

Receipt (pavti)

387/3330

पावती

Original/Duplicate

Thursday, March 13, 2025

नोंदणी क्र.: 39म

3:53 PM

Regn.: 39M

पावती क्र.: 3572 दिनांक: 13/03/2025

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: मबई19-3330-2025

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: प्राजक्ता घनश्याम कुडतरकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:12 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक मुंबई १९

बाजार मूल्य: रु. 6890918.04 /-

मोबदला रु. 8000000/-

भरलेले मुद्रांक शुल्क : रु. 480000/-

सह दुय्यम निबंधक मुंबई क्र. १९  
मुंबई

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325134203883 दिनांक: 13/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325134810752 दिनांक: 13/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017587612202425M दिनांक: 13/03/2025

बँकेचे नाव व पत्ता:

DELIVERED



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202503135157	13 March 2025 03:31:21 PM मबई-१९			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	61-दिंडोशी ( बोरीवली )				
उप मूल्य विभाग	भुभाग-उत्तरेस वॉर्ड सीमा, पूर्वेस गावाची सीमा, दक्षिणेस फिल्म सिटी मार्ग व अशात गावाची सीमा व पश्चिमेस दुतगती मार्ग				
सर्व्हे नंबर /न. भू. क्रमांक :	सि टी एस. नंबर#156				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88390	177060	203620	251700	177060	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	47.77चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	37 वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs 30254/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs 177060/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = (((177060-88390) * (63 / 100 ))+88390 ) = Rs.144252/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 144252 * 47.77 = Rs.6890918.04/-					
Applicable Rules = ,10,4					
<b>एकत्रित अंतिम मूल्य</b> = मुख्य मिळकतीचे मूल्य + तळपरावे मूल्य + मेडॅनगॉर्न भाजला क्षेत्र मूल्य + सगतच्या गाळीचे मूल्य + वरील गाळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी - मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6890918.04 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.6890918.04/-					

Home Print



*(Handwritten signature)*

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**CHALLAN**  
MTR Form Number-6



GRN	MH017587612202425M	BARCODE	[Barcode]		Date	11/03/2025-15:03:00	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Office Name	MBI-19_JT SUB REGISTRAR MUMBAI 19			PAN No.(If Applicable)	FPPKPK2045M			
Location	MUMBAI			Full Name	PRAJAKTA GHANSHYAM KUDTARKAR			
Year	2024-2025 One Time			Flat/Block No.	Flat No. 304, 3rd Floor, Nandan Co-op HSG			
Account Head Details				Premises/Building				
				Society Ltd				
Amount In Ra.				Road/Street				
0030045501 Stamp Duty				26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg				
480000.00				Area/Locality				
0030063301 Registration Fee				Goregaon East				
300000.00				Town/City/District				
				PIN				
				4 0 0 0 6 3				
				Remarks (If Any)				
				PAN2=AADPB0427D-SecondPartyName=ASHFAQ AHMED MUSTAK KHAN BHATI-CA=8000000-Marketval=6890918				
				Amount In Words				
				Five Lakh Ten Thousand Rupees Only				
Total				5,10,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF INDIA				Bank CIN				
Cheque-DD Details				Ref. No.				
				02202292025031269623				
Cheque/DD No.				S811481				
				Bank Date				
				RBI Date				
				12/03/2025-00:00:00				
Name of Bank				Not Verified with RBI				
				Bank-Branch				
				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. Mobile No. : 9326500352  
 नोटे:- यहा केल दुरयम निवराक कार्यालयत नोदणी कार्यालयात दस्तावेजाती लागू आते. नोदणी न कार्यालयात दस्तावेजाती लागू करतल जाय.

