

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0225135820334 Date 13/02/2025

Received from DHC, Mobile number 7045219893, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

Payment Details

Bank Name SBIN Date 13/02/2025

Bank CIN 10004152025021319092 REF No. 504450607570

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



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पावती

Original/Duplicate

Friday, February 14, 2025

नोंदणी क्र.: 39म

2:15 PM

Regn.: 39M

पावती क्र.: 4691 दिनांक: 14/02/2025

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबइ2-4326-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भावी लक्ष्मण पेडणेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:32 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-2

बाजार मुल्य: रु. 18834278.24 /-

मोबदला रु. 18835000/-

भरलेले मुद्रांक शुल्क: रु. 1130500/-

सह. दुय्यम निबंधक
मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225135820334 दिनांक: 14/02/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016138647202425E दिनांक: 14/02/2025

बँकेचे नाव व पत्ता:

DELIVERED



CHALLAN
MTR Form Number-6



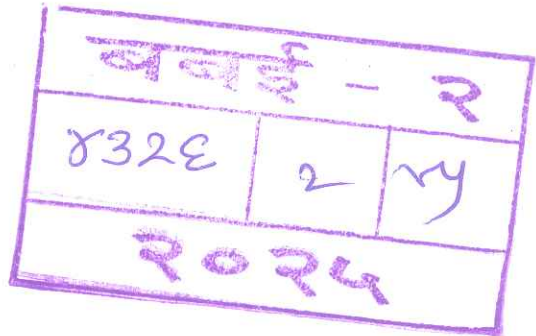
GRN MH016138647202425E	BARCODE	Date 14/02/2025-11:27:25	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
		PAN No.(If Applicable) AGTPP4966B	
Office Name MBI	Full Name		BHAVI LAXMAN PEDNEKAR AND LAXMAN CHANDRAKANT PEDNEKAR
Location MUMBAI	Flat/Block No.		FLAT NO.601, 06TH FLOOR, B WING BUILDING
Year 2024-2025 One Time	Premises/Building		OF THE PROJECT KNOWN AS ARYAVRAT
Account Head Details	Amount In Rs.	Road/Street	PALAN SOJPAL B COMPOUND, S.K. BOLE ROAD, DADAR WEST
0030045501 Stamp Duty	1130500.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 2 8
		Remarks (If Any)	
		PAN2=AARPT3793N~SecondPartyName=VRINDA NARAYAN TULPULE~	
		Amount In	Eleven Lakh Sixty Thousand Five Hundred Rupees Onl
Total	11,60,500.00	Words	y
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	00040572025021477241
		Ref. No.	IK0DCVABL4
Cheque/DD No.		Bank Date	14/02/2025-11:24:31
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

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

सदर चलन केवल दुस्यम निबंधक कार्यालयान नोदणी क कारवायाच्या दस्तासाठी लागू आहे. नोदणी न कारवायाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 7045219893



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai, on this 14th day of February, in the Year Two Thousand Twenty Five.

BETWEEN

SMT. VRINDA NARAYAN TULPULE, PAN: AARPT3793N, age 75 years, an adult, Indian Inhabitant, having address at B-122, Palan Sojpal Building, Near Antonia Dsilva High School, S.K. Bole Road, Dadar West, Mumbai - 400028, hereinafter called as the “**VENDOR**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, representatives, executors and administrators) of the **ONE PART**;

AND

1) **MRS. BHAVI LAXMAN PEDNEKAR, PAN: AGTPP4966B**, age 50 years and 2) **MR. LAXMAN CHANDRAKANT PEDNEKAR, PAN: AAIPP7489G**, age 52 years, both adults, Indian Inhabitants, having address at 402, Avarsekar Residency C.H.S. Ltd., Ganesh Peth Lane, Dadar West, Mumbai - 400028, hereinafter called as the “**PURCHASERS**” (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**;



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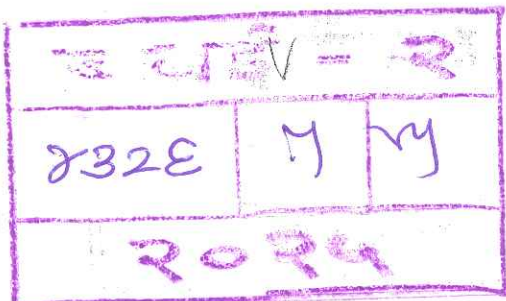
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WHEREAS:-

A) **SMT. VRINDA NARAYAN TULPULE**, the **VENDOR** herein is seized and possessed of or otherwise well and sufficiently entitled to the ownership of Flat No. 601 admeasuring about 500 sq. ft. Carpet area on the 06th Floor in the "B Wing" Building of the project known as "Aryavrat" situated at Palan Sojpal B Compound, S.K. Bole Road, Dadar West, Mumbai - 400028 lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division (hereinafter referred to as the "said Flat") more particularly described in schedule hereunder and she is in exclusive use, occupation and peaceful possession of the said Flat as an absolute sole owner thereof.

B) **1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH KIRIT ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA** (hereinafter referred to as "the Land Owners") the Land Owners are and seized and possessed of and well and sufficiently entitled to all that piece or parcel of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division and admeasuring 3762 sq. yds. equivalent to 3145.5 sq. mtrs. or thereabouts together with building standing thereon known as 'Palan Sojpal Building - B' consisting of ground and three upper floors situated at S.K. Bole Road, Dadar West, Mumbai - 400028, within the registration district and sub-district of Mumbai City and Mumbai Suburban (hereinafter referred to as the "said Property").

C) By an Agreement for Development dated 01st August, 2012 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-2/5770/2012 made and entered between **1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT**



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ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH KIRIT ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA , referred therein as the "The Owners" of the One Part and M/S. KUMAR HOUSING AND LAND DEVELOPMENT a partnership firm, referred therein as the "The Developers" of the of the Other Part, therein the Owners allowed the Developers to redevelop the said property on the terms and conditions and for the consideration as more particularly set out therein.

- D) Pursuant to the aforesaid, the said M/S. KUMAR HOUSING AND LAND DEVELOPMENT, partnership firm has become the developers and seized and possessed of or otherwise well and sufficiently entitled to develop the said Property as per the terms and conditions set out in the said Development Agreement.
- E) Pursuant thereto, M/S. KUMAR HOUSING AND LAND DEVELOPMENT, was earlier a partnership firm registered under the Partnership Act, on 02nd April, 2013 got converted into a Limited Liability Partnership, registered under the provisions of Limited Liability Partnership Act, 2008 being M/S. KUMAR HOUSING & LAND DEVELOPMENT, LLP ("said LLP"), with introduction of an additional partner being KUL Developers Private Limited. In view thereof, the said LLP are now the developers and are seized and possessed of or otherwise well and sufficiently entitled to develop the said Property as per the terms and conditions set out in the said Development Agreement. Pursuant thereto, the name of the said LLP has changed to M/S. CHINTAMANI LAND AND HOUSING LLP (hereinafter referred the as the said "Developers").
- F) The said M/S. CHINTAMANI LAND AND HOUSING LLP were desirous of re-developing the said property and rehabilitating all the tenants and occupants on the said property by providing the permanent alternate accommodation in lieu of their respective tenancy and occupancy rights in their respective tenements on the



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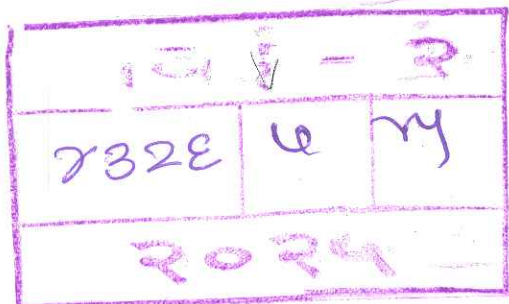
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said property after getting all the necessary approvals and sanctions from the concerned authorities.

G) AND WHEREAS, **SMT. VRINDA NARAYAN TULPULE** was in occupation of Room No.122 admeasuring 250 sq. ft. of carpet area on the Third Floor of the building situated on the said property (hereinafter referred to as the "said old premises") paying monthly rent of Rs.98/- (Rupees Ninety Eight Only) to the said Owners.

H) By an Agreement for Permanent Alternate Accommodation dated 22nd March, 2018 made and entered into by and between 1) **MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH**, 2) **MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH**, 3) **MR. KIRIT ALIAS NARENDRA RATANSHI SHAH**, 4) **MR. NAINESH KIRIT ALIAS NARENDRA SHAH**, 5) **MR. KUNAL KIRIT ALIAS NARENDRA SHAH**, 6) **MRS. AVANTI DAVID SHAH**, 7) **MRS. BIJAL JITEN SHAH** AND 8) **MRS. BHAVI DHIREN CHHEDA**, therein referred to as the "said Owners" of the FIRST PART; **M/S. CHINTAMANI LAND AND HOUSING LLP** (earlier known as M/S. KUMAR HOUSING & LAND DEVELOPMENT LLP), therein referred to as the "said Developer" of the SECOND PART and **SMT. VRINDA NARAYAN TULPULE**, therein referred to as the "said Tenant/s" of the THIRD PART, therein the said Owners and Developer agreed to allot to the said Tenant/s the said Flat on ownership basis as and by way of Permanent Alternate Accommodation free of cost in lieu of the said old premises and on the terms, conditions and consideration appearing in the said Agreement for Permanent Alternate Accommodation dated 22nd March, 2018. The said Agreement for Permanent Alternate Accommodation dated 22nd March, 2018 is duly registered under serial no. BBE-3/2507/2018 on 22nd March, 2018, in the office of the Joint Sub-registrar Mumbai City III.

