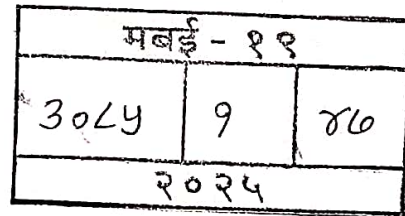


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202503107383			10 March 2025, 03:27:30 PM मबई 19		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूळ विभाग	57-पहाडी-गोरेगाव पश्चिम (बोरीवली) -					
उप मूळ विभाग	भुभाग .उत्तरेस गावाची हद्द. पुर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस रवामी विवेकानंद रोड.					
सर्व्हे नंबर /न भू क्रमांक :	सि टी एस. नंबर#733					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	70510	146200	168130	196200	146200	चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	76.05चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय- मजला -	20 वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सगुमुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.153510/-						
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर- खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((153510-70510) * (80 / 100))+70510) = Rs.136910/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 136910 * 76.05 = Rs.10412005.5/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (131062 * 25/100) = Rs.456751.07/-					
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10412005.5 + 0 + 0 + 0 + 456751.07 + 0 + 0 + 0 + 0 + 0 =Rs.10868756.57/-					

Home Print



89





CHALLAN
MTR Form Number-6



मसुल र
2021/३
दि. 31/11
असल्याने

GRN	MH017319802202425M	BARCODE	Date 06/03/2025-15:50:25		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)			
			PAN No.(If Applicable)			
Office Name	MBI-19_JT SUB REGISTRAR MUMBAI 19		Full Name	SUPRIYA AVINASH DHAVALA AND ASHWINI AVINASH DHAVALA		
Location	MUMBAI		Flat/Block No.	Flat No. 23, on 7th Chandan Villa CHS LTD		
Year	2024-2025 One Time		Premises/Building	Plot No. 41, Road No. 6, Jawahar Nagar		
Account Head Details	Amount In Rs.	Road/Street	Area/Locality			
0030045501 Stamp Duty	1000000.00		Goregaon West Mumbai			
0030063301 Registration Fee	30000.00		Town/City/District			
			PIN	4	0	0
				0	0	6
				3		
			Remarks (If Any)	SecondPartyName=VIKAS KAMAL SURANA AND REETU VIKAS SURANA~		
Total	10,30,000.00	Amount In	Ten Lakh Thirty Thousand Rupees Only			
		Words				
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172025030601000	100325M883623		
Cheque/DD No.	Bank Date	RBI Date	10/03/2025-12:49:32	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID :

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

Mobile No. : 9820079588

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

मबई - १९		
30Ly	2	४७
२०२५		

महसूल व वनविभाग मंत्रालय यांचे आदेश क्र. मुद्रांक-
2021/अ.नौ.सं. क्र. 12/प्र.क्र. 107/म.-1 (धोरण)
दि. 31/03/2021 अन्वये सदर दस्तामध्ये महिल्ल खरेदीदार
असल्याने मुद्रांक शुल्कामध्ये 1% ने सवलत देण्यात आलेली आहे.

1

सह दुय्यम निबंधक मुंबई क्र.-१९
मुंबई



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Mumbai on this 10th day of March, 2025.

BETWEEN

1) MR. VIKAS KAMAL SURANA, aged about 48 years, (Pan No. AAZPS8483L), and 2) MRS. REETU VIKAS SURANA, aged about 43 years, (Pan No. AYJPS6399F), both adults, Indian inhabitants, having address as 101, C Wing, Manav Mandir CHSL, Road No. 17, Laxmi Narayan Mandir Marg, Off Vidyaniketan Marg, Near Kairali Society, Siddharth Nagar, Goregaon (West), Mumbai- 400 104., (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) hereinafter referred to as **THE SELLERS**;

AND

1) MS. SUPRIYA AVINASH DHAVAL, aged about 53 years, (Pan No. ACPD8612A) and 2) SMT. ASHWINI AVINASH DHAVAL, aged about 74 years, (Pan No. AHFPD2735H), both adults, Indian inhabitants, having address at 2-C/18, Piramal Nagar, S.V. Road, Near Patkar College, Goregaon (West), Mumbai – 400 104., (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) hereinafter referred to as **THE PURCHASERS**.

