

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		07 March 2025, 01:37:07 PM	
Valuation ID	202503074875	मबई 21	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)		
उप मूल्य विभाग	भुभाग: उत्तरेस अंशतः बॉर्ड सीमा व गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस गाव हद्द व पठाण वाडीची उत्तरेकडील रस्ता व पश्चिमेस द्रुतगती मार्ग		
रॉक नंबर / अ भू क्रमांक	सि.टी.एस. नंबर#712		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी संदणिका	कार्यालय	दुकाने
51260	121520	139260	151900
			औद्योगिक
			121520
			गोजमापनाचे एकक
			चौरस मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	64.68 चौरस मीटर	मिळकतीचा वापर-	निवासी संदणिका
बांधकामाचे वर्गीकरण- उद्भवोद्भव सुविधा	1-आर सी सी आहे	मिळकतीचे वय- मजला -	मिळकतीचा प्रकार-
			बांधकामाचा दर -
			Rs. 30250/-
रस्ता रांगुळ			
Sale Type	First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.133672/-		
घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((133672-51260) * (100 / 100)) + 51260) = Rs.133672/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 133672 * 64.68 = Rs.8645904.96/-		
B) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (121520 * 25/100) = Rs.423497.2/-		
Applicable Rules	= 10,4,16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेजॅन्डन 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 + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8645904.96 + 0 + 0 + 0 + 423497.2 + 0 + 0 + 0 + 0 + 0 = Rs.9069402.16/-		

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CHALLAN
MTR Form Number-6



GRN	MH017339443202425E	BARCODE	Date		06/03/2025-18:32:21	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	MBI-21_JT SUB REGISTRAR MUMBAI 21		PAN No.(If Applicable)	CJLPS2469B			
Location	MUMBAI		Full Name	PAWAN KUMAR RAJENDRA PRASAD SINGH AND OTHER			
Year	2024-2025 One Time		Flat/Block No.	APARTMENT NO 1505 B WING 15TH FLOOR			
			Premises/Building	ROYAL PRISTO			
Account Head Details		Amount in Rs.					
0030045501	Stamp Duty	750100.00	Road/Street	SANTOSHI MATA TEMPLE ROAD VAISHETPADA KURAR VILLAGE			
0030063301	Registration Fee	30000.00	Area/Locality	MALAD EAST MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 9 7
			Remarks (If Any)	PAN2=AAJFR4474L-SecondPartyName=ROYAL REALTORS-CA=12501373			
			Amount In	Seven Lakh Eighty Thousand One Hundred Rupees Only			
Total		7,80,100.00	Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332025030620844	2918422568	
Cheque/DD No.			Bank Date	RBI Date	06/03/2025-18:37:46	Not Verified with RBI	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

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Department ID :

Mobile No. : 9821137415

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

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

AGREEMENT FOR SALE

DATED :- 07TH MARCH 2025.

Pawan

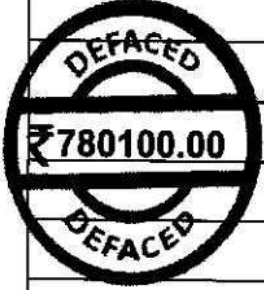
Asingla



CHALLAN
MTR Form Number-6



GRN	MH017339443202425E	BARCODE	Date		06/03/2025-18:32:21	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	MBI-21_JT SUB REGISTRAR MUMBAI 21		PAN No.(If Applicable)	CJLPS2469B			
Location	MUMBAI		Full Name	PAWAN KUMAR RAJENDRA PRASAD SINGH AND OTHER			
Year	2024-2025 One Time		Flat/Block No.	APARTMENT NO 1505 B WING 15TH FLOOR			
			Premises/Building	ROYAL PRISTO			
Account Head Details		Amount In Rs.	Road/Street	SANTOSHI MATA TEMPLE ROAD VAISHETPADA KURAR VILLAGE			
0030045501 Stamp Duty		750100.00	Area/Locality	MALAD EAST MUMBAI			
0030063301 Registration Fee		0000.00	Town/City/District				
			PIN	4 0 0 0 9 7			
			Remarks (If Any)	PAN2=AAJFR4474L~SecondPartyName=ROYAL REALTORS-CA=12501373			
			Amount In	Seven Lakh Eighty Thousand One Hundred Rupees Only			
Total		7,80,100.00	Words				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332025030620844		2918422588	
Cheque/DD No.		Bank Date	RBI Date	06/03/2025-18:37:45		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		100 , 07/03/2025			



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Department ID : Mobile No. : 9821137415
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH017339443202425E Amount : 7,80,100.00

Bank : IDBI BANK

Date : 06/03/2025-18:32:21

1	(IS)-389-5037	0009643743202425	07/03/2025-17:45:13	IGR195	30000.00
2	(IS)-389-5037	0009643743202425	07/03/2025-17:45:13	IGR195	750100.00
Total Defacement Amount					7,80,100.00

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325072904945	Date 07/03/2025
Received from JOINT SUB REGISTRAR, Mobile number 9821137415, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai 21 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 07/03/2025
Bank CIN 10004152025030704732	REF No. 2959928034
This is computer generated receipt, hence no signature is required.	

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

Receipt of Document Handling Charges

PRN 0325072904945

Receipt Date 07/03/2025

Received from JOINT SUB REGISTRAR, Mobile number 9821137415, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5037 dated 07/03/2025 at the Sub Registrar office S.R. Mumbai 21 of the District Mumbai Sub-urban District.



Payment Details

Bank Name IBKL

Payment Date 07/03/2025

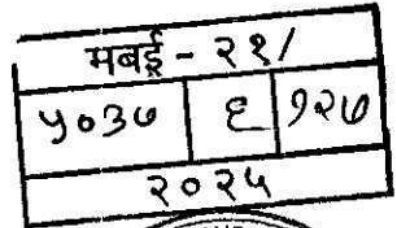
Bank CIN 10004152025030704732

REF No. 2959928034

Deface No 0325072904945D

Deface Date 07/03/2025

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0325079005078	Date 07/03/2025
Received from JOINT SUB REGISTRAR, Mobile number 9821137415, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mumbai 21 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 07/03/2025
Bank CIN 10004152025030704859	REF No. 2959928978
This is computer generated receipt, hence no signature is required.	

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

Receipt of Document Handling Charges

PRN 0325079005078

Receipt Date 07/03/2025

Received from JOINT SUB REGISTRAR, Mobile number 9821137415, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 5037 dated 07/03/2025 at the Sub Registrar office S.R. Mumbai 21 of the District Mumbai Sub-urban District.

DEFACED

₹ 540

DEFACED

Payment Details

Bank Name IBKL

Payment Date 07/03/2025

Bank CIN 10004152025030704859

REF No. 2959928978

Deface No 0325079005078D

Deface Date 07/03/2025

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

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