

454/9071

Monday, August 17, 2026

12:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7364 दिनांक: 17/08/2026

गावाचे नाव: जांसुळ

दस्तऐवजाचा अनुक्रमांक: मवलर-9071-2026

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: सतीश अर्जुन शिंदे

नोंदणी फी

रु. 26270.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 25

एकूण:

रु. 27270.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:13 PM ह्या वेळेस मिळेल.



सह दुय्यम निबंधक श्रेणी-१, मावळ-२

तळेगाव दाभाडे

बाजार मूल्य: रु.2626574 /-

मोबदला रु.2320000/-

भरलेले मुद्रांक शुल्क : रु. 157600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.26300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008434827202627U दिनांक: 17/08/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826172802958 दिनांक: 17/08/2026

बँकेचे नाव व पत्ता:

MVL2-9071-2026		सूची क्र. २ Index II (महाराष्ट्र नोंदणी नियम १९६१ च्या नियम २९ नुसार)			
गाव- जांभुळ (555893)			तालुका- मावळ		
जिल्हा- पुणे			स्थानिक स्वराज्य संस्था - पुणे (जिल्हा परिषद)		
नोंदणी कार्यालय - सह दु.नि. वडगांव-मावळ-२			दस्त क्रमांक - MVL2-9071-2026		
1	विलेखाचा प्रकार	अनुच्छेद - अभिहस्तांतरणपत्र प्रकार - असाईनमेंट डीड			
2	मालमत्ता तपशील/वर्णन	1) इतर वर्णन: , इतर माहिती: गाव मौजे जांभूळ,ता. मावळ,पुणे येथील गट नं. 308 + 309 यासी एकूण क्षेत्र 9 हे 52 आर यापैकी 8 हे 47 आर व गट नं. 338 यासी एकूण क्षेत्र 00 हे 38 आर व गट न. 339 यासी एकूण क्षेत्र 01 हे 17 आर यावरील 'व्हिजन सिटी' या स्कीममधील इमारत नं. क्यु मधील पहिल्या मजल्यावरील फ्लॅट नं. 101 यासी कारपेट क्षेत्र 697 चौ.फु. म्हणजेच 64.75 चौ.मी. व टेरेस क्षेत्र 77/2 चौ.फु. म्हणजेच 7.153/2 चौ.मी. कव्हर कार पार्किंग सहित ही मिळकत((Block Number : फ्लॅट नं. 101 ;)) - स्थानिक स्वराज्य संस्था: पुणे			
3	क्षेत्रफळ	1) 697 चौ.फूट			
4	आकारणी किंवा जुडी देण्यात असेल तेव्हा				
5	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1. नाव:- विजय धोंडू पवार . वय:- 64 पॅन नं:- AFYXXXXX8D पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एक्स ८५/५ गोदरेज स्टेशन कॉलनी विक्रोळी पूर्व मुंबई , महाराष्ट्र, मोबाईल क्र:- 888XXXXX6 ठाणे. पिन:- 400708 2. नाव:- वंदना विजय पवार वय:- 62 पॅन नं:- AIVXXXXX9E पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एक्स ८५/५ गोदरेज स्टेशन कॉलनी विक्रोळी पूर्व मुंबई , महाराष्ट्र, मोबाईल क्र:- 888XXXXX96 ठाणे. पिन:- 400708			
6	दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1. नाव:- सतीश अर्जुन शिंदे वय:- 46 पॅन नं:- DHRXXXXX5R पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: आंबी ता मावळ जि पुणे , महाराष्ट्र, पुणे. पिन:- 410507 मोबाईल क्र:- 853XXXXX04 2. नाव:- रितेश सतीश शिंदे वय:- 20 पॅन नं:- RXUXXXXX4F पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: आंबी ता मावळ जि पुणे , महाराष्ट्र, पुणे. पिन:- 410507 मोबाईल क्र:- 853XXXXX04			
7	दस्तऐवज निष्पादित करून दिल्याचा दिनांक	17-08-2026			
8	दस्त नोंदणी केल्याचा दिनांक	17-08-2026			
9	अनुक्रमांक, खंड, व पृष्ठ	मवल२-9071-2026			
10	बाजारभाव(भाडेपट्ट्याच्या बाबतीत आकारणी पट्टाकार किंवा पट्टेदार देतो ते नमूद करावे)	₹ 26,26,574/-			
11	मोबदला रक्कम	₹ 23,20,000/-			
12	मुद्रांक शुल्क	₹ 1,57,600/- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (25-b) Immovable Property ==> (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.			
13	नोंदणी शुल्क	₹ 26,270/-			
14	शेरा				
मूल्यांकनासाठी विचारात घेतलेला तपशील:-					



वस्तासोबतची प्रत



Valuation ID 2026081702068

17 August 2026, 12:04:40 PM

मवलर

मूल्यांकनाचे वर्ष 2026
जिल्हा पुणे
तालुक्याचे नांव : मावळ
गांवाचे नांव : जांभूळ
प्रमुख मूल्य विभाग : 9
उप मूल्य विभाग : 9.2
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
6050मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 77.7 चौ. मीटर
बांधकामाचे वर्गीकरण - 1-आर सी सी
उद्घवाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका
मिळकतीचे वय - 0 TO 2 वर्षे
मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
मूल्यदर/बांधकामाचा दर- Rs.22361/-

Sale Type - Resale

First Sale Date - 06/09/2014

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (जमिनीचा दर + घसा-यानुसार बांधकामाचा दर) * Factor
= (6050 + (22361 * (100 / 100))) * 1.1
= Rs.31252/-

मजला निहाय घट/वाढ = 100% of 31252.1 = Rs.31252/-

Rules Applicable 3 ,6(i) ब ,18 ,19 ,19 , 18

A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 31252 * 77.7 = Rs.2428280.4/-	
C)	बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94 चौ. मीटर = 13.94 * (31252 * 25/100) = Rs.108913.22/-	Rule 15
D)	लगतची गच्ची/खुली बाल्कनीचे क्षेत्र लगतची गच्ची/खुली बाल्कनीचे मूल्य	7.15 चौ. मीटर = 7.15 * (31252 * 40/100) = Rs.89380.72/-	Rule 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2428280.4 + 0 + 108913.22 + 89380.72 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2626574/-
= ₹ सव्वीस लाख सव्वीस हजार पाच शे चौऱ्याहत्तर /-

