81/16148

Friday,October 11 ,2024

12:39 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 19405 दिनांक: 11/10/2024

गावाचे नाव: **कामतघर**

दस्तऐवजाचा अनुक्रमांक: **बवड1-16148-2024**

दस्तऐवजाचा प्रकार : **खरेदीखत**

सादर करणाऱ्याचे नाव: **मे. श्री बालाजी डेव्हलपर च्या तर्फे अधिकृत स्वाक्षरीकर्ता भागीदार निलेश कांतीलाल शाह**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 820.00
पृष्ठांची संख्या: 41	
एकूण:	रु. 30820.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:58 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
मिवंडी-१

बाजार मुल्य: रु.10664000 /-

मोबदला रु.16600000/-

भरलेले मुद्रांक शुल्क : रु. 1162000/-

मूळ दस्त परत केला

1) देयकाचा प्रकार: DHC रक्कम: रु.820/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024110706768 दिनांक: 11/10/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006711833202425M दिनांक: 11/10/2024
बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202410111621

11 October 2024,11:16:24 AM

बंदर

मूल्यांकनाचे वर्ष :	2024
जिल्हा :	ठाणे
तालुका :	तालुका : भिवंडी
उपमूल्य विभाग :	9/78-वॉर्ड क्र. 6/25) कामतघर सर्वे क्रमांक
क्षेत्राचे नांव :	Bhivandi-Nijampur Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर#160

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
8600	39700	45700	49600	45700	चौ. मीटर

मिळकतीचे क्षेत्र 1240 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 1240चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =8600/-

1240चौ. मीटर क्षेत्रासाठी मूल्य = 1240 * 8600

=10664000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=10664000 + 0

= **Rs.10664000/-**

= **१ एक करोड़ सहा लाख चौसष्ठ हजार /-**

Home Print

सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 सह दुय्यम निबंधक वर्ग-२, भिवंडी-१ सत्यमेव जयते जि. ठाणे Dist. Thane

बबड - १
द. क्र. १६१४८ | २०२४
पाने | ११७

CHALLAN
MTR Form Number-6

GRN	MH006711833202425M	BARCODE		Date	13/08/2024-15:58:20	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR	**Full Name**	SRI BALAJI DEVELOPER
Location	THANE		
Year	2024-2025 One Time	**Flat/Block No.**	KAMATGHAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	1162000.00	**Road/Street**	BHIWANDI
0030063301 Registration Fee	30000.00	**Area/Locality**	DIST. THANE
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	
		SecondPartyName=PRANAY RAMNIWAS GOEL ANJALEE SANJAY GOEL~	
		Amount In Words	Eleven Lakh Ninety Two Thousand Rupees Only
Total	11,92,000.00		

DEFACED ₹1192000.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	03006172024081301057 / 140824M918686
Cheque/DD No.		Bank Date / RBI Date	14/08/2024-14:56:13 / 16/08/2024
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	1 , 16/08/2024

Department ID : Mobile No. : 9876543210

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 लागु आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2024.10.11 16:22:34 IST
Reason: GRAS Secure Document
Location: India

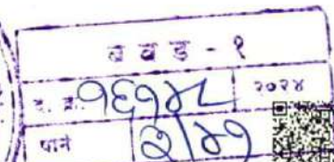
The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 सह दुय्यम निबंधक वर्ग-२, भिवंडी-१ समायक जयते Dist. Thane

बबड - १
दि. क्र. ९६९८ २०२४
पाने २/१७

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-81-16148	0005305013202425	11/10/2024-12:39:27	IGR131	30000.00
2	(iS)-81-16148	0005305013202425	11/10/2024-12:39:27	IGR131	1162000.00
			Total Defacement Amount		**11,92,000.00**

Print Date 11-10-2024 04:22:33



CHALLAN
MTR Form Number-6

GRN	MH006711833202425M	BARCODE		Date	13/08/2024-15:58:20	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR	**Full Name**	SRI BALAJI DEVELOPER
Location	THANE		
Year	2024-2025 One Time	**Flat/Block No.**	KAMATGHAR
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1162000.00
0030063301 Registration Fee	30000.00
Total	11,92,000.00