WHEREAS by an Agreement for Sale 25th July, 2004 made and entered into between SHRI. JIGAR ORATAPRAI VORA., therein called “The Landlord or Owner” of the First Part and 1) MRS. MANKAWAR N. BHANSALI and 2) MR. AMIT N. BHANSALI, therein called “The Purchasers” of the Other Part since the said Landlord or Owner decided to sell to the Purchasers and the said Purchasers therein agreed to purchase a residential Flat on ownership basis viz bearing Flat No. 23, on 7th floor, admeasuring about 682 Sq. Fts. Carpet area, in the society known as

“Chandan Villa Co-op. Hsg. Soc. Ltd.”, situated at Plot No. 41, Road No. 6,

मुंबई-१९		
304	3	76
२०२४		

K. Surana
R. Surana

R. J.

A. D. D.

Jawahar Nagar, Goregaon (West), Mumbai- 400 104., alongwith one Stilt Car Parking No. 8., and more particularly described in the schedule hereunder mentioned (Hereinafter referred to as "the said Flat") at or for the price and upon terms and conditions therein mentioned and therefore they took vacant and peaceful possession of the said Flat and became entitled to and they were in exclusive use, occupation, enjoyment and possession of the said Flat. The said Agreement for Sale dated 25th July, 2004 was duly registered with the Office of the Sub-Registrar of Assurances, Borivali-1, bearing Document No. BDR-2/06601/2004 dated 26/07/2004.

AND WHEREAS the various unit Purchasers/Allottees formed a registered society namely "CHANDAN VILLA CO-OPERATIVE HOUSING SOCIETY LIMITED" (hereinafter referred to as "the said Society") a society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/W-P/HSG/TC/13067/05-06 dated 19/07/2005 (hereinafter referred to as "the said Society") and the said 1) MRS. MANKAWAR N. BHANSALI and 2) MR. AMIT N. BHANSALI became bonafide members of the said society and the said society duly issued in their joint names 5(Five) fully paid shares of Rs. 50/- each bearing distinctive nos. from 111 to 115 (both inclusive) under Share Certificate No. 23 issued to them on 10th March, 2011 (hereinafter referred to as "the said Shares").



AND WHEREAS by an Agreement for Sale 11th May, 2015 made and entered into between 1) MRS. MANKAWAR N. BHANSALI and 2) MR. AMIT N. BHANSALI, therein called "The Transferors" of the First Part and 1) MR. VIKAS KAMAL SURANA and 2) MRS. REETU VIKAS SURANA, therein called "The Transferees" of the Other Part since the said Transferors decided to sell to the Transferees and the said Transferees therein agreed to purchase the said residential Flat on ownership basis at or for the price and upon terms and conditions therein mentioned and therefore they took vacant and peaceful possession of the said Flat and became entitled to and they are in exclusive use, occupation, enjoyment and possession of the said Flat. The said Agreement for Sale dated 11th May, 2015 was duly registered with the Office of the Sub-Registrar of Assurances, Borivali-1, bearing Document No. BRL-1/4682/2015 dated 11/05/2015. Thereafter, the said society duly

मसुदा - ११
304
२०२५

[Handwritten signature]

Jhawale

K. Surana
A. Surana

transferred the Share Certificate No. 23 in the joint names of 1) MR. VIKAS KAMAL SURANA and 2) MRS. REETU VIKAS SURANA and their names were duly endorsed on the backside of the Share Certificate on 28/02/2017 and which is valid and subsisting as on date.

AND WHEREAS the SELLERS herein i.e. 1) MR. VIKAS KAMAL SURANA and 2) MRS. REETU VIKAS SURANA are in peaceful possession of the said Flat and they are now desirous of selling of on ownership basis the said Flat to prospective PURCHASERS herein.

AND WHEREAS the said PURCHASERS herein i.e. 1) MS. SUPRIYA AVINASH DHAVALA and 2) SMT. ASHWINI AVINASH DHAVALA, have offered to purchase the said Flat for a total consideration of Rs. 2,00,00,000/- (Rupees Two Crores Only).