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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI on this 13<sup>th</sup> day of March, 2025, BETWEEN -

**MR. ASHFAQ AHMED MUSTAK KHAN BHATI** (AADHAAR No. 598804437716 and PAN No. AADPB0427B) aged 80 years,

**MR. ABDUL SAMAD ASHFAQ AHMED BHATI** (AADHAAR No. 406021377158 and PAN No. AKLPB4789L) aged 49 years,

Both an adult, Indian inhabitant, having address at **Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063.** hereinafter called "**THE SELLER**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administration and assigns) of the ONE PART;

AND

**MS. PRAJAKTA GHANSHYAM KUDTARKAR** (AADHAAR No. 784658979260 and PAN No. FPKPK2045M) aged 25 years and

**MR. GHANSHYAM ANKUSH KUDTARKAR** (AADHAAR No. 689077837559 and PAN No. AFYPK1674F) aged 55 years,

Both an adult, Indian inhabitants residing at **Baba Kambli Chawl, Golibar Road, Santacruz East, Mumbai - 400055,** hereinafter called "**THE PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administration and assigns) of the ONE PART;

### WHEREAS

a) WHEREAS by virtue **Articles of Agreement** dated **10<sup>th</sup> April, 1985** BETWEEN **M/s. Karmarkar Associates**, hereinafter referred to as the "**THE DEVELOPER/VENDOR**" party of the **FIRST PART** and **M/S. K.G. ENTERPRISE** hereinafter referred to as the "**THE BUILDER/VENDOR**" party of the **SECOND PART** and **MR. SHEIKH MAKBOOL MOHAMMED** referred to as "**THE PURCHASER**" party of the **SECOND PART** herein acquired right, title and interest of the Residential Premises **Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063** admeasuring about **514 sq. ft.**, bearing **C.T.S NO. 156/3/7/1/1, Survey No. 34/35, Hissa No. 01 & 02** of Village **Dindoshi, Taluka Borivali, Mumbai Suburban at 26, Yashodhan,**

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Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063 (hereinafter referred to as the "the said Flat"). hold five fully paid-up 5 shares of Rs. 50/- each distinctive No. from 76 to 80 issued by the said Society. The said Articles of Agreement dated 10<sup>th</sup> April, 1985 was duly certified under provision of section 53-A and stamped under section 41 of Maharashtra Stamp Act dated 17<sup>th</sup> August, 2024 by Collector of Stamps, Borivali.

b) WHEREAS by virtue of "AGREEMENT" dated 05<sup>th</sup> June, 1993, the BETWEEN MR. SHEIKH MAKBOOL MOHAMMED hereinafter referred to as the "VENDOR" Party of the FIRST PART and MR. HIMMTLAL R. RATHOD AND MRS. VANITA H. RATHOD referred to as "THE PURCHASER" party of the SECOND PART therein and herein acquired right, title and interest of a Residential Premises previously being Residential Premises Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063 admeasuring about 514 sq. ft., bearing C.T.S NO. 156/3/7/1/1, Survey No. 34/35, Hissa No. 01 & 02 of Village Dindoshi, Taluka Borivali, Mumbai Suburban at 26, Yashodhan, Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063 upon the terms and conditions mentioned in the said Agreement. The said Share Certificate of five fully paid-up 5 shares of Rs. 50/- each distinctive No. from 76 to 80 was transferred in the name of MR. HIMMTLAL R. RATHOD AND MRS. VANITA H. RATHOD.



c) WHEREAS as per the "AGREEMENT FOR SALE" dated 31<sup>st</sup> July, 1999, the BETWEEN MR. HIMMTLAL R. RATHOD AND MRS. VANITA H. RATHOD hereinafter referred to as the "TRANSFEROR" Party of the FIRST PART and MR. ASHFAQ AHMED BHATI & MR. ABDUL SAMAD

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BHATI referred to as "TRANSFEEEE" party of the SECOND PART therein and herein acquired right, title and interest of a Residential Premises previously being Residential Premises Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063 admeasuring about 514 sq. ft., bearing C.T.S NO. 156/3/7/1/1, Survey No. 34/35, Hissa No. 01 & 02 of Village Dindoshi, Taluka Borivali, Mumbai Suburban at 26, Yashodhan, Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063 upon the terms and conditions mentioned in the said Agreement. The said Share Certificate

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of five fully paid-up 5 shares of Rs. 50/- each distinctive No. from 76 to 80 was transferred in the name of **MR. ASHFAQ AHMED BHATI & MR. ABDUL SAMAD BHATI**. The said agreement was regularized u/s. 41 of Bombay Stamp act, 1958 under document no. COB/A/U-1/8154/08 dated 25/05/2011.

