

387/1050

पावती

Original/Duplicate

Thursday, January 20, 2022

नोंदणी क्र.: 39M

5:27 PM

Regn.: 39M

पावती क्र.: 1137 दिनांक: 20/01/2022

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-4-1050-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अकिलेश रामबाबू गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त, बॅंकेनेल प्रिंट, सूची-२ अंदाजे

5:47 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली 4

बाजार मूल्य: रु. 8307862.4/-

मोबदला रु. 9000000/-

भरलेले मुद्रांक शुल्क: रु. 450000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर बिल्डा.

1) देयकाचा प्रकार: DHC रकम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2001202209944 दिनांक: 20/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011939116202122P दिनांक: 20/01/2022

बँकेचे नाव व पत्ता:

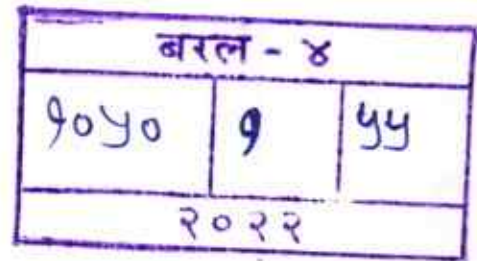
Akhil

DELIVERED

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202201206753	20 January 2022,05:11:57 PM			
बरल-4					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	89-दहीसर (बोरीवली)				
उप मूल्य विभाग	89/409भुभाग: उत्तरेस लिंक रोड, पुर्वेस रेल्वे लाईन, दक्षिण व पश्चिम गावाची हद्द				
सर्व्हे नंबर/न. भू. क्रमांक	सि टी एस नंबर#670				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
54060	120160	138120	173500	109340	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	69.14चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	मूल्यदर/बांधकामाचा दर -	Rs.120160/-
रस्ता सन्मुख - Sale Type - Resale First Sale Date - 20/12/2008 Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.120160/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((120160-54060) * (100 / 100))+54060) = Rs.120160/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 120160 * 69.14 = Rs.8307862.4/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझीनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य - वरील गाचीचे मूल्य - बांदित वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बांदित बाळकनी - भौतिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8307862.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.8307862.4/-					

Home

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CHALLAN
MTR Form Number-6



GRN	MH011939729202122P	BARCODE			Date	20/01/2022-15:14:09		Form ID	25.2	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)					
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4				PAN No.(If Applicable)	BGGPG6874B				
Location	MUMBAI				Full Name	Akilesh Rambabu Gupta				
Year	2021-2022 One Time				Flat/Block No.	Flat No.203 B Wing Madhuban CHS Ltd				
Account Head Details				Amount In Rs.	Premises/Building					
0030045501	Sale of NonJudicial Stamp			150000.00	Road/Street		Lokmanya Tilak Road			
					Area/Locality		Dahisar West Mumbai			
					Town/City/District					
					PIN		4 0 0 0 6 8			
					Remarks (If Any)					
					PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-CA=9000000					
					Amount In One Lakh Fifty Thousand Rupees Only					
Total				1,50,000.00	Words					
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	10000502022012002100		1454115335020		
Cheque/DD No.				Bank Date	RBI Date	20/01/2022-15:15:20		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 :

Mobile No. :

9619301125

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

सदर चलन केवल दृश्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

Akhil

A.A. Patil
Purva

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२०२५		



CHALLAN
MTR Form Number-6



GRN	MH011939116202122P	BARCODE			Date	20/01/2022-15:08:19	Form ID		
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)					
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	BGGPG6874B				
Location	MUMBAI			Full Name	Akilesh Rambabu Gupta				
Year	2021-2022 One Time			Flat/Block No.	Flat No.203 B Wing Madhuban CHS Ltd				
Account Head Details		Amount In Rs.		Premises/Building					
0030063301 Amount of Tax		30000.00		Road/Street	Lokmanya Tilak Road				
				Area/Locality	Dahisar West Mumbai				
				Town/City/District					
				PIN	4 0 0 0 6 8				
				Remarks (If Any)	PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-CA=9000000				
				Amount In	Thirty Thousand Rupees Only				
Total			30,000.00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502022012002062	8942075642518				
Cheque/DD No.		Bank Date	RBI Date	20/01/2022-15:09:55	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 :

Mobile No. : 9619301125

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

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

Akhilesh

A. A. Patil

Apurva

बरल - ४		
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CHALLAN
MTR Form Number-6



GRN	MH011940785202122P	BARCODE			Date	20/01/2022-15:23:51	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BRL4_JT SUB REGISTRAR BORIVALI NO 4				
Location				MUMBAI				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.				
0030045501 Sale of NonJudicial Stamp				150000.00				
Remarks (If Any)				PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-				
Total				1,50,000.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 10000502022012002178 8277893196928				
Name of Bank				Bank Date RBI Date 20/01/2022-15:25:39 Not Verified with RBI				
Name of Branch				Bank-Branch STATE BANK OF INDIA				
				Scroll No. , Date Not Verified with Scroll				



Department ID :

Mobile No. : 9619301125

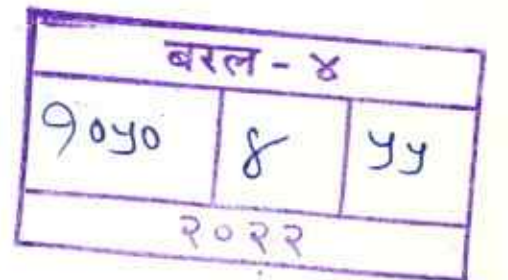
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

Acharya

A. A. Patil

Aruna





CHALLAN
MTR Form Number-6



GRN	MH011940283202122P	BARCODE	[Barcode]		Date	20/01/2022-15:19:14	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	BGGPG6874B					
Location	MUMBAI			Full Name	Akilesh Rambabu Gupta					
Year	2021-2022 One Time			Flat/Block No.	Flat No.203 B Wing Madhuban CHS Ltd					
Account Head Details			Amount In Rs.	Premises/Building						
0030045501	Sale of NonJudicial Stamp		150000.00	Road/Street	Lokmanya Tilak Road					
				Area/Locality	Dahisar West Mumbai					
				Town/City/District						
				PIN	4	0	0	0	6	8
				Remarks (If Any)	PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-					
				Amount In	One Lakh Fifty Thousand Rupees Only					
Total			1,50,000.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	10000502022012002142	2642653734928			
Cheque/DD No.				Bank Date	RBI Date	20/01/2022-15:20:36	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 :

Mobile No. : 9619301125

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सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोदणी न करतवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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A.A. Patil

Apurva

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into Mumbai on
20th day of January, 2022

BETWEEN

MRS. AARTI ANIL PATIL (PAN NO. AELPP9414J), age 68 years and
MISS. APURVA ANIL PATIL (PAN NO. CWOPP7330Q), age 25 years, an
 adult Indian Inhabitant, residing at: Flat No. 203, B-Wing, Madhuban CHSL,
 Above Axis Bank, Near Vitthal Mandir, Lokmanya Tilak Road, Dahisar West,
 Mumbai - 400068; hereinafter called "THE TRANSFEROR" (which
 expression shall unless it be repugnant to the meaning or context thereof
 be deemed to include his heir executors, administrators and assigns) of the
FIRST PART:

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Purva

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AND

MR. AKILESH RAMBABU GUPTA (Pan No. BGGPG6874B), age 27 years, an adult, India Inhabitant, residing at Flat No. 202, Elcid Apartment, Dr. Ambedkar Road, Pali Naka, Bandra West, Mumbai - 400050. hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heir executors, administrators and assigns) of the **SECOND PART**:

AND WHEREAS :

ALL THAT the Flat No. 203 admeasuring on or about 620 Sq. Ft. carpet area in the Wing "B" in "Madhuban Co-operative Housing Society Limited" situated at Lokmanya Tilak Road, Near Vitthal Mandir, Dahisar West, Mumbai within the Municipal Corporation of Greater Mumbai and within the registration district of Mumbai Division.

