



SHREE DURGA

Estate Agency Pvt. Ltd.

Your Real Estate Dream Virtual, is Transformed into Estate Ownership in Actual

SAGAR B. WANI

(B.L.S.,LL.B.)

Director - (DIN - 06667398)

Purchaser's Name : _____

Seller's Name : _____

Property Details : _____



Sagar Wani
+91 9821500002



www.stampdutyregistration.in



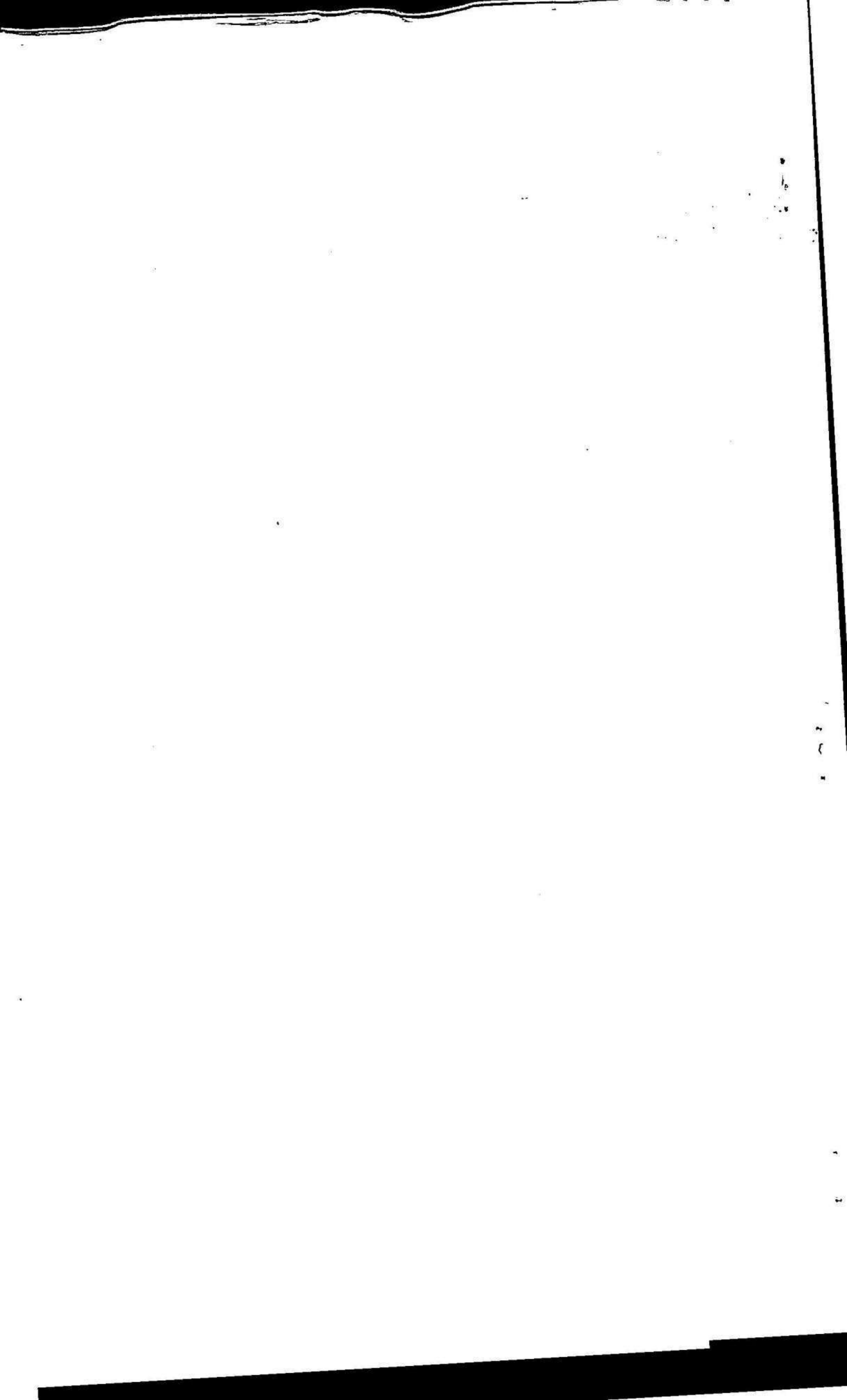
Rahul Bhalekar
+91 9323228216

📍 **Panvel Office** - Shop No. 5, Gr. Floor, Neel Orchid CHS, Opp St. Joseph (Ryan) High School, Sec - 10, Khanda Colony, New Panvel - 410206.