Road/Street	BHIWANDI
Area/Locality	DIST. THANE
Town/City/District	
PIN	4 2 1 3 0 2
Remarks (If Any)	SecondPartyName=PRANAY RAMNIWAS GOEL ANJALEE SANJAY GOEL~
Amount In Words	Eleven Lakh Ninety Two Thousand Rupees Only

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172024081301057	140824M918686
Cheque/DD No.		Bank Date	RBI Date	14/08/2024-14:56:13	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9876543210

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 नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 14-08-2024 10:17:31

सह दुय्यम निबंधक वर्ग-२, भिवंडी-१	
द. क्र.	९६१४ / २०२४
पाने	४ / ४

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1024110706768	**Date**	11/10/2024
Received from SRI BALAJI DEVELOPER, Mobile number 9876543210, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	**Date**	11/10/2024
Bank CIN	10004152024101106427	**REF No.**	100000231824
This is computer generated receipt, hence no signature is required.			

SALE DEED

THIS DEED OF SALE has been made and entered into at Bhiwandi on this 11TH day of October 2024.

BETWEEN

(1) PRANAY RAMNIWAS GOEL (PAN-AABPG8516E), Age 53 Years, Occupation: Business, **(2) ANJALEE SANJAY GOEL (PAN-AACPG6455F),** Age 55 Years, Occupation: Housewife, both residing **Plot No. 565/6B, Shiv Ashish, Golf View Park, A Soares Marg, Near Diamond Garden, Chembur, Mumbai - 400071,** hereinafter known as **"THE VENDOR"** (which expression shall unless repugnant to the context or meaning thereof shall mean & include their heirs, successors, executors, survivors, administrators, representatives and assigns etc.) PARTY OF THE ONE PART.

AND

M/S. SRI BALAJI DEVELOPER (PAN-ABTFS4394P), a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at **504, Sun Plaza, Above Kamal Medical Stores, Hari Om Nagar, Mulund (E), Mumbai – 400081**, hereinafter known as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean & include their heirs, successors, executors, survivors, administrators, representatives and assigns etc.) PARTY OF THE SECOND PART.

WHEREAS, by virtue of **Sale Deed dated 08/09/2021** duly registered with the office of the Sub Registrar of Assurances at Bhiwandi vide its serial No. **BVD3-6997/2021** executed between Surinderkumar Bansilal Sharma and the Vendor herein, the Vendor herein did purchased and acquired all right, title and interest in **NON AGRICULTURE LAND** bearing **Survey No. 159/7** admeasuring about **240 sq.mtrs. area** and **Survey No. 160/5** admeasuring about **2000**

Anjalee Goel Nilam K Shah

sq.mtrs. area, total admeasuring about **2240 sq.mtrs. area** situate, lying and being at **Village Kamatghar, Taluka Bhiwandi,** within of the limits of **Bhiwandi Nizampur City Municipal Corporation**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, for the sake of brevity and convenience, the said land hereinafter referred to as the 'SAID PROPERTY' and which is more particularly described in the **Schedule 'A'** hereunder written.

AND WHEREAS, the Vendor are in absolute physical possession of the said property free from all encumbrances having clear and marketable title to the said property and legally competent and even otherwise sufficiently entitled to the said property intends to dispose off the same.

THAT, out of the said property (as mentioned in Schedule-A), the Purchaser are desirous of purchasing ALL THAT PIECE AND PARCEL OF **NON AGRICULTURE LAND** bearing **Survey No. 160/5** admeasuring about **1240 sq.mtrs. area,** situate, lying and being at **Village Kamatghar, Taluka Bhiwandi,** within of the limits of **Bhiwandi Nizampur City Municipal Corporation**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, together with all fittings, fixtures and all easementary and customary rights and appurtenances whose ever rights and upon the said Land or any part or portion thereon, for the sake of brevity & convenience said Land admeasuring about 1240 sq.mtrs. hereinafter referred to as **"SAID LAND"** and which is more particularly described in **Schedule 'B'** hereunder written

THAT the Vendor has sold and the Purchaser has purchased from the Vendor, the said Land with all rights attached and/or relating thereto for a total consideration of **Rs. 1,66,00,000/- (Rupees One Crore Sixty Six Lakh only)** free from all encumbrances, liabilities and charges on as is as in basis.