**AND WHEREAS :**

A. By an Agreement for Sale was made at Mumbai on 20th December, 2008, vide Registration No. BDR11-11378-2008, between M/s. Lord Krishna Enterprises, through its partner Mr. Mehul Dhabaliya thereinafter referred to as the transferors of one part and (1).Mrs. Aarti Anil Patil & (2). Apurva Anil Patil thereinafter referred to as the transferee of the other part to purchase the flat no. 203, B-Wing, Madhuban Co-op. Hsg. Soc. Ltd., Above Axis Bank, Near Vitthal Mandir, L. T. Road, Dahisar West, Mumbai - 400068, (hereinafter called the said flat) and took possession thereof and as such they were entitled to and were in exclusive control, use, enjoyment and occupation and possession of the said flat.

B. The Vendors is also the registered member and shareholder of **Madhuban Co-op. Hsg. Soc. Ltd.** registered under the Maharashtra Co-operative Society Act, 1960, under Registration No. - **MUM/WRU/HSG/TC/15352/2013-14/2013** on dated - 29/04/2013

Abhinav

A. A. Patil

Apurva

C. **Madhuban Co-op. Hsg. Soc. Ltd.** (hereinafter referred to as "the said Society") and as such, is the registered holder of 10(Ten) shares of face value of Rs. 50/- (Rupees Fifty Only) each, of the aggregate value of Rs. 500/- (Rupees Five Hundred Only) bearing distinctive Nos. 21 to 30 (both inclusive) issued by the said society (hereinafter referred to as "the said Shares") and bearing Certificate No. 003 and Member's Regn. No. 003 in respect of the ownership of the said Flat. The said Flat and the said shares are more particularly described in the Schedule hereunder written and are hereinafter collectively referred to as "the said Premises".



AND WHEREAS By a Deed of Conveyance dated the 31st day of October 1945, executed between Mr. Vaman Narayan Pathare & ORS as Vendorss and Mr. Gajanan Jagannath Sahani and Mrs. Lila Gajanan Sahani as Purchasers, and registered with the Sub-Registrar of Assurances on 30th November 1945, the said Gajanan J. Sahani purchased 375 sq. yds. and after handing over the setback area to the Municipal Corporation of Greater Mumbai was seized and possessed of 193 sq. mts. or thereabouts of the property bearing C. T. S. No. 670, 670(1) to (4), situate at Lokmanya Tilak Road, Gaothan Dahisar (West) and more particularly described in the Schedule thereunder written.

AND WHEREAS the said Mr. Gajanan Jagannath Sahani was since prior to 1967, also absolutely seized and possessed of and as such had possessory rights in respect of adjoining ground and/or property admeasuring 427.10 sq. mts. or thereabouts, and bearing C. T. S. No. 671, 671(1) & (2), situate at Lokmanya Tilak Road, Gaothan Dahisar (West).

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AND WHEREAS the said Mr. Gajanan Jagannath Sahani thus became the and was fully seized and possessed of property and/or ground bearing C. T. S. No. 670, 670(1) to (4) jointly with Mrs. Lila Gajanan Sahani and of

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A. A. Pathare
Prerna

adjoining property and/or ground bearing C. T. S. No. 671, 671(1) & (2), both the properties jointly admeasuring 620-10 sq. mts. or thereabouts, together with the messuages tenement or dwelling house/structure standing thereon and known as "Lila Niwas", let out to four tenants, hereinafter shall be referred to as the said tenants situate, lying and being at Lokmanya Tilak Road, Gaothan Dahisar (West) and bearing C.T.S. Nos. 670, 670(1) to (4), 671, 671(1) & (2) of Dahisar Village, Taluka-Borivali, District Bombay Suburban and more particularly described in the First schedule hereunder written.

AND WHEREAS the said Mrs. Lila Gajanan Sahani died on or about 27-9-1947

AND WHEREAS the said Mr. Gajanan J. Sahani died on or about 26th June 1975 leaving 1) Shrimati Asha G. Sahani, 2) Mr. Vijay G. Sahani, 3) Mr. Sunil G. Sahani, 4) Mr. Sharad G. Sahani, 5) Mr. Vivek G. Sahani, 6) Mrs. Kumud B. Madekar, 7) Mrs. Meena A. Pathare, 8) Mrs. Aruna S. Patil, (hereinafter referred to as the said Legal heirs") as his only heirs & legal representatives.

AND WHEREAS the said legal heirs thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Property more particularly described in the First Schedule hereunder;

AND WHEREAS by Deed of Conveyance dated 24th August 2005 made between the said Legal heirs as "Vendorss and the Owners/Developers herein as Purchasers, the Owners/Developers purchased the said Property more particularly described in the First Schedule hereunder written.

AND WHEREAS the said four tenants have surrendered their tenancy by declarations executed by them and on compensation paid thereunder by the owners/ developers herein.

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A.A. Patil

Aruna



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AND WHEREAS by a Deed of Conveyance dated 1st day of October 1945 made between Mr. Vaman Narayan Pathare and others as the Vendorss and Mr. Vishnu Ramchandra Bhatte and Mrs. Manik Vishnu Bhatte, wide of Mr. Vishnu Ramchandra Bhatte as Purchasers and registered with the Sub-Registrar of Assurances on 30th November 1945, the said Mr. Vishnu Ramchandra Bhatte and Mrs. Manik Vishnu Bhatte purchased the property bearing C.T.S. Nos. 612, 612/1 & 2, 613, 613/1 to 3 together with structures standing thereon and bearing Municipal Assessment No. R-7682(2) & more particularly described in the Second Schedule hereunder written;

AND WHEREAS the said Mr. Vishnu Ramchandra Bhatte and Mrs. Manik Vishnu Bhatte thus became the joint owners of and were fully seized and possessed of property and/or ground bearing C. T. S. No. 612, 612/1 & 2, 613, 613/1 to 3, bearing Municipal Assessment No. R-7682(2) together with the messuages tenement or dwelling house/structure standing thereon and known as "Vishnu Bhatte Chawl", let out to 8 tenants, situate, lying and being at Dahisar Goathan, L.T. Road, Dahisar (West), Taluka Borivali Bombay Suburban District, in the Registration Sub - District Bandra and more particularly described in the Second Schedule hereunder written.