I) All the purchaser/s or allottee/s or Tenant/s or buyer/s in the newly constructed building are still regulated by **M/S. CHINTAMANI**



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LAND AND HOUSING LLP, the said Developers herein and hence all the transfers are regulated under provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963. And as and when the Co-operative Housing Society will be formed, the shares and share certificate shall be allotted in the name of the **VENDOR** and subsequently the said share certificate will be transferred in the name of the **PURCHASERS** herein or shall be directly issued in the name of the **PURCHASERS**.

- J) Thus, **SMT. VRINDA NARAYAN TULPULE** (VENDOR herein) is seized, possessed and sufficiently entitled to the ownership right, title and interest of the said Flat as an absolute owner thereof.
- K) The **VENDOR** declares that she has not deposited any agreements / documents as the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc. and the said Flat is free from all charge and or encumbrances and the title to the said Flat is clear and marketable and there is no impediment to sell and transfer the same to the **PURCHASERS** herein.
- L) The **VENDOR** hereby declares that no other person or persons or any other heirs or legal representatives are entitled to any rights, title and interest in the said Flat.
- M) The **VENDOR** is desirous and agree to sell and transfer the said Flat and the **PURCHASERS** agree to purchase and acquire from the **VENDOR**, the said Flat and all right, title, interest, benefits and privileges incidental to and attached to the said Flat for the total consideration of **Rs.1,88,35,000/- (RUPEES ONE CRORE EIGHTY EIGHT LAKHS THIRTY FIVE THOUSAND ONLY)** inclusive of 1% TDS and on the terms and conditions appearing hereinafter.
- N) The **PURCHASERS** have agreed to purchase the rights of the said Flat with all deposits and benefits thereof at and for the total



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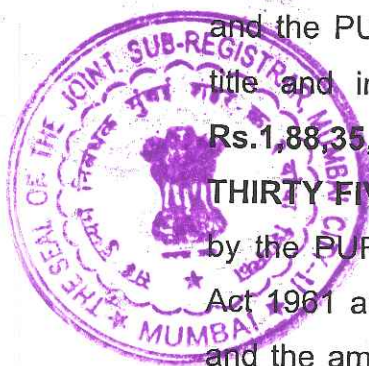
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consideration with permanent rights of ownership, use and occupation of the said Flat.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is agreed and declared by the parties hereto that the recitals narrated herein above contain the factual position relating to the said Flat. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and in the operative part of this Agreement as if the same are reproduce verbatim.
2. The VENDOR do hereby agree to sell, transfer and assign and the PURCHASERS hereby agrees to purchase the Flat No. 601 admeasuring about 500 sq. ft. Carpet area on the 06th Floor in the "B Wing" Building of the project known as "Aryavrat" situated at Palan Sojpal B Compound, S.K. Bole Road, Dadar (West), Mumbai - 400028 lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division (**hereinafter referred to as the "said Flat"**) within the Registration District and Sub- District of Mumbai together with the benefits/ privileges of common Area and facilities and Limited Common Area and facilities appurtenant to the said Flat TOGETHER WITH right to become members of the Co-operative society/condominium and also shares to be issued in respect thereof as and when formed and registered by the Occupants and Purchasers in the newly constructed building to the PURCHASERS and the PURCHASERS herein has agreed to acquire all her rights, title and interest in the said Flat for the total consideration of **Rs.1,88,35,000/- (RUPEES ONE CRORE EIGHTY EIGHT LAKHS THIRTY FIVE THOUSAND ONLY)** inclusive of 1% TDS, will be paid by the PURCHASERS as a statutory deduction under Income Tax Act 1961 and rules made thereunder inclusive of all costs, charges and the amount standing to the credit of the VENDOR in respect of the said Flat. The said consideration which is partly and the balance will be paid by the PURCHASERS to the VENDOR and in the manner appearing hereunder :



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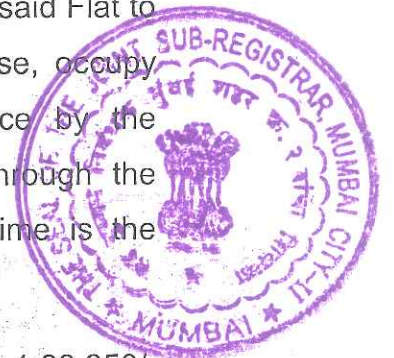
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PAYMENT SCHEDULE

- A) On or before execution of the present agreement the PURCHASERS have paid the net amount of **Rs.91,46,650/- (RUPEES NINETY ONE LAKHS FORTY SIX THOUSAND SIX HUNDRED & FIFTY ONLY)** as a part payment after deduction of 1% TDS i.e. Rs.1,88,350/- (Rupees One Lakh Eighty Eight Thousand Three Hundred And Fifty Only) (the amount of 1% TDS is the part of the total consideration) on the total consideration of **Rs.1,88,35,000/- (RUPEES ONE CRORE EIGHTY EIGHT LAKHS THIRTY FIVE THOUSAND ONLY)** to the VENDOR by way of Cheques (the payment and receipt whereof the VENDOR do hereby admit and acknowledge) as shown at Receipt clause at the foot of the document.
- B) The PURCHASERS shall pay the balance amount of **Rs.95,00,000/- (RUPEES NINETY FIVE LAKHS ONLY)** through Housing Loan, which shall be availed by the PURCHASERS from the Bank or Financial Institution vide RTGS/Demand Draft / Banker's Cheques issued by Bank or Financial Institution directly in favour of the VENDOR within working 30 days from the date of Registration of the present agreement. Simultaneously, on the receipt of the said balance consideration the VENDOR shall hand over the vacant and peaceful possession of the said Flat to the PURCHASERS and the PURCHASERS shall use, occupy the said Flat without any interruption or hindrance by the VENDOR and / or any other person/s claiming through the VENDOR as the lawful owner of the said Flat. Time is the essence of the contract.
- C) The PURCHASERS shall pay 1% TDS amount i.e. Rs.1,88,350/- (Rupees One Lakh Eighty Eight Thousand Three Hundred And Fifty Only) (the amount of TDS is the part of the total consideration) on the above mentioned amount of total consideration towards (TDS) under section 194 IA of the Income Tax Act, 1961 and they shall pay the said TDS AMOUNT with the Income Tax department in the names of the VENDOR within



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15 days from the date of registration and they shall handover the said TDS Certificate in original to the VENDOR.

3. The VENDOR declares that she has obtained the N.O.C from the said Developers to transfer the said Flat held by the VENDOR in the newly constructed building in the said property in favour of the PURCHASERS, if required. And she shall also obtain the N.O.C. from the said Developers in the bank's format for Housing Loan which shall be availed by the PURCHASERS. Similarly, the VENDOR shall ensure timely submission of the pending documents from said Developers for the same whenever required.
4. The VENDOR shall hand over original registered Agreement for Permanent Alternate Accommodation dated 22nd March, 2018 made and entered into by and between 1) MR. SURESHCHANDRA ALIAS KISHOR RATANSHI SHAH, 2) MR. AMIT SURESHCHANDRA ALIAS KISHOR SHAH, 3) MR. KIRIT ALIAS NARENDRA RATANSHI SHAH, 4) MR. NAINESH KIRIT ALIAS NARENDRA SHAH, 5) MR. KUNAL KIRIT ALIAS NARENDRA SHAH, 6) MRS. AVANTI DAVID SHAH, 7) MRS. BIJAL JITEN SHAH AND 8) MRS. BHAVI DHIREN CHHEDA, therein referred to as the "said Owners" of the FIRST PART; M/S. CHINTAMANI LAND AND HOUSING LLP (earlier known as M/S. KUMAR HOUSING & LAND DEVELOPMENT LLP), therein referred to as the "said Developer" of the SECOND PART and SMT. VRINDA NARAYAN TULPULE, therein referred to as the "said Tenant/s" of the THIRD PART, and the chain of documents if any, title deeds, all other original documents relating to the said Flat to the Bank of PURCHASERS, 2-3 days prior to final disbursement of the housing loan or at the time of balance payment of consideration. It is however agreed that the VENDOR shall always be ready and willing to grant the inspection of the original documents to the bankers of the PURCHASERS whenever called upon to do so.

5. The VENDOR hereby covenants with the PURCHASERS that they shall and will indemnify and keep indemnified the PURCHASERS, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered

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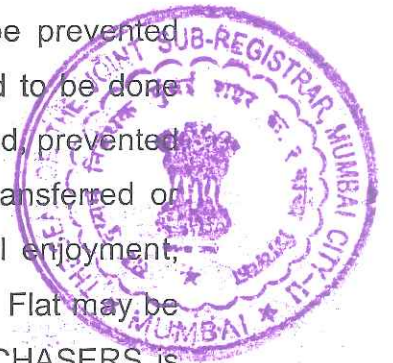
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or caused to be suffered by the PURCHASERS by reason of there being found or discovered that any of the above statements made by the VENDOR is false or incorrect in any manner whatsoever.

