

404/h/371

Tuesday, December 09, 2025

1:25 PM

पावती

नादणी क्र. 39म

Regn:39M

पावती क्र.: 8102 दिनांक: 09/12/2025

गावाचे नाव: पुनाडे
दस्तऐवजाचा अनुक्रमांक: उरन-6371-2025
दस्तऐवजाचा प्रकार: खरेदीखत
सादर करणाऱ्याचे नाव: अंकित चौघा

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 3400.00
पृष्ठांची संख्या: 85

एकूण: रु. 33400.00

Simple नि. उरण

सह दुय्यम निवेद्यक, श्रेणी - 1 उरण

वाजार मूल्य: रु. 2651490/-
मोबदला रु. 3610000/-
भरलेले मुद्रांक शुल्क : रु. 216600/-

1) देयकाचा प्रकार: DHC रकम: रु. 3400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1225097106360 दिनांक: 09/12/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013076512202526E दिनांक: 09/12/2025
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज *Shital Baghel*
याचेकडे देण्यास माझी
काही एक हरकत नाही.

Shital
पत्रकार स्वाक्षरी व दिनांक

मुळ दस्तऐवज परत मिळाला
Shital
पत्रकारांची सही

12/9/20

सूची क्र.2

दुसरे विनयक : रा. दु. नि. उरण

दस्ता क्रमांक : 6371/2025

नोदणी :

Regn:63m

गाव: पुनाडे ता. उरण जिल्हा: रायगड

खरेदीखत

3610000

2651490

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग 1 दर 3060/- प्रती चौ.मी. मीने पुनाडे, ता. उरण, जि. रायगड येथील सर्व/पट नं 131 हिस्सा नं 138, ज्याचे क्षेत्र हे. आर. प्र. 0.16.40 चौ. ख. हे. आर. प्र. 0.02.30 एकूण क्षेत्र हे. आर. प्र. 0.18.70 आकार 1.00 चौ. मी. या मिळकतीचे खरेदीखत (Survey Number : 131/138 :)

1) 0.1640 हेक्टर, आर पोटखगव क्षेत्र : 0.0230 हेक्टर, आर

- 1) नाव:- यशोदा हसुराम मोकल वय:-72; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-DIIPM4171H
- 2) नाव:- राजश हसुराम मोकल वय:-53; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BBSPM9544H
- 3) नाव:- विनोद हसुराम मोकल वय:-49; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-BERPM5416C
- 4) नाव:- विनिता हसुराम मोकल वय:-46; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. राईन मिन जवळ, बरची आळी, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-CKLPP9497D
- 5) नाव:- घनश्याम कृष्णा मोकल वय:-66; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. घर नं-१९८, खालची आळी, शंकर मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-DQYPM0332J
- 6) नाव:- देवकीबाई रमेश शिवकर वय:-70; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. घर नं-२९८, खालची आळी, हनुमान मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-ELIPS4244H
- 7) नाव:- मुलोजना विजय ठाकूर वय:-60; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. ६०९ बी, बिरनेर, ता-उरण, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-CXCP9655B

- 1) नाव:- अश्विनी चोप्रा वय:-40; पत्ता:- प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: रा. फ्लॅट नं ए-२०१, दुसरा मजला, भूमी हार्ट्स, सेक्टर-२, खागधर नवी मुंबई रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AHLPC2198P
- 2) नाव:- विदर्पा शर्मा वय:-39; पत्ता:- प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: रा. फ्लॅट नं ए-२०१, दुसरा मजला, भूमी हार्ट्स, सेक्टर-२, खागधर नवी मुंबई रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-CWOPS8732B
- 3) नाव:- सुमन लहगा वय:-39; पत्ता:- प्लॉट नं: 5113, माळा नं: 0, इमारतीचे नाव: ५११३, कॅटेगरी-३, माईनेर कॉम्प्लेक्स मनिमाजरा, चंदीगड, ब्लॉक नं: -, रोड नं: -, चंदीगड, चंदीगड, पिन कोड:-160101 पॅन नं:-AEIPL9140G

09/12/2025

09/12/2025

6371/2025

216600

30000

(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.

मूल्यांकन पत्रक (ग्रामीण क्षेत्र-खुली जमीन)		09 December 2025, 12:11:46 PM	
Valuation ID : 2025120902690		उरन	
मूल्यांकनाचे वर्ष :	2025		
जिल्हा :	रायगड		
तालुका :	उरण (SEZ)		
गावाचे नाव :	पुनाडे		
भेताचे नाव :	Rural		
विभागाचे नाव :	1		
मूल्य दर	Rs.3060 /-		
मिळकतीचा प्रकार	खुली		
जमिनीचा प्रस्तावित वापर	बिनाशेती जमीनी/भूखंड		
मूल्य दर	Rs.3060 /-		
मिळकतीचे क्षेत्र	1870 चौ. मीटर	Bulk Land	
भागापणाचे एकक	चौ. मीटर		
मूल्यांकनाचा हेतू	-		
प्रथम विक्री	-		
Government Land Converting to	Non-Agriculture Purpose		
Zone Change Primary Notification: No			
Regulation Applicable	23 अ		
1 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 3060 /- 500 चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 3060 = 1530000/- 1370 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 2754/- 1370 चौ. मीटर क्षेत्रासाठी मूल्य = 1370 * 2754 = 3772980/-		उरन ६३७९ २०२५ ९ / २५	
जमिनीचे एकत्रीकृत अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य = 1530000 + 3772980 = Rs. 5302980/- = ५३०२९८० रु. ०० पैसे = ५३०२९८० रु. ०० पैसे		 501. गुंमार 26541901	