Adv. Sagar Wani | Adv. Swapnali Wani | Pramod Jena

📍 **Kharghar Branch** - Shop - 49A, Haware's Splendor Plot - 52 & 56, Sec -20, Kharghar - 410210.

📞 **9820485002 | 9326100234**



2 Receipt (pavl)

529/4490
Sunday, March 02, 2025
12:33 PM

पावती

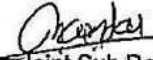
Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 4806 दिनांक: 02/03/2025

गावाचे नाव: रोहिंजण
दस्तऐवजाचा अनुक्रमांक: पवल5-4490-2025
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: अभिलाष एस --

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3800.00
पृष्ठांची संख्या: 190	
एकूण:	रु. 33800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:53 PM ह्या वेळेस मिळेल.



Joint Sub Registrar Panvel 5

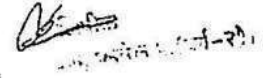
बाजार मूल्य: रु.2851616.4 /-
मोवदला रु.4959375/-
भरलेले मुद्रांक शुल्क : रु. 347166/-

सह दुय्यम निबंधक धर्ग-२.
(पनवेल-५)

- 1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325012608643 दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.1800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325017508816 दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017025044202425E दिनांक: 02/03/2025
बँकेचे नाव व पत्ता:

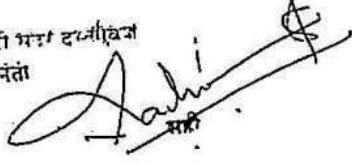
निष्कारणी स्वाक्षरी





Today
Global

ही मुंक दस्तऐवज
वा श्री / श्रीम
परत नेण्यासाठी श्री / श्रीमता
याना प्राधिकृत करत आहे. तरी भद्र! दयाजीवन
त्यांचेकडे देण्यात यावा ही विनंती


मारी

02/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 4490/2025

नोंदणी :