6. The VENDOR hereby agrees and confirms to indemnify and keep indemnified for all times, the PURCHASERS against any dispute, claim, demand, action or proceedings that may be raised preferred, made or taken against the PURCHASERS solely or jointly and severally the VENDOR or any one or more of them by any person, body of persons or authority claiming any rights, title and interest or share in or to the said Flat or any part thereof, through any claim by any person claiming any right in respect of the said Flat or otherwise in respect of all costs, charges and expenses that the PURCHASERS may incur or suffer in defending, resisting or satisfying any such dispute, claim demand action or proceedings or any decree, award or order which may be passed in respect thereof.
7. The VENDOR covenant with the PURCHASERS that he shall and will indemnify and keep indemnified the PURCHASERS, that the PURCHASERS shall be entitled to hold, possess, occupy and enjoy the said Flat, without any interruption from the VENDOR or any person claiming through the VENDOR and the VENDOR or any person claiming through them, have not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the PURCHASERS may be obstructed, prevented or hindered in enjoying the right to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment, possession of the PURCHASERS in respect of the said Flat may be disturbed. In the event of it being found that the PURCHASERS is unable to enjoy peaceful use, occupation, possession of the said Flat due to any reason which can be attributed to the VENDOR, in such event the VENDOR shall at her own cost remove any such interruption and indemnify the PURCHASERS to that effect.
8. The PURCHASERS hereby agrees to abide by the bye-laws of the said Society and the rules and regulations adopted by it or which it may adopt from time to time.



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9. On the payment of the full and final Consideration of the said Flat the PURCHASERS will be the absolute joint owners thereof with all rights of occupation and peaceful possession thereto as the owners of the said flat and thereafter the VENDOR will have no right, title or interest whatsoever therein.
10. The PURCHASERS have independently carried out due diligence of the said Flat and have decided to purchase the said Flat after being fully satisfied with the title of the VENDOR in respect of the said Flat. The PURCHASERS have also physically inspected the said Flat and have agreed to purchase the same on as-is-where-is basis.
11. The VENDOR has represented to the PURCHASERS that:
- Her title over the said Flat is clear, absolute and marketable and also free from all the encumbrances.
 - That she is resident Indian and there is no proceeding pending under Income Tax Act.
 - The VENDOR has been in exclusive use and peaceful possession and occupation of the said Flat.
 - On the payment of the full and final consideration the PURCHASERS shall be entitled to occupy the same without any claim or interruption from the VENDOR or anybody claiming under VENDOR.



That the VENDOR has not made or registered (and shall not hereafter make or register) any lien or assignment in regard to the said Flat and that any such liens/ assignments (if found to have been registered by them prior to the execution of this Agreement for Sale) shall hereafter, be deemed to be null, void, inoperative, cancelled and withdrawn.

12. The VENDOR is aware that relying on the representations made by the VENDOR in this present agreement the PURCHASERS has agreed to purchase the said Flat.

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13. The VENDOR agree to pay all the outstanding dues in respect of the said Flat up to the date of handing over possession of the said Flat to PURCHASERS and the VENDOR further undertake that in no case the PURCHASERS shall be liable for payment of dues of the said Flat if any pertaining to period of possession (retrospective effect) of the VENDOR in respect of the said Flat.
14. The PURCHASERS agrees to pay to the concerned competent authority regularly dues payable including, municipal taxes, water charges, service charges etc. in respect of the said Flat from the date of taking over possession thereof.
15. The VENDOR hereby declare and assure that the VENDOR or any person claiming through the VENDOR have not on or before the date of this Agreement, mortgaged/ transferred/ assigned or alienated VENDOR's interest in the said Flat except what is stated in the present agreement. The VENDOR hereby declare that the VENDOR or any person claiming through VENDOR has not contracted to sale, mortgage the said Flat or any part thereof to any person or persons and the VENDOR agree, undertake to remove all such objections or demands, if any, at VENDOR own cost. The VENDOR declare that the said Flat is not subject matter of litigation in any court of law or before any competent authority.
16. The VENDOR hereby declare that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat. The VENDOR further declare that no attachment have been levied on the said Flat.
17. It is agreed by and between the Parties that the expenses for the registration, stamp duty, incidental charges shall be borne by the PURCHASERS alone and the builder transfer charges shall be borne by VENDOR in respect of the said flat.
18. It is agreed by and between the parties that if the PURCHASERS does not make the full and final payment on or before working 30 days (this period may be extended with the mutual consent of both



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the parties in writing) from date of this agreement, the VENDOR shall have the rights to make the time as essence of the contract and cancel this agreement thereafter by giving notice in writing to the PURCHASERS to that effect and on cancellation of the agreement, the VENDOR shall return the amount paid by the PURCHASERS but without any interest to the PURCHASERS & only after the PURCHASERS returning all the original documents to the VENDOR. This is without prejudice to the right to seek specific performance of this agreement through Court.

19. That the VENDOR or anybody claiming through the VENDOR and/or her heirs and legal representatives shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed or signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, plaints, defences in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto the use of the PURCHASERS without claiming any extra charges, costs for effecting the transfer of said Flat in favour of PURCHASERS.

20. It is further agreed by and between the Parties that the VENDOR and/or her heirs/ successors/ representatives shall execute, sign, all necessary forms, NOC, Undertakings as may be required by any concerned competent authority without claiming any extra charges, costs for effecting the transfer of the said Flat in favour of the PURCHASERS.

21. The VENDOR agree and confirm that after receipt of full and final consideration in respect of the said Flat they will sign and execute / register the Sale Deed or Deed of Transfer in favour of the PURCHASERS if necessary for completion of the transaction in respect of the said Flat and said Shares (if issued/to be issued) without any monetary consideration.

22. The VENDOR declare and confirm that on execution of this Agreement, and on the full and final payment of consideration the PURCHASERS will be entitled to get the electricity connection transferred in respect of the electric meter and the deposits if any,

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V.N. Tulpurkar

B. Subudhakar

P. Kulkarni

and to get the LPG Gas connection transferred in respect of the Gas meter of the said Flat to their names in the records of the concerned authorities.

23. The VENDOR further declare and confirm that after receiving the payment of the full and final consideration from the PURCHASERS, the PURCHASERS will be entitled to get the Ration Card and all other usual permission being the PURCHASERS is occupants / residents of the said Flat to their names in the records of the concerned authority.
24. All disputes and difference between the parties, hereto, shall be settled amicably. In the event of the same turning futile, the same may be referred to be resolved in the Court of Law in Mumbai having Jurisdiction.
25. This agreement is subject to the provision of Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and Transfer) Act, 1963 and Co-operative Societies Act, 1960 with rules made there under.
26. It is agreed by and between the parties that the contents of this Agreement for Sale have been read by them and they are fully aware of this and with the satisfaction after knowing all these terms and now they are executing this Agreement for Sale in the presence of two witnesses.

V
V.N Tulpule

Bh. Subramanian

P. Subramanian



बचत - २		
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THE SCHEDULE ABOVE REFERRED TO

Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the "B Wing" Building of the project known as "Aryavrat" situated at Palan Sojpal B Compound, S.K. Bole Road, Dadar West, Mumbai - 400028 lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban and assessed by the Assessor and Collector of Municipal rates and taxes under "GN" North Ward. The said building have received Part Occupation Cum Building Completion Certificate as issued by BMC in the year 2024 consists of Ground plus 22 upper Floors with lift facility/ies.

V
V.N. Telapale

B
Bh. Pedwalkar

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED & DELIVERED)
By the within named "VENDOR")
SMT. VRINDA NARAYAN TULPULE)

 Signature	 Photo	 Left Hand Thumb Impression
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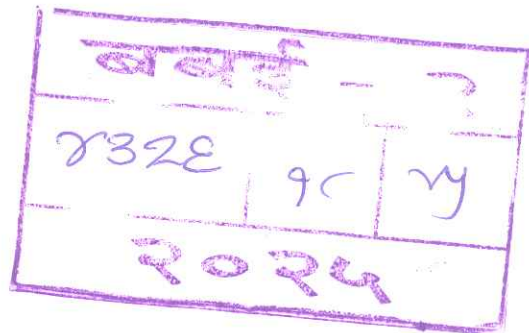
In the Presence of.....)

- 1)  - Vikash Pandey
- 2) Varun N. Tulpule 



SIGNED & DELIVERED)
by the within named "PURCHASERS")
1) MRS. BHAVI LAXMAN PEDNEKAR)

 Signature	 	 Left Hand Thumb Impression
--	---	---




2) MR. LAXMAN CHANDRAKANT PEDNEKAR)

 ----- Signature		 ----- Left Hand Thumb Impression
---	---	--

In the Presence of.....)