Signature
 न्यायिक निबंधक येथी - 1 उरण



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

Receipt of Document Handling Charges

PRN : 1225097106360

Payment Date : 09/12/2025

Received from , Mobile number 7400327123, an amount of Rs.3400/-, towards Document Handling Charges for the iSarita 1.9 in the Joint District Registrar office JDR Raigad of the District Raigad.

Payment Details

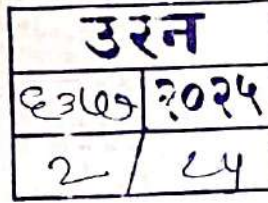
Bank Name : SBIN

Receipt Date : 09/12/2025

Bank CIN : 10029762025120906123

REF No. : 3109659814529

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





PRN :	1225097106360	Payment Date :	09/12/2025
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Payment Date : 09/12/2025

DEFACED
₹ 3400
DEFACED

Bank Name :	SBIN	Receipt Date :	09/12/2025
Bank CIN :	10029762025120906123	REF No. :	3109659814529
Deface No :	1225097106360D	Deface Date. :	09/12/2025

Deface Date. : 09/12/2025

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

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CHALLAN
MTR Form Number-6



GRN	MH013076512202526E	BARCODE	Date 09/12/2025-10:23:14		Form ID	25.1	
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)				
Office Name	URN_URAN SUB REGISTRAR		PAN No.(If Applicable)				
Location	RAIGAD		Full Name	ANKIT CHOPRA			
Year	2025-2026 One Time		Flat/Block No.	SURVEY/GAT NO 131/138			
Account Head Details			Premises/Building	PUNADE TALUKA URAN			
0030046401 Stamp Duty	Amount In Rs. 216600.00		Road/Street				
0030063301 Registration Fee	30000.00		Area/Locality	'URAN			
			Town/City/District				4 1 0 2 0 6
			PIN				
			Remarks (If Any)	SecondPartyName=RAJESH HASURAM MOKAL-			
			Amount In Words	Two Lakh Forty Six Thousand Six Hundred Rupees Onl			
Total	2,46,600.00						
Payment Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	02300042025120929112	006546568	
Name of Bank			Bank Date	RBI Date	09/12/2025-10:26:10	Not Verified with RBI	
Name of Branch			Bank-Branch	BANK OF MAHARASHTRA			
			Scroll No. , Date	Not Verified with Scroll			



Department ID:
NOTE:- This challan is valid only for registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दफ्तर में नोंदणी केवल दस्तावेज नोंदणी कार्यालय दस्तावेज लागू आहे. नोंदणी न कार्यालय दस्तावेज सदर चलन लागू नाही.

CHALLAN
MTR Form Number-6



GRN	MH013076512202526E	BARCODE	Date		09/12/2025-10:23:14	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty and Registration Fee together					
Office Name			URN_URAN SUB REGISTRAR		TAX ID / TAN (If Any)			
Location			RAIGAD		PAN No.(If Applicable)			
Year			2025-2026 One Time		Full Name		ANKIT CHOPRA	
Account Head Details			Amount In Rs.		Flat/Block No.		SURVEY/GAT NO 131/138	
Stamp Duty			216600.00		Premises/Building		PUNADE TALUKA URAN	
Registration Fee			30000.00		Road/Street			
					Area/Locality		URAN	
					Town/City/District			
					PIN		4 1 0 2 0 6	
			Remarks (If Any)					
			SecondPartyName=RAJESH HASURAM MOKAL-					
246600.00			Amount In		Two Lakh Forty Six Thousand Six Hundred Rupees Onl			
Total			2,46,600.00		Words y			
Payment Details			FOR USE IN RECEIVING BANK					
Bank of Maharashtra			Bank CIN		Ref. No.		02300042025120929112 006646568	
Cheque No			Bank Date		RBI Date		09/12/2025-10:26:10 Not Verified with RBI	
Branch			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7400327123
हेतु नुसार विलोकन कार्यालयात नोंदणी करावयाच्या दस्तावेजाची हमी आहे. नोंदणी न करावयाच्या दस्तावेजाची राबट वगळता.