NOW, the Purchaser has requested the Vendor to execute this Sale Deed in respect of the said Land in favour of the Purchaser and the Vendor has agreed

Ajaykumar Mitesh K Shah

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to execute this Sale Deed in respect of the said Land in favour of the Purchaser in the matter hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the Indenture of Sale Deed and on full consideration of **Rs. 1,66,00,000/- (Rupees One Crore Sixty Six Lakh only)** paid through Cheque by the Purchaser to the Vendor being the full and final payment before execution of this Sale Deed (the receipt of the same, the Vendor hereby admits, acknowledges and release the Purchaser forever).

That, the parties herein are aware of Tax Deducted at Source (TDS) payment compliance as per Section 194 IA of The Income Tax Act, 1961. In compliance to the said provision, the Purchaser shall deduct @ 1% of the Deed Value hereof, towards TDS payment as per applicable act and rules and shall furnish proof of such payment, the TDS Certificate, in the prescribed form as soon as it is generated from the Income Tax department after paying the same, to the Vendor.

The Vendor doth hereby grant, sell, convey, assure and transfer and assign unto the Purchaser ALL AND SINGULAR & piece and parcel of the said Land with right open to the sky; situate lying and being at Village Kamatghar, Taluka Bhiwandi and more particularly described in the Schedule 'B' hereunder written TOGETHER WITH irrevocable right to the use of passage and access to the said Land and all the estate, right, title, claim and demand whatsoever at Law and in equity of the Vendor into and upon the said Land TO HAVE AND TO HOLD ALL AND SINGULAR the said Land hereby granted, released, conveyed and assured or intended or conveyed or transferred unto and to the use and benefits of the Purchaser absolutely and forever subject to the payment of all cesses, charges, taxes, assessments, dues and duties now charged, levied upon the same or hereafter to become payable in respect thereof to Government, Municipal Corporation or to any local or Public Body or Authority in respect and

Anjali Kool 3 Nilesh K. Shah

administrators covenant with the Purchaser that notwithstanding any fact, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by, from, under, through or in trust for them or any them, executed, committed or knowledgeably or willingly suffered to the contrary.

The Vendor do hereby acquit, released, transferred, discharge their all rights, interest, benefits, demands, title etc. and pass the possession of the said Land in favour of the Purchaser forever.

THAT the Vendor now have in themselves good rights, full powers and absolute authority to grant, convey or assure or transfer and assign the said Land hereby granted, released, conveyed or assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and have occupy, enjoy the said Land hereby granted, with their appurtenances and receive the rents, issues and profits thereof to and for their own use and benefits without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them and that free and clear and freely, clearly and absolutely acquitted, exenterated, released and forever discharged or otherwise by the Vendor will sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other state, titles, charges and encumbrances whatsoever other already or to be hereafter and made, executed or/and assigned or suffered by the Vendor, or any other person or persons lawfully or equitably claiming to, by, from, under or in trust for them.

AND FURTHER that they the Vendor, all persons having or lawfully or equitably claiming any estate, rights, titles or interest at law or in equity in the said Land hereby granted, released, assured, conveyed or any part, thereof, from, under or in trust for the Vendor or their heirs, executors shall and will from

Anjlee Shah Nilesh K Shah

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the time to time and at all times hereafter at the request and cost of the Vendor do and execute all such further and more particularly and absolutely granting and assuring the said Land and every part thereof hereby granted, conveyed and assured UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be required by the Purchaser, their respective heirs, executors, administrators, and assigns, or their Counsel in Law.