1)  - Vikash Pandey

2) Varun N. Tulpule 



RECEIPT

RECEIVED of and from the within named PURCHASERS viz. 1) MRS. BHAVI LAXMAN PEDNEKAR AND 2) MR. LAXMAN CHANDRAKANT PEDNEKAR, the net amount of Rs.91,46,650/- (RUPEES NINETY ONE LAKHS FORTY SIX THOUSAND SIX HUNDRED & FIFTY ONLY) as a part payment after deduction of 1% TDS i.e. Rs.1,88,350/- (Rupees One Lakh Eighty Eight Thousand Three Hundred And Fifty Only) (the amount of 1% TDS is the part of the total consideration) on the total consideration of Rs.1,88,35,000/- (RUPEES ONE CRORE EIGHTY EIGHT LAKHS THIRTY FIVE THOUSAND ONLY) towards sale of the Flat No.601 admeasuring about 500 sq.ft. Carpet area on the 06th Floor in the "B Wing" Building of the project known as "Aryavrat" situated at Palan Sojpal B Compound, S.K. Bole Road, Dadar West, Mumbai - 400028 lying and being on plot of land bearing Final Plot No. 240 (P) TPS IV of Mahim Division. The details of the payment given as below :-

Sr. No.	Date	Cheque No.	Bank Name & Branch	Amount (Rs.)
1.	03/02/2025	763231	State Bank of India, Portuguese Church Dadar	88,15,000/-
2.	14/02/2025	763236	State Bank of India, Portuguese Church Dadar	3,31,650/-
Total Amount (Subject to Realization)				Rs. 91,46,650/-

I SAY RECEIVED,

Rs. 91,46,650/-

✓

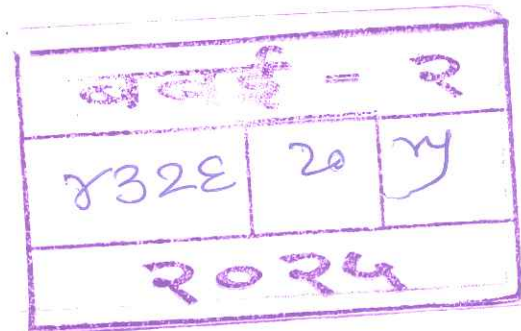
V.N. Tulpule

SMT. VRINDA NARAYAN TULPULE

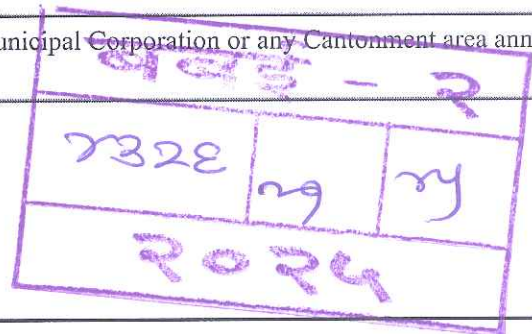
[VENDOR]

**WITNESSES:**

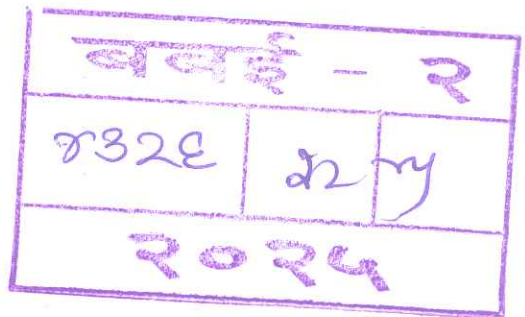
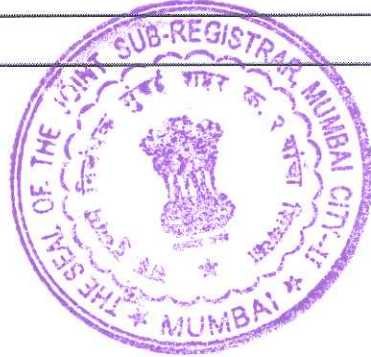
- Vikash Bandy*
- Varun N. Tulpule *Tulpule*



2507450 06-02-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 2507/2018 नोदणी : Regn:63m
गावाचे नाव : 1) माहिम		
(1)विलेखाचा प्रकार	पर्यायी जागेचा करार	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3535000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: , इतर माहिती: जुना रूम नं- 122,3 रा मजला,जुने क्षेत्रफळ 250 चौ फुट कारपेट,मा.भाडे-98/- पालन सोजपाल बिल्डींग बी,एस के बोले मार्ग दादर प मुं 28 व त्याच जागेवर बांधण्यात येणाऱ्या इमारतीत नवीन सदनिका नं 601,6 वा मजला,नवीन क्षेत्रफळ 500 चौ फुट कारपेट,बांधुन देण्यात येईल याचा पर्यायी जागेचा करारनामा व इतर महिती दस्तात नमुदकेल्याप्रमाणे((Final Plot Number : 240 TPS IV ;))	
(5) क्षेत्रफळ	1) 55.76 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:-सुरेशचंद्र उर्फ किशोर रतनशी शाह, अमित सुरेशचंद्र उर्फ किशोर शाह, किरीट उर्फ नरेंद्र रतनशी शाह, नैनेश किरीट उर्फ नरेंद्र शाह, कुणाल किरीट उर्फ नरेंद्र शाह, अवंती डेविड शाह, बिजल जितेन शाह, भावी धीरेन छेडा तर्फे मुखत्यार राजीव ए शाह तर्फे मुखत्यार संभाजी पाटील - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 60/62, मिर्झा स्ट्रीट मु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400003 पॅन नं:-AAFCK5497D 2): नाव:-चिंतामणी लॅंड अँड हौसिंग एल एल पी चे भागीदार कुमार गिरधरलाल शाह तर्फे मुखत्यार संदीप भेमानी - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 60/62, मिर्झा स्ट्रीट मु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400003 पॅन नं:-AAFCK5497D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वृंदा नारायण तुळपुळे - - वय:-68; पत्ता:-रूम नं 122, 3 रा मजला , पालन सोजपाल बिल्डींग बी, एस के बोले मार्ग , दादर प मुं, भवानी शंकर ङ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AARPT3793N	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2018	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2018	
(11)अनुक्रमांक,खंड व पृष्ठ	2507/2018	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	177000	
(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.	



5770319	सूची क्र.2	दुय्यम निबंधक : मुंबई शहर 2 (वरळी)
06-02-2025		दस्त क्रमांक : 5770/2012
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख	
(2)मोबदला	रु.210000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 240865000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विकसन करारनामा - जमिन व बांधकाम ,जमिन क्षेत्र 3145.51 चौमी व त्यावरील बांधकाम , पालन सोजपाल बिल्डींग, एस के बोले रोड, दादर प मुं 28 - एडीजे एम /1316/12/सटी/1608/12 दि 1/8/12	
(5) क्षेत्रफळ		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरेशचंद्र ऊर्फ किशोर रतनशी शाह तर्फे मुखत्यार अमित किशोर शाह . वय:-पत्ता:- पालन सोजपाल बिल्डींग,पिन कोड:-२८पॅन नं:-AADPS0313D 2): नाव:-अमित सुरेशचंद्र ऊर्फ किशोर शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AADPS0317H 3): नाव:- किरीट ऊर्फ नरेंद्र रतनशी शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AVKPS3808B 4): नाव:- नैजिश किरीट ऊर्फ नरेंद्र शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AACPS8059D 5): नाव:- कुणाल किरीट ऊर्फ नरेंद्र शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AQCPS9676A 6): नाव:- अवती डेवीड शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AQCPS9688N 7): नाव:- बिजल जितें शाह . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-AAYPS5373C 8): नाव:- भावि धिरेन ठेडा . वय:-पत्ता:- वरीलप्रमाणे पिन कोड:-पॅन नं:-ADHPC1976F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	9): नाव:-मे कुमार हौसींग अँड लँड डेव्हलपमेंट चे आगिदार मे कुमार अर्बन डेव्हलपमेंट लि व कुमार हौसींग कॉर्पोरेशन लि तर्फे ऑथो सिग्ने प्रणय ललितकुमार जैन . वय:-पत्ता:- कुमार कॅपिटल, २ रा मजलापिन कोड:-४११००१पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2012	
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2012	
(11)अनुक्रमांक,खंड व पृष्ठ	5770/2012	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12043250	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा	-	



To,
MRS. VRINDA NARAYAN TULPULE
B-601, Aryavrat,
Palan Sojpal "B" Block,
S.K.Bole Marg,Dadar West,
Mumbai-400028.

Dear Sir,

Sub - **NO OBJECTION CERTIFICATE** for Resale of Flat No. B-601 at Aryavrat Project situated
at Palan Sojpal "B" Block, S.K.Bole Marg, Dadar West, Mumbai-400028.

Ref: NOC request letter dated 03/02/2025.

We refer to our allotment of Flat No. B-601 in our Project known as Aryavrat situated at
Palan Sojpal "B" Block, S.K.Bole Marg, Dadar West, Mumbai-400028 to you vide Agreement
for Permanent Alternate Accommodation dated 22/03/2018 and registered under BBE-3-
2507-2018 dated 22/03/2018 with the office of the Joint Sub-Registrar of Assurances at
Mumbai City III.

We also refer to your above dated request letter for NOC for Sale of the of your flat to MRS.
BHAVI LAXMAN PEDNEKAR & DR. LAXMAN CHANDRAKANT PEDNEKAR having their address
at 402-Avarekar Residency CHS, Ganesh Peth Lane, Behind Shivaji Mandir Natyagraha, Dadar
West, Mumbai-400028.

We state that we have **NO OBJECTION** towards the sale.

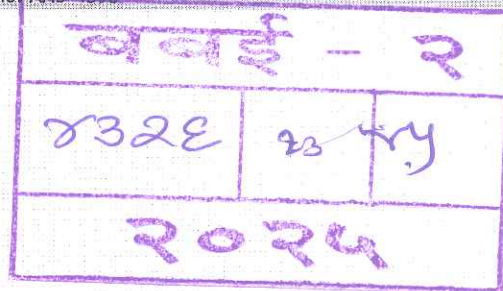
We Hereby Grant our **NOC** for Sale.

Thanking you,

For M/s. Chintamani Land & Housing LLP



Partner





BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[CHE/CTY/1110/G/N/337(NEW)/OCC/1/New of 20 December 2024]

To,
M/s. CHINTAMANI LAND AND HOUSING LLP
10th FLOOR, KUMAR BUSINESS CENTRE,, BUND GARDEN ROAD, PUNE - 411001,
Maharashtra, INDIA.