AND WHEREAS the said SELLERS herein have agreed to sell and transfer and the said PURCHASERS herein have agreed to purchase and acquire all rights, title and interest of the SELLERS in the said Flat including the right of occupation of the said Flat in the said Society including their rights, title and interest in the said Flat.

AND WHEREAS the Parties hereto have agreed to enter into writing the Terms and Conditions on which the SELLERS have agreed to sell and transfer and the PURCHASERS have agreed to purchase and acquire the rights, title and interest of the SELLERS in the said Flat including the entire interest of the SELLERS in the said Society.

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

1. That the recitals hereinabove shall form integral part of this Agreement

अवधि - १९		
30	4	४६
२०२४		

K. Surana
R. Surana

R. J.

Ahavale

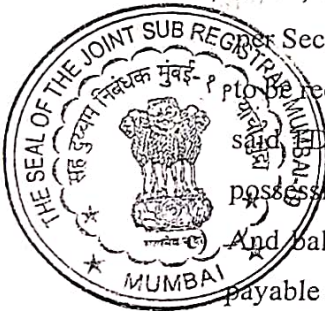


2. That the SELLER doth hereby agree to transfer unto the PURCHASERS and the PURCHASERS doth hereby purchase and acquire all right, title and interest of the SELLER in the said Flat including the right of occupation of the said Flat being residential Flat No. 23, on 7th floor, admeasuring about 682 Sq. Fts. Carpet area, in the society known as "Chandan Villa Co-op. Hsg. Soc. Ltd.", situated at Plot No. 41, Road No. 6, Jawahar Nagar, Goregaon (West), Mumbai- 400 104., alongiwth one Stilt Car Parking No. 8.

3. The said consideration will be paid by the PURCHASERS to the SELLERS as follows that is to say;

a) A sum of Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight Lakhs Only) has been paid by the PURCHASERS to the SELLERS from their own funds on or before registration of this Agreement for Sale as token money/part payment.

b) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) is deducted as tax deduction at source @ 1% (on Agreement for Sale value of Rs. 2,00,00,000/-) and the said TDS to be deposited by the PURCHASERS as



per Section 194-IA of the Income Tax Act, 1961 and the same shall be deemed to be received by the SELLER herein and the PURCHASERS shall deposit the said TDS and shall produce the TDS certificate to the SELLER before taking possession of the said Flat.

And balance sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) shall be payable by the PURCHASERS to the SELLERS as Full and Final payment vide obtaining loan from Bank/Financial Institution within 30 to 45 working days or earlier, from the date of registration of this agreement for sale.

d) Hence, the total consideration of the said Flat is Rs. 2,00,00,000/- (Rupees Two Crores Only).

4. The SELLERS have obtained the consent from the said society for transfer of the Said Flat in favour of PURCHASERS. The SELLERS have obtained No Objection Certificate ("NOC") dated 06/03/2025 stating no dues pending towards said society against the Said Flat till the execution of this Agreement for

मबई २३		
3074	Sale.	४०
२०२५		

Shavale

K. Surana
A. Surana

5. The SELLERS doth hereby declare and covenant with the PURCHASERS that the said Flat is free from all encumbrances of any nature whatsoever and that the SELLERS have full right, title and interest in the said Flat and have full right and authority to assign and transfer the said Flat to the PURCHASERS.

6. The SELLERS have represented to the PURCHASERS that:

- a) The SELLERS are the absolute owners of the said Flat and no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said Flat.
- b) The SELLERS are in exclusive and peaceful possession and occupation of the said Flat since it has been acquired by them
- c) When the SELLERS acquired the said Flat, they were satisfied that the title to the said Flat was clear and marketable and is even now clear and marketable,
- d) The SELLERS declares that there are no loans/advances or encumbrance of any kind upon the said Flat and if any such loan/advances may appear in future related to SELLERS then it will be handled by the SELLERS and the SELLERS will indemnify the PURCHASERS from any such claims.
- e) On taking vacant and peaceful possession of the said Flat the PURCHASERS will be entitled to occupy the same without any claim or interruption from the SELLERS or anybody claiming under them.
- f) The SELLERS have paid all dues upto date and they will indemnify and keep indemnified the PURCHASERS against any claim made for any period prior to the completion of the sale in respect of the said Flat.
- g) Neither any order of attachment against the said Flat is in existence upto date nor any suit, decrees for proceedings are pending in any court or otherwise,
- h) The said Flat is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the SELLERS under the provisions of land acquisition or otherwise,



in existence upto		
मार्च - १९		
30LY	6	86
government or any		

[Handwritten signature]