- d) **MR. ASHFAQ AHMED BHATI & MR. ABDUL SAMAD BHATI** are the bonafide members of the building known as "**Nandan Co-op HSG Society Ltd.**" a society registered under the Maharashtra Co-Operative Societies Act, 1960 vide Regn. No. **BOM/WP/HSG/TC 5091** dated **15/10/1990** (hereinafter for the sake of brevity referred to as "**the said Society**") and hold five fully paid-up shares of Rs. 50/- each distinctive No. from 76 to 80 of the said Society and **Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063** admeasuring about **514 sq. ft.**, bearing **C.T.S NO. 156/3/7/1/1**, Survey No. **34/35**, Hissa No. **01 & 02** of Village Dindoshi, Taluka Borivali, Mumbai Suburban at **26, Yashodhan, Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063** (hereinafter referred to as "**the said Flat**").
- e) In pursuance of the said unregistered "**AGREEMENT FOR SALE**" dated 31<sup>st</sup> July, 1999 **THE TRANSFEREE MR. ASHFAQ AHMED BHATI & MR. ABDUL SAMAD BHATI** became **absolute joint ownership** of the said flat.
- f) Vide Registered "**DECLARATION**" dated **03<sup>rd</sup> August, 2011**, Owners **MR. ASHFAQ AHMED BHATI & MR. ABDUL SAMAD BHATI** declared and confirm that unregistered "**AGREEMENT FOR SALE**" dated 31<sup>st</sup> July, 1999 is still in force and valid and the terms and conditions are binding on the parties and same remain to be lodge for the Registration Act, 1908. The said "**DECLARATION**" was registered bearing document no. 6143 of 2011 registered before Sub-Registrar of Borivali No.16 dated 03/08/2011.
- g) **THE TRANSFEREE MR. ABDUL SAMAD BHATI** lodged the Article lost compliant regarding misplaced the Original "**AGREEMENT**" dated **05<sup>th</sup> June, 1993** between **MR. SHEIKH MAKBOOL MOHAMMED** hereinafter referred to as the "**VENDOR**" Party of the **FIRST PART** and **MR. HIMMTLAL R. RATHOD AND MRS. VANITA H. RATHOD** at Dindoshi Police Station on their online portal bearing lost report no. 83836-2024

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dated 25/07/2024 and also published Public Notice dated 30/07/2024 in two daily newspapers Business Standard – English and Prathakal - Marathi and has invited claims if any from the general public at large within the 15 days of publication thereof through Adv. Ashok C. Giri. On 29/08/2024 Adv. Ashok C. Giri issued the certificate with remarks that "I hereby confirm and clarify that I have not received any claim till 29/08/2024 in respect of the "said flat" from any person."

AND WHEREAS the TRANSFERROR has agreed to assign the said five fully paid-up shares of the said society and transfer the said flat in the name of THE PURCHASER for a consideration and on the terms and conditions below-

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

1. THE SELLER shall assign to THE PURCHASER the said five shares of Rs. 50/- each of the said society covered by Share Certificate No. **016** bearing distinctive no. **76 to 80** (both inclusive) standing in the name of THE SELLER in the book of the said Society, and transfer their right, title and interest in the said Flat having an area of about 514 sq. ft. Built-up area being **Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063, C.T.S NO. 156/3/7/1/1, Survey No. 34/35, Hissa No. 01 & 02 of Village Dindoshi, Taluka Borivali, Mumbai Suburban at 26, Yashodhan, Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063** for the total consideration of **Rs. 80, 00, 000/- (Rupees Eighty Lakhs Only/-)**.

2. In pursuance of the above-mentioned Clause No.1 THE PURCHASER has paid to THE SELLER on the execution of this Sale Agreement sum of **Rs. 30, 00, 000/- (Rupees Thirty Lakhs Only/-)** by cheque No. 000026 dated 12/03/2025 drawn from the Bank of Baroda, Matunga East Branch, withdrawn from the account of Mr. Ghanshyam Ankush Kudtarkar, A/c No. 76030100012269 and that on the date of execution