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	464-6371	0007432074202526	09/12/2025-13:24:46	IGR158	30000.00
2	464-6371	0007432074202526	09/12/2025-13:24:46	IGR158	216600.00
Total Defacement Amount					2,46,600.00

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SALE DEED

This **SALE DEED** is made and executed at Uran on this ५. Day of December 2025.

- 1) Miss. Suman Larhga, Age 44 Years, Occupation - Employee/Farmer, PAN No. AEIPL9140G, AADHAR No. 8774 4232 1266, Residing at Add. 5113, Category 3, Modern Complex, Manimajara, Chandigadh- 160101. 2) Mrs. Vidushi Sharma, Age 39 Years, Occupation - Housewife/Farmer, PAN No. CWOPS8732B, AADHAR No. 2915 1539 1359, Residing at Add. A-201, Bhumi Heights, Sector 8, Kharghar, Panvel- 410210. 3) Mr. Ankit Chopra, Age 40 Years, Occupation - Employee/Farmer, PAN No. AHLPC2198P, AADHAR No. 4854 6954 3857, Residing at Add. A-201, Bhumi Heights, Sector 8, Kharghar, Panvel- 410210. **herein after called as the PURCHASERS** (which xpression shall unless it is repugnant to the context or meaning thereof mean and include their respective heirs, executors, legal representative and includes their successors and assigns) of the **ONE PART**

हेनकीवाई रमेश शिवकर
०६/१२/२५

Sadip

Chopra

Vidushi

1) Smt. Yashodhabai Hasuram Mokal, Age 72 Years, Occupation - Housewife/Farmer, PAN No. DIIPM4171H, AADHAR No. 8747 6402 5443, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 2) Mr. Rajesh Hasuram Mokal, Age 53 Years, Occupation - Farmer, PAN No. BBSPM9544H, AADHAR No. 5063 2879 2405, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 3) Mr. Vinod Hasuram Mokal, Age 49 Years, Occupation - Employee/Farmer, PAN No. BERPM5416C, AADHAR No. 8983 7875 1641, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 4) Mrs. Vinita Hasuram Mokal, Age 46 Years, Occupation - Housewife/Farmer, PAN No.

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CKLPP9497D, AADHAR No. 8242 6447 4951, Residing at Opp. Rice Mill, Varachi Aali, Post Kelavane, Panvel, District Raigad 410206., 5) Mr. Ghanishyam Krishna Mokal, Age 66 Years, Occupation - Farmer, PAN No. DQYPM0332J, AADHAR No. 5247 2549 9541, Residing at House No. 198, Khalachi Aali, Near Shankar Mandir, Post Kelavane, Panvel, District Raigad



410206., 6) Smt. Devkibai Ramesh Shivkar, Age 70 Years, Occupation - Housewife/Farmer, PAN No. ELIPS4244H, AADHAR No. 3320 1698 1102, Residing at House No. 342, Khalachi Aali, Near Hanuman Mandir, Post Kelavane, Panvel, District Raigad 410206., 7) Smt. Sulochana Vijay Thakur, Age 60 Years, Occupation - Housewife/Farmer, PAN No. CXLPT.9655B

AADHAR No. 3583 1752 4468, Residing at 607b, Chirner, District Raigad 410206., hereinafter called as the VENDORS (which expression shall unless it is repugnant to the context or meaning thereof mean and include its successors and assigns) of the OTHER PART.

WHEREAS

The Vendor is now fully seized and possessed of and/or otherwise well and sufficiently entitled to, free from all encumbrances of any nature whatsoever, the said Land as owner thereof,

DESCRIPTION OF THE SAID LAND

All the pieces and parcel of agricultural land bearing S. No. 131/138, admeasuring Cultivated area 0-16-40 (H. R. P.) & Pot Kharaba 0-02-30 (H. R. P.) Total Area 0-18-70 (H. R. P.) assessment Rs. 1.00, situated, lying and being at Village - Punade, within the limits of Uran Taluka and Sub-Division

सुलोचना विजय ठाकुर

देवकीबाई रामेश शिवकर

अपतल

Gachya

Chop

Shivkar

of Uran and District and Division of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Uran, is a freehold land. (Herein after referred to as the "Said Property")

Schedule A

Village Punade, Tal. Uran, Dist. Raigad

Sr. No.	Sarvey. No.	Class Type	Area (H. R. P.)	Assessment (Rs.)
1	131/138	1	0-16-40 Pot Kharaba 0-02-30 0-18-70	1.00
Total				

Having boundaries of in all four directions as follows:

East : 10.465 + 21.446
West : 24.940
North: 65.533
South: 65.265

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Following are the mutation entries has been recorded in the revenue record.



1. Mutation entry no.429 from village Punade it is found that the revenue record of this land.

2. Further by mutation entry no.1023 from village Punade, it is found that KRISHNA GOPAL MOKAL was decided as a owner and Irfan Yusuf Bhaiji was decided to receive the rupees 283/- as a value of this land decided by Shetjamin Nyayadhikaran va Additional Mamledar, pen, Raigad.