AND WHEREAS the said Mr. Vishnu Ramchandra Bhatte died on or about 14th day of March 1981 leaving behind him, his wife Mrs. Manik Vishnu Bhatte, two sons namely (1) Shri Deepak Vishnu Bhatte and (2) Shri Devendra Vishnu Bhatte and five daughters namely (1) Smt. Asha Vijay Pathare (2) Smt. Usha Cecil Rath (3) Smt. Chetana Shripad Pathare (4) Smt. Yojana Suresh Olkha and (5) Smt. Sadhana Pramod Rawte as his only heirs and legal representatives;

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AND WHEREAS on the demise of the said Mr. Vishnu Ramchandra Bhatte the said Mrs. Manik Vishnu Bhatte along with her aforesaid two sons and five daughters (1) Shri Deepak Vishnu Bhatte and (2) Shri Devendra

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A.A. Pathi

Purna

Vishnu Bhatte (3) Smt. Asha Vijay Pathare (4) Smt. Usha Cecil Rath (5) Smt. Chetana Shripad Pathare (6) Smt. Yojana Suresh Olkha and (7) Smt. Sadhana Pramod Rawte as the only heirs and legal representatives of late Mr. Vishnu Ramchandra Bhatte became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more particularly described in the Second Schedule hereunder.

AND WHEREAS by an Irrevocable General Power of Attorney dated 19th day of October 1991, the said (1) Shri Deepak Vishnu Bhatte (2) Shri Devendra Vishnu Bhatte (3) Smt. Asha Vijay Pathare (4) Smt. Usha Cecil Rath (5) Smt. Chetana Shripad Pathare (6) Smt. Yojana Suresh Olkha and (7) Smt. Sadhana Pramod Rawte have interalia given power to their mother Smt. Manik Vishnu Bhatte for dealing with and/or disposing off the property more particularly described in the Second Schedule hereunder written as she deemed fit and proper;

AND WHEREAS by a Deed of Conveyance dated 23rd October, 1991 made between the said (1) Smt. Manik Vishnu Bhatte (2) Shri Deepak Vishnu Bhatte (3) Shri. Devendra Vishnu Bhatte (4) Smt. Asha Vijay Pathare (5) Smt. Usha Cecil Rath (6) Smt. Chetana Shripad Rathare (7) Smt. Yojana Suresh Olkha and (8) Smt. Sadhana Pramod Rawte as Vendorss and M/S. M. K. BUILDERS through its Sole Proprietress Mrs. Nitu Ashok Mariwala, the Purchasers, and registered with the Sub-Registrar of Assurances on the 1st day of November 1991 under Registration S. No. P/ 8459/91, the said Mrs. Nitu Ashok Mariwala purchased the said Property bearing Municipal Assessment No. R - 7682(2) together with the messuages tenement or dwelling house/structure standing thereon situate, lying and being at Dahisar Goathan, L.T. Road, Dahisar (West), Taluka Borivali Bombay Suburban District, in the Registration Sub- District Bandra and bearing C.T.S. Nos. 612, 612/1 & 2, 613, 613/1 to 3 and more particularly described in the Schedule thereunder as also in the Second Schedule hereunder written, in the name of M/S. M. K. BUILDERS.

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AND WHEREAS the said M/S. M. K. BUILDERS thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more particularly described in the Second Schedule hereunder;

AND WHEREAS the said "Vishnu Bhatte Chawl" is let out to eight tenants and one tenement/shop that has been illegally constructed and occupied by someone who are occupying in aggregate 1281.08 sq. ft. or thereabout area.

AND WHEREAS under the said Deed of Conveyance dated 23rd October 1991, the said M/s. M. K. Builders being the Purchaser therein agreed to provide one flat of 500 sq. ft. built up area free of cost to Smt. Sadhana Pramod Rawte, being one of the Vendorss in the said Deed of Conveyance.



AND WHEREAS by a Deed of Conveyance dated 30th May 2006 the said M/s. M. K. Builders sold the said Property more particularly described in the Second Schedule hereunder written to the Owners/Developers herein subject to the them providing one flat of 500 sq. ft. built up area free of cost to Smt. Sadhana Pramod Rawte in the building proposed to be constructed by the Owners/Developers on the said property or on the adjoining property or in the same vicinity and execute the agreement thereto.

AND WHEREAS by Deed of Relinquishment / Agreement dated 14th July 2006 the said Smt. Sadhana Pramod Rawte relinquished her right to receive a flat of 500 sq. ft. on the terms and conditions more particularly stated therein;

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AND WHEREAS the Owners/Developers are thus entitled to and otherwise absolutely seized and possessed of property and/or ground bearing C. T. S. No. 612, 612/1 & 2, 613, 613/1 to 3, bearing Municipal Assessment No. R - 7682(2) together with the messuages tenement or dwelling house/structure standing thereon and known as "Vishnu Bhatte Chawl", let

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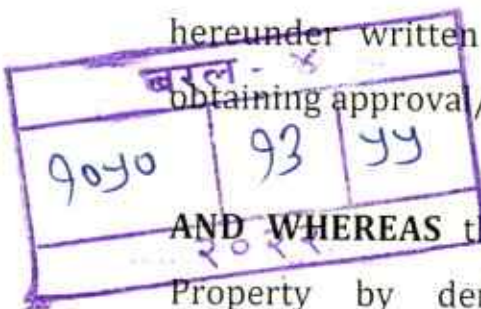
out to nine tenants/occupants, situate, lying and being at Dahisar Goathan, L.T. Road, Dahisar (W), Taluka Borivali Bombay Suburban District, in the Registration Sub- District Bandra and more particularly described in the Second Schedule hereunder written.

AND WHEREAS the Owners/Developers are also owners of and otherwise fully seized and possessed of adjoining property and/or ground bearing C. T. S. No. 670, 670(1) to (4), 671, 671(1) & (2), together with the messuages tenement or dwelling house/structure standing thereon, situate, lying and being at Lokmanya Tilak Road, Gaathan Dahisar (West) and bearing C.T.S. Nos. 670, 670(1) to (4), 671, 671(1) & (2) of Dahisar Village Taluka Borivali, District Bombay Suburban and more particularly described in the First Schedule hereunder written.



AND WHEREAS on survey by the City Survey Office of the said Plot bearing C. T. S. No. 613, 613/1 to 3 it is found that area of the said Plot No. 613, 613/1 to 3 is more by 100 meters than shown in the property card. Pursuant to the said survey, the Owners/Developers applied for rectification of the said area in the records of City Survey and after following the proper procedure the Collector of Mumbai (Suburbs) has by his order dated 3/9/2007 bearing Ref. No. C/OFFICE-2K/AREA CORRECTION/SR-2280 approved and declared the said area to be more by 100 meters as shown in the Schedule hereunder written.

AND WHEREAS the Owners/Developers have amalgamated both the properties more particularly described in the First and Second Schedules hereunder written and more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the said Property" by obtaining approval/permission from the Appropriate Authorities.



AND WHEREAS the Owners/Developers propose to develop the said Property by demolishing the existing buildings/structures and constructing new building/s on Ownership basis and of transferring the

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property to a Co-operative Housing Society that would be formed by the Purchasers of the flats/shops in the new building/s to be constructed on the said Property.

AND WHEREAS the Owners/Developers have entered into agreements with eight tenants including the illegal occupant as recited hereinabove of the said Vishnu Bhatte Chawl for allotting permanent alternate accommodation on the terms and conditions contained therein which are duly registered with the Sub-Registrar of Assurances Mumbai.

AND WHEREAS a suit under the provisions of section 16(1)(i) of the Maharashtra Rent Control Act 2000 is pending in the Court of Small Causes at Bandra in respect of a tenant of Room No. 1.