Ahavale

K. Surana

[Handwritten signature]

THE SCHEDULE OF PROPERTY:

All that piece or parcel of the Residential Flat No. 23, on 7th floor, admeasuring about 682 Sq. Fts. Carpet area, in the society known as "Chandan Villa Co-op. Hsg. Soc. Ltd.", situated at Plot No. 41, Road No. 6, Jawahar Nagar, Goregaon (West), Mumbai- 400 104., alongwith one Stilt Car Parking No. 8., land bearing CTS No. 733,733/1 of Village - Pahadi Goregaon (West), Taluka - Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said Building was constructed in the year 2004 and is comprising of Ground + 7 upper floors with lift.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove stated.

SIGNED AND DELIVERED by the
withinnamed "THE SELLERS"

1) MR. VIKAS KAMAL SURANA

मबई - १९		
3044	93	४७
२०२५		



V. Surana

2) MRS. REETU VIKAS SURANA

in the presence of:

1. *[Signature]*
 2. *[Signature]*



R. Surana

THE SCHEDULE OF PROPERTY:-

All that piece or parcel of the Residential Flat No. 23, on 7th floor, admeasuring about 682 Sq. Fts. Carpet area, in the society known as "Chandan Villa Co-op. Hsg. Soc. Ltd.", situated at Plot No. 41, Road No. 6, Jawahar Nagar, Goregaon (West), Mumbai- 400 104., alongiwth one Stilt Car Parking No. 8., land bearing CTS No. 733,733/1 of Village - Pahadi Goregaon (West), Taluka - Borivalli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said Building was constructed in the year 2004 and is comprising of Ground + 7 upper floors with lift.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove stated.

SIGNED AND DELIVERED by the
withinnamed "THE SELLERS"

1) MR. VIKAS KAMAL SURANA

मबई - १९		
3074	93	80
२०२५		



V. Surana

2) MRS. REETU VIKAS SURANA

in the presence of:

- 1.
- 2.



R. Surana

SIGNED AND DELIVERED by the
withinnamed "THE PURCHASERS"
1) MS. SUPRIYA AVINASH DHAVALE



2) SMT. ASHWINI AVINASH DHAVALE

in the presence of:

-
-



मबई - १९		
304	98	86
२०२५		

PART PAYMENT RECEIPT

We, 1) MR. VIKAS KAMAL SURANA and 2) MRS. REETU VIKAS SURANA (SELLERS) do hereby admit and acknowledge receipt of below mentioned amounts from 1) MS. SUPRIYA AVINASH DHAHALE and 2) SMT. ASHWINI AVINASH DHAHALE (PURCHASERS) towards part payment in respect of the sale of my Residential Flat No. 23, on 7th floor, admeasuring about 682 Sq. Fts. Carpet area, in the society known as "Chandan Villa Co-op. Hsg. Soc. Ltd.", situated at Plot No. 41, Road No. 6, Jawahar Nagar, Goregaon (West), Mumbai- 400 104., alongiwth one Stilt Car Parking No. 8., land bearing CTS No. 733,733/1 of Village – Pahadi Goregaon (West), Taluka - Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban;

Sr. No.	Amount	Payment Mode	Date	Bank Name
1	Rs. 5,00,000/-	Chq. No. 000010	06/02/2025	HDFC Bank
2	Rs. 50,00,000/-	Chq. No. 602416	19/02/2025	Bank Of India
3	Rs. 1,03,00,000/-	Chq. No. 602419	09/03/2025	Bank Of India
Total	Rs. 1,58,00,000/-		--	

We receive the above Rs. 1,58,00,000/-

1) MR. VIKAS KAMAL SURANA

K. Surana

2) MRS. REETU VIKAS SURANA
(SELLERS)

R. Surana

Place: Mumbai

Date: 10/03/2025

WITNESSES :-

1.