Dear Applicant,

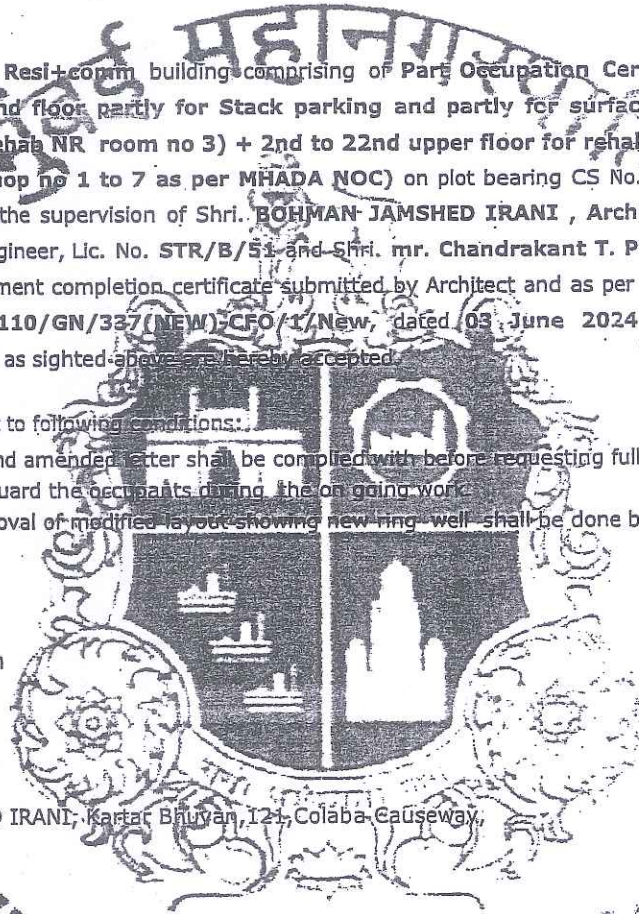
The Part development work of Resi+comm building comprising of Part Occupation Certificate as proposed for building comprising of Wing 'B' Ground floor partly for Stack parking and partly for surface parking + 1st for partly rehab residential tenants (except rehab NR room no 3) + 2nd to 22nd upper floor for rehab residential tenant with height of 68.85 Mt. (except REHAB shop no 1 to 7 as per MHADA NOC) on plot bearing CS No. F.P. No. 240 of Division Mahim at S.K.BHOLE is completed under the supervision of Shri. BOHMAN JAMSHED IRANI , Architect , Lic. No. CA/84/7946 , Shri. Dwijen J. Bhatt , Structural Engineer, Lic. No. STR/B/51 and Shri. mr. Chandrakant T. Pandeshwar , Site supervisor, Lic.No. 840007335 and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/CTY/1110/GN/337(NEW)/CFO/1/New, dated 03 June 2024 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

- 1) Remaining conditions of IOD and amended letter shall be complied with before requesting full occupation. Also precautionary measures shall be taken to safeguard the occupants during the on going work
- 2) completion of ring well & approval of modified layout showing new ring well shall be done before extension of further CC of Wing 'A'.

Copy To :

1. Asstt. Commissioner, G/North
 2. A.A. & C. , G/North
 3. EE (V), City
 4. M.I. , G/North
 5. A.E.W.W. , G/North
 6. Architect, BOHMAN JAMSHED IRANI, Kartar Bhuvan, 121, Colaba Causeway,
- For information please



Digitally signed by JITENDRA ARJUNRAO KHONDE
Date: 20 Dec 2024 14:43:02
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer



बवई - २		
४३२६	२	५
२०२५		



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1110/G/N/337(NEW)/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
M/s. CHINTAMANI LAND AND HOUSING LLP
10th FLOOR, KUMAR BUSINESS CENTRE,, BUND
GARDEN ROAD, PUNE - 411001,
Maharashtra, INDIA
Sir,

With reference to your application No. CHE/CTY/1110/G/N/337(NEW)/FCC/1/New Dated. 07 Dec 2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 07 Dec 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 0 C.T.S. No. F.P. No. 240 Division / Village / Town Planning Scheme No. Mahim situated at S. K. Bhole Road Road / Street in G/North Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Executive Engineer (Rajesh Dholay) Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 20/9/2020

445-2		
8322	24	27
2024		



Issue On : 21 Sep 2019

Valid Upto : 20 Sep 2020

Application Number : CHE/CTY/1110/G/N/337(NEW)/CC/1/New

Remark :

This CC is issued upto top of plinth level as per zero FSI IOD issued on 05.09.2019

Approved By

Executive Engineer (Naresh M. Hamand)

Executive Engineer

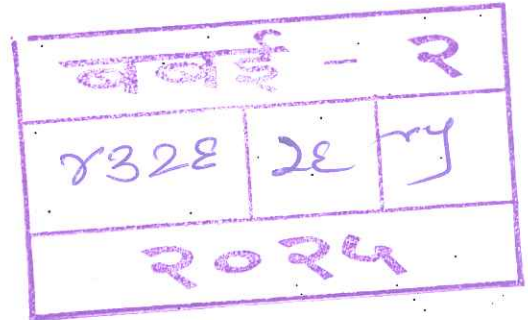
Issue On : 30 Dec 2021

Valid Upto : 20 Sep 2022

Application Number : CHE/CTY/1110/G/N/337(NEW)/FCC/1/New

Remark :

This Plinth CC is endorsed as per amended plan dt.28.06.2021 and the CC is extended up to 15th floor of Wing A and 21st floor of Wing B as per amended approval plan dated 28.06.2021 & phase program dated 14.12.2021.



CHE/CTY/1110/G/N/337(NEW)/FCC/1/New

Page 2 of 3 On 30-Dec-2021

नगर स्वच्छता आणि मूल्यनिर्धारण विभाग
मुंबई शहर (मल्यांकन), मुंबई

जा.क्र. उत्तर/मुप्र(ग)/मु/शहर/ 994

नगर स्वच्छता, वी.पी.समता
१, ए. मजला, रॉयल महाराजा मंगल
कोर्ट, मुंबई - ४०००२३
दिनांक - ६/३/२०२३

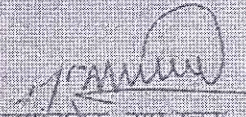
प्रति,

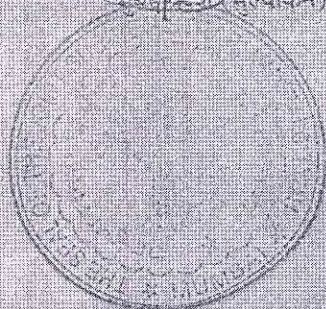
सह मुख्य निबंधक
मुंबई शहर क्र.२

विषय - सि.स.क्र. १४३ फायनल प्लॉट नं. २४० पट्टे महासभ या मिळकतीचा
मूल्यदर विभागा निश्चित करण्याबाबत

संदर्भ - आपले जा.पत्र क्र. /समुनि२/११०/१२
दि. १५/०२/२०२२

विषयांकित प्रकरणी आपल्या सदरसंस्थेच्या पत्राच्या अंतर्भागात कळविण्यात येते की
सि.स.क्र. १४३ फायनल प्लॉट नं. २४० पट्टे महासभ ही मिळकत या कार्यालयास प्राप्त झालेल्या
कागदपत्रानुसार सन २०१२ च्या बाजार मूल्यदर तक्त्यातील महासभ विभागाच्या मूल्यदर विभागा क्र.
१७/११७ मध्ये अंतर्भूत होत आहे हे अधिपत्र फक्त याच प्रकृत्याशी संबंधित आहेत. तरी लागू होत या
प्रकरणी आवश्यक ती कार्यवाही करण्यात यावी.


उपनिबंधक, नगर स्वच्छता,
मुंबई शहर (मल्यांकन), मुंबई



2/15/2012 Mr. Jagan 1305

23/2/2023

बजई - २
४३२९ २५ ५
२०२५

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Mts./Acs.	7. Longitudinal Survey No.	8. Collector's New No. (Collector's Form No. 1)
517	Nil	Nil	F.P. NO. 240 PPS IV	1 P. & F. J	50.48 ACRES (3162.00)	Nil	Nil (C.R.N. NO. 186/71) S.L.A.C.R. NO. 720

9. Ground Rent due to Govt. [7.52]
10. Name of Person to Quantitative Details
[1] A. H. (RANBI) NO. 0 PALLAV SOCIETY
[2] B. H. SURESHCHANDR ALIAS KISHOR RAMESH SHAM
C. H. A. H. D. ALIAS HARENDRA NATHAN SHAM
D. H. S. AVANTI DATTA SHAM
E. H. S. BHAIJI JITEEN SHAM
F. H. S. BHAIJI DIRDEEN CHANDRA

11. Mode of Acquisition by Present Owner
[1] A. - BY DE C.S. NO. 143 OF MUMBAI CIVIL
[2] B. - BY DEED NO. 57781 PARTITION DEED D.T. 5-12-1941 BETWEEN SHIVJI PALLAV AND OTHERS WHERE BY 'A' IN COL. 10 GOT THE PROPERTY
[3] C. - (DEED NO. 482/704) DEED OF TRANSFER D.T. 20-1-2004 MADE BY 'B' IN COL. 10 TO THE BENEFICIARIES WHERE BY 'C', 'D', 'E' AND 'F' ARE THE HEIRS AND LEGAL REPRESENTATIVES OF DECEASED 'A' IN COL. 10
VILE PARADE N.R. NO. 23/2005