Regn:63m

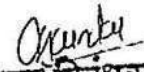
गावाचे नाव : रोहिंजण

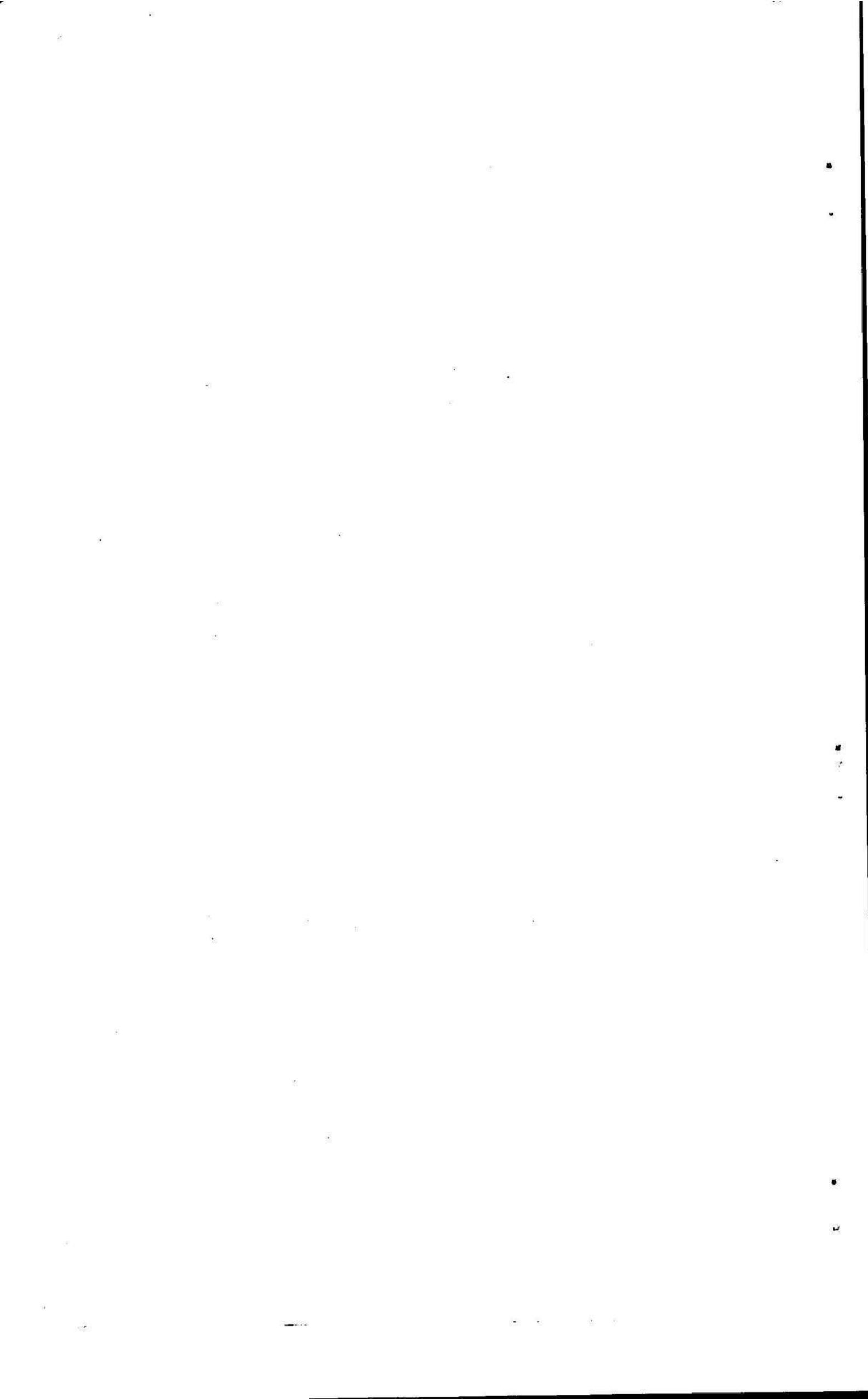
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4959375
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2851616.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-1,2,दर-58000/-प्रती चौ.मी., सदनिका क्र.2103,एकविसावा मजला,बिल्डिंग क्र.3,ए विंग,आनंदम -2,सर्व्हे/हिस्सा क्र. 112/1,113/2,114/1 ए,114/9 ए,114/10/11/ बी,115/6,रोहिंजण,ता.पनवेल,जि.रायगड. क्षेत्र 35.480 चौ.मी.कारपेट + 2.500 चौ.मी.एक्सक्ल्युडिंग बाल्कनी + 01 कवर्ड कार पार्किंग स्पेस((Survey Number : 112/1 व इतर ;))
(5) क्षेत्रफळ	1) 35.480 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:-मे. टुडे ग्लोबल होम्स तर्फे भागीदार भावेश राजेश शाह यांचे कु.मु. म्हणून मोहम्मद ओझेन मोहम्मद इरफान बिलग्रामी - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस क्र.१६०१, १६०२, केसर सॉलीटरी, प्लॉट क्र.५, से.११, सानपाडा, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- AAKFT3637N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिलाष एस - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पाठालील हाऊस, मुक्कालुमोन, कारीकुलम, पो.रात्री पाइहावांगडी, पठाणमिथिला, केरळ., ब्लॉक नं: -, रोड नं: -, केरला, पथंअम्बिता. पिन कोड:-689673 पॅन नं:-BBMPS9958R 2): नाव:-जिनी अभिलाष वय:-48; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: पाठालील हाऊस, मुक्कालुमोन, कारीकुलम, पो.रात्री पाइहावांगडी, पठाणमिथिला, केरळ, ब्लॉक नं: -, रोड नं: -, केरला, पथंअम्बिता. पिन कोड:-689673 पॅन नं:-AXGPA3013L
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	4490/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	347166
(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.