Gkomokal

3. Further by mutation entry no.1094 from village Punade dated 02/02/2004, it is found that, the digitalization of the village record.

fmodt

4. Further by mutation entry no.1244 from village Punade dated 31/12/1966, it is found that GOPAL BUDHYA MOKAL was decided as a owner and NARAYAN SITARAM MANORE was decided to receive the rupees 283/- as a value of this land decided by Shetjamin Nyayadhikaran va Additional Mamledar, pen, Raigad.



दोहा

अनुवोधना विषय ठाकुर

देवकीबाई शमोरा हि ठाकुर

पति

Gadga

Shoja

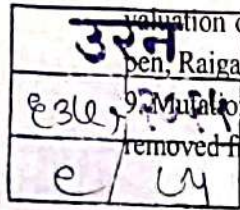
Yadav

5. Mutation entry no.1266 from village Punade dated 05/07/2006, it is found that, KRISHNA GOPAL MOKAL was expired on 08/10/1999 and his heirs are namely, YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINDO HASURAM MOKAL, VILAS HASURAM MOKAL, VINITA HASURAM MOKAL, GHANSHAM KRISHNA MOKAL, DEVKIBAI RAMESH SHIVKAR & SULOCHANA VIJAY THAKUR are taken as owner of this land on 7/12.

6. Further by mutation entry no. 1278 from village Punade dated 04/02/1970 it is found that weighment scale implementation of Maharashtra government.

7. Mutation entry no. 1407 from village Punade dated 18/09/2007 it is found that SEZ remark put on the revenue records of rights.

8. Mutation entry no. 1479 from village Punade dated 17/12/2007, It is found that GOPAL BUDHYA MOKAL was paid the amount of 283/-rupees 32g valuation decided by by Shetjain Nyayadhikaran va Additional Mamledar, pen, Raigad.



9. Mutation entry no.1814 from village Punade dated 04/03/2011 SEZ remark removed from the revenue records of rights.

10. Mutation entry no.2401 from village Punade dated 31/03/2020. It is found that changes in pot kharaba land mentioned on 7/12 by order for changing for EFFERAR.



11. Mutation entry no.3332 from village Punade dated 06/08/2025 It is found that, VILAS HASURAM MIKAL was expired on 08/10/2008 and his heirs are namely YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINITA HASURAM MOKAL URF VINITA MADHUKAR PATIL was recorded on 7/12.

12. Mutation entry no.3353 from village Punade dated 15/09/2025. It is found that, RAJESH HASURAM MOKAL paid the 40 times najrana amount and this land was converted as bhogvatdar class I land by order no- 173 by Tehsildar, Uran, Raigad.

Whereas Adv. Jitendra P Bhoir has given the Search Report of 30 Years & Clear, Marketable Title certificate of the said laid dtd. 29/11/205. In this report they have mentioned that the said land is free from all encumbrances and the vendors are the absolute owners of the said land. The search and title certificate has been attached herewith

सोपाने चला विजय ठाकूर

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Whereas The said Vendors have decided to transfer, sale disposed of the said Property to the intending Purchasers. The Purchasers was in search of a property and same time the Vendor approach to the Purchasers & request to Purchase above mention Property. The Purchasers has seen and observed the said Property and discussion took place between the both parties about the transaction of the said property. Vendor has agreed to sell and Purchasers agreed to Purchase in following terms and conditions settle between the parties as follows: -

1. Whereas The said property is seized, possessed, and owned by the Vendor by the right of inheritance and on the basis mutation entries has been recorded in the revenue record and accordingly the name of the Vendors has mutated in the revenue record of the said Property. And Vendors has all right to sell the said Land.

2. Whereas At the time of Land Measurement of the said Agricultural land if the purchasers found that the area of the said land is less than the Area Mentioned in the **Schedule A** (i.e. 0-18-70) Vendors are equally liable to Refund the consideration of that less area & if Vendors to refund the amount purchasers has right to file civil suit against all vendors.

3. The Vendors has given all the necessary documents regarding title, Possession & Occupation of the said land. the said land is free from all encumbrances and title of the said land is marketable and Clear.

4. The Vendors hereby declared that the total sale consideration amount of the said property decided between both the parties are lump sum sum of **Rs. 36,10,000/- (Rupees Thirty Six Lakhs Ten Thousand Only)**. The said consideration amount has been received by the Vendors from the Purchasers, in the following manner.