AND WHEREAS the Owners/Developers have obtained the permissions contemplated by the Urban Land (Ceiling & Regulation) Act 1976 for construction of building/s) on the said Property.



AND WHEREAS the Owners/Developers have through their Architect Mr. Nilesh Makwana of M/s. Chamunda Consultants submitted building plan to the Municipal Corporation of Greater Mumbai for its approval under the D.C. Rules framed by the Government of Maharashtra / Municipal Corporation of Greater Mumbai and intend to utilize the full F.S.I. and the permissible T.D.R. on the said Plot.

AND WHEREAS the Municipal Corporation of Greater Mumbai has sanctioned the Plans submitted by the said Architect for construction of Commercial Complex/ Residential Flats/Shops vide I.O.D. No. - CHE/A-3910/BP(WS)/AR dated 7th MARCH, 2006,

I.O.D. No. - CHE/A-3910/BP(WS)/AR dated 7 th MARCH, 2006		
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AND WHEREAS the Municipal Corporation of Greater Mumbai have issued to the Owners/Developers Commencement Certificate vide No. CHE/A-3910/BP(WS)/AR dated 1st MARCH, 2007,

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AND WHEREAS the Municipal Corporation of Greater Mumbai have issued to the Owners/Developers Occupancy Certificate vide No. CHE/A-3910/BP(WS)/AR dated 11th March, 2013, the full development work of Bldg. comprising of Wing-A - Part (Groud) + part (Stilt) + 1st to 4th + part 5th & 6th floor & Wing-B - part (Ground) + part (stilt). 1st to 6th + part 7th floor on plot bearing old C.T.S. No. 612, 612/1 & 2, 613, 613/1 to 3, 670, 670/1 to 4, 671, 671/1 & 2 and new C.T.S. No. 612A & B, 613A, 670A & B, 671A of Village Dahisar at 18.30 mt. wide L.T. Road, Dahisar(W), Mumbai completed under the supervision of Shri Nilesh H. Makwana, Lic. Surveyor having Lic. No. M/358/LS Shri R.D. Magdum, Lic. Structural Engineer having Lic. No. STR/M-14 and Shri Bhavesh R. Parmar, Lic. Site Supervision, having Lic. No. P/265/SS-I.

AND WHEREAS the Owners/Developers propose to construct a Commercial/Residential Complex on the said Property more particularly described in the Third Schedule hereunder written as ground/stilt (partly) + seven upper floors.

AND WHEREAS the Owners/Developers have given inspection to the Purchaser of all the documents of title relating to the said Plot, the relevant orders, and the approved-plans, designs and specifications prepared by the Owners/Developers' Architects and all other documents as are specified under the provisions of Maharashtra Ownership Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1964 (hereafter referred as "the said Act") and the rules and regulations framed thereunder and the Purchaser is deemed to have notice and knowledge of the contents of the said documents and agreements.

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AND WHEREAS the Purchaser/s has/have satisfied himself/herself/themselves about the nature of the title of the said Property described in the First and Second Schedule hereunder written and has/have agreed that he/she they shall not be entitled for further investigation of the title of the

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Owners/Developers nor raise any objections or requisitions to any matter relating thereto.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors hereby agree to sell to the Transferee and the Transferee hereby agrees to purchase from the Transferors the said Flat, namely **Flat No. 203** on the 2nd Floor in B-Wing area admeasuring **620 Sq. ft. (Carpet)** in the Building known as "**MADHUBAN CO-OP. HSG. SOC. LTD.**", Above Axis Bank, Near Vitthal Mandir, L. T. Road, Dahisar West, Mumbai - 400068 and more particularly described in the Schedule hereunder written (hereinafter referred to as the "FLAT PREMISES") and the said Shares together with all rights, benefits and privileges attached thereto and in the said Flat, free from all encumbrances, for a total consideration amount of **Rs. 90,00,000/- (Rupees Ninty Lakhs Only)**.

2. The said total consideration of **Rs. 90,00,000/- (Rupees Ninty Lakhs Only)** shall be paid by the Purchaser to the Vendors by the following manners :

2.1. **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)**, out of total consideration amount of **Rs. 90,00,000/- (Rupees Ninty Lakhs Only)** being the part consideration amount, shall pay by the Purchaser to the Vendors on execution of this Agreement for Sale (the payment and receipt whereof the Transferors doth hereby admits and acknowledges);

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2.2. **Rs. 70,00,000/- (Rupees Seventy Lakhs Only)** being the balance full and final consideration shall be paid by the Purchaser to the Vendors after obtaining housing loan from the Bank / financial institution or self-funding within 60 days / months from execution of this Agreement, against peaceful and vacant possession of the said Flat to the Purchaser.

(Signature)

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3. The parties herein covenant to complete the Sale transaction and to execute the Absolute Sale Deed by the end of.
4. The **Vendors** confirms with the **PURCHASER** that they have not entered into any agreement for sale, mortgage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.
5. The **Vendors** hereby assures the **PURCHASER** and he/she has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.



6. The **Vendors** agrees to put the **PURCHASER** in absolute and vacant possession of the schedule property after executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.

7. The **Vendors** covenants with the **PURCHASER** that they shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.

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8. The **Vendors** has specifically agreed and covenants with the **PURCHASER** that he/she shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the **PURCHASER** or his nominee.

[Handwritten signature]

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9. IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges shall be borne by the **PURCHASER** only.
10. The **PURCHASER** shall have the right to nominate or assign his right under this Agreement to any person / persons of his choice and the **Vendors** shall execute the Sale Deed as per terms and conditions of this Agreement in favour of the **PURCHASER** or his nominee or assignee.
11. The **Vendors** has agreed to get consent deed duly executed to this Sale transaction from his wife/her husband, sons and daughters on or before date of registration of Sale Deed and assured that they all join to execute sale deed in favour of the **PURCHASER**.
12. It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.
13. The original of the "AGREEMENT" signed by both the parties shall be with the **PURCHASER** and copy of the same similarly signed shall be with the **Vendors**.



THE SCHEDULE OF THE PROPERTY

Flat being No. 203 on 2nd Floor in B-Wing, area admeasuring about **620 Sq. Ft. Carpet area**, in the building known as "**MADHUBAN CO-OP. HSG. SOC. LTD.**", Above Axis Bank, Near Vitthal Mandir, L. T. Road, Dahisar West, Mumbai - 400068; within the limit of **MUNICIPAL CORPORATION OF GREATER MUMBAI**, also within the limit of registration Dist. Mumbai.