Home

Print





म व ल - २		
२०७१	२	२३
२०२६		

CHALLAN
MTR Form Number-6



GRN MH008434827202627U		BARCODE		Date 17/08/2026-12:29:59		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		DHRXXXXXXR	
Office Name MVL2_MAWAL 2 SUB REGISTRAR				Full Name		SATISH ARJUN SHINDE AND OTHERS	
Location PUNE				Flat/Block No.		Flat bearing No. 101	
Year 2026-2027 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			67600.00		VISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryadit		
0030063301 Registration Fee			26300.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PAN2=AFYPP5728D~SecondPartyName=VIJAY DHONCU PAWAR AND OTHERS~		
					Amount In		
					Ninety Three Thousand Nine Hundred Rupees Only		
Total			93,900.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572026081707422		CPAHDGRPJ9	
Cheque/DD No.				Bank Date		RBI Date	
				17/08/2026-12:24:30		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 :

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

Mobile No. :

XXXXXX2324

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-454-9071	0004730302202627	17/08/2026-12:54:12	IGR046	26300.00
2	(iS)-454-9071	0004730302202627	17/08/2026-12:54:12	IGR046	67600.00
Total Defacement Amount					93,900.00



Document Handling Charges

Department of Registration and Stamps, Maharashtra

Receipt of Document Handling Charges

PRN : 0826172802958

Payment Date : 17/08/2026

Received from **PURCHASERS**, Mobile number **7264962324**, an amount of Rs.**1000/-** towards **Document Handling Charges** for the **iSARITA 1.9** on Document No. **MVL2-9071-2026** dated **17/08/2026** in the Joint District Registrar office of the District **Pune**.



Payment Details

Bank Name : SBIN

Receipt Date : 17/08/2026

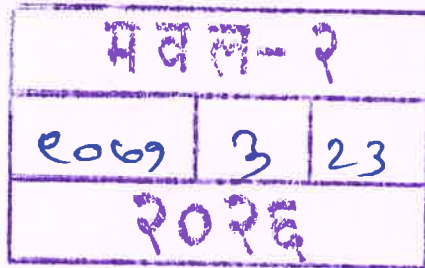
Bank CIN : 10029762026081702873

REF No. : 0605603410127

Deface No : 0826172802958D

Deface Date : 17/08/2026

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





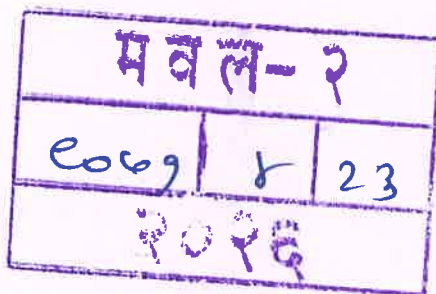
CHALLAN
MTR Form Number-6



GRN	MH008433384202627U	BARCODE	17/08/2026-12:19:53		Form ID	25.1	
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha			PAN No.(If Applicable)		DHRXXXXXXR		
Office Name MVL2_MAWAL 2 SUB REGISTRAR			Full Name		SATISH ARJUN SHINDE AND OTHERS		
Location PUNE			Flat/Block No.		Flat bearing No. 101		
Year 2026-2027 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		â€œVISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryedit â€œ		
0030046401 Sale of NonJudicial Stamp		90000.00	Area/Locality		Taluka Maval, Dist. Pune		
			Town/City/District				
			PIN		4 1 2 1 0 6		
			Remarks (If Any)				
			PAN2=AFYPP5728D~SecondPartyName=VIJAY DHONDU PAWAR AND				
			OTHERS~				
			Amount In Ninety Thousand Rupees Only				
Total		90,000.00	Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572026081705914		CPAHDGQEF0
Cheque/DD No.			Bank Date	RBI Date	17/08/2026-12:24:20		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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : XXXXXX2324



मवल-२		
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२०२६		



|| SHREE ||

DEED OF ASSIGNMENT /TRANSFER

This Deed of Assignment / Transfer made and executed at Maval on this 17th day of August 2026.

BETWEEN

MR.VIJAY DHONDU PAWAR

Age: 64 years, Occ: SERVICE,

Pan no. AFYPP5728D Adhar no. 4828 2213 2276

R/at: Godrej Station Colony, Vikroli (east), Mumbai 400079.

MRS.VANDANA VIJAY PAWAR.

Age: 61 years, Occ : HOUSE-WIFE ,

Pan no. AJVPP9149E Adhar no. 6084 0676 7311

R/at: **SAME AS ABOVE.**

.....Hereinafter referred to or called **THE ASSIGNOR** (which expression unless repugnant to the context or meaning, thereof, shall mean and include the ASSIGNORS alone and not nominee/ assignees but in case of death of the ASSIGNORS the said expression shall mean and include his heirs, executors, administrators and permitted assigns)**THE PARTY OF THE FIRST PART**

AND

1. MR.SATISH ARJUN SHINDE.

AGE: 46 years, Occupation : Service,

Pan No. DHRPS2375R, Adhar no. 5307 9242 4571.

2. MR.RITESH SATISH SHINDE

AGE: 20 years, Occupation : SERVICE,

Pan No. RXUPS2344F, Adhar no. 6978 6398 1922.

All above R/at – S/O: Ambi Tal. Maval, Dist. Pune.

.....Hereinafter referred to or called **THE ASSIGNEE** (which expression unless repugnant to the context or meaning, thereof, shall mean and include the

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ASSIGNEE alone and not nominee/ assignees but in case of death of the ASSIGNEE the said expression shall mean and include his heirs, executors, administrators and permitted assigns) ...**THE PARTY OF THE SECOND PART**

WHEREAS the Assignor is the owner of the **Flat bearing No. 101** (hereinafter referred to as the said flat) having Carpet area 697 sq. fts equivalent to 64.75 sq mts along with attached terrace area 77/2 sq.ft equivalent to 7.153/2 sq.mt on the **FIRST Floor in Building No. Q** in the scheme "**VISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryadit** " duly constructed on the property Gat no. 308 + 309, 338, 339 more particularly described in the schedule I hereunder, situate at village Jambhul, Tal – Maval, Pune within the local limit of Grampanchayat Jambhul and within the Sub-Registration Sub-District of Vadgaon Maval, along with M.S.E.B. Meter along with covered car parking.