Concep. K. Patil *R. Patil*

2.

Pranit Ambekar *PA*



मबई - १९		
3044	94	80
२०२५		

CHOUHAN VILV

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/8564/BP(WS)/AP. OF **118 JAN 2005**

OFFICE OF THE
EX. ENGR. BLDG. PROPOSAL
DR. BABASAHEB AMBEDKAR
KANDIVALI/WEST, MUMBAI-400061

To,
Shri Jigar P Vora
C.A. to Owner.

Sub : Permission to occupy the completed
Bldg. on plot bearing CTS No. 733
733/1 of village Pahadi Goregaon
situated at Jawahar Nagar, Goregaon(W).

Ref: Your letter No. SBS/2714 dt. 13.9.04

Sir,

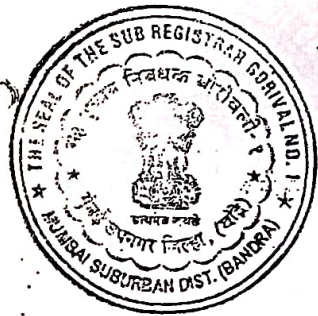
The development work of building comprising of stilt +
7 upper floors on plot bearing C.T.S. No. 733, 733/1
of village Pahadi Goregaon situated at Jawahar Nagar
Goregaon (W) is completed under the supervision of Shri
Sanjay B Shah Licenced Surveyor / having Lic. No. S/372,
Shri Hiren M Tanna, Lic. St. Engineer having Lic. No.
STR/T/35 and Lic. site Supervisor Shri Hitendra K Mehta
Lic.No.M/33/SS-1 may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be
obtained from A.E.W.W-P/South and a certified copy of the
same shall be submitted to this office.

A set of plan duly signed is returned herewith in
token of approval.

Yours faithfully.

Ex. Engineer. Bldg. Proposal
K/W & P Ward



वर्ष - १		
४६६	२४	३२
२०१५		

मनई - १९		
३०६५	२०	४०
२०१५		

भारत-सत्तेच्या रजिस्टर कार्डातील उतारा

सोटी सर्व पध्दत जोगदान

तालुका : जिह्वा-मुंबई उपनगर
ला-कोरगाव

भाजं क्र. []

सोटी सर्व मंबर	क्षेत्रफल चौरस मिटर	सत्ता प्रकार	सरकारला भरलेल्या सान्वापा बंधना खंडाचा तपसिल व तो केव्हा बदलावयाचा
५३३/९	१४२.००	८	न ४६ ५३३ प्रमाणे

वहिवटिचा हक्क

सन १९६६ मध्ये धारणाऱ्याचे नाव-हक्क कसा प्राप्त झाला ते जो पयंत तपसु लागला तो पयंत ।

जवाहरनगर सहकार गृहनिर्माण मंडळ - मुंबई

पट्टेदार जतीन भाद मेहता

इतर बोजे
इतर बोरे



सारीख	व्यवहार	व्हॉल्युम मंबर	नविन धारण करणाऱ्याचा (प) बंधना इतर बोजा अशांणारा (ई)
-------	---------	----------------	--

२५/१/५३	कि. शे.	कारा	पुढाऱ्या न ४६ ५३३ प्रमाणे
२४/१/५३	कि. शे.	कारा	पुढाऱ्या न ४६ ५३३ प्रमाणे
२३/१/५३	कि. शे.	कारा	पुढाऱ्या न ४६ ५३३ प्रमाणे

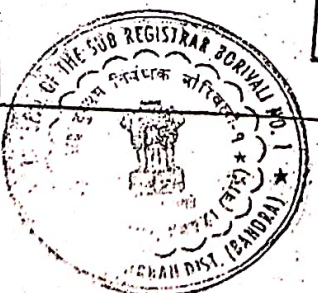
५/१/५३
१/२/५३
१/३/५३
१/४/५३
१/५/५३
१/६/५३
१/७/५३
१/८/५३
१/९/५३



मिर्जापुर दाखल
... ११/१/५३ ...
... १२/१/५३ ...
... १३/१/५३ ...
... १४/१/५३ ...
... १५/१/५३ ...
... १६/१/५३ ...
... १७/१/५३ ...
... १८/१/५३ ...
... १९/१/५३ ...
... २०/१/५३ ...
... २१/१/५३ ...
... २२/१/५३ ...
... २३/१/५३ ...
... २४/१/५३ ...
... २५/१/५३ ...