Sr. No.	Name of The Payer	Beneficiary	Date	Cheque No	Name Of the Bank	Amount(Rs.)
1		Ghanshyam Krishna Mokul	28/11/2025	141189	Union Bank Of India	1,00,000/-
2		Rajesh Hasuram Mokul	28/11/2025	141190	Union Bank Of India	1,00,000/-
3		Vinod Hasuram Mokul	28/11/2025	141191	Union Bank Of India	1,00,000/-
4		Rajesh Hasuram Mokul	28/11/2025	141193	Union Bank Of India	1,00,000/-
5		Ghanshyam Krishna Mokul	28/11/2025	141192	Union Bank Of India	10,000/-
6		Yashodhabai Hasuram Mokul	27/11/2025	141184	Union Bank Of India	10,000/-
7		Vinita Hasuram Mokul	27/11/2025	141185	Union Bank Of India	10,000/-
8		Devkibai Ramesh Shivkar	27/11/2025	141186	Union Bank Of India	10,000/-
9		Sulochana Vijay Thakur,	27/11/2025	141187	Union Bank Of India	10,000/-

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10	Vidushi Sharma	Vinita Hasuram Mokul	06/12/2025	808046	State Bank Of India	45,000/-
11	Vidushi Sharma	Devkibai Ramesh Shivkar	06/12/2025	808045	State Bank Of India	45,000/-
12	Ankit Chopra	Rajesh Hasuram Mokul	06/12/2025	808052	State Bank Of India	1,25,000/-
13	Ankit Chopra	Vinod Hasuram Mokul	06/12/2025	808054	State Bank Of India	1,11,000/-
14	Vidushi Sharma	Ghanshyam Krishna Mokul	06/12/2025	808047	State Bank Of India	4,00,000/-
15	Ankit Chopra	Vinod Hasuram Mokul	06/12/2025	808053	State Bank Of India	1,94,000/-
16	Ankit Chopra	Rajesh Hasuram Mokul	06/12/2025	808051	State Bank Of India	4,00,000/-
17	Ankit Chopra	Yashodhabai Hasuram Mokul	06/12/2025	808048	State Bank Of India	45,000/-
18	Ankit Chopra	Sulochana Vijay Thakur,	06/12/2025	808049	State Bank Of India	45,000/-
19	Ankit Chopra	Ghanshyam Krishna Mokul	06/12/2025	808050	State Bank Of India	1,25,000/-
20	Suman Larhga	Vinod Hasuram Mokul	06/12/2025	808063	State Bank Of India	1,94,000/-
21	Suman Larhga	Ghanshyam Krishna Mokul	06/12/2025	808057	State Bank Of India	1,25,000/-
22	Suman Larhga	Yashodhabai Hasuram Mokul	06/12/2025	808059	State Bank Of India	45,000/-
23	Suman Larhga	Vinita Hasuram Mokul	06/12/2025	808061	State Bank Of India	45,000/-
24	Suman Larhga	Rajesh Hasuram Mokul	06/12/2025	808062	State Bank Of India	1,25,000/-
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26	Suman Larhga	Sulochana Vijay Thakur,	06/12/2025	808060	State Bank Of India	45000/-
27	Suman Larhga	Devkibai Ramesh Shivkar	06/12/2025	808065	State Bank Of India	45000/-
28	Suman Larhga	Rajesh H Mokul	06/12/2025	808055	State Bank Of India	4,00,000/-
29	Suman Larhga	Vinod Hasuram Mokul	06/12/2025	808064	State Bank Of India	111000/-
Total (Rupees Thirty Six Lakhs Ten Thousand Only)						36,10,000/-

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5. The Vendors hereby declare that, the amount of the consideration decided between the parties are adequate and reasonable and according to the present market rate and situation of the property. The Vendors further declared that they do not have any grievances and objections about the consideration amount.

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6. THE VENDORS hereby grant, release, convey and assure unto the purchasers all that the piece of Lands which is more particularly described in the Schedule A



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together with ways, paths, passages, commons, gullies, waters, wells, water – courses, lights, liberties, rights, privileges, easements and premises any part thereof belonging or anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever at law and in equity of, in and to the said property hereditaments and premises and every part thereof.

7. The VENDORS, hereby declare that, as they have received full and final consideration amount as mentioned hereinabove, the VENDORS have handed over vacant and peaceful possession of the said property to the Purchasers willingly, and the Purchasers have received vacant and peaceful possession of the said property.

8. AND THE VENDORS hereby covenant with the Purchasers that notwithstanding any Act, Deed, Matter or things whatsoever by the Vendor or by any person or persons lawfully or equitably claiming from, under or through them made, done, omitted or executed knowingly or willingly suffered to the Vendor now has in himself good right and absolute power to grant, release, convey and assure the said land unto and to the use of the Purchasers in and to the aforesaid.

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9. THE VENDORS hereby declare and confirms that, they are the only owners of the said property, more specifically set out in the Schedule A.

10. THE VENDORS has agreed and undertake that they will do all necessary procedure and act to mutate the name of Purchasers in Revenue record.

11. THE VENDORS declares & confirms that, they have put the Purchasers in actual & physical possession of the said property, more specifically set out in the schedule A on or before the date of execution of these presents.

12. THE VENDORS declares that, it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and quietly to hold occupy possess the said property, more specifically set out in the Schedule A and to receive the rents

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issue and profits thereof and every part thereof to and for their own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vender or his successors and assigns or any of them.