AND WHEREAS the said flat was owned by the promoter and builder M/S SHUBBAN PROPERTIES Through Its Partner Mr. Rajeshkumar Naupatlal Sakla. The said builder M/S SHUBBAN PROPERTIES Through Its Partner Mr. Rajeshkumar Naupatlal Sakla sold out the said flat to present Assignor by way of Agreement for Sale which is duly registered in the office of Sub Registrar Lonawala vide document at Serial No. 2319/2008, Dt. 25/04/2008. The said Assignor has paid the entire agreed consideration amount to the builder and obtained the lawful possession of the said Flat from the builder by the Possession Letter.

AND WHEREAS by virtue of the said incidence the said Assignor has obtained ownership rights in the said flat and has also obtained lawful possession of the said flat.

AND WHEREAS the Assignor in order to the sale the said Flat and the Assignee being in need of the suitable Flat, came to know the intention of the Assignor of selling the said Flat, and also the Assignee has found the price of the said Flat being fit and reasonable, after discussions and negotiations the Assignor herein has decided to the sale of the **Flat** to the Assignee for a price of **Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only)** and as per the terms and conditions mentioned herein.

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AND WHEREAS the Assignor have before entering into and executing this agreement at the request of the Assignee given to Assignee in inspection of all the papers plans, writings, permission approvals, agreements, deeds and documents of title in relation to the concerning the said property and or as required by the Assignee and the Assignee herby confirm and accept and are satisfied with the same and that they have no objection or requisitions in respect of them.

AND WIHEREAS the Assignor confirm having received from the Assignee the entire amount of price i. e **Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only)** per the payment schedule (payment and receipt whereof the Assignor hereby admit and knowledge, and no separate Receipt need to be passed for the same) and requested the Assignor to execute this deed upon the terms and conditions here in after mentioned.

NOW THIS DEED WITNESSETH that in pursuance of the above incidence and in consideration paid before the execution of these presents to the Assignor by the Assignee, the Assignor do hereby grant and transfer by way of sale unto the Assignee forever the said Flat in the said proposed Society, constructed on the said Plot more particularly described in the schedule I hereunder written together with (I) undivided interest appurtenant to the said proposed Society in the common areas and facilities as defined in section 3 (f) read with section 6 of the said Act of 1970, of the said piece of land more particularly described in the First Schedule hereunder written and (2) undivided interest in the limited common areas and facilities as defined in section 3(n) of the said Act of 1970 being the same as are specified in the aforesaid declaration.

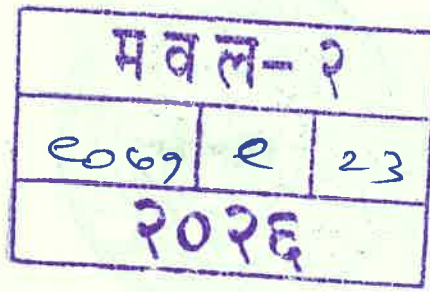
- 1) The Assignee has paid the consideration amount as under:-

Rs. 50,000/-	Paid by UPI no. 621006032356 from AXIS Bank, Bank Dt. 29/07/2026 in favor of the vendor as a part payment.
Rs. 1,70,000/-	Paid by RTGS no. 411211019 Dt. 13/08/2026 in favor of the vendor as a part payment.
Rs. 21,00,000/-	Paid by DD bearing no 934277 Dt. 11/08/2026 drawn on ICICI Bank Ltd in favour of the Assignor as a full and final payment by availing housing loan from Saraswat Bank Ltd.
Rs. 23,20,000/-	(Rs. Twenty Three Lakh Twenty Thousand only)



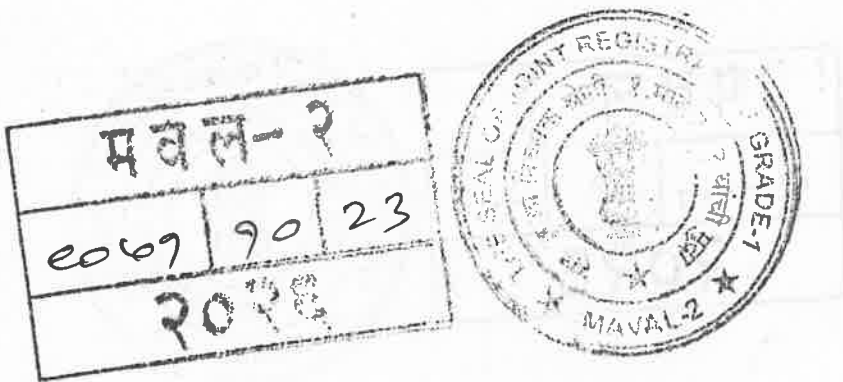
The Assignors hereby acknowledge, admit receipt of the payment amount of Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only) as above. The Deed will be cleared subject to realization of the above mentioned DD of full and final payment.

- 2) The ASSIGNOR assured to the ASSIGNEE herein that, they are the owner and occupier of the said Flat, including the areas of the balconies, compounds and along with, proportionate area at Staircase and lobbies, in the said proposed Society, constructed on the said Plot more particularly described in the schedule hereunder written and no other person has any interest therein and ASSIGNOR have not created any other third party interest and thus, there is no other encumbrance of any sort.
- 3) The ASSIGNOR further assure and represented that they shall receive the exclusive and peaceful possession and occupation of the said Flat from the Builder and have absolute right as well as authority to deal with the same and the ASSIGNEE is entitled to receive and occupy the same without any interruption or claim from the ASSIGNOR or their heirs or anybody claiming through / under them and if anybody interrupted or claim the right of ASSIGNEE and enjoyment of said Flat then ASSIGNOR will indemnify and keep indemnified the ASSIGNEE against any claim made for any period prior to this Deed of Assignment/Sale/ transfer in respect of the said Flat.
- 4) The ASSIGNOR hereby admit and confirm that they have handed over and delivered the rights to receive the vacant and peaceful possession of the said Flat to and in favour of the ASSIGNEE at the time before this Deed of Assignment. And the ASSIGNEE hereby admit and confirms to have received the same.
- 5) The ASSIGNOR and ASSIGNEE hereby declared the said scheme shall be governed by the Maharashtra Ownership Flat Act, and rules made hereunder.
- 6) The ASSIGNEE will pay all Grampanchayat taxes, for the said property, and the Assignor agrees to pay MSEB Bills, proposed Society Maintenance and other charges etc. till the date of possession and the ASSIGNEE hereby agreed to pay same after the date of possession.
- 7) The ASSIGNEE hereby agree to pay and keep paying the proportionate share in respect of the said premises in all common expenses contribution the entire building and including herein insurance premium, maintenance of common lights, maintenance of sanitation and scavenger service, prepare common amenities, common



passage, common compound, common walls of the said Flat, charges of bill collector, chowkidar, gardener and other servants employed, if any the other charges necessary and incidental to the said property of the user thereof to the proposed society.