मबई of this present Agreement for Sale.		
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3. Residual amount of Rs. 50, 00, 000/- (Rupees Seventy-seve Only/-) to be payable, subject to clearance of loan and receipt of due payment from the concerned Bank/loaning entity against the application duly submitted by the undersigned PURCHASER. In the event that the loan is not sanctioned by the Bank/loaning entity applied to, the PURCHASER shall approach another Bank/loaning entity for the clearance of the loan, subject to the sanction and receipt of the due payment  
the payment schedule is herein described in the **Schedule II** below, being the part payment towards the consideration at the time of execution of these presents (the receipt whereof TRANSFEROR does hereby admit and acknowledge).
4. Nothing contained in these presents shall be considered as a transfer, Assignments, demise, sale of conveyance of the said right, title and interest in the said Flat by THE PURCHASER herein as agreed herein before.
5. THE SELLER shall hand over quiet and vacant possession of the said flat and executing suitable documents for that purpose after receiving full and final consideration amount as mentioned in Clauses herein above which has been described in detail in Schedule II.
6. THE SELLER declares that he is holding the said Flat quietly without any claim or obstruction from any other person.
7. THE SELLER further declares that the said Flat is free from any encumbrances, claim or demands by way of sale, transfer, mortgage, lease or otherwise and there is no litigation of any nature whatsoever of any person against him in respect of the said Flat and the said shares.
8. THE SELLER does hereby covenant with THE PURCHASER as follows:
- a) That notwithstanding any act, deed, matter or thing whatsoever by THE SELLER any person or persons lawfully or equitably claiming by, from, though, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary THE SELLER have good right, full power and absolute authority to convey, transfer and

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### SCHEDULE I - SCHEDULE OF PROPERTY

A Residential Premises situated at and in the style of **Flat No. 304, 3<sup>rd</sup> Floor, Nandan Co-op HSG Society Ltd., 26, Yashodham, Village Dindoshi, Gen. A. K. Vidya Marg, Goregaon East, Mumbai - 400 063** admeasuring about **514 sq. ft.**, bearing **C.T.S NO. 156/अ/7/1/1**, Survey **No. 34/35, Hissa No. 01 & 02 of Village Dindoshi, Taluka Borivali, Mumbai Suburban at 26, Yashodhan, Dindoshi Gen. A. K. Vaidya Marg, Garegaon (East), Mumbai - 400 063**, Sub-District Mumbai Suburban and within the limits of "H/East" Ward of Brihanmumbai Municipal Corporation and supplemented with Share Certificate bearing distinctive Nos. 76 to 80 evidenced by Share Certificate No. 016 into Joint Ownership of **MR. ASHFAQ AHMED MUSTAK KHAN BHATI & MR. ABDUL SAMAD ASHFAQ AHMED BHATI.**

### SCHEDULE II - SCHEDULE OF PAYMENT

In pursuance of Clause No. 1, THE PURCHASER has paid and shall further pay to THE SELLER before, on and after the day of execution of this Sale Agreement in a manner herein described below, being the payment towards the consideration at the time of execution of these presents (the receipt whereof THE SELLER does hereby admit and acknowledge)-

Sr. No.	Details
1.	Rs. 30, 00, 000/- (Rupees Thirty Lakhs Only/-) by cheque No. 000026 dated 12 <sup>th</sup> March, 2025 drawn from the Bank of Baroda, Matunga East Branch, withdrawn from the account of Mr. Ghanshyam Ankush Kudtarkar, A/c No. 76030100012269.
2.	Residual amount of Rs. 50, 00, 000/- (Rupees Fifty Lakhs Only/-) to be payable, subject to clearance of loan and receipt of due payment from the concerned Bank/loaning entity against the application duly submitted by the undersigned TRANSFEREES.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET A  
SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS 13<sup>th</sup> DAY OF MARCH,  
2025.

**SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED THE SELLER**

*Ashfaq*

**MR. ASHFAQ AHMED MUSTAK KHAN BHATI**



**MR. ABDUL SAMAD ASHFAQ AHMED BHATI**

WITNESS :-

1) *Majid*

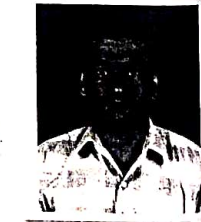
2) *ASMA*

**SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED THE PURCHASER**

**MS. PRAJAKTA GHNASHYAM KUDTARKAR**



**MR. GHANSHYAM ANKUSH KUDTARKAR**



**IN THE PRESENCE OF FOLLOWING WITNESSES**

1. Mr. Atharv Ghanshyam Kudtarkar  
Subhash nagar, Baba Kambli Chawl,  
Golibar Road, Santacruz East,  
Mumbai - 400 005.
2. Mr. Abdul Majid Bhati  
Flat No. 204, Nandan CHS LTD.,  
A K Vaidya Marg, Goregaon East,  
Mumbai - 400063.

*Atharv*



*Majid*







18 OCT 1968

To,  
Achok Mo  
Architect

Subj: Permission to occupy the completed Bldg.  
No. 26 at Yas hodham (south) Layout,  
Goregaon-Mulund Line Road, Goregaon (E).

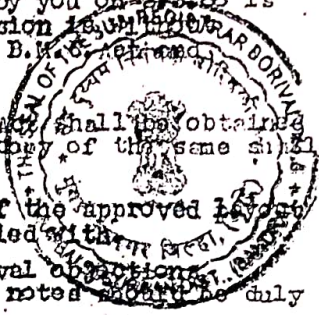
Gentlemen,

Ref: Your letter No. 126/26/W/83 dated 2.3.68.

\*\*\*\*\*

By direction, I have to inform you that the permission to occupy the completed portion of ground + 6 upper floors shown by you in the red colour in the plans submitted by you on 2.3.68 is hereby granted. please note that this permission is granted without prejudice to action under section 353A/471 of B.M.C. Act and subject to the following conditions :-

1. That the certificate 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.
2. That the balance terms and conditions of the approved layout subdivision/amalgamation shall be complied with.
3. That the Balance Intimation of Disapproval objections including B.C.C. refusal conditions and notes shall be duly complied with.
4. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
5. That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
6. That you/your client will not come forward for occupation beyond 80% of the permissible built up area attracted under U.I.C. act in this layout.
7. That you/your client will complete the legal formalities etc. for handing over D.P. Reservation in this layout before asking occupation beyond 80% of permissible built up area in this layout.



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मनई - १९		
3330	9E	34
2024		

Yours faithfully,  
Sd/-

Executive Engineer Bldg. Proposals  
(Western suburbs) 'pr.



No. CE/3981/BSII/AP of

CERTIFIED TRUE COPY

- Copy to: 1. Owner : R.G. Kamarkar,  
2. E.E.V., 3. A.E.W.W. (P/South), 4. A.A. & C. P/South,  
5. A.H. & R. III, 6. W.O.P/South, 7. Dy.C.E. (D.P.).

Handwritten initials and marks: AH, 18/10/68, and a circled mark.

Signature: J.D. Rawal  
Executive Engineer Bldg. Proposals  
(Western Suburbs) 'pr.  
J.D. RAWAL  
25 NOV 2020







भारतीय विशिष्ट आधिकार प्रधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

**भारत सरकार**  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/16063/15313

**भारतीय विशिष्ट पहचान प्राधिकरण**  
 Unique Identification Authority of India  
 Enrollment No.: 2821/27001/14031

To,  
 अशफाक अहमद मुस्ताक खान भट्टी  
 Ashfaq Ahmed Mustak Khan Bhatti  
 201, Adarsh CHS Ltd  
 Gen. Arun Kumar Vaidya Marg  
 Yashodham Enclave  
 Goregaon East  
 Goregaon East Mumbai (Sub Urban)  
 Maharashtra 400063  
 9819350989

To  
 Abdul Samad Ashfaq Ahmed Bhatti  
 S/O. Ashfaq Ahmed Bhatti.  
 Flat No.304. Nandan C.H.S.LTD, General A K Vaidya  
 Marg.  
 Opp.Royal Challenge Hotel, Yashodham Enclave,  
 VTC: Mumbai,  
 PO. Goregaon East,  
 Sub District. Mumbai, District: Mumbai,  
 State: Maharashtra.  
 PIN Code: 400063.  
 Mobile: 8850204402