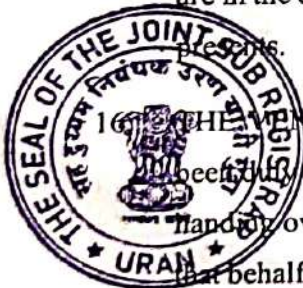
13. THE VENDORS further assures that, the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or inequity in the said property hereby granted conveyed, transfer and assured or any part of thereof shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, matters, things, conveyance and assurance whatsoever for the better further and perfectly and absolutely granting unto and to the use of the Purchasers the said land and or every part thereof in the manner aforesaid.

14. On execution of said Deed of Sale in respect of the said property the purchasers will be the absolute Owner thereof and with all rights and occupation thereto

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and thereafter the Vendor will have no right, title or interest therein.

15. THE VENDORS hereby declare and confirms that, they will hand over to the Purchasers all the title deeds and concerned papers in respect said land, which are in the custody of the Vendor / Bank, on or before the date of execution of the



16. THE VENDORS hereby declare and confirms that, all taxes and cesses have been paid by them to all the concerned revenue authorities, till the date of handing over possession of the said land and shall indemnify the Purchasers in that behalf. However, it is made clear by the parties hereto the subsequent to the execution of the said deed if any claim of whatsoever kind is made by any authorities in respect of the said property pertaining to period prior to the date of handing over possession thereof, the Vendor shall, immediately on the claim made by the Purchasers in that behalf, pay the same to the satisfaction of the Purchasers and / or such authority making such claim.

17. THE PURCHASERS hereby declare and confirm that, the Purchasers shall pay from the date of this deed of Sale the taxes and cesses to all the authorities concerned regularly and punctually and the Purchasers undertake to indemnify the Vendor in that behalf.

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18. THE VENDORS hereby agree and undertake that he shall co-operate with the Purchasers in the matter of the transfer of the said property more specifically set out in the Schedule A in the name of the Purchasers in all Government records immediately and without any loss of time, and without demanding any extra consideration & cost.

THE VENDORS has represented to the Purchasers that:-

1. That an execution of said Deed of Sale in respect of the said property the purchasers will be entitled to possess & occupy the same without any claim or interruption from the Vendor or anybody claiming under him.
2. That the vendor has not entered into any Deed Conveyance, Agreement for Sale, Promissory Note, Memorandum of Understanding, or any kind of Agreement, transaction in respect of the said Agriculture land in favor of any person or persons whomsoever.
3. That no any suit or proceeding is pending in respect of the said land in any court of law nor there is kind of prohibitory or stay order at the hands of any civil, criminal, tenancy courts, nor there is any attachment proceeding going on, nor the said property is subject to any legal charges, attachment, lien, claim, in favor of any individual or in favor of Central or State Government, Local body or Public Authority and no taxes, dues, rates & levies are pending.
4. THE VENDORS hereby agreed and confirming that they will clean said land by using tractor or workers and will remove all the unwanted bushes, unnecessary trees and grass from the said land and vendor will pay all expenses required for cleaning of said land.
5. THE VENDORS is aware that relying on the said representations the Purchasers has agreed to purchase the said property.
6. THE VENDORS hereby declare that the said property has not been acquired / requisitioned for Public purpose or for any other purpose and he has not received any such notice, from the State of Maharashtra or from any of the Government

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or local authorities. Save and except as aforesaid, all the terms and conditions of the said Deed of Sale shall be binding on both the parties and their respective heirs, executors, administrators and assigns.

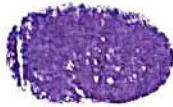
7. THE PURCHASERS hereby declares and confirming that the Stamp Duty required to be paid for this Deed of Sale and the Registration Charges and all other incidental expenses in regard thereto are borne & paid by the Purchasers alone.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands, the day and the year first herein above mentioned.

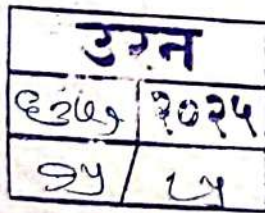
SIGNED SEALED & DELIVERED

by the within named Vendors

Abhaya
2.11.17



1) Smt. Yashodhabai Hasuram Mokal,



Rajesh

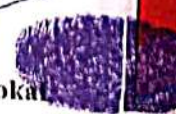


2) Rajesh Hasuram Mokal,



Chandra

Vinod



3) Mr. Vinod Hasuram Mokal

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4) Mrs. Vinlta Hasuram Mokal,

[Signature]



5) Mr. Ghanshyam Krishna Mokal,

देवकीबाई रमेश शिवकर



6) Smt. Devkibai Ramesh Shivkar,

सुलोचना विजय ठाकुर



7) Smt. Sulochana Vijay Thakur,

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SIGNED SEALED & DELIVERED

by the within named Purchaser

/r

1) Miss. Suman Larhga



[Signature]

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[Signature]

[Signature]