- 8) The ASSIGNEE shall maintain at their own cost the said Flat in the same good condition, state and the order in which it is handed over to them and shall abide by all the rules and regulations and bye laws of the said society and the State Government, Jambhul Grampanchayat, PMRDA., M.S.E.B. Electricity Board and/ or other authorities.
- 9) The Assignors make it clear and the ASSIGNEE agree to the same that they have gone through the Article of Agreement between the Developer/Builder and the ASSIGNOR dated 25/04/2008 and the ASSIGNEE is fully satisfied and shall be abide and bound by the terms and conditions, rights, obligations, duties mentioned therein to be observed and followed from time to time between the parties.
- 10) The ASSIGNEE have taken inspection of all the facilities and amenities provided for the said Flat as agreed by the ASSIGNOR and as described in the Agreement for Sale referred to above, and the ASSIGNEE is fully satisfied regarding the same and have no objection regarding the same.
- 11) The ASSIGNOR make it clear that the transfer charges and MSEB charges of meter transfer shall be borne and paid by the ASSIGNEE. The stamp duty and registration charges of this Agreement to Sale/Deed of Assignment shall be borne and paid by the ASSIGNEE.
- 12) The ASSIGNOR hereby assured and agreed to sign and execute the application, papers, documents, Deed of Assignment / for the effective and complete transfer of the said Flat in favour of the ASSIGNEE.
- 13) The parties have paid the appropriate stamp duty and registration fees for the said deed.
- 14) The ASSIGNOR and the ASSIGNEE have intimated the above said transaction to the Builder/Developer. And accordingly ASSIGNOR has obtained N.O.C. from the said Builder/Developer for this Deed of Assignment.



THE FIRST SCHEDULE

All that piece and parcel of the property within the registration district Pune, Sub-Registrar Maval, Sub District Taluka Maval and situated within the limits of Zilla Parishad Pune and Grampanchayat Jambhul / Jambul situated at revenue village Jambhul / Jambul bearing following Gat no. and area.

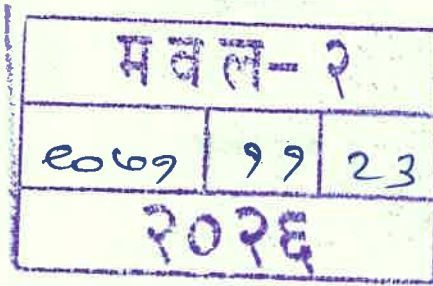
Gat no.	Area	Boundaries			
308 + 309	9 H. 52 R. out of which 8 H. 47 R.	Gat no. 259, 249, 248, 247, 246, 245, 244	Gat no. 339 & Railway Line	Railway Line	01 H. 05 R Area out of Gat no. 308 +309
338	38 R	Gat no. 339	Gat no. 339	Gat no. 337	Gat no. 339
339	1 H 17 R.	Gat no. 308	Gat no. 340	Gat no. 336	Gat no. 338 & Railway Line

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereto.

THE SECOND SCHEDULE

(Description of the Flat)

Q Flat bearing No. 101 (hereinafter referred to as the said flat) having Carpet area 697 sq. fts equivalent to 64.75 sq mts along with attached terrace area 77/2 sq.ft equivalent to 7.153/2 sq.mt on the **FIRST Floor** in **Building No. Q** in the scheme "**VISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryadit** " duly constructed on the property described in the First Schedule herein above written, the said Flat along with covered car parking.



IN WITNESS WHEREOF THE PARTIES HERETO HAS SIGNED
THIS DEED AT MAVAL ON THE DATE AND THE YEAR FIRST
HEREINABOVE WRITTEN

SIGNED SEALED & DELIVERED BY
Within named ASSIGNOR

MR. VIJAY DIIONDU PAWAR



MRS. VANDANA VIJAY PAWAR



SIGNED SEALED & DELIVERED BY
Within named ASSIGNEES

1. MR. SATISH ARJUN SHINDE



2. MR. RITESH SATISH SHINDE



SIGNED SEALED & DELIVERED BY
Within named ASSIGNEES

WITNESSES

1. Smita Chimate

2.

Pradip Kudumkar



9-5311		
65	51	2005
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4658454

17-08-2026

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concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वडगांव-मावळ-२

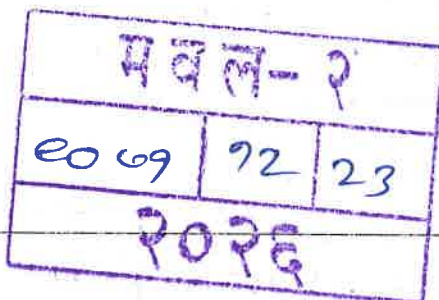
दस्त क्रमांक : 4658/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) जांभूळ

(1)विलेखाचा प्रकार	अग्रीमेंट टू सेल
(2)मोबदला	1369910
(3) बाजारभाव(भाडेपट्ट्याच्या बाजतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	871000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे गाव:पुणेइतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे जांभूळ, ता. मावळ, पुणे येथील गट नं. 308 + 309 यासी एकूण क्षेत्र 9 हे 52 आर य पैकी 8 हे 47 आर व गट नं. 338 यासी एकूण क्षेत्र 00 हे 38 आर व गट नं. 339 यासी एकूण क्षेत्र 01 हे 17 आर यावरील 'विजन सिटी' या स्कीममधील इमारत नं. क्यु मधील पहिल्या मजल्यावरील फ्लॅट नं. 101 यासी कारपेट क्षेत्र 697 चौ.फु. म्हणजेच 64.75 चौ.मी. व टेरेस क्षेत्र 77/2 चौ.फु. म्हणजेच 7.153/2 चौ.मी. कव्हर कार पार्किंग सहित ही मिळकत((GAI NUMBER : 308 ;))
(5) क्षेत्रफळ	1) 64.75 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असोत तोपत्र	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जे शुक्ल प्रॉपर्टीज तर्फे भागीदार श्री राजेशकुमार नोपलाल साकला तर्फे कुमु म्हणून श्री सागर प्रताप हुंडेकरी - - वय:-24; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं: तळेगाव दाभाडे, मावळ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-410507 पॅन नं:-ACEPS2229M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय धोंडु पवार वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं: एक्स 85/5, गोदरेज स्टेशन कॉलनी, विक्रोळी पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AIVPP5728D 2): नाव:-वंदना विजय पवार वय:-50; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं: एक्स 85/5, गोदरेज स्टेशन कॉलनी, विक्रोळी पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AIVPP9149E
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2014
(10)दस्त नोदणी केल्याचा दिनांक	06/09/2014
(11)अनुक्रमांक,खंड व पृष्ठ	4658/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	54800
(13)बाजारभावाप्रमाणे नोदणी शुल्क	13700
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)