Ref: 176 / 26D / 300817 / 300960 / P

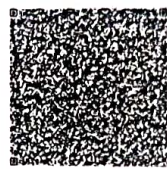


UE364273124IN

139083426



MH390834264FL



आपला आधार क्रमांक / Your Aadhaar No. :

**5988 0443 7716**


आपका आधार क्रमांक / Your Aadhaar No. :

**4060 2137 7158**


आधार — सामान्य माणसाचा अधिकार

मेरा आधार, मेरी पहचान

भारत सरकार  
 GOVERNMENT OF INDIA




अशफाक अहमद मुस्ताक खान भट्टी  
 Ashfaq Ahmed Mustak Khan Bhatti  
 जन्म वर्ष / Year of Birth : 1944  
 लिंग / Male



5988 0443 7716

भारत सरकार  
 Government of India



Abdul Samad Ashfaq Ahmed Bhatti  
 DOB : 05/09/1975  
 Male

आधार पहचान का प्रमाण है, मांगरिक्ता या जन्मतिथि का नहीं।  
 इसका उपयोग सर्वोपयोग (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
 ऑफलाइन एक्सएमएल की स्केनिंग) के साथ किया जाना चाहिए।  
 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).

4060 2137 7158


आधार — सामान्य माणसाचा अधिकार

मेरा आधार, मेरी पहचान

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA


स्थायी लेखा संख्या  
 Permanent Account Number Card  
 AADPBB427E



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या  
 Permanent Account Number Card  
 AKLPEW731



Ashfaq

मवई - १९		
3330	२६	3५
२०२५		

MA





भारत सरकार  
Government of India



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0638/10862/15068

नोदविण्याचा क्रमांक / Enrollment No. : 0000/00947/0

To  
Prajakta Ghanshyam Kudtarkar  
प्राजक्ता घनश्याम कुडतारकर  
D/O Ghanshyam Kudtarkar,  
Subhash Nagar, Baba Kambl Chawl,  
Golibar Road,  
Santacruz East,  
VTC, Santacruz(East), PO: Santacruz(East),  
Sub District Mumbai, District Mumbai,  
State Maharashtra, PIN Code: 400055,  
Mobile: 9326500352

To  
Ghanshyam Ankush Kudtarkar  
घनश्याम अंकुश कुडतारकर  
GHANSHYAM ANKUSH KUDTARKAR,  
H E D F 323 - 3/4,  
BABA KAMBLI CHAWL, SUBHASH NAGAR, GO,  
NR. MARATHA COLONY,  
SANTCRUZ EAST,  
VTC: Mumbai, PO. Santacruz (East),  
District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400055,  
Mobile: 9821010075

09817792



KF098177923FI

58894542



KC588945426FL



आपका आधार क्रमांक / Your Aadhaar No.

आपला आधार क्रमांक / Your Aadhaar No.

7846 5897 9260

6890 7783 7559

मेरा आधार, मेरी पहचान

माझे आधार, माझी ओळख



भारत सरकार  
Government of India

भारत सरकार  
Government of India



प्राजक्ता घनश्याम कुडतारकर  
Prajakta Ghanshyam Kudtarkar  
जन्म तारीख / DOB: 26/01/1999  
लिंग / Gender: Female



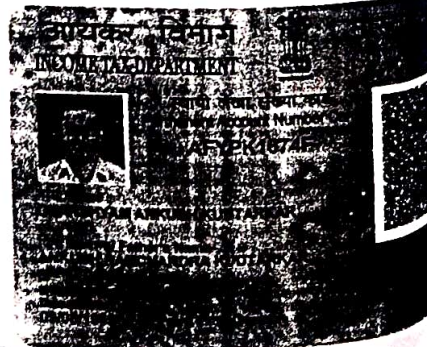
घनश्याम अंकुश कुडतारकर  
Ghanshyam Ankush Kudtarkar  
जन्म तारीख / DOB: 09/08/1969  
पुरुष / Male

