पत्ता: नेरुळ पिन कोड: 400706	स्वाक्षरी		

शिवका क्र.4 ची वेळ: 24 / 01 / 2025 10 : 03 : 23 AM

सह दुय्यम विबंधक वर्ग - 2  
ठाणे क्र. 99

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	URMILA SANTOSH GUPTA AND SANTOSH R. GUPTA	eChallan	02300042025012273522	MH014811903202425E	594000.00	SD	0008233488202425	24/01/2025
2		DHC		0125248301140	660	RF	0125248301140D	24/01/2025
3	URMILA SANTOSH GUPTA AND SANTOSH R. GUPTA	eChallan		MH014811903202425E	30000	RF	0008233488202425	24/01/2025

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1591 /2025

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ट.न.न. ११	
१५२५	२०२५
३३	३३

प्रमाणित करण्यात येते की, सदर दस्तास  
एकूण पाने.....३:३..... आहेत.  
पुस्तक क्र.....१... मधील  
क्रमांक.....१५२५..... वर नोंदला.

सह दुय्यम-निबंधक (वर्ग-२) ठाणे क्र.११  
दि. १४ माहे १ सन २०२५