Pune Metropolitan Region Development Authority
APPENDIX 'H'
FOR FULL OCCUPANCY CERTIFICATE



Approval No. : PMRDA/FO/2026/APL/00175
Proposal Code : PMRDA-26-ENTRY-29328

Building Proposal Number - 1594148
Date : 17/03/2026

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Approval No. : PMRDA/FO/2026/APL/00175
Proposal Code : PMRDA-26-ENTRY-29328

Building Proposal Number - 1594148
Date : 17/03/2026

Building Name :	WING A(Mixed)	Floor :	P+ 7 TH FLOOR Flat No 101 To 706 (42 Units)(4737.340 Sq mt)(Typical Floor)
Building Name :	WING B(Mixed)	Floor :	P+7 TH FLOOR Flat No 101 To 706 (Total 42 Units)(4737.340 Sq mt)(Typical Floor)
Building Name :	WING C (Mixed)	Floor :	P+6 TH FLOOR Flat No. 101 To 606 Total 36 Units)(4137.910 Sq mt)(Typical Floor)
Building Name :	WING D(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 406 (Total 24 Units) (2919.310 Sq mt)(Typical Floor)
Building Name :	WING E(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 406 (Total 24 Units) (2982.060 Sq mt)(Typical Floor)
Building Name :	WING F(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 406 (Total 24 Units) (2982.060 Sq mt)(Typical Floor)
Building Name :	WING G (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 406 (Total 24 Units) (2982.060 Sq mt)(Typical Floor)
Building Name :	WING H(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 406 (Total 24 Units) (2982.060 Sq mt)(Typical Floor)
Building Name :	WING M (Mixed)	Floor :	P+6 TH FLOOR Flat No. 101 To 606 (Total 36 Units)(4444.270 Sq mt)(Typical Floor)
Building Name :	WING N(Mixed)	Floor :	P+7 TH FLOOR Flat No 101 To 706 (Total 42 Units)(4737.340 Sq mt)(Typical Floor)
Building Name :	WING O (Mixed)	Floor :	P+6 TH FLOOR Flat No 101 To 606 (Total 36 Units)(3346.510 Sq mt)(Typical Floor)
Building Name :	WING P (Mixed)	Floor :	P+7 TH FLOOR Flat No 101 To 706 (Total 42 Units)(3875.130 Sq mt)(Typical Floor)
Building Name :	WING Q(Mixed)	Floor :	P+7 TH FLOOR Flat No 101 To 706 (Total 42 Units)(3875.130 Sq mt)(Typical Floor)
Building Name :	WING R1 (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (1025.600 Sq mt)(Typical Floor)
Building Name :	WING R2(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (1025.600 Sq mt)(Typical Floor)
Building Name :	WING R3 (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (1025.600 Sq mt)(Typical Floor)
Building Name :	WING S1(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (931.100 Sq mt)(Typical Floor)
Building Name :	WING S2(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (931.100 Sq mt)(Typical Floor)
Building Name :	WING S3(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (931.100 Sq mt)(Typical Floor)
Building Name :	WING S4 (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(931.100 Sq mt)(Typical Floor)
Building Name :	WING S5(Mixed)	Floor :	P+4 TH FLOOR Flat No. 101 To 404 (Total 16 Units)(931.100 Sq mt)(Typical Floor)
Building Name :	WING T1 (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units) (826.500 Sq mt)(Typical Floor)
Building Name :	WING T2(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(826.500 Sq mt)(Typical Floor)
Building Name :	WING T3(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(826.500 Sq mt)(Typical Floor)
Building Name :	WING U1(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(611.600 Sq mt)(Typical Floor)
Building Name :	WING U2(Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(611.600 Sq mt)(Typical Floor)
Building Name :	WING U3 (Mixed)	Floor :	P+4 TH FLOOR Flat No 101 To 404 (Total 16 Units)(659.240 Sq mt)(Typical Floor)
Building Name :	RH WING 1(Mixed)	Floor :	P+2ND FLOOR Flat No 1 To 8 (Total 8 Units) (689.540 Sq mt)(Typical Floor)
Building Name :	RH WING 2(Mixed)	Floor :	P+2ND FLOOR Flat No 1 To 8 (Total 8 Units) (689.540 Sq mt)(Typical Floor)
Building Name :	RH WING 3(Mixed)	Floor :	P+1st FLOOR Flat No 1 To 8 (Total 8 Units) (649.420 Sq mt)(Typical Floor)
Building Name :	RH WING 4(Mixed)	Floor :	P+1st FLOOR Flat No 1 To 8 (Total 8 Units) (649.420 Sq mt)(Typical Floor)
Building Name :	RH WING 5(Mixed)	Floor :	P+2ND FLOOR Flat No 1 To 8 (Total 8 Units) (689.540 Sq mt)(Typical Floor)
Building Name :	RH WING 6(Mixed)	Floor :	P+1st FLOOR Flat No 1 To 8 (Total 8 Units) (580.360 Sq mt)(Typical Floor)
Building Name :	CLUB HOUSE AND SHOPS(Mixed)	Floor :	GROUND FLOOR CLUB HOUSE 1+ SHOPS NO 1,2,3,4,5,6,7,8,9,10,11,12 (1076.300 Sq mt)



Pune Metropolitan Region Development Authority
APPENDIX 'H'
FOR FULL OCCUPANCY CERTIFICATE