7846 5897 9260

6890 7783 7559

मेरा आधार, मेरी पहचान

माझे आधार, माझी ओळख



मबई - १९		
3330	26	34
२०२५		

*Prajakta*

*Ghanshyam*



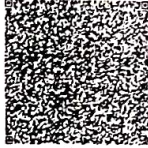


**भारत सरकार**  
Government of India

**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India  
Enrollment No.: 2821/27001/15932

To  
Abdul Majid Bhati  
S/O Ashfaq Bhati,  
Flat No 204, Nandan C.H.S.LTD, General A.K.Vaidya  
Marg,  
Opp.Royal Challenge Hotel, Yashodham Enclave  
VTC, Mumbai,  
PO: Goregaon East,  
Sub District. Mumbai, District: Mumbai,  
State: Maharashtra,  
PIN Code: 400063,  
Mobile: 9820221148  
MH540780507FL

154078050



आपका आधार क्रमांक / Your Aadhaar No. :

**8869 9402 4274**

मेरा आधार, मेरी पहचान



**भारत सरकार**  
Government of India



Abdul Majid Bhati  
DOB : 01/08/1973  
Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या बयूअर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
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).

**8869 9402 4274**

मेरा आधार, मेरी पहचान



**भारत सरकार**  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2722/40579/28097

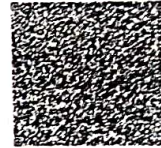
To  
अथर्व घनश्याम कुडतारकर  
Atharva Ghanshyam Kudtarkar  
S/O Ghanshyam Kudtarkar  
Subhash Nagar, Baba Kambli Chawl Golibar Road  
Santacruz East  
Santacruz(East)  
Santacruz(East)  
Mumbai Mumbai  
Maharashtra  
400055  
7045650636

2709/2012

183378953



ME833789530FH



आपला आधार क्रमांक / Your Aadhaar No. :

**3569 7465 6300**

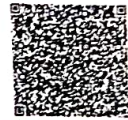
माझे आधार, माझी ओळख



**भारत सरकार**  
Government of India



अथर्व घनश्याम कुडतारकर  
Atharva Ghanshyam Kudtarkar  
जन्म तारीख / DOB : 25/09/2001  
पुरुष / Male



**3569 7465 6300**

माझे आधार, माझी ओळख

मबई - १९		
3330	24	34
२०२५		

Majid

*[Handwritten signature]*

WITNESSES



13/03/2025

सूची क्र.2

दुय्यम निबंधक : ग.दु.नि.मुंबई 19

दस्ता क्रमांक : 3330/2025

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

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(1)विवेखाचा प्रकार	अंग्रीमेंट टू सेल
(2)मोबदला	8000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	6890918.04
(4) भू-मापन,पॉटहिम्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 304, माळा नं: 03, इमारतीचे नाव: नंदन को-ओप सोसायटी, ब्लॉक नं: 26,यशोधाम,दिंडोशी जन ए.के. वंदय मार्ग, रोड : गोंरेगाव पुर्व मुंबई- 400063 PUI: PS0510354750000 (( C.T.S. Number : 156/अ/7/1/1 ; ))
(5) क्षेत्रफळ	1) 514 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशफाक अहमद मुस्ताक खान भाटी वय:-80; पत्ता:-प्लॉट नं: 304, माळा नं: 03. इमारतीचे नाव: नंदन को-ओप सोसायटी, ब्लॉक नं: 26,यशोधाम,दिंडोशी, रोड नं: गे. आ. इ. विद्या मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AADPB0427B 2): नाव:-अब्दुल ममद अशफाक अहमद भाटी वय:-49; पत्ता:-प्लॉट नं: 304, माळा नं: 03, इमारतीचे नाव: नंदन को-ओप सोसायटी, ब्लॉक नं: 26,यशोधाम,दिंडोशी, रोड नं: गे. आ. इ. विद्या मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AKLPB4789L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजन्त घनश्याम कुडतरकर वय:-25; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: बाबा कांबळी चाळ, ब्लॉक नं: सांताक्राजा पूर्व, रोड नं: गोलिबर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-FPKPK2045M 2): नाव:-घनश्याम अंकुश कुडतरकर वय:-55; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: बाबा कांबळी चाळ, ब्लॉक नं: सांताक्राजा पूर्व, रोड नं: गोलिबर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AFYPK1674F
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3330/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारत घेतलेला नपशील:-

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

खरी प्रत

सहदुय्यम निबंधक मुंबई क्र.-१९  
मुंबई