2) Mrs. Vidushi Sharma,

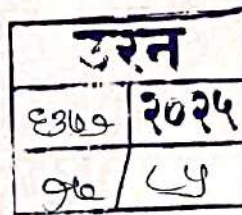


3) 3) Mr. Ankit Chopra,

in presence of



1) An kush .s. Mokal



2) Prasad .s. Pandit

RECEIPT

Received of and from the within named party of the other part/purchasers a total sum of Rs. 36,10,000/- (Rupees Thirty Six Lakhs Ten Thousand Only) being the full and final payment out of the consideration amount in respect of the said property as referred to above, as detailed below:

Sr. No.	Name of The Payer	Beneficiary	Date	Cheque No	Name Of the Bank	Amount(Rs.)
1		Ghanshyam Krishna Mokul	28/11/2025	141189	Union Bank Of India	1,00,000/-
2		Rajesh Hasuram Mokul	28/11/2025	141190	Union Bank Of India	1,00,000/-
3		Vinod Hasuram Mokul	28/11/2025	141191	Union Bank Of India	1,00,000/-
4		Rajesh Hasuram Mokul	28/11/2025	141193	Union Bank Of India	1,00,000/-
5		Ghanshyam Krishna Mokul	28/11/2025	141192	Union Bank Of India	1,00,000
6		Yashodhabai Hasuram Mokul	27/11/2025	141184	Union Bank Of India	10,000/-
7		Vinita Hasuram Mokul	27/11/2025	141185	Union Bank Of India	10,000/-
8		Devkibai Ramesh Shivkar	27/11/2025	141186	Union Bank Of India	10,000/-
9		Sulochana Vijay Thakur,	27/11/2025	141187	Union Bank Of India	10,000/-
10	Vidushi Sharma	Vinita Hasuram Mokul	06/12/2025	808046	State Bank Of India	1,00,000/-
11	Vidushi Sharma	Devkibai Ramesh Shivkar	06/12/2025	808045	State Bank Of India	1,00,000/-
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13	Ankit Chopra	Vinod Hasuram Mokul	06/12/2025	808054	State Bank Of India	1,11,000/-
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22	Suman Larhga	Yashodhabai Hasuram Mokul	06/12/2025	808059	State Bank Of India	45,000/-
23	Suman Larhga	Vinita Hasuram Mokul	06/12/2025	808061	State Bank Of India	45,000/-



देवकीबाई रमेश शिवकर

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24	Suman Larhga	Rajesh Hasuram Mokal	06/12/2025	808062	State Bank Of India	1,25,000/-
25	Suman Larhga	Ghanshyam Krishna Mokal	06/12/2025	808056	State Bank Of India	4,00,000/-
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29	Suman Larhga	Vinod Hasuram Mokal	06/12/2025	808064	State Bank Of India	111000/-
Total (Rupees Thirty Six Lakhs Ten Thousand Only)						36,10,000/-

We Say Received.



1) Smt. Yashodhabai Hasuram Mokal,

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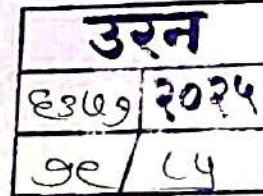
2) Mr. Rajesh Hasuram Mokal,

[Signature]

3) Mr. Vinod Hasuram Mokal,

[Signature]

4) Mrs. Vinita Hasuram Mokal,



[Signature]
5) Mr. Ghanshyam Krishna Mokal,

[Signature]

6) Smt. Devkibai Ramesh Shivkar,

[Signature]

7) Smt. Sulochana Vijay Thakur,

in presence of



[Signature]

[Signature]

[Signature]

POSSESSION LETTER

We, Smt. Yashodhabai Hasuram Mokal, Age 72 Years, Occupation – Housewife/Farmer, PAN No. DIIPM4171H, AADHAR No. 8747 6402 5443, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 2) Mr. Rajesh Hasuram Mokal, Age 53 Years, Occupation – Farmer, PAN No. BBSPM9544H, AADHAR No. 5063 2879 2405, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 3) Mr. Vinod Hasuram Mokal, Age 49 Years, Occupation – Employee/Farmer, PAN No. BERPM5416C, AADHAR No. 8983 7875 1641, Residing at Near Bhavani Mandir, Kelvane, Panvel, District Raigad 410206., 4) Mrs. Vinita Hasuram Mokal, Age 46 Years, Occupation – Housewife/Farmer, PAN No. CKLPP9497D, AADHAR No. 8242 6447 4951, Residing at Opp. Rice Mill, Varachi Aali, Post Kelavane, Panvel, District Raigad 410206., 5) Mr. Ghanshyam Krishna Mokal, Age 66 Years, Occupation – Farmer, PAN No. DQYPM0332J, AADHAR No. 5247 2549 9541, Residing at House No. 198, Khalachi Aali, Near Shankar Mandir, Post Kelavane, Panvel, District Raigad 410206., 6) Smt. Devkibai Ramesh Shivkar, Age 70 Years, Occupation – Housewife/Farmer, PAN No. ELIPS4244H, AADHAR No. 3320 1698 1102, Residing at House No. 342, Khalachi Aali, Near Hanuman Mandir, Post Kelavane, Panvel, District Raigad 410206., 7) Smt. Sulochana Vijay Thakur, Age 60 Years, Occupation – Housewife/Farmer, PAN No. CXCPT9655B, AADHAR No. 3583 1752 4468, hereby declared that I have received a total sum of Rs. 36,10,100/- (Rupees Thirty Six Lakhs Ten Thousand Only) being the full and final payment out of the consideration amount in respect of the said land.