The Vendor further covenants that they have neither mortgaged, leased nor created any other burden and/or encumbrances in respect of the above said Land. The Vendor has also not let out the said Land to anybody else and the said Land is in exclusive use, occupation and possession of the Vendor till the date of execution hereof and the said Land is free from all or any encumbrances and not the subject matter of any suit, appeal or decree or any other proceedings/orders in any court or before any competent Authority.

The Vendor further covenants with the Purchaser that the Vendor shall co-operate with the Purchaser to get the said Land transferred in governmental records and for mutation of name in records of rights in favour of the Purchaser without demanding any extra consideration amount or expenses. However the expenses for such transfer shall be bear by Purchaser alone.

The Vendor declares that they have not received any notice of acquisition or requisition or reservation of the said Land from Government of Maharashtra or Collector of Thane, Municipal Corporation and/or any other concerned authorities.

The Vendor further declares that they are having clear & marketable title to the said Land & are legally competent & even otherwise, sufficiently entitled to deal with the said Land. And they have not parted with, or transferred their rights & interest in the said Land, neither donated the said Land nor created any trust in the said Land in favour of any other persons by any oral or written agreement or commitment or otherwise.

M/s. Ajanta Soya 5 Nilesh K Shah

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The Vendor has paid all rates, taxes and cesses and charges payable to the concerned authorities and revenue authorities upto the date of this Sale Deed and in case, same are found due and payable, the Vendor shall be liable to pay the same to the concerned authorities upto the date of this Sale Deed and from the date of this Sale Deed, the Purchaser shall be liable to pay all the taxes, cesses, rates, and charges payable to the concerned authorities.

The expenses for Stamp Duty, Registration Fees and other related expenses for Registration of this Deed has been borne & paid by the Purchaser.

SCHEDULE A

ALL THAT PIECE AND PARCEL OF **NON AGRICULTURE LAND** bearing **Survey No. 159/7** admeasuring about **240 sq.mtrs. area** and **Survey No. 160/5** admeasuring about **2000 sq.mtrs. area,** total admeasuring about **2240 sq.mtrs. area** situate, lying and being at **Village Kamatghar, Taluka Bhiwandi,** within of the limits of **Bhiwandi Nizampur City Municipal Corporation**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

SCHEDULE B

ALL THAT PIECE AND PARCEL OF **NON AGRICULTURE LAND** bearing **Survey No. 160/5** admeasuring about **1240 sq.mtrs. area,** situate, lying and being at **Village Kamatghar, Taluka Bhiwandi,** within of the limits of **Bhiwandi Nizampur City Municipal Corporation**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane. The said Land is bounded as follows:

ON OR TOWARDS EAST :
ON OR TOWARDS WEST : } as per record of rights
ON OR TOWARDS NORTH :
ON OR TOWARDS SOUTH :

Architect
Nilesh K Shah

Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 Dist. Thane

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द. क्र. ९६७८	२०२४
पाने	११/१७

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

SIGNED SEALED & DELIVERED
by the within named "VENDOR"
(1) PRANAY RAMNIWAS GOEL

(2) ANJALEE SANJAY GOEL

Anjalee Goel

SIGNED SEALED & DELIVERED
by the within named "PURCHASER"
M/S. SRI BALAJI DEVELOPER
Through its partner
NILESH KANTILAL SHAH

Nilesh K Shah

IN THE PRESENCE OF
WITNESSES:

1) _____
(Sambeet Jain.)