Handwritten in purple ink: 8328, 2024

13. Original Grant from Govt., If any
Nil
14. Name from Public Book or Registrar
Nil
15. Ground Rent due to Public Body or Authorities
Nil
16. Special Assessments Initials
Nil

17. Remarks

A. IN COL. 10 INCOME TAX DEFLECTOR VILE D.T. 1-6-79 IN D.T. 7-7-51 & D.T. 1-6-43 IN D.T. 24-3-52
B. ASSESSMENT FILED AS PER THE ACT 1961 AND VILE D.T. DATED 18/6/71
C. HANDED OVER BY DEPT. OF COLLECTOR, 180
D. BRANCH OFFICE FILED IN FILE NO. 516/MISC/MUMBAI CIV. NO. 25-5-81

Assessment levied/fixed as per 1AB Act, 1961 and Order of No. 119
For the year

(i) 1-8-1971 to 31-7-1981	Rs. 437.20
(ii) 1-8-1981 to 31-7-1991	Rs. 1093.00
(iii) 1-8-1991 to 31-7-2001	Rs. 2156.00
(iv) 1-8-2001 to 31-7-2011	Rs. 3273.00



Name of Applicant: SAKHAIJI P. PATEL
Date of Application: 08/07/2016
Fee Received: Rs. 1100.00
Reference of Issue: 10910270043
Date of Issue:

18 FEB 2016

2026	42	202
------	----	-----

SUPERINTENDENT
MUMBAI CITY SURVEY AND LAND REPORTS



✓
Name : RAJESH S DHOLAY
Designation : Executive
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 30-Dec-2021 20: 52:43

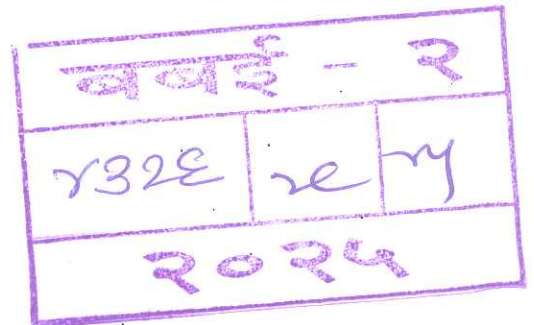
For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

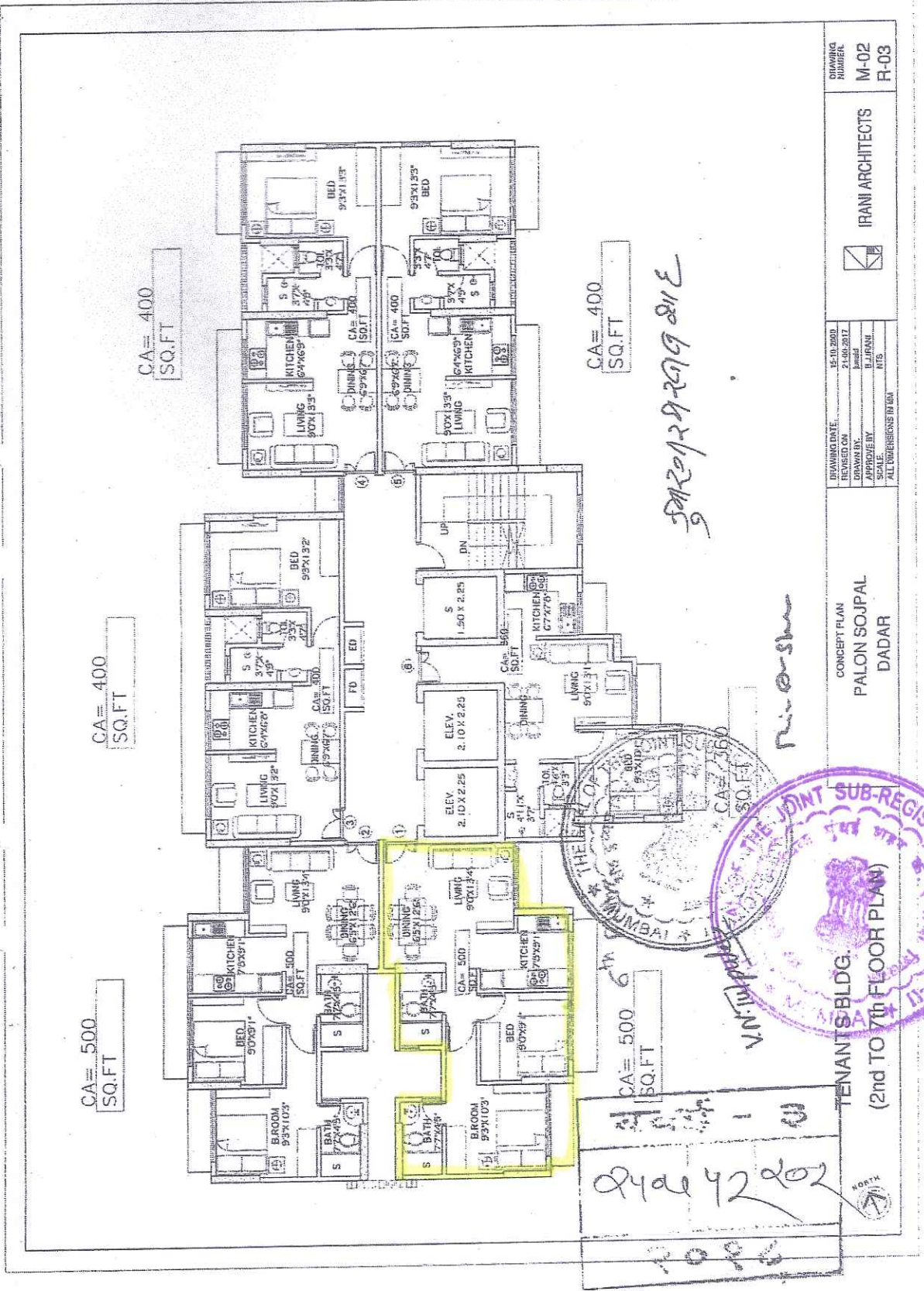
Executive Engineer . Building Proposal

City G/North Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.





CA=400
SQ.FT

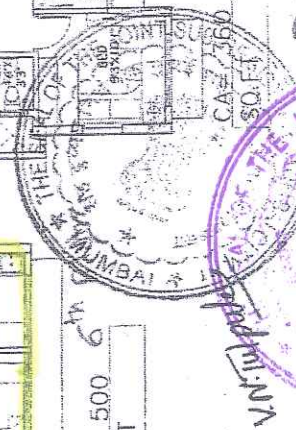
CA=400
SQ.FT

CA=500
SQ.FT

CA=500
SQ.FT

5/2/2012-29/12/2012

Prakash



29/12/2012
2012

DRAWING NUMBER
M-02
R-03

IRANI ARCHITECTS

DRAWING DATE: 25.10.2010
REVISED ON: 21.04.2012
DRAWN BY: ILLIRANI
APPROVED BY: ILLIRANI
SCALE: NTS
ALL DIMENSIONS IN MM

CONCEPT PLAN
PALON SOJPAL
DADAR

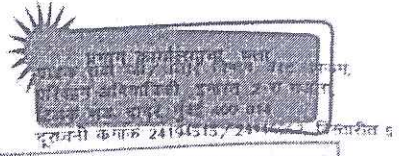
TENANTS BLDG.
(2nd TO 7th FLOOR PLAN)

बवई - २
४३२६ ३० म
२०२५



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम (बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बा.न. १९२, बेस्ट मार्ग, कुत्ताबा, मुंबई - ४००००९



नाव : CHINTAMANI LAND AND HOUSING LLP Mobile No : Email Id : देयक पाठविण्याचा पत्ता: B-601,FLOOR-6TH,PLOT-F P NO.240,REHAB BLDG B WING,PALAN SOJPAL BUILDING,RAOBAHADUR S K BOLE ROAD,DADAR (W),MUMBAI-400028 वीज पुरवठ्याचा पत्ता : B-601,FLOOR-6TH,PLOT-F P NO.240,REHAB BLDG B WING,PALAN SOJPAL BUILDING,RAOBAHADUR S K BOLE ROAD,DADAR (W),MUMBAI-400028	देयक महिना : Jan-2025 देयक दिनांक : 03/01/2025 देयक क्र. 501616185100
	पुस्तक पृष्ठ क्र. : 616185 ग्राहक क्र. : 616-185-100*2 चक्र : 03 कार खाने क्र. : 700059363 पुरवठ्याचा प्रकार : 3P देयकाचा काळावधी : 27/11/2024 संधारणा क्र. : 2009287-X-X दूर प्रवर्ग : 27/12/2024 यंत्रणा क्र. : LT I B मंजूर भार : 11.000 ग्राहक प्रवर्ग : RESIDENTIAL अनामत रक्कम जमा : 2200.00 प्रभाग : GN
	मागील देयकाची प्राप्त रक्कम 379.00 मागील रक्कम प्राप्त दिनांक 11/12/2024

चालू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹ ***
375.65	370.66	27/01/2025	740.00	751

*देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. ** थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534

यहत्वाचे संपर्क क्रमांक	• वीज खंडीत तक्रारीकरिता 9029134242 9920654242	वीज देयक तक्रारी संबंधी 24194516 / 24194518	वीज चोरी/ अनाधिकृत वापर 24194578	फॉल्ट कंट्रोल 9029106611 / 9920436611
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World Health Organization, RATNA NIDHI CHARITABLE TRUST

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

1) Name of Beneficiary : BEST Undertaking
2) Beneficiary Account Number : BEST1Cxxxxxxxxxx(9 digit Consumer No.)
3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K Sarai.
4) IFSC Code : IDFB0080101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

1) Name of Beneficiary : Best Undertaking
2) Beneficiary Account Number : BESTE1xxxxxxxxxx(9 digit Consumer No.)
3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K Sarai.
4) IFSC Code : IDFB0080101

NEFT / RTGS Electricity Bill Payment (SBI)

1) Name of Beneficiary : Best Undertaking
2) Beneficiary Account Number : BESTE1xxxxxxxxxx(9 digit Consumer No.)
3) Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
4) IFSC Code : SBIN0003000

मागील वीजेचा वापर स्तंभ आलेख युनिट्स (kWh) महिना

Meter No : 4004209	0	Dec-24
	0	Nov-24
	0	Oct-24
	0	Sep-24
	0	Aug-24
	0	Jul-24
	0	Jun-24
	0	May-24
	100	Apr-24
	0	Mar-24
	0	Feb-24

युनिट्स वापर (kWh)

Jan-25	0
Jan-24	0

वीज पुरवठ्याचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही. क्विवा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी ग्राह्य धरले जाणार नाही.