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IN WITNESS WHEREOF the parties have hereinto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by)

The withinnamed 'VENDORS')

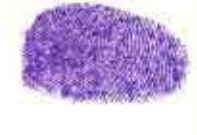
MRS. AARTI ANIL PATIL)

A.A. Patil



MISS. APURVA ANIL PATIL)

Apurva



In the presence of... *S. HARADE*)

(VENDORS)

SIGNED SEALED AND DELIVERED by)

The withinnamed 'PURCHASER')

MR. AKILESH RAMBABU GUPTA)

Akilesh



In the presence of... *Ravi*)

(PURCHASER)

WITNESSES

1) Divyesh M. Satikuwar

Divyesh M. Satikuwar

2) SHUBHAM SHIVAJI HARADE. *S. HARADE*

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Date : 20/01/2022

: RECEIPT :

RECEIVED from the PURCHASER MR. AKILESH RAMBABU GUPTA, a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) as and by way of Part consideration, out of total consideration of Rs. 90,00,000/- (Rupees Ninty Lakhs Only), towards the sale of Flat No. 203, 2nd Floor, B-Wing, Madhuban CHSL, Above Axis Bank, Near Vitthal Mandir, L. T. Road, Dahisar West, Mumbai - 400068, by the following manners :

Sr. No.	Cheque No.	Dated	Drawn on	Amount
1.	NEFT	22/12/2021	ICICI Bank	3,00,000/-
2.	000939	17/01/2022	ICICI Bank	7,00,000/-
3.	000940	17/01/2022	ICICI Bank	10,00,000/-
TOTAL				20,00,000/-


I SAY RECEIVED Rs. 20,00,000/-



(MRS. AARTI ANIL PATIL & MISS. APURVA ANILPATIL)

(VENDORS)

Witnesses:

- 1) Divyesh M. Satikuwar 
- 2) SHUBHAM SHIKWI SHARADE. SHARADE



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उत्प्रेक्ष अभियंता इमारत प्रस्ताव पत्र. दोन
महानगरपालिका इमारत, सी. टि. विंग, स. कृ. नॉर्थवेस्ट,
१०, फुट डी.पी. रोड, सेंट लॉरेन्स अँड कोल्डवेल,
कांदिवली (पूर्व), मुंबई-४००१०१

BRIHANMUMBAI MAHANAGARPALIKA.

NO.CHE/A-3910/BP(WS)/AR of

11 MAR 2013

FULL OCCUPATION CERTIFICATE

To,
M/s. Lord Krishna Enterprises,
Owner.

Sub : Permission to occupy the completed building on plot bearing old C.T.S. No.612, 612/1 & 2, 613, 613/1 to 3, 670, 670/1 to 4, 671, 671/1 & 2 and new C.T.S. No.612A & B, 613A, 670A & B, 671A of Village Dahisar at 18.30 mt. wide L.T. Road, Dahisar (W).

Ref :- Your Lic. Surveyor's letter dtd.15.01.2013.



Sir,

The full development work of Bldg. comprising of Wing-A - Part (Ground) + part (Stilt) + 1st to 4th + part 5th & 6th floor & Wing -B - part (Ground) + part (stilt) - 1st to 6th + part 7th floor on plot bearing old C.T.S. No.612, 612/1 & 2, 613, 613/1 to 3, 670, 670/1 to 4, 671, 671/1 & 2 and new C.T.S. No.612A & B, 613A, 670A & B, 671A of Village Dahisar at 18.30 mt. wide L.T. Road, Dahisar (W), Mumbai completed under the supervision of Shri Nilesh H. Makwana, Lic. Surveyor having Lic. No.M/358/LS Shri R.D. Magdum, Lic. Structural Engineer having Lic. No. STR/M-14 and Shri Bhavesh R. Parmar, Lic. Site Supervisor, having Lic. No.P/265/SS-I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'R/North' Ward and a certified copy of the same shall be submitted to this office.

CERTIFIED TRUE COPY

(Signature)
M/S CHAMUNDA CONSULTANT
Licensed Surveyor & Interior Designer
Flat No. 102, Shreenethji Apartment,
Gayatri Bldg. 58th Road, T.P.S. - 3,
Borivali (W), Mumbai - 400 092.

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- 2) That the P.R. Card for setback area of 18.30 mt. wide L.T. Road shall be submitted within a period of 1 month from the date of occupation or before B.C.C. whichever is earlier.
- 3) That combined P.R.C. for the amalgamated plots shall be submitted before B.C.C.

A set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng. (Bldg. Prop.) W.S. 'R' Ward

11 MAR 2013

Copy to : CHE/A-3910 /BP(W.S.) AR/AP

1. Lic. Surveyor, Shri Nilesh H. Makwana,
2. E.E. (V.) W.S.
3. Asstt. Commissioner, R/North Ward.
4. A.E.W.W. R/North Ward.
5. A.A.& C. R/North Ward
6. A.H.S. R /North Ward.



For information please.

for ~~11/3/13~~
E.E.(B.P.) W.S. 'R' Ward

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Annexure 'E' Commencement Certificate

Officer of the
 En. Eng. Bldg. Prop. (W/A) P. & R. Ward
 Dr. Babasaheb Ambedkar Market Bldg.
 Bandra (West) Mumbai-400 050
 BHILLAIKUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHB/ A-3910 /BP(WS)/AR/AR **31 MAR 2007**

COMMENCEMENT CERTIFICATE

To
 ✓ M/s. Lord Krishna Enterprises
 Owner

Sir,

With reference to your application No. 3034 dated. 23.2.07 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building C.T.S. No. 612,612/1 to 2, 613, 613/1 to 2, 670, 670/1 to 2, 671, 671/1 to 2 at premises at Street 18.30 M wide L.T. Road Village Dahisar Plot No. - situated at Dahisar (West) Ward R/North

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

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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. E. B. Abhang Ex. ~~XXXXXX~~ Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Roof level of Shop No. 12 in Wing KK 'B' as per approved plan dt. 13.2.07

For and on behalf of Local Authority
 Bhillaimumbai MahanagarPalika



Ex. ~~XXXX~~ Engineer, Building Proposal (West Side) Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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Madhuban Co-Operative Housing Society Limited

Registered under the Maharashtra Co-operative Societies Act, 1960
Regn. No.: MUM/WRU/HSG/TC/15352/2013-14/2013 Dt. 29-04-2013

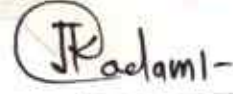
CTS No. 612A, 613A, 670A, 671A, L. T. Road, Opp. Vithal Mandir, Dahisar (West), Mumbai 400 068.

This is to certify that Mrs. Aarti Patil is a Bonafide Member of our society staying at Madhuban Co-op. Hsg. Socy. Ltd., Flat No. B/203, L.T. Road, Dahisar West, Mumbai 400 068.

We hereby confirm that there are No Dues outstanding payable by the said member in respect of the said flat.

The society has no objection for the sale of the above mentioned flat.

Madhuban Co-op. Hsg. Socy Ltd.