Approval No. : PMRDA/FO/2026/APL/00175
Proposal Code : PMRDA-26-ENTRY-29328

Building Proposal Number - 1594148
Date : 17/03/2026

To,

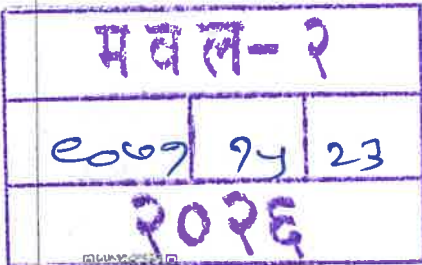
- i) Shubban Properties Thro Rajeshkumar Naupatlal Sankla,
GUT NO 308 PT.309,338 AND 339 MOUJE JAMBHUL TALUKA MAWAL DIST PUNE
ii) MILIND PATIL (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name WING A(Mixed),WING B(Mixed),WING C (Mixed),WING D(Mixed),WING E(Mixed),WING F(Mixed),WING G (Mixed),WING H(Mixed),WING M (Mixed),WING N(Mixed),WING O (Mixed),WING P (Mixed),WING Q(Mixed),WING R1 (Mixed),WING R2(Mixed),WING R3 (Mixed),WING S1(Mixed),WING S2(Mixed),WING S3(Mixed),WING S4 (Mixed),WING S5(Mixed),WING T1 (Mixed),WING T2(Mixed),WING T3(Mixed),WING U1(Mixed),WING U2(Mixed),WING U3 (Mixed),RH WING 1(Mixed), RH WING 2(Mixed),RH WING 3(Mixed),RH WING 4(Mixed),RH WING 5(Mixed),RH WING 6(Mixed),CLUB HOUSE AND SHOPS(Mixed) Plot No 4A,4B,4C,4D,4E,4F,4G,4H,4I,4J,4K,4L,4M,4N,4O,4P,4Q,4R,4S,4T,4U And Plot No 3, Final Plot No 4A,4B,4C,4D,4E,4F,4G,4H,4I,4J,4K,4L,4M,4N,4O,4P,4Q,4R,4S,4T,4U And Plot No 3, City Survey No./Survey No./Khasara No./ Gut No. GUT NO 308 PT,309,338 AND 339 MOUJE JAMBHUL TALUKA MAWAL DIST PUNE , Village Name/Mouje JAMBHUL, Sector No. , completed under the supervision of Architect, License No CA/1989/12285 as per approved plan vide Permission No. REVISED BUILDING PERMIT/641/21-22/6594 Date 02/03/2026 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter since the work carried out as per sanction plan.Hence,Please refer approved plan Issued vide Permission No. REVISED BUILDING PERMIT/641/21-22/6594 Date 02/03/2026



Signature valid

Digitally signed by SHWETA G P
Date: 2026.03.17 12:22:41 IST
Reason: Approved Certificate
Designation: Joint Metropolitan Planner
Location: Pune Metropolitan Region Development Authority
Project Code : PMRDA-26-ENTRY-29328
Application Number : PMRDA/FO/2026/APL/00175
Proposal Number : 1594148
Certificate Number : PMRDA/FO/2026/APL/00175

Scan QR code for verification of authenticity.

Scan QR code for Building Details.

Yours faithfully,
Joint Metropolitan Planner,
Pune Metropolitan Region Development Authority,

महाराष्ट्र-२		
२०७१	१६	२३



सत्यमेव जयते



महाराष्ट्र शासन सहकार, पणन व वस्त्रोद्योग विभाग नॉदणी प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
व्हिजन सिटी सहकारी गृहरचना संस्था मर्या.,

गट नं. ३०८ (पार्ट), ३०९, ३३८, ३३९, जांभुळ गाव, जुना मुंबई
रस्ता, जांभुळ, ता. मावळ, जि. पुणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा
महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नॉदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

वर्गीकरण

" गृहनिर्माण संस्था "

असून

उपवर्गीकरण

" भाडेकरू सहभागीदार गृहनिर्माण संस्था "

आहे.



स्थळ : वडगांव मावळ

दिनांक : २९/०३/२०२३

(श्रीकांत. बी. श्रीखंडे)

सहाय्यक निबंधक, सहकारी संस्था

वडगांव मावळ, जि. पुणे.

म व ल- २		
८०७७	१५	२३
२०२६		



** JAI GANESH **
/
POSSESSION RECEIPT

POSSESSION RECEIPT made and executed on 15, Mon day of December month & in the year 2014.

BETWEEN

M/S. SHUBAN PROPETIES,

A Partnership firm,

Registered under Indian Partnership Act, 1932,

Having its office at: 9, Siddhivinayak , Golibar Maidan Chawk,
Camp, Pune 411 001,

Though it's authorized partner,

Mr. Rajeshkumar Naupatlal Sakla,

Age: 55 years, Occupation: Business & Agriculture

Residing at: 9, Siddhivinayak , Golibar Maidan Chawk, Camp, Pune 411 001,

Hereinafter referred to as "The Owners/ Promoters/ Builders", (Which expression shall unless, repugnant to the context or meaning thereof, shall mean and include the said present Partnership firm, its partners, their Successor In Title, their legal heirs, Administrators, Executors and Assigns).....PARTY OF FIRST PART.

AND

1. **MR. VIJAY DHONDU PAWAR**

Age: **52** years, Occupation: **SERVICE**

Residing at: **GODREJ STATION COLONY,**
VIKHROLI (EAST), MUMBAI - 400 079.

2. **MRS. VANDANA VIJAY PAWAR**

Age: **50** years, Occupation: **HOUSE - WIFE**

Residing at: **Same as recorded above.**

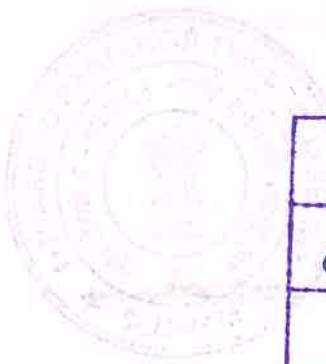
Hereinafter referred to as "The Purchasers", (Which expression shall unless, repugnant to the context or meaning thereof, shall mean and include the said present Purchasers, their legal heirs, administrators, executors and assigns) PARTY OF SECOND PART.