गिरीश चंदनकर
मुख्य अभियंता ग्राहक सेवा

Scan this QR code for Payment through UPI Apps.
LOA/ENF-1/CSD/58/2024-25/(वेतना काढायची दिनांक 19.04.2024 ते 31.12.2026)/4534, दिनांक- 19.09.2024

महाराष्ट्र प्रदूषण नियंत्रण मंडळ पर्यावरण व वातावरणीय बदल विभाग

2024 नूतन वर्षाच्या शुभेच्छा 2024 : संकल्प नववर्षाचा, समृद्ध पर्यावरणाच्या रक्षणाचा!

खरेदीला जाताना नेहमी कापडी पिशवी सोबत ठेवा. कापडी पिशवी, प्लास्टिक पिशवीला उत्तम पर्याय आहे.

क्रॉस केलेला धनादेश **/ डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 616-185-100*2 च्या नावाने काढावा.

विभाग/प्रभाग/चक्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
NORTH/GN/03	616-185-100*2	03/01/2025	27/01/2025	740.00

if you have paid arrears of Rs. 370.66 please bring the paid bill and pay Rs. 375.65

** धनादेशद्वारे करण्यात आलेले प्रदान धनादेश बटण्यासाठी ग्राह्य मानण्यात येईल.

2501000616185100200000074000NN27012025M000700059363

Ref No : 4745 - 9368
616_002_279
832E 39 84158



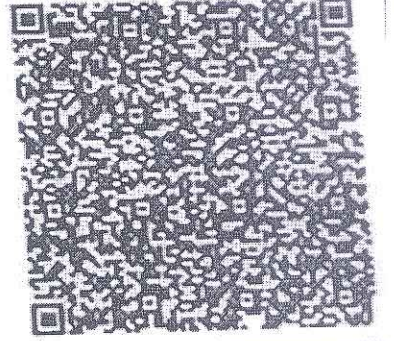
भारत सरकार
GOVERNMENT OF INDIA

वृन्दा नारायण तुळपुळे

Vrinda Narayan Tulpule

जन्म तारीख / DOB: 25/12/1949

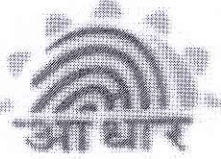
महिला / FEMALE



5297 7732 2776

माझे आधार, माझी ओळख

V.N. Tulpule



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

पत्ता:
W/O: नारायण विठ्ठल तुळपुळे, वी-122,
पालन शोबपाल बिल्डिंग, एस.के. बोले
रोड, वॅंटोनिया डिसिल्वा शाळे जवळ,
दादर पश्चिम, मुंबई, मुंबई,
महाराष्ट्र - 400028

W/O: Narayan Vithal Tulpule,
B-122, Palan Shojpal
Building, S.K. Bole Road,
Near Antonia Dsilva High
School, Dadar West, Mumbai,
Mumbai, Maharashtra -
400028



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

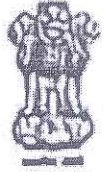
बंबई - २

०३२८ ३२५

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

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AARPT3793N



नाम /NAME

VRINDA NARAYAN TULPULE

पिता का नाम /FATHER'S NAME

LAXMAN JANARDHANAN BHANOSE

जन्म तिथि /DATE OF BIRTH

25-12-1949

Poor

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)


V. N. Tulpule

V. N. Tulpule



बवई - २		
४३२६	३३	३५
२०२५		


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGTPP4966B



नाम /NAME
BHAVI LAXMAN PEDNEKAR

पिता का नाम /FATHER'S NAME
ANIL RAIKAR

जन्म तिथि /DATE OF BIRTH
20-10-1974

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (कम्प्यूटर केन्द्र),
 Commissioner of Income-tax (Computer Operations)

Bhavi Laxman Pednekar



वर्ग - २		
४३२६	३४४	३६४
२०२५		



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

नोंदणी क्रमांक/Enrolment No.: 1190/10745/01655

To: Bhavi Laxman Pednekar
(भावी लक्ष्मण पेडणेकर)
W/O Laxman Pednekar
402, Avarsekar residency Co-op Hsg Soc Ltd,
Ganesh Peth Lane,
Behind Shivaji mandir Natya Graha,
Dadar West
Mumbai
Maharashtra - 400028

Date: 16/10/2011

Ref. No : 00000869-00090707-00065469-



UA 06313651 2 IN

आपला आधार क्रमांक / Your Aadhaar No. :

9206 2325 9701

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

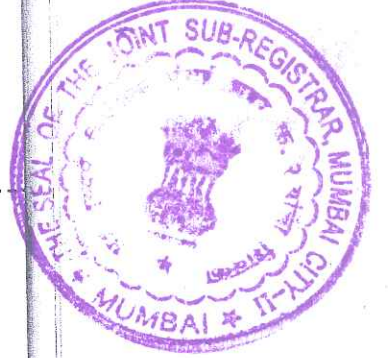


भावी लक्ष्मण पेडणेकर
Bhavi Laxman Pednekar
जन्म वर्ष / Year of Birth : 1974
स्त्री / Female

9206 2325 9701




आधार - सामान्य माणसाचा अधिकार



Bhavi Pednekar

खर्च - २		
४३२६	अन्य	
२०२५		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAIPP7489G




नाम /NAME
LAXMAN CHANDRAKANT PEDNEKAR

पिता का नाम /FATHER'S NAME
CHANDRAKANT LAXMAN PEDNEKAR

जन्म तिथि /DATE OF BIRTH
05-09-1972

हस्ताक्षर /SIGNATURE



आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)

Laxman



वर्ष - २		
७३२९	३९४	
२०२५		



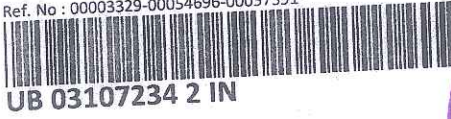
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/12534/24794

To: Laxman Chandrakant Pednekar
(लक्ष्मण चंद्रकांत पेडणेकर)
S/O Chandrakant Pednekar
402, Avarsekar Residency C.H.S.
ganesh Peth Lane
Behind Shivaji Mandir Natyagraha
Dadar West
Mumbai
Mumbai
Maharashtra - 400028

Date: 08/08/2011

Ref. No : 00003329-00054696-00057391-



UB 03107234 2 IN

आपला आधार क्रमांक / Your Aadhaar No.

9552 9005 2030

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA
लक्ष्मण चंद्रकांत पेडणेकर
Laxman Chandrakant Pednekar
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

9552 9005 2030



आधार - सामान्य माणसाचा अधिकार



Belush

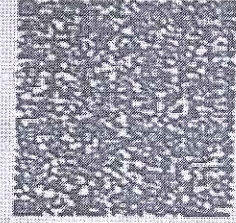
चवई - २		
४३२६	३७	५
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भारत सरकार
Government of India

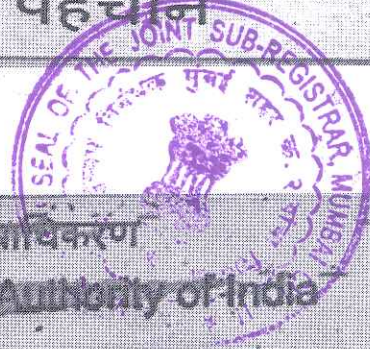


वराण नारायण तुळपुळे
Varun Narayan Tulpule
जन्म तारीख/DOB: 08/02/1987
पुरुष/ MALE
Mobile No: 9892972858



3975 3747 7445

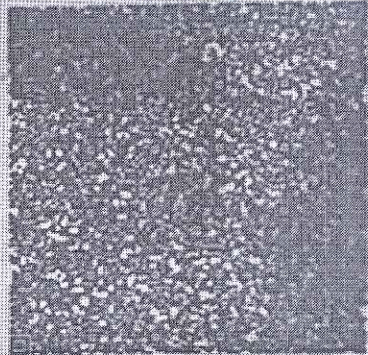
मेरा आधार, मेरी पहचान



भारतीय अद्वितीय पहचान आधिकारण
Unique Identification Authority of India

पत्ता:
वडिलाचे/आईचे नांव: नारायण तुळपुळे, बी/122, पालन
सोजपाल बिल्डिंग, एस.के.बोले रोड, दादर वेस्ट, अंटोनियो
देसिल्वा हाई शाळा समोर., मुंबई, मुंबई,
महाराष्ट्र - 400028