Secretary

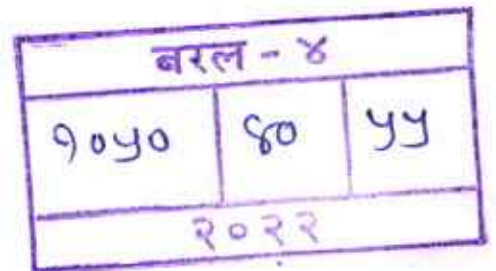


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गावाचे नाव : दहिसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) कथारनामा
मोबदला रु. 3,400,000.00
बा.मा. रु. 2,578,922.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र. 612 वर्णन: विभागाचे नाव - दहिसर (बोरीवली), उपविभागाचे नाव - 89/409 - भूभाग: उगरेस लिंक रोड, पुर्वेस रेल्वे लाईन, दक्षिण व पश्चिम गावाची हद्द. सद्य मिळकत सि.टी.एस. नं. - 612 मध्ये आहे. सदनिका क्र 203, 2-रा मजला, बी विंग, मधुबन
- (3) क्षेत्रफळ (1) शीर्षद मिळकतीचे क्षेत्रफळ 69.14 चौ.मी. आहे.
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) लॉर्ड क्रिष्णा ईटरप्रायजेस चे भागीदार मेहुल धाबलीया - : घर/फ्लॅट नं. 6 सभय दर्शन बोरीवली प. , गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABFL7080N.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आरती अनिल पाटील हे स्वतःकरीता व अपूर्वा अनिल पाटील, अज्ञान च्या अ.पा.क. मधुबन - : घर/फ्लॅट नं. सी/103, रजिता को ऑ हो सो लि, एक्सर बोरीवली मु-91; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AELPP9414J.
- (7) दिनांक करून दिल्याचा 20/12/2008
- (8) नोंदणीचा 20/12/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 11378 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 152600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शैरा



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 वारं - १



CHE / A-3910 / BP(W) / AR / 7

PLOT AREA CALCULATION

C.T.S. NO.	AREA UNDER	SET BACK	TOTAL AREA
612	74.75 SQ.M	71.50 SQ.M	146.25 SQ.M
611	34.75 SQ.M	-	34.75 SQ.M
610	100.30 SQ.M	92.50 SQ.M	192.80 SQ.M
611	42.75 SQ.M	-	42.75 SQ.M
TOTAL	152.55 SQ.M	164.00 SQ.M	316.55 SQ.M

DATE: 11.08.2022

SET BACK AREA CALCULATION
C.T.S. NO. - 612-B

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M

SET BACK AREA CALCULATION
C.T.S. NO. - 612-B

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M

PLOT AREA CALCULATION
C.T.S. NO. - 612-A

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M

PLOT AREA CALCULATION
C.T.S. NO. - 612-A

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M

PLOT AREA CALCULATION
C.T.S. NO. - 613-A

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M

PLOT AREA CALCULATION
C.T.S. NO. - 613-A

1. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL AREA	= 89.00 SQ.M



SUMMARY OF AREA

FLOOR	AREA	AREA	AREA	AREA
GROUND	152.55	164.00	152.55	152.55
FIRST	152.55	164.00	152.55	152.55
SECOND	152.55	164.00	152.55	152.55
THIRD	152.55	164.00	152.55	152.55
TOTAL	610.20	656.00	610.20	610.20

SUMMARY OF AREA

FLOOR	AREA	AREA	AREA	AREA	AREA	AREA	AREA
GROUND	152.55	164.00	152.55	152.55	152.55	152.55	152.55
FIRST	152.55	164.00	152.55	152.55	152.55	152.55	152.55
SECOND	152.55	164.00	152.55	152.55	152.55	152.55	152.55
THIRD	152.55	164.00	152.55	152.55	152.55	152.55	152.55
TOTAL	610.20	656.00	610.20	610.20	610.20	610.20	610.20

CAR PARKING STATEMENT

CARPET AREA OF FLATS	TOTAL FLATS	CAR PARKING REQUIRED AS PER RULE	REQUIRED
CARPET AREA OF 150 SQ.M	30	30	30
CARPET AREA FROM 150 SQ.M TO 200 SQ.M	20	20	20
CARPET AREA FROM 200 SQ.M TO 250 SQ.M	10	10	10
CARPET AREA FROM 250 SQ.M TO 300 SQ.M	5	5	5
CARPET AREA FROM 300 SQ.M TO 350 SQ.M	2	2	2
CARPET AREA FROM 350 SQ.M TO 400 SQ.M	1	1	1
CARPET AREA FROM 400 SQ.M TO 450 SQ.M	1	1	1
CARPET AREA FROM 450 SQ.M TO 500 SQ.M	1	1	1
CARPET AREA FROM 500 SQ.M TO 550 SQ.M	1	1	1
CARPET AREA FROM 550 SQ.M TO 600 SQ.M	1	1	1
CARPET AREA FROM 600 SQ.M TO 650 SQ.M	1	1	1
CARPET AREA FROM 650 SQ.M TO 700 SQ.M	1	1	1
CARPET AREA FROM 700 SQ.M TO 750 SQ.M	1	1	1
CARPET AREA FROM 750 SQ.M TO 800 SQ.M	1	1	1
CARPET AREA FROM 800 SQ.M TO 850 SQ.M	1	1	1
CARPET AREA FROM 850 SQ.M TO 900 SQ.M	1	1	1
CARPET AREA FROM 900 SQ.M TO 950 SQ.M	1	1	1
CARPET AREA FROM 950 SQ.M TO 1000 SQ.M	1	1	1
TOTAL	100	100	100

DETAILS OF CARPET AREA STATEMENT

FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA
1. 10 x 22.25 x 2.00	= 44.50 SQ.M	11. 10 x 22.25 x 2.00	= 44.50 SQ.M	21. 10 x 22.25 x 2.00	= 44.50 SQ.M	31. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M	12. 10 x 22.25 x 2.00	= 44.50 SQ.M	22. 10 x 22.25 x 2.00	= 44.50 SQ.M	32. 10 x 22.25 x 2.00	= 44.50 SQ.M
3. 10 x 22.25 x 2.00	= 44.50 SQ.M	13. 10 x 22.25 x 2.00	= 44.50 SQ.M	23. 10 x 22.25 x 2.00	= 44.50 SQ.M	33. 10 x 22.25 x 2.00	= 44.50 SQ.M
4. 10 x 22.25 x 2.00	= 44.50 SQ.M	14. 10 x 22.25 x 2.00	= 44.50 SQ.M	24. 10 x 22.25 x 2.00	= 44.50 SQ.M	34. 10 x 22.25 x 2.00	= 44.50 SQ.M
5. 10 x 22.25 x 2.00	= 44.50 SQ.M	15. 10 x 22.25 x 2.00	= 44.50 SQ.M	25. 10 x 22.25 x 2.00	= 44.50 SQ.M	35. 10 x 22.25 x 2.00	= 44.50 SQ.M
6. 10 x 22.25 x 2.00	= 44.50 SQ.M	16. 10 x 22.25 x 2.00	= 44.50 SQ.M	26. 10 x 22.25 x 2.00	= 44.50 SQ.M	36. 10 x 22.25 x 2.00	= 44.50 SQ.M
7. 10 x 22.25 x 2.00	= 44.50 SQ.M	17. 10 x 22.25 x 2.00	= 44.50 SQ.M	27. 10 x 22.25 x 2.00	= 44.50 SQ.M	37. 10 x 22.25 x 2.00	= 44.50 SQ.M
8. 10 x 22.25 x 2.00	= 44.50 SQ.M	18. 10 x 22.25 x 2.00	= 44.50 SQ.M	28. 10 x 22.25 x 2.00	= 44.50 SQ.M	38. 10 x 22.25 x 2.00	= 44.50 SQ.M
9. 10 x 22.25 x 2.00	= 44.50 SQ.M	19. 10 x 22.25 x 2.00	= 44.50 SQ.M	29. 10 x 22.25 x 2.00	= 44.50 SQ.M	39. 10 x 22.25 x 2.00	= 44.50 SQ.M
10. 10 x 22.25 x 2.00	= 44.50 SQ.M	20. 10 x 22.25 x 2.00	= 44.50 SQ.M	30. 10 x 22.25 x 2.00	= 44.50 SQ.M	40. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M