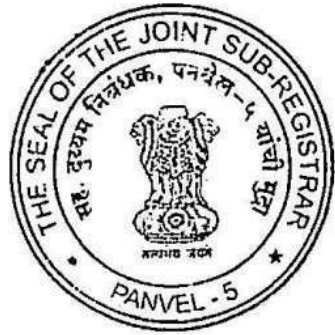

 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20250302220	02 March 2025,11:51:24 AM पवल5			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	1.2-वापराच्या विकासनक्षम महामार्गास-मुख रहिवास व इतर जमिनी				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6500	58000	66700	72500	66700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	41.528चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.63800/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((63800-6500) * (100 / 100)) + 6500) = Rs.63800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 63800 * 41.528 = Rs.2649486.4/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (58000 * 25/100) = Rs.202130/-				
Applicable Rules	= 3, 9, 18, 19 ,15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + भेड्ढेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती गोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2649486.4 + 0 + 0 + 0 + 202130 + 0 + 0 + 0 + 0 + 0 =Rs.2851616/- = २ अठ्ठावीस लाख एकवचन हजार सहा शे सोळा /-				

Home Print

पवल - ५
२०२५
१/२०

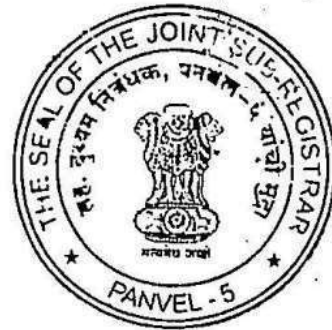


षवल-५	
मल	२०२५
२/१०	



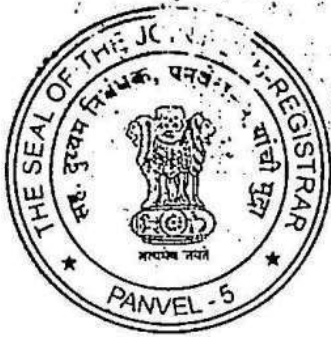
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325017508816	Date 01/03/2025
Received from -, Mobile number 9100000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 01/03/2025
Bank CIN 10004152025030107019	REF No. 2958732146
This is computer generated receipt, hence no signature is required.	

पवल - ५
२०२५
३/२०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325012608643	Date 01/03/2025
Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 01/03/2025
Bank CIN 10004152025030106877	REF No. 2958731024
This is computer generated receipt, hence no signature is required.	

पवेल - ५
०२०२२५
४ / १२०



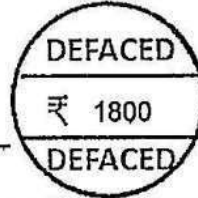


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0325017508816	Receipt Date	02/03/2025
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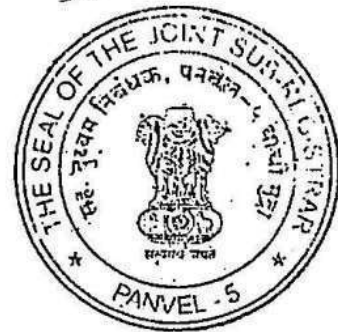
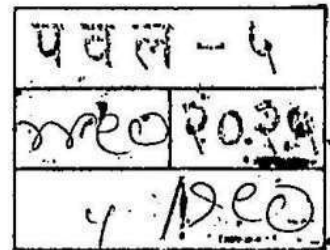
Received from -, Mobile number 9100000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 4490 dated 02/03/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name	IBKL	Payment Date	01/03/2025
Bank CIN	10004152025030107019	REF No.	2958732146
Deface No	0325017508816D	Deface Date	02/03/2025

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



110



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

Receipt of Document Handling Charges

PRN 0325012608643

Receipt Date 02/03/2025

Received from -, Mobile number 9100000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4490 dated 02/03/2025 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 01/03/2025