Address:
S/O: Narayan Tulpule, B/122, Palan Sojpal
Building, S.K.Bole Road, Dadar West,
Opp. Antonio Desilva High School, Mumbai,
Maharashtra - 400028



3975 3747 7445



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Tulpule

बबई - २		
४३२६	३८	४५
२०२५		



भारत सरकार

GOVERNMENT OF INDIA



विकास कुमार भगवती प्रसाद पांडेय
Vikash Kumar Bhagwati Prasad Pandey
जन्म तारीख / DOB: 31/10/1990
पुरुष / MALE
Mobile No.: 8879735190

3126 5614 8493
VID : 9106 5274 3286 4819

माझे आधार, माझी ओळख

(Handwritten signature)



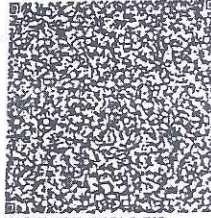
भारतीय विधिपालन प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
C/O रामराज सीतलप्रसाद तिवारी, 4वी, ग्राउंड फ्लोर,
मंगलाबाई चाळ, केशरीनाथ बुवा भाये मार्ग, दत्तात्रेय मंदिर
जवळ, वरळी, कोळीवाडा, मुंबई, मुंबई,
महाराष्ट्र - 400030

Address:
C/O Ramraj Sitlaprasad Tiwari, 4B, Ground Floor,
Mangalabai Chawl, Kesharinath Buva Bhaye Marg,
Near Dattatreya Mandir, Worli, Koliwada, Mumbai,
Mumbai, Maharashtra - 400030

3126 5614 8493
VID : 9106 5274 3286 4819



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1800 300 1947

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

व्यवहारी - २		
४३२६	३६	४५
२०२५		



बबई - २		
१३२६	४०	४५
२०२५		



CHALLAN
MTR Form Number-6



GRN	MH016138647202425E	BARCODE					Date	14/02/2025-11:27:25	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.		Premises/Building					
0030045501 Stamp Duty				1130500.00		Road/Street					
0030063301 Registration Fee				30000.00		Area/Locality					
						Town/City/District					
						PIN					
						Remarks (If Any)					
						PAN2=AARPT3793N~SecondPartyName=VRINDA NARAYAN TULPULE-					
						Amount In					
						Words					
Total				11,60,500.00		Eleven Lakh Sixty Thousand Five Hundred Rupees Only					
Payment Details				STATE BANK OF INDIA							
Cheque-DD Details				FOR USE IN RECEIVING BANK							
				Bank CIN		Ref. No.		00040572025021477241		IK0DCVABL4	
Cheque/DD No.				Bank Date		RBI Date		14/02/2025-11:24:31		Not Verified with RBI	
Name of Bank				Bank-Branch							
				STATE BANK OF INDIA							
Name of Branch				Scroll No. , Date				Not Verified with Scroll			

Department ID :

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

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7045219899

732E 89 84		
2024		

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-319-4326	0008941389202425	14/02/2025-14:14:19	IGR183	30000.00
2	(IS)-319-4326	0008941389202425	14/02/2025-14:14:19	IGR183	1130500.00
Total Defacement Amount					11,60,500.00





बबई - २		
४३२६	४२	४५
२०२५		



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

Receipt of Document Handling Charges

PRN	0225135820334	Receipt Date	14/02/2025
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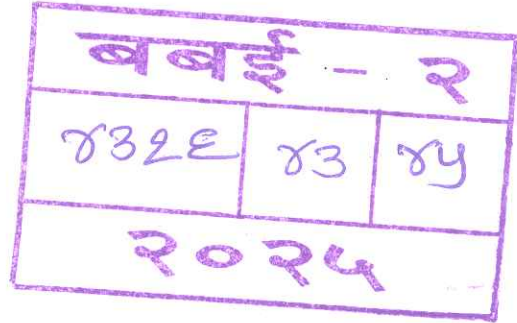
Received from DHC, Mobile number 7045219893, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 4326 dated 14/02/2025 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	13/02/2025
Bank CIN	10004152025021319092	REF No.	504450607570
Deface No	0225135820334D	Deface Date	14/02/2025

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



319/4326

शुक्रवार, 14 फेब्रुवारी 2025 2:15 म.नं.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 4326/2025

दस्त क्रमांक: बबइ2 /4326/2025

बाजार मूल्य: रु. 1,88,34,278/-

मोबदला: रु. 1,88,35,000/-

भरलेले मुद्रांक शुल्क: रु.11,30,500/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

पावती:4691

पावती दिनांक: 14/02/2025

अ. क्रं. 4326 वर दि.14-02-2025

सादरकरणाराचे नाव: भावी लक्ष्मण पेडणेकर

रोजी 2:11 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

दस्त हजर करणाऱ्याची सही:

सह. मुख्य निबंधक, मुंबई-2

मुंबई शहर क्र. २

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 14 / 02 / 2025 02 : 11 : 30 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 14 / 02 / 2025 02 : 12 : 13 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

V.V. Tulpekar

लिहून देणारे :

B.B. Pednekar

लिहून घेणारे :





14/02/2025 2 27:22 PM

दस्त क्रमांक :बवई2/4326/2025
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:वृंदा नारायण तुळपुळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-122, पालन सोजपाल बिल्डींग, ब्लॉक नं: अँटोनिया डीसिल्वा हायस्कूल जवळ, दादर पश्चिम, रोड नं: एस. के. बोले रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AARPT3793N	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:भावी लक्ष्मण पेडणेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, अवसेकर रेसिडेन्सी को-ऑप. हौ. सो. लि., ब्लॉक नं: दादर पश्चिम, रोड नं: गणेश पेठ जेन महाराष्ट्र, मुंबई. पॅन नंबर:AGTPP4966B	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:लक्ष्मण चंद्रकांत पेडणेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, अवसेकर रेसिडेन्सी को-ऑप. हौ. सो. लि., ब्लॉक नं: दादर पश्चिम, रोड नं: गणेश पेठ जेन महाराष्ट्र, मुंबई. पॅन नंबर:AAIPP7489G	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:14 / 02 / 2025 02 : 24 : 24 PM

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:वरून नारायण तुळपुळे वय:37 पत्ता:बी/122, पालन सोजपाल बिल्डींग, एस. के. बोले रोड, दादर पश्चिम, मुंबई पिन कोड:400028		
2	नाव:विकाश कुमार पांडेय - वय:35 पत्ता:4वी तळ मजला, मंगलाबाई चाळ, केशरीनाथ बुवा भाये मार्ग, वरळी, मुंबई पिन कोड:400030		

शिक्रा क्र.4 ची वेळ:14 / 02 / 2025 02 : 25 : 17 PM

सह दुय्यम निबंधक, मुंबई-२

Payment Details. क्र. २

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHAVI LAXMAN PEDNEKAR AND LAXMAN CHANDRAKANT PEDNEKAR	eChallan	00040572025021477241	MH016138647202425E	1130500.00	SD	0008941389202425	14/02/2025
2		DHC		0225135820334	900	RF	0225135820334D	14/02/2025
3	BHAVI LAXMAN PEDNEKAR AND LAXMAN CHANDRAKANT PEDNEKAR	eChallan		MH016138647202425E	30000	RF	0008941389202425	14/02/2025

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

4326 /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

17:54
17:54

17:54

17:54



17/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 4326/2025

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18835000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18834278.24
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं. 601, माळा नं: 06 वा मजला, इमारतीचे नाव: वी विंग बिल्डींग ऑफ द प्रोजेक्ट आर्याव्रत, ब्लॉक नं: पालन सोजपाल वी कंपाऊंड, दादर पश्चिम, रोड : एस. के. बोले रोड, मुंबई - 400028 ((Final Plot Number : 240 (P) TPS IV ;))
(5) क्षेत्रफळ	1) 55.76 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:- वृंदा नारायण तुळपुळे वय:-75; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-122, पालन सोजपाल बिल्डींग, ब्लॉक नं: अंटोनिया डीसिल्वा हायस्कूल जवळ, दादर पश्चिम, रोड नं: एस. के. बोले रोड, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AARPT3793N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- भावी लक्ष्मण पेडणेकर वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, अवसेकर रेसिडेन्सी को-ऑप. हौ. सो. लि., ब्लॉक नं: दादर पश्चिम, रोड नं: गणेश पेठ लेन, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AGTPP4966B 2): नाव:- लक्ष्मण चंद्रकांत पेडणेकर वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402, अवसेकर रेसिडेन्सी को-ऑप. हौ. सो. लि., ब्लॉक नं: दादर पश्चिम, रोड नं: गणेश पेठ लेन, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAIPP7489G
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4326/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1130500
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई 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) to Municipal Corporation of Greater Mumbai.

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



सह दुय्यम निबंधक
मुंबई - २.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BHAVI LAXMAN PEDNEKAR AND LAXMAN CHANDRAKANT PEDNEKAR	eChallan	00040572025021477241	MH016138647202425E	1130500.00	SD	0008941389202425	14/02/2025
2		DHC		0225135820334	900	RF	0225135820334D	14/02/2025
3	BHAVI LAXMAN PEDNEKAR AND LAXMAN CHANDRAKANT PEDNEKAR	eChallan		MH016138647202425E	30000	RF	0008941389202425	14/02/2025

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