WHEREAS by an Agreement for Sale dated **06/09/2014** (Hereinafter referred to as the said Agreement) which is registered at the office of the Sub Registrar Lonavala/**Maval**/Talegaon, vide document at Sr. No. **4658/2014** on **06/09/2014**. Pursuant thereto, the Unit Purchaser has agreed to purchase and acquire from the Promoter and the Promoter agreed to construct and allot the premises bearing Flat No. '101' in the Building 'Q', admeasuring **697** sq.ft. Carpet Area on **First Floor** along with **attached** Terrace admeasuring **77/2** sq.ft. **with** Covered Parking Space in the project by the name "**Vision City**" situate at Gat Nos. 308+309+338+339, of Jabhulgaon, within the limit of Taluka Panchayat Samiti Maval, Zilla Parishad Pune & Sub Registrar Lonavala/ Maval/ Talegaon, Pune, more particularly described in the Schedule hereunder given.

AND WHEREAS the purchaser who is desirous of furnishing his Unit and carrying out certain interior works therein, has requested the promoter to allow him to occupy the said Unit considering which the promoter has accepted the request.

PAGE NO - 1





मवल-२		
२००१	१८	२३
२०२६		



भारत सरकार
Government of India

वंदना विजय पवार
Vandana Vijay Pawar
जन्म तारीख / DOB: 08/12/1964
स्त्री / Female

6084 0676 7311

माझे आधार, माझी ओळख

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIVPP9149E

नाम / NAME
VANDANA VIJAY PAWAR

पिता का नाम / FATHER'S NAME
YASHWANT TATOBA MORE

जन्म तिथि / DATE OF BIRTH
08-12-1964

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

भारत सरकार
Government of India

विजय धोंडु पवार
Vijay Dhondu Pawar
जन्म तारीख / DOB: 15/03/1963
पुरुष / Male

4828 2213 2276

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFYPP5728D

नाम / NAME
VIJAY DHONDU PAWAR

पिता का नाम / FATHER'S NAME
DHONDU GANGARAM PAWAR

जन्म तिथि / DATE OF BIRTH
15-03-1963

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

सत्यार्जुन शिंदे
Satish Arjun Shinde
जन्म तारीख / DOB: 20/06/1980

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DHRPS2375R

नाम / Name
SATISH ARJUN SHINDE

पिता का नाम / Father's Name
ARJUN PANDURANG SHINDE

जन्म तिथि / DATE OF BIRTH
20/06/1980

हस्ताक्षर / Signature

भारत सरकार
Government of India

सत्यार्जुन शिंदे
Satish Arjun Shinde
जन्म तारीख / DOB: 20/06/1980
पुरुष / Male

5307 9242 4571

माझे आधार, माझी ओळख

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFYPP5728D

नाम / NAME
VIJAY DHONDU PAWAR

पिता का नाम / FATHER'S NAME
DHONDU GANGARAM PAWAR

जन्म तिथि / DATE OF BIRTH
15-03-1963

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

रितेश सतिश शिंदे
Ritesh Satish Shinde
जन्म तारीख / DOB: 05/11/2005

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
RXUPS2344F

नाम / Name
RITESH SATISH SHINDE

पिता का नाम / Father's Name
SATISH ARJUN SHINDE

जन्म तिथि / DATE OF BIRTH
05/11/2005

हस्ताक्षर / Signature

भारत सरकार
Government of India

रितेश सतिश शिंदे
Ritesh Satish Shinde
जन्म तिथि / DOB: 05/11/2005
पुरुष / Male

6978 6398 1922

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFYPP5728D

नाम / NAME
VIJAY DHONDU PAWAR

पिता का नाम / FATHER'S NAME
DHONDU GANGARAM PAWAR

जन्म तिथि / DATE OF BIRTH
15-03-1963

हस्ताक्षर / SIGNATURE

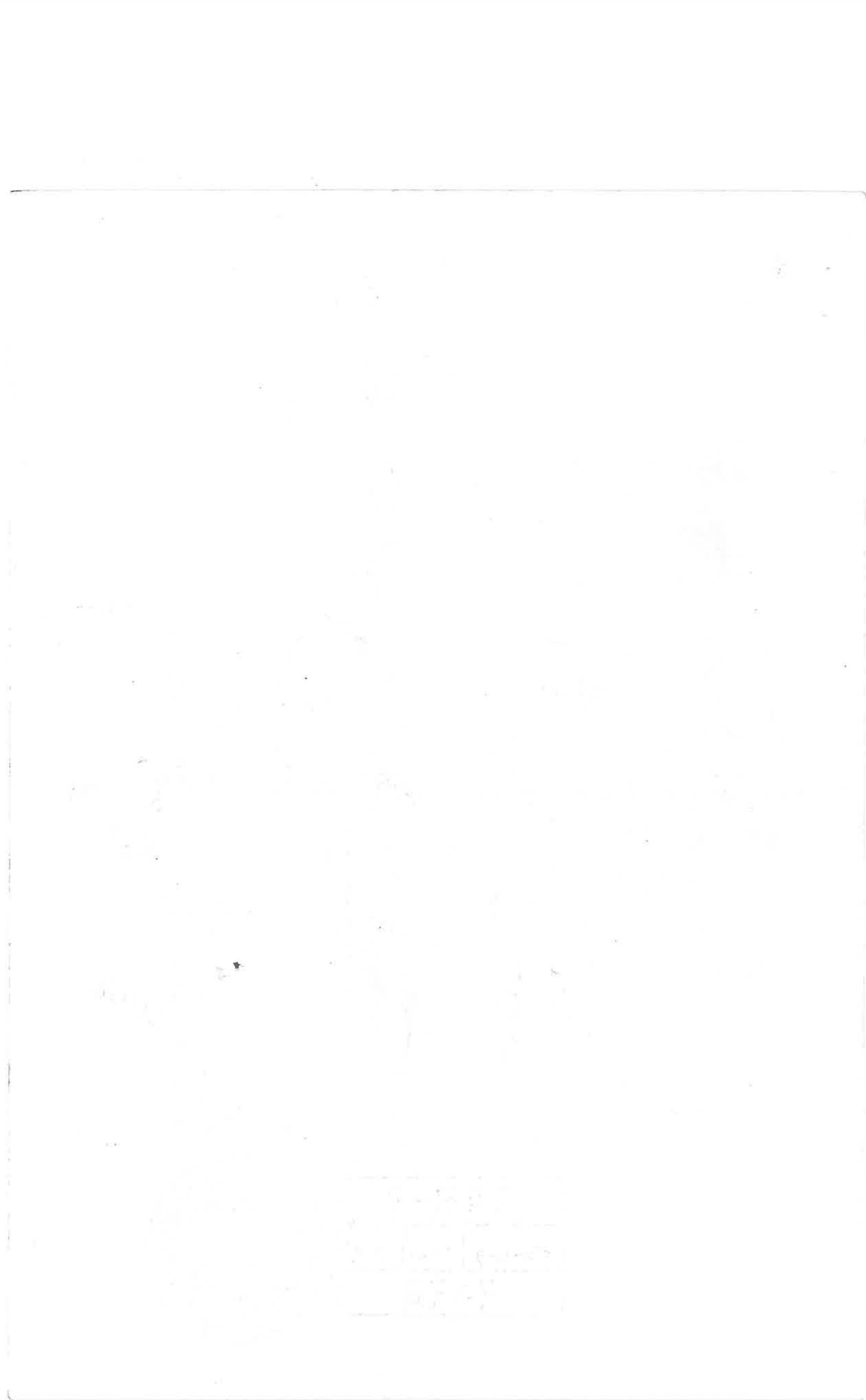
आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