Bank CIN 10004152025030106877

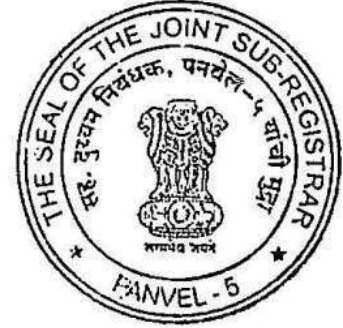
REF No. 2958731024

Deface No 0325012608643D

Deface Date 02/03/2025

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

प व ल - ५
२०२५
६/२०



1000

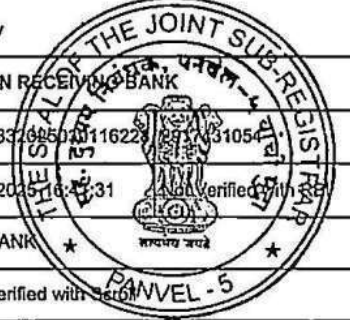


CHALLAN
MTR Form Number-6



GRN	MH017025044202425E	BARCODE	01 1100 1 0 1000 1110 1 0000 0000 0000 0000 0000 0000		Date	01/03/2025-16:38:45	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty and Registration Fee together				TAX ID / TAN (if Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR				PAN No.(if Applicable)	BBMPS9958R					
Location	RAIGAD				Full Name	ABHILASH S AND JINI ABHILASH					
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 2103 21ST FLOOR BUILDING NO 3 A					
					Premises/Bulding	WING ANANDAM II					
Account Head Details			Amount In Rs.								
0030046401 Stamp Duty			347166.00		Road/Street	SURVEY/HISSA NO 112/1 AND OTHERS VILLAGE ROHINJAN					
0030063301 Registration Fee			30000.00		Area/Locality	TAL-PANVEL DIST-RAIGAD					
					Town/City/District						
					PIN	4	1	0	2	1	0
					Remarks (If Any)	PAN2=AAKFT3637N-SecondPartyName=TODAY -- 4 GLOBAL HOMES-CA=4959375					
					Amount In Words	Three Lakh Seventy Seven Thousand One Hundred Sixty Six Rupees Only					
Total			3,77,166.00								
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	691033310050011622331054				
Cheque/DD No.					Bank Date	RBI Date	01/03/2025 16:31				
Name of Bank					Bank-Branch	IDBI BANK * PANVEL - 5					
Name of Branch					Scroll No. , Date	Not Verified with					

01/03/2025
 CE/DEO



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल द्वयम निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सादर चलान लागू नाही.

2mi

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for ensuring the integrity of the financial statements and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes the use of both qualitative and quantitative techniques to gain a comprehensive understanding of the subject matter.

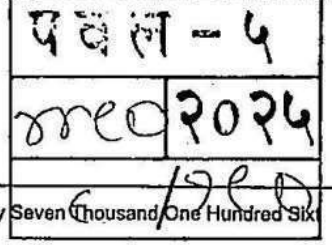


CHALLAN
MTR Form Number-6



GRN	MH017025044202425E	BARCODE	[Barcode]		Date	01/03/2025-16:38:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BBMPS9958R			
Location	RAIGAD			Full Name	ABHILASH S AND JINI ABHILASH			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 2103 21ST FLOOR BUILDING NO 3 A			
				Premises/Building	WING ANANDAM II			

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	347166.00	Road/Street	SURVEY/HISSA NO 112/1 AND OTHERS VILLAGE ROHINJAN
0030063301 Registration Fee	30000.00	Area/Locality	TAL-PANVEL DIST-RAIGAD
		Town/City/District	
		PIN	4 1 0 2 1 0
		Remarks (If Any)	PAN2=AAKFT3637N-SecondPartyName=TODAY GLOBAL HOMES-CA=4959375
		Amount In	Three Lakh Seventy Seven Thousand One Hundred Sixty Six Rupees Only
		Words	
Total	3,77,166.00		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
	Cheque-DD Details	Bank CIN	Ref. No. 69103332725030116228-2917431054
Cheque/DD No.		Bank Date	RBI Date 01/03/2025-16:41:31
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scrip