2) _____
(MOHAMED JAMIL PON GOLWALA)

RECEIPT

RECEIVED **Rs. 1,66,00,000/- (Rupees One Crore Sixty Six Lakh only)** through Cheque from the Purchaser being the full and final payment of consideration amount of the aforesaid LAND as contemplated in this deed in the following manner :

DATE	CHEQUE NO.	AMOUNT	BANK
(1) PRANAY RAMNIWAS GOEL			
25/06/2024	000449	Rs. 25,00,000/-	HDFC Bank
25/06/2024	000450	Rs. 25,00,000/-	
20/07/2024	000456	Rs. 32,17,000/-	
(2) ANJALEE SANJAY GOEL			
25/06/2024	000451	Rs. 25,00,000/-	HDFC Bank
03/07/2024	000452	Rs. 25,00,000/-	
19/07/2024	000457	Rs. 32,17,000/-	
1% TDS		Rs. 1,66,000/-	
TOTAL		**Rs. 1,66,00,000/-**	

WE SAY RECEIVED

(1) PRANAY RAMNIWAS GOEL

Anjalee Goel

(2) ANJALEE SANJAY GOEL

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 सह दुय्यम निबंधक वर्ग-२, भिवंडी-१
सत्यमेव जयते
जि. ठाणे
Dist. Thane

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द. क्र. ६९१४ | २०२४
पाने | 9३|१-१

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- **कामतघर (९४३९१९)** तालुका :- **भिवंडी** जिल्हा :- **ठाणे**

PU-ID : 24143471291 भूमापन क्रमांक व उपविभाग **१६०/५** 24143471291

भुधारणा पद्धती **भोगवटादार वर्ग -१** शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	५१५	[कमल किशोरआर हेडा			]	(६९६८)	कुळाचे नाव व खंड
		[रामेशचंद्र बी. लाहोटी			]	(६९६८)	
अ) लागवड योग्य क्षेत्र		[श्रीनिवास बी. काकाणी			]	(६९६८)	इतर अधिकार
जिरायत ०.५६.००		[सुरेंद्रकुमार बन्सीलाल शर्मा			]	(६९६८)	अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
बागायत -		------सामाईक क्षेत्र------	०.००.००	०			|| रहिवास-वाणिज्यं अकृषिक प्रयोजनाकरीता ||
ला.यो. क्षेत्र ०.५६.००	१२००३	भिवंडी निजामपुर शहर महानगरपालिका	०.०३.६९	०.०६		(७६८९)	कमलकिशोर रामस्वरूप हेडा व इतर २ यांचे क्षेत्र ३६००.०० चौ.मी. (७२५४)
ब) पोटखराब क्षेत्र	१३२८३	[कमलकिशोर रामस्वरूप हेडा	०.३६.००	०.६३	]	(७२५५)	प्रलंबित फेरफार : नाही.
(लागवड अयोग्य)		[श्रीनिवास बंकटलाल कंकणी			]	(७२५५)	
वर्ग (अ) -		[रमेशचंद्र बी. लाहोटी			]	(७२५५)	शेवटचा फेरफार क्रमांक : ७६८९ व दिनांक : २५/०९/२०२४
वर्ग (ब) -		------सामाईक क्षेत्र------	०.००.००	०			
एकुण पो.ख.क्षेत्र ०.००.००	१३२८४	अंजली संजय गोयल				(७०६५)	
		[सुरिंदरकुमार बन्सीलाल शर्मा	०.२०.००	०.३५	]	(७०६५)	
एकुण क्षेत्र ०.५६.००		प्रणय रामनिवास गोयल				(७०६५)	
(अ+ब)		------सामाईक क्षेत्र------	०.२०.००	०.००			
आकारणी ०.९८	१३४६३	मे.टेस्को रिअलिटी एल एल पी	०.३२.३१	०.५७		(७६८९)	
जुडी किंवा विशेष आकारणी							

जुने फेरफार क्र : (१४३८) (१५१३) (३१५४) (३७५५) (३८४९) (४२७०) (६४९६) (६९६८) (७२५५)

सीमा आणि भुमापन चिन्हे :

हा गाव नमुना क्रमांक ७ दिनांक **२५/०९/२०२४:११:०९:१२ AM** रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ११-१०-२०२४ : ००:२५:२५ AM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन **21101000001458401** हा क्रमांक वापरावा.