PROFORMA-II

CONVERTER SHEET

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

REVISION

DESCRIPTION

DATE

SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

NAME, ADDRESS & SIGNATURE OF THE OWNER

NAME, ADDRESS & SIGNATURE OF REGISTERED ARCHITECT

DETAILS OF CARPET AREA STATEMENT

FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA
1. 10 x 22.25 x 2.00	= 44.50 SQ.M	11. 10 x 22.25 x 2.00	= 44.50 SQ.M	21. 10 x 22.25 x 2.00	= 44.50 SQ.M	31. 10 x 22.25 x 2.00	= 44.50 SQ.M
2. 10 x 22.25 x 2.00	= 44.50 SQ.M	12. 10 x 22.25 x 2.00	= 44.50 SQ.M	22. 10 x 22.25 x 2.00	= 44.50 SQ.M	32. 10 x 22.25 x 2.00	= 44.50 SQ.M
3. 10 x 22.25 x 2.00	= 44.50 SQ.M	13. 10 x 22.25 x 2.00	= 44.50 SQ.M	23. 10 x 22.25 x 2.00	= 44.50 SQ.M	33. 10 x 22.25 x 2.00	= 44.50 SQ.M
4. 10 x 22.25 x 2.00	= 44.50 SQ.M	14. 10 x 22.25 x 2.00	= 44.50 SQ.M	24. 10 x 22.25 x 2.00	= 44.50 SQ.M	34. 10 x 22.25 x 2.00	= 44.50 SQ.M
5. 10 x 22.25 x 2.00	= 44.50 SQ.M	15. 10 x 22.25 x 2.00	= 44.50 SQ.M	25. 10 x 22.25 x 2.00	= 44.50 SQ.M	35. 10 x 22.25 x 2.00	= 44.50 SQ.M
6. 10 x 22.25 x 2.00	= 44.50 SQ.M	16. 10 x 22.25 x 2.00	= 44.50 SQ.M	26. 10 x 22.25 x 2.00	= 44.50 SQ.M	36. 10 x 22.25 x 2.00	= 44.50 SQ.M
7. 10 x 22.25 x 2.00	= 44.50 SQ.M	17. 10 x 22.25 x 2.00	= 44.50 SQ.M	27. 10 x 22.25 x 2.00	= 44.50 SQ.M	37. 10 x 22.25 x 2.00	= 44.50 SQ.M
8. 10 x 22.25 x 2.00	= 44.50 SQ.M	18. 10 x 22.25 x 2.00	= 44.50 SQ.M	28. 10 x 22.25 x 2.00	= 44.50 SQ.M	38. 10 x 22.25 x 2.00	= 44.50 SQ.M
9. 10 x 22.25 x 2.00	= 44.50 SQ.M	19. 10 x 22.25 x 2.00	= 44.50 SQ.M	29. 10 x 22.25 x 2.00	= 44.50 SQ.M	39. 10 x 22.25 x 2.00	= 44.50 SQ.M
10. 10 x 22.25 x 2.00	= 44.50 SQ.M	20. 10 x 22.25 x 2.00	= 44.50 SQ.M	30. 10 x 22.25 x 2.00	= 44.50 SQ.M	40. 10 x 22.25 x 2.00	= 44.50 SQ.M
TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M	TOTAL	445.00 SQ.M

NILESH H. MAKWANA

REGISTERED ARCHITECT

NO. 10, CHANDRA PRAKASH JAIN, BANGALORE ROAD, P. S. B. ROAD, WEST, MUMBAI-400 002

Share Certificate No. 003 Member's Register No. 003 No. of Shares 10

Madhuban Co-Operative Housing Society Limited

Registered under the Maharashtra Co-operative Societies Act, 1960 • Regn. No.: MUM/WRU/HSG/TC/15352/2013-14/2013 Dt. 29-04-2013
CTS No. 612A, 613A, 670A, 671A, L. T. Road, Opp. Vithal Mandir, Dahisar (West), Mumbai 400 068.

Share Certificate

Authorised Share Capital ₹1,00,000 divided in to 2000 shares of ₹50 each

This is to certify that SMT ARATI ANIL PATIL AND APURVA ANIL PATIL

of Flat/Shop No. B/203 is/are the Registered Holder(s) of TEN fully paid up shares of ₹ FIFTY each
numbered from 21 to 30 (both inclusive) in "Madhuban Co-Op. Hsg. Soc. Ltd.", Dahisar (W),
Mumbai - 400 068, subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at Mumbai

on this 19th day of October 2014



[Signature]

Authorised M.C. Member

[Signature]

Hon. Secretary



Chairman

No transfer of these Shares will be registered unless accompanied by this Certificate.

9090	82	94
2022		

Palik 18-12-2021 by Cash

RECEIPT NO.: 3030043



BRIHANMUMBAI MAHANAGAR PALIKA
WARD

Receiver's Name: Mrs. Aarti Anil
 Billing Address: SHRI GA...
 Date: 18/12/2021 12:30:44
 Receipt No.: 3021ACR03409586
 Tax: Property
 Account No: RND003990010005



State Code	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	NO. Fee+M.Pnlty+G.Pnlty+Dmch.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash Chg Amt
202110EIL14021605	01/09/2021	0+0+43+5+0+0+0	4804	0	4804	
202120EIL14021606	01/08/2021	4846	4846	0	4846	

9740	0	9740	9740
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Net Amount	CGST	SGST	UGST	IGST	Gross Value
9740	0	0	0	0	9740

Total In Words: Nine Thousand Seven Hundred Forty Only

Advance Payment: Nil
 Remark: Full Payment

HSN/SAC NO. 999111
 MCGM PAN NO. AAALM0042L
 MCGM GST NO. 27AAAL MDD121 274

Created By: ANH-CRE-RECIVE
 Entered By: VIVEK RAO S...
 Printed On: 18/12/2021 12:30

2022
 0506
 2022



CHALLAN
MTR Form Number-6



GRN	MH011939116202122P	BARCODE			Date	20/01/2022-15:08:19	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Registration Fee Ordinary Collections IGR					
Office Name				BRL4_JT SUB REGISTRAR BORIVALI NO 4		Payer Details			
Location				MUMBAI		TAX ID / TAN (If Any)			
Year				2021-2022 One Time		PAN No.(If Applicable)			
Account Head Details				Amount In Rs.		BGGPG6874B			
0030063301				Amount of Tax		30000.00			
						Full Name			
						Akilesh Rambabu Gupta			
						Flat/Block No.			
						Flat No.203 B Wing Madhuban CHS Ltd			
						Premises/Building			
						Road/Street			
						Lokmanya Tilak Road			
						Area/Locality			
						Dahisar West Mumbai			
						Town/City/District			
						PIN			
						4 0 0 0 6 8			
						Remarks (If Any)			
						PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-CA=9000000			
						Amount In			
						Words			
						Thirty Thousand Rupees Only			
						Total			
						30,000.00			
Payment Details				STATE BANK OF INDIA					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		10000502022012002062	
								8942075642518	
Cheque/DD No.				Bank Date		RBI Date		20/01/2022-15:09:55	
								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 : Mobile No. : 9619301125
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 केलेल्या दस्तांसाठी सदर चलन लागू नाही.