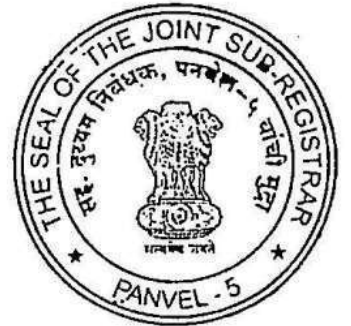
Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलण फेवळ दुय्यम निबंधक कार्यालयांत नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सादर चलण लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usorid	Defacement Amount
1	(IS)-529-4490	0009416582202425	02/03/2025-12:33:32	IGR548	30000.00

2	(IS)-529-4490	0009416582202425	02/03/2025-12:33:32	IGR548	347166.00
Total Defacement Amount					3,77,166.00

पवेल - ५	
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२१०	

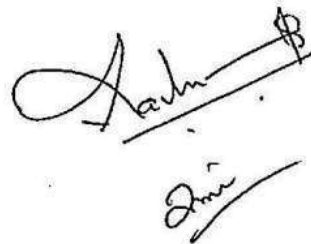


AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Panvel on this 02nd day of March, 2025, between M/S. TODAY GLOBAL HOMES, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners (1) SHRI BHADRESH RAJESH SHAH (2) SHRI BHAVESH SHAH (3) SHRI RAJESH BHOGILAL SHAH & (4) SHRI SUNIL AGARWAL, having its office at 605, Shelton Cubix, Plot No.-87, Sector No.-15, C.B.D.-Belapur, Navi Mumbai-400 614, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) OF THE ONE PART and

Today Global Homes


Partner



MR. ABHILASH S AND MRS. JINI ABHILASH having their address at **PATHALIL HOUSE, MUKKALUMON, KARIKULAM PO, RANNY-PAZHAVANGADI, PATHANAMTHITTA, KERALA-689673** hereinafter referred to as "THE ALLOTTEE(S)" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the trust its trustees for the time being) OF THE OTHER PART;

Whereas the Promoters are fully seized and possessed of all those pieces or parcels of land bearing (1) Survey No.-114, Hissa No.-10/11/B, admeasuring 0-16-40 H.R.P. (2) Survey No.-114, Hissa No.-9A, admeasuring 0-40-70 H.R.P. plus Potkharaba 0-01-30, totaling to 0-42-00 H.R.P. (3) Survey No.-112, Hissa No.-1, admeasuring 0-02-80 H.R.P. out of total area of 0-05-0 H.R.P., (4) Survey No.-115, Hissa No.-6, admeasuring 0-30-90 H.R.P. plus potkharaba 0-01-30 H.R.P. totaling to 0-32-20 H.R.P. (5) Survey No.-114, Hissa No.-1/A, admeasuring 0-56-10 H.R.P. plus potkharaba 0-06-10 H.R.P. totaling to 0-62-20 H.R.P. & (6) Survey No.-113, Hissa No.-2, admeasuring

पवल - 0-04-50
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0-04-50 H.R.P, aggregating to 1-60-10 H.R.P., equivalent to 16010 Sq. Mts., all situate, lying and being at Village-Rohinjan, within the Registration District of Raigad & Sub Registrar of Panvel, Tal.-Panvel, Dist.-Raigad.

The aforesaid land bearing Survey No.-114, Hissa No.-10/11/B is acquired by the Promoters as under:



By virtue of a Sale Deed dated 05/05/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-5 under Receipt No.-4031, Document No. MS-3774-2017 on 05/05/2017, the owners of the aforesaid land i.e., (1) SHRI JAGANNATH DAGDU PATIL (2) SHRI DNYANESHWAR DAGDU PATIL (3) SHRI BALARAM DAGDU PATIL (4) SMT. SUNITA ATMARAM CHOUDHARY (5) SMT. LAXMI PRAKASH KATHE (6) KU. SUREKHA DAGDU PATIL ALIAS SMT. SUREKHA HARISHCHANDRA BHAGAT & (7) SMT. JIJABAI DAGDU PATIL, sold and transferred their rights, title, interest and benefits in the said land bearing Survey/Hissa No.-114/10/11/B admeasuring 0-16-40

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