गणेश भूमापण अधिकारी, गणेशपुर

खरल - १
२६५ २५३६
२०१५



मबई - १९
३०५ २२ ४६
२०२५

बदर - ३
६६०७ ५०
२००४

**jigar
vora**

19th January 2005

Tel: 807 1964, 690 5134
Telefax: 805 1394

To,
Smt. Mankawar N. Bhansali/ Armit N. Bhansali,
Flat No. 23, 7th floor,
41, Jawahar Nagar,
Goregaon (West),
Mumbai 400 062

Dear Sir,

Sub Allotment of Stilth Car Parking No. - 8, "Chandan Villa" Jawahar Nagar,
Goregaon/(West) Mumbai 400 062.

This is to place on record and confirm that we have allotted to you stilth car parking No. 8, "Chandan Villa" at Jawahar Nagar, Goregaon (West), Mumbai 400 062

For Chandan Villa (Project) Developer:

C.P. Vora

Proprietor:

[Signature]



मबई - १९		
3074	32	86
२०२५		

1, Bharat Villa, Fadia Road, Kurla (W), Mumbai - 400 062

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUPRIYA AVINASH DHAVALA

AVINASH ABAJI DHAVALA

09/11/1972

Permanent Account Number

ACPPD8612A

Signature



30072011



मवई - १९		
30LY	33	४६
२०२५		



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/21666/02410

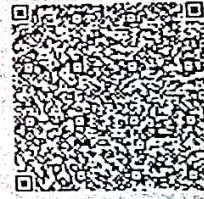
To,
सुप्रिया अविनाश दवळे
Supriya Avinash Dhavale
D/O: Avinash Dhavale
2- C/ 18, Piramal Nagar
S.V. Road
Near Patkar College Goregaon West
Mumbai
Motilal Nagar Mumbai Mumbai
Maharashtra 400104
9820079588

18/10/2016

Ref: 181 / 30X / 276836 / 277452 / P



SB117132326FH



(Handwritten signature)

आपला आधार क्रमांक / Your Aadhaar No. :

2725 8860 7833

माझे आधार, माझी ओळख

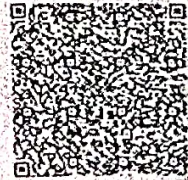


भारत सरकार

Government of India



सुप्रिया अविनाश दवळे
Supriya Avinash Dhavale
जन्म तारीख / DOB : 09/11/1972
स्त्री / Female



2725 8860 7833

सबई - १९		
30LY	38	86
2024		

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHWINI AVINASH DHAVALÉ

LAXMAN SHEVDE DATTATRAY

01/06/1951

Permanent Account Number

AHFPD2735H

Shawale
Signature



22072004

Shawale



मबई - १९		
30LY	34	76
२०२५		



भारतीय विशिष्ट ओळख प्राधिकरण

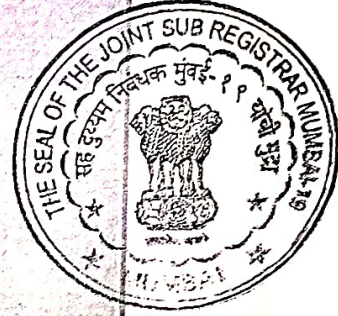
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17762/03865

To,
अश्विनी अविनाश धवले
Ashwini Avinash Dhavale
2 C/18, Mahadevi CHS
Piramal Nagar
Near Punarvas Education Society S.V.Road
Goregaon (West)
Mumbai
Maharashtra 400104
9820079588

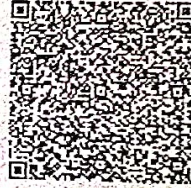
22/03/2012



Ref: 25 / 01G / 48595 / 49875 / P



UE642551867IN



Ashwale

आपला आधार क्रमांक / Your Aadhaar No. :