Digitally signed

बदडी - १
द. क्र. ९६९४ | २०२४
पाने १४/४७

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- **कामतघर (९४३९१९)** तालुका :- **भिवंडी** **जिल्हा :- ठाणे**

भूमापन क्रमांक व उपविभाग **१६०/५**

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२१-२२	**खरीप**	**-१**						**गवत पड**	**०.५६००**	
२०२३-२४	**संपूर्ण वर्ष**	**-१***						**ईमारत पड**	**०.५६००**	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

6997532
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3
दस्त क्रमांक : 6997/2021
नोंदणी :
Regn:63m

बडा - १
दि. क्र. १६१८ २०२४
मूल्य १५१७

गावाचे नाव : 1) कामतघर 2) कामतघर

(1)विलेखाचा प्रकार	अविभाज्य हिश्याची पूर्णविक्री
(2)मोबदला	20200000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	18816000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन :, इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील स.नं.159/7 क्षेत्र 0.02.40 हे.आर.चौ.मी म्हणजेच 240.0 चौ.मी.जमिनीचे खरेदीखत((Survey Number : 159/7 ;)) 2) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन :, इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील स.नं.160/5 क्षेत्र 0.20.00 हे.आर.चौ.मी म्हणजेच 2000.0 चौ.मी.जमिनीचे खरेदीखत((Survey Number : 160/5 ;))
(5) क्षेत्रफळ	1) 0.0240 हेक्टर . आर पोटखराब क्षेत्र : 0.0 हेक्टर . आर 2) 0.2000 हेक्टर . आर पोटखराब क्षेत्र : 0.0 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरिंदरकुमार बन्सीलाल शर्मा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.525 उजागर निवास, 12वा रोड, कॉसमॉस बँक जवळ, चेंबूर मुंबई, रोड नं: -, , . पिन कोड:-400071 पॅन नं:-AAGPS8222G 2): नाव:-कमलकिशोर रामस्वरूप हेडा - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पारिजात बिल्डींग चॅलेंज मैदान जवळ, गोकुळ नगर, भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421308 पॅन नं:-AAAPH1004R 3): नाव:-रमेशचंद्र बंशीलाल लाहोटी - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पारिजात बिल्डींग चॅलेंज मैदान जवळ, गोकुळ नगर, भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAFPL9131N 4): नाव:-श्रीनिवास बंकटलाल कंकानी - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 7 संतकृपा को.ऑप.हौ.सो.ली.चॅलेंज मैदान जवळ, गोकुळ नगर 370, कासार आळी भिवंडी जिल्हा ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421308 पॅन नं:-ABIPK5123B 5): नाव:-विनयकुमार बन्सीलाल शर्मा - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.525 उजागर निवास, 12वा रोड, कॉसमॉस बँक जवळ, चेंबूर मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:- 6): नाव:-अर्जुन विजयकुमार शर्मा उर्फ अर्जुन विजय शर्मा - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: यमुना अपार्टमेंट, प्लॉट नं.418 डी.के.संडू मार्ग, जॉय हॉस्पिटल जवळ, चेंबूर मुं, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:- 7): नाव:-प्रीया श्रीधर तर्फे कु मु म्हणुन व स्वता करीता प्रीती राजेश लग्नाआधीचे नाव लक्ष्मी परमेश - - च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 801/802,सबरी अंगण, 11 वा रोड, सरस्वती विद्यालय जवळ, चेंबूर मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AADPI0897A 8): नाव:-सुरिंदरकुमार बन्सीलाल शर्मा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु.देवांग सुरिंदरकुमार शर्मा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.525 उजागर निवास, 12वा रोड, कॉसमॉस बँक जवळ, चेंबूर मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणय रामनिवास गोयल वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.565/6बी, शिव आशिष, गोल्फ विव्ह पार्क, ए, सोएरेस मार्ग, डायमंड गार्डन जवळ, चेंबूर, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AABPG8516E 2): नाव:-अंजली संजय गोयल वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.565/6बी, शिव आशिष, गोल्फ विव्ह पार्क, ए, सोएरेस मार्ग, डायमंड गार्डन जवळ, चेंबूर, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AACPG6455F 3): नाव:-प्रणय रामनिवास गोयल वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.565/6बी, शिव आशिष, गोल्फ विव्ह पार्क, ए, सोएरेस मार्ग, डायमंड गार्डन जवळ, चेंबूर, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AABPG8516E 4): नाव:-अंजली संजय गोयल वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.565/6बी, शिव आशिष, गोल्फ विव्ह पार्क, ए, सोएरेस मार्ग, डायमंड गार्डन जवळ, चेंबूर, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AACPG6455F
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/09/2021
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2021
(11)अनुक्रमांक,खंड व पृष्ठ	6997/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1212000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