बरल - ४

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-1050	0005747793202122	20/01/2022-17:27:24	IGR193	30000.00
Total Defacement Amount					30,000.00



CHALLAN
MTR Form Number-6



GRN	MH011940785202122P	BARCODE			Date	20/01/2022-15:23:51	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	BGGPG6874B			
Location	MUMBAI			Full Name	Akilesh Rambabu Gupta			
Year	2021-2022 One Time			Flat/Block No.	Flat No.203 B Wing Madhuban CHS Ltd			
Account Head Details			Amount In Rs.	Premises/Building				
0030045501	Sale of NonJudicial Stamp		150000.00	Road/Street	Lokmanya Tilak Road			
				Area/Locality	Dahisar West Mumbai			
				Town/City/District				
				PIN	4 0 0 0 6 8			
				Remarks (If Any)	PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Apurva Anil Patil-			
				Amount In	One Lakh Fifty Thousand Rupees Only			
				Words				
Total			1,50,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	10000502022012002178	8277893196928	
Name of Bank				Bank Date	RBI Date	20/01/2022-15:25:39	Not Verified with RBI	
Name of Branch				Bank-Branch	STATE BANK OF INDIA			
				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.
 सद्दर चलण केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सद्दर चलण लागू नाही.
 Mobile No. : 9619301125

बॉरल - ४
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-387-1050	0005747776202122	20/01/2022-17:27:17	IGR193	150000.00
Total Defacement Amount					1,50,000.00



CHALLAN
MTR Form Number-6



GRN	MH011940283202122P	BARCODE			Date	20/01/2022-15:19:14	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	BGGPG6874B			
Location	MUMBAI			Full Name	Akilesh Rambabu Gupta			
Year	2021-2022 One Time			Flat/Block No.	Fiat No.203 B Wing Madhuban CHS Ltd			
Account Head Details			Amount In Rs.	Premises/Building				
0030045501	Sale of NonJudicial Stamp		150000.00	Road/Street	Lokmanya Tilak Road			
				Area/Locality	Dahisar West Mumbai			
				Town/City/District				
				PIN	4 0 0 0 6 8			
				Remarks (If Any)	PAN2=AELPP9414J-SecondPartyName=Aarti Anil Patil And Anurva Anil Patil-			
				Amount In	One Lakh Fifty Thousand Rupees Only			
				Words				
Total			1,50,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	10000502022012002142	2642653734928	
Cheque/DD No.				Bank Date	RBI Date	20/01/2022-15:20:36	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 :

Mobile No. : 9619301125

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू नाही.

बरल - ४
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-1050	0005747769202122	20/01/2022-17:27:12	IGR193	150000.00
Total Defacement Amount					1,50,000.00



CHALLAN
MTR Form Number-6



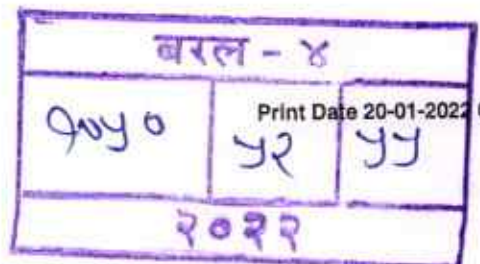
GRN	MH011939729202122P	BARCODE		Date	20/01/2022-15:14:09	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				BRL4_JT SUB REGISTRAR BORIVALI NO 4			
Location				MUMBAI			
Year				2021-2022 One Time			
Account Head Details		Amount In Rs.		Flat/Block No.		Premises/Building	
0030045501 Sale of NonJudicial Stamp		150000.00		Road/Street		Lokmanya Tilak Road	
				Area/Locality		Dahisar West Mumbai	
				Town/City/District			
				PIN		4 0 0 0 6 8	
				Remarks (If Any)			
				PAN2=AELPP9414J--SecondPartyName=Harti Anil Patil And Apurva Anil Patil-CA=90000000			
Total		1,50,000.00		Amount In Words		One Lakh Fifty Thousand Rupees Only	
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		10000502022012002100 1454115335020	
Name of Bank		Bank Date		RBI Date		20/01/2022-15:15:20 Not Verified with RBI	
Name of Branch		Bank-Branch		STATE BANK OF INDIA			
		Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9619301125
***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 दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-1050	0005747784202122	20/01/2022-17:27:20	IGR193	150000.00
Total Defacement Amount					1,50,000.00



387/1050

गुरुवार, 20 जानेवारी 2022 5:27 म.नं.

दस्त गोपवारा भाग-1

बरल-4

दस्त क्रमांक: 1050/2022

दस्त क्रमांक: बरल-4 /1050/2022

बाजार मूल्य: रु. 83,07,862/-

मोबदला: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,50,000/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

अ. क्रं. 1050 बर दि.20-01-2022

रोजी 5:26 म.नं. वा. हजर केला.

पावती:1137

पावती दिनांक: 20/01/2022

सादरकरणाराचे नाव: अकिलेश रामबाबू गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकुण: 31100.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली4

सह दु.नि.का-बोरीवली4

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 20 / 01 / 2022 05 : 26 : 00 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 20 / 01 / 2022 05 : 27 : 11 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तारेवज ह नोंदणी करवदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता काबदेशीर जाबीसाठी दस्त निष्पादक व कञ्जुलीधारक हे संपूर्णपणे जबाबदार राहतील.

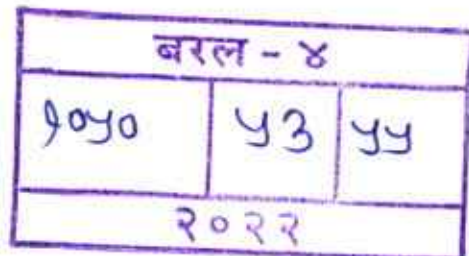
A. K. Petil

लिहून देणार

A. K. Petil

A. K. Petil

लिहून घेणार



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 1050/2022

नोंदणी :

Regn:63m

20/01/2022

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8307862.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 203 बी विंग, माळा नं: 2 रा मजला, इमारतीचे नाव: मधुवन को ऑप ही सो लि, ब्लॉक नं: दहिसर पश्चिम मुंबई 400068, रोड : लोकमान्य टिळक रोड, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 620 चौ फुट कारपेट PUI: RN0503990010005 ((C.T.S. Number : 670.670(1) to (4) ;))
(5) क्षेत्रफळ	1) 69.14 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:-आरती अनिल पाटील वय:-68; पत्ता:-प्लॉट नं: 203 बी विंग, माळा नं: 2 रा मजला, इमारतीचे नाव: मधुवन को ऑप ही सो लि, ब्लॉक नं: दहिसर पश्चिम मुंबई, रोड नं: लोकमान्य टिळक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AELPP9414J 2): नाव:-अपूर्वा अनिल पाटील वय:-25; पत्ता:-प्लॉट नं: 203 बी विंग, माळा नं: 2 रा मजला, इमारतीचे नाव: मधुवन को ऑप ही सो लि, ब्लॉक नं: दहिसर पश्चिम मुंबई, रोड नं: लोकमान्य टिळक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-CWOPP7330Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अकिलेश रामबाबू गुप्ता वय:-27; पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला, इमारतीचे नाव: एलसीड अपार्टमेंट, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: डॉ.आंबेडकर रोड, पाली नाका, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-BGGPG6874B
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1050/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	



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

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर विल्हा.