4623 5456 5615

मबई - १९

30LY | 3E | 76

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अश्विनी अविनाश धवले
Ashwini Avinash Dhavale

जन्म वर्ष / Year of Birth : 1951

स्त्री / Female

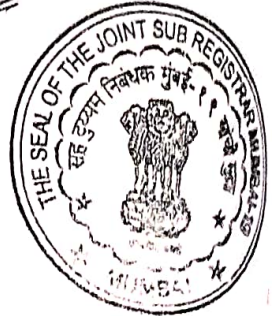


4623 5456 5615

आधार - सामान्य माणसाचा अधिकार



Rishana



मसई - १९		
30LY	30	४०
२०२५		



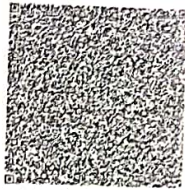
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0000/00163/72943

To
रितु विकास सुराना
Reetu Vikas Surana
W/O VIKAS KAMAL SURANA,
101, C WING, MANAV MANDIR CHSL,
ROAD NO 17, LAXMI NARAYAN MANDIR MARG, OFF
VIDYANIKETAN MARG,
NEAR KAIRALI SOCIETY,
SIDDHARTH NAGAR, GOREGAON WEST,
VTC, Mumbai,
PO: Motilal Nagar,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400104,
Mobile: 9324420200

Signature Not Verified
Digitally signed by Reetu Vikas Surana
DN: cn=Reetu Vikas Surana, o=UIDAI



आपला आधार क्रमांक / Your Aadhaar No. :

3317 2331 9350

VID : 9147 2134 2310 2731

माझे आधार, माझी ओळख



भारत सरकार
Government of India



रितु विकास सुराना
Reetu Vikas Surana
जन्म तारीख/DOB: 23/05/1982
माहिती/ FEMALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरते आहे (अनलाइन प्रमाणीकरण किंवा QR कोडचे
स्कॅनिंग/ऑनलाईन 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).

3317 2331 9350

माझे आधार, माझी ओळख



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही. जन्मतारखेचा आधार करताना वापरताना केलेल्या निवडणुकीच्या निमित्त केलेल्या जनगणनेच्या दस्तऐवजाच्या पुरावांवर आधारित असलेल्या प्रक्रियेवर आधारित आहे.
- हा आधार पत्राची प्रमाणीकरण (XML) निवडणुकीच्या प्रमाणीकरण प्रणालीद्वारे अनलाइन प्रमाणीकरणद्वारे किंवा ऑफ-लाईन प्रणालीद्वारे (mAadhaar किंवा Aadhaar QR स्कॅनर) किंवा www.uidai.gov.in वर उपलब्ध मुद्रित QR कोड स्कॅनर किंवा आधार QR कोड स्कॅनरद्वारे सत्यापित केले जाते.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देण्यासाठी प्रमाणीकरण तारखेपासून दर 10 वर्षांनी आधार प्रमाणीकरण करावे.
- आधार तुम्हाला विविध सरकारी सेवांसाठी प्रमाणीकरण प्रणालीद्वारे प्रवेश प्रदान करते.
- आधारची तुमका मोबाईल नंबर आणि ईमेल आयडी प्रमाणीकरण करावे.
- आधार सेवांचा लाभ घेण्यासाठी आधार प्रमाणीकरण करावे.
- आधार/बायोमेट्रिक्स वापरताना आधार प्रमाणीकरण करावे.
- सुरक्षित/अनलॉक आधार/बायोमेट्रिक्स वापरण्यासाठी प्रमाणीकरण करावे.
- आधारची मागणी करताना प्रमाणीकरण समिती घेणे आवश्यक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth. It is based on information supported by Proof of POS documents and regulations, submitted by Aadhaar number holder.
- The Aadhaar letter should be verified (online) using online authentication by UIDAI-appointed online authentication agency or offline code scanning using mAadhaar or Aadhaar QR Scanner App available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

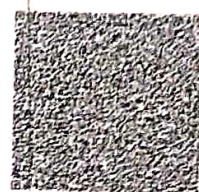


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
रितु/ओ विकास कमल सुराना, 101, सी विंग, मानव मंदिर
सोपवसल, रोड नं 17, लक्ष्मी नारायण मंदिर मार्ग, ऑफ
विद्यानिकेतन मार्ग, निजर् केराली सोसायटी, विद्यार्थ नगर,
गोरेगाव वेस्ट, मुंबई, माहिती नगर, मुंबई, महाराष्ट्र,
पिनकोड - 400104