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Wednesday,June 05 ,2024
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Regn.:39M

पावती क्रं.: 16072 दिनांक: 05/06/2024

गावाचे नाव: चेंबूर
दस्तऐवजाचा अनुक्रमांक: करल5-15223-2024
दस्तऐवजाचा प्रकार : स्पेशल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: अंजली संजय गोएल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 280.00
पृष्ठांची संख्या: 14	
एकूण:	रु. 380.00

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Joint S.R. Kurla-5

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रक्कम: रु.280/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624052301828 दिनांक: 05/06/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003058081202425E दिनांक: 05/06/2024
बँकेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624052301828	Date 05/06/2024
Received from Self, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 05/06/2024
Bank CIN 10004152024060501729	REF No. 005305485
This is computer generated receipt, hence no signature is required.	

The Seal of the Joint Sub Registrar Class-II, Bhiwandi-1 Dist. Thane

ह ब ह - १	
क्र. ९९१४	२०२४
पाने	१७/७१

करल - ५
दस्त क्र. ९५२२७ /२०२४
७ /१५

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

कुर्ला - ५

दस्त क्र.१५२२३ /२०२४

२१९४

बबड - १

अ. क्र. १६९४८ २०२४

पाने १९८९

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0624052301828	Receipt Date	05/06/2024

Received from Self, Mobile number 0000000000, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered on Document No. 15223 dated 05/06/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 280
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	05/06/2024
Bank CIN	10004152024060501729	REF No.	005305485
Deface No	0624052301828D	Deface Date	05/06/2024

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

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५
दस्त क्र. ७२०२३ /२०२४
३ १९८

CHALLAN
MTR Form Number-6

GRN	MH003052084202425E	BARCODE	Date	05/06/2024-10:35:21	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	Anjalee Sanjay Goel
Location	MUMBAI	Flat/Block No.	565/6B, Shiv Ashish, Golf View Park
Year	2024-2025 One Time	Premises/Building	
		Road/Street	A Soare Road Chembur
		Area/Locality	Mumbai
		Town/City/District	
		PIN	7 1
		Remarks (If Any)	SecondPartyName=Sanjeev Deshmukh

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

DEFACED ₹600.00 DEFACED

Amount In Words	Six Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02300042024060546911	005221998
Bank Date	RBI Date	05/06/2024-10:36:55	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 0000000000

Department ID :
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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-520-15223	0001684189202425	05/06/2024-11:15:45	IGR561	100.00
2	(iS)-520-15223	0001684189202425	05/06/2024-11:15:45	IGR561	500.00
			Total Defacement Amount		600.00

Print Date 05-06-2024 11:16:46

कुरला - ५
दस्त क्र. ११२२३ /२०२४
७/११

CHALLAN
MTR Form Number-6

GRN MH003058081202425E	BARCODE	Date 05/06/2024-10:35:21	Form ID 48(f)
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty / Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	Anjalee Sanjay Goel
Location MUMBAI			
Year 2024-2025 One Time		Flat/Block No.	565/6B, 2nd, Ashish, Golf View Park
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	A Soares Road, Chembur
0030063301 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 1
		Remarks (If Any)	SecondPartyName=Sanjeev Deshmukh~
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042024060546911 / 005221998
Cheque/DD No.		Bank Date	RBI Date	05/06/2024-10:36:55 / Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 05-06-2024 10:37:01