मवल-२

००६९ २० २३

२०२६





454/9071

सोमवार, 17 ऑगस्ट 2026 12:54

मवलर 29/23

दस्त क्रमांक : 9071/2026

दस्त प्रकार : असाईनमेंट डीड
बाजारमूल्य : ₹ 26,26,574/-
भरलेले मुद्रांक शुल्क : ₹ 1,57,600/-
नोंदणी फी माफी असल्याची तपशील :
मुद्रांक शुल्क माफी असल्याची तपशील :

मोबदला : ₹ 23,20,000/-

दस्त सादर करण्यात आलेले सह दुय्यम
निबंधक कार्यालय : सह दु.नि. वडगांव-मावळ-२
अ. क्र.:9071 दिनांक : 17-08-2026
वेळ : 12:52 वा. सादर केला

पावती क्रमांक : 7364
पावती दिनांक : 17/08/2026
सादरकर्त्याचे नाव : सतीश अर्जुन शिंदे

नोंदणी फी : ₹ 26,270
दस्त हाताळणी फी : ₹ 1,000
पृष्ठांची संख्या : 25



सतीश अर्जुन शिंदे
दस्त सादर करणाऱ्याचे नाव व सही

एकूण : ₹ 27,270/-



कपिल चंद्रकांत मोरे
सह दु.नि. वडगांव-मावळ-२
शिक्षा क्रमांक 1 (सादरीकरण)
तारीख: 17-08-2026, वेळ : 12:52



कपिल चंद्रकांत मोरे
सह दु.नि. वडगांव-मावळ-२
शिक्षा क्रमांक 2 (फी)
तारीख: 17-08-2026, वेळ : 12:53

मुद्रांक शुल्क: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर → (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा.धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

Payment Details:

Sr. No.	Purchaser Name	Payment Head	Amount to be Paid	Paid Amount	Payment Mode	Reference No.
1	Satish Arjun Shinde And Others	SD SD LBT	131300 (5%) 26266 (1%) 157594.4	90000.00 67600.00	eChallan	GRN Number: MH008434827202627U Defacement No.: 0004730302202627 Deface Date: 17/08/2026
2		DHC	1000	1000	DHC	PRN No.: 0826172802958 Defacement No.: 0826172802958D Deface Date: 17/08/2026
3	Satish Arjun Shinde And Others	RF	26270	26300	eChallan	GRN No.: MH008434827202627U Defacement No.: 0004730302202627 Deface Date: 17/08/2026

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] [LBT: Local Body Tax]



प्रतिज्ञापत्र

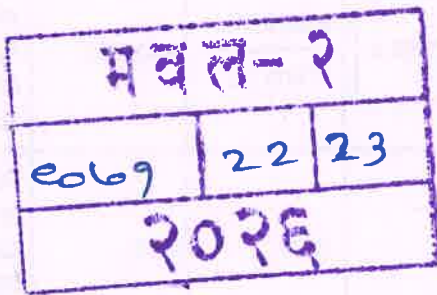
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी तसेच खोटे आढळल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये, खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील

लिहून देणार

[Signature]
[Signature]

लिहून देणार

[Signature]
[Signature]





दस्त गोषवारा भाग-2

मवल २

23/23

17-08-2026 13:10

दस्त क्रमांक:9071/2026

दस्त क्रमांक : मवल २/9071/2026

दस्त प्रकार : असाईनमेंट डीड

अ.क्र.	पक्षकाराचा प्रकार	पक्षकाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	लिहून देणार	नाव :विजय धोंडू पवार . पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एक्स ८५/५ गोदरेज स्टेशन कॉलनी विक्रोळी पूर्व मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर: AFYPP5728D वय: 64			
2	लिहून देणार	नाव :वंदना विजय पवार पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एक्स ८५/५ गोदरेज स्टेशन कॉलनी विक्रोळी पूर्व मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर: AIVPP9149E वय: 62			
3	लिहून घेणार	नाव :सतीश अर्जुन शिंदे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: आंबी ता मावळ जि पुणे , महाराष्ट्र, पुणे. पॅन नंबर: DHRPS2375R वय: 46			
4	लिहून घेणार	नाव :रितेश सतीश शिंदे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: आंबी ता मावळ जि पुणे , महाराष्ट्र, पुणे. पॅन नंबर: RXUPS2344F वय: 20			

वरील दस्तऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्तऐवज करून दिल्याचे कबुल करतात.

कपिल चंद्रकांत मोरे

सह दु.नि. वडगांव-मावळ-२

शिक्षा क्र.3 (कबुलीजबाब)

तारीख:- 17-08-2026 वेळ :13:09



ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अ.क्र.	ओळखदाराचे नाव,पत्ता व वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव: अॅड साईकांत भांडवलकर -- पत्ता: तळेगांव दाभाडे पिन कोड: 410507 वय: 38			

कपिल चंद्रकांत मोरे

सह दु.नि. वडगांव-मावळ-२

शिक्षा क्र.4 (ओळख)

तारीख:- 17-08-2026 वेळ :13:09

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण 23
पाने आहेत

पहिले नंबरचे पुस्तकाचे
२०६९ नंबरी नोंदला.

५ सह दुय्यम निबंधक श्रेणी-१, मावळ-२

सह दुय्यम निबंधक श्रेणी-१, मावळ-२
दिनांक: १७/८/२०२६