Address:
W/O VIKAS KAMAL SURANA, 101, C WING
MANAV MANDIR CHSL, ROAD NO 17,
LAXMI NARAYAN MANDIR MARG, OFF
VIDYANIKETAN MARG, NEAR KAIRALI
SOCIETY, SIDDHARTH NAGAR,
GOREGAON WEST, Mumbai, PO: Motilal



3317 2331 9350

VID : 9147 2134 2310 2731

मवई - १९

30LY 3L 86

२०२५

Reetu Vikas Surana



पृथी क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 19

वसुध क्रमांक : 3085/2025

नोंदणी :

Regn.63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

ace
e

10/03/2025

13/2025

13/2025

3/2025

15/2025

- | | |
|---|-------------|
| (1) शिन्ध्याचा प्रचार | करनामा |
| (2) मोडदत्ता | 20000000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे) | 10868756.57 |

(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्यास) 1) पातिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: सदनिका नं 23, माळा नं: 7 वा मजला, इमारतीचे नाव: चंदन विला को ऑप ही सो ली, ब्लॉक नं: प्लॉट नं 41 रोड नं 6 जवाहर नगर, रोड : गोरेगांव पश्चिम मुंबई 400104, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 682 चौ फूट कार्पेट एरिया... सोबत एक स्टील कार पार्किंग नं 8...महसुल व वनविभाग मंत्रालय, यांचे आदेश क्र. मुद्रांक - 2021/अ. नौ. म. क्र. 12/ प्र. क्र. 107 / म .1 (धोरण) दि. 31/03/2021 अन्वये सदर दस्तामध्ये महिमा खरेदीदार अगल्याने मुद्रांक शुल्कामध्ये 1 % मबलत घेण्यात आलेली आहे. PUI: PS0305960010021 ((C.T.S. Number : 733, 733/1 ;))

- | | |
|--|------------------|
| (5) क्षेत्रफळ | 1) 76.05 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |

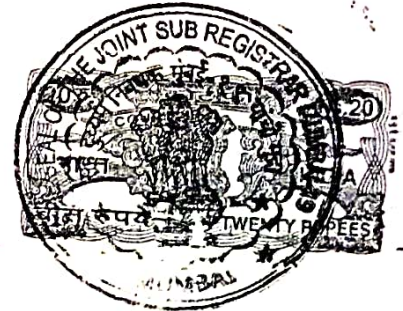
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-विकास कमल सुराना वय:-48; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका नं 101, मी विंग मानव मंदिर को ऑप ही सो ली, ब्लॉक नं: रोड नं 17 लक्ष्मी नारायण मंदिर मार्ग ऑप विद्यानिकेतन मार्ग कैराली सोसायटी जवळ सिद्धार्थ नगर, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAZPS8483L
- 2): नाव:-रितू विकास सुराना वय:-43; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका नं 101, मी विंग मानव मंदिर को ऑप ही सो ली, ब्लॉक नं: रोड नं 17 लक्ष्मी नारायण मंदिर मार्ग ऑप विद्यानिकेतन मार्ग कैराली सोसायटी जवळ सिद्धार्थ नगर, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AYJPS6399F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:-सुप्रिया अविनाश दवळे वय:-53; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका नं 2-मी/18, ब्लॉक नं: पिरामल नगर एस व्ही रोड पाटकर कॉलेज जवळ, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ACPPD8612A
- 2): नाव:-अश्विनी अविनाश दवळे वय:-74; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सदनिका नं 2-मी/18, ब्लॉक नं: पिरामल नगर एस व्ही रोड पाटकर कॉलेज जवळ, रोड नं: गोरेगांव पश्चिम मुंबई महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AHFPD2735H

- | | |
|--------------------------------------|------------|
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/03/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 10/03/2025 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3085/2025 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1000000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

(Signature)
सह दुय्यम निबंधक मुंबई क्र.-१९
मुंबई