Hence, we have handed over vacant and peaceful possession to the Miss. Suman Larhga, Age 44 Years, Occupation – Employee/Farmer, PAN No. AEIPL9140G, AADHAR No. 8774 4232 1266, Residing at Add. 5113, Category 3, Modern Complex, Manimajara, Chandigadh- 160101. 2) Mrs. Vidushi Sharma, Age 39 Years, Occupation – Housewife/Farmer, PAN No. CWOPS8732B, AADHAR No. 2915 1539 1359, Residing at Add. A-201, Bhumi Heights, Sector 8, Kharghar, Panvel- 410210. 3) Mr. Ankit Chopra, Age 40 Years, Occupation – Employee/Farmer, PAN No. AHLPC2198P, AADHAR No. 4854 6954 3857, Residing at Add. A-201, Bhumi Heights, Sector 8, Kharghar, Panvel- 410210.

Hence, issued this possession letter.

We, have given the possession

1) Smt. Yashodhabai Hasuram Mokal,

देवी बाई यशोदा शिवकार

Dr. (S)

सुलोचना विजय ठाकुर

Sanjay

Chopra

Vidushi

Rajesh
2) Mr. Rajesh Hasuram Mokal,

Vinod
3) Mr. Vinod Hasuram Mokal,

Vinita
4) Mrs. Vinita Hasuram Mokal,

Ghanshyam
5) Mr. Ghanshyam Krishna Mokal,

देवकीबाई रमेश शिवकर
6) Smt. Devkibai Ramesh Shivkar,

सुलोचना विनाय ठाकुर
7) Smt. Sulochana Vijay Thakur.

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We have received the Possession

1) Miss. Suman Larhga,

Suman
2) Mrs. Vidushi Sharma,

Vidushi
3) Mr. Ankit Chopra,

in presence of



Suman Chopra Vidushi
P



अहवाल दिनांक : 26/11/2025

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिलेख पत्रक)

। महाराष्ट्र कृषी व वनसुल अणिका अचिलेख आणि नोदचहा (नवा कावे व सुविगीती ठेवने) नियम, १९७१ चाबील नियम ३,५,६ आणि ७ ।

गाव :- पुनाढे (553345)

तालुका :- डरण

जिल्हा :- रायगड

PU-ID : 36431860163

भूमापन क्रमांक व उपविभाग : 131/138



धू-घाणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

[illegible]

द्वे पञ्चमः ॥ १४२९ × १०२३ × १०९४ × १२४४ × १२६६ × १२७८ × १४०७ × २४०१ × ३३५३)

सौम्या आशि भुषापर चिन्हे

गाव नमुना बारा (पिकाची नोंदवही)

[महाराष्ट्र कृषीन महसूल अधिकार अधिनियम आणि मोटवट्टा (तयार करणे व सुविधातीत ठेवणे) नियम, १९७१ यातील नियम २१]

भाव :- पुनाडे (553345)

तालुका :- ठरणा

जिल्हा :- रायगड

भूसापन क्रमांक व उपविभाग : 131/138

			पिकाखालील क्षेत्राचा तपशील					तागवारीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	छाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	प्लॉट	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
					ह.आर. जी.पी	ह.आर. जी.पी			ह.आर. जी.पी	
2025-26	छाता	68*	निरीक्षक	भात		0.1870				

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 26/11/2025

सांकेतिक क्रमांक :- 27240001028238000011202511473

ग्राम महसुल अधिकारी पुनाडे

॥ उरण जि-रायगड
(नाव :- अमोल रामराय बाटटे)

ग्राम महसूल अधिकारी साझा :- पुनाडेता :- उरण जि :- रायगड



हर्षदा हर्षदा भोवळ थाच्या वळ्ळ
 हाजीतळ कारनापुतीची नवळ

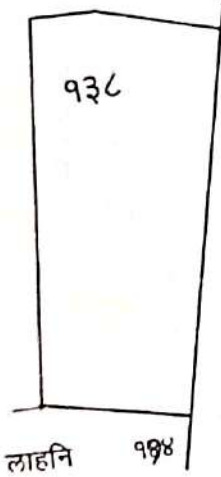
मीजे - आंतरामवामदा
 तालुका - उरण
 जिल्हा - रायगड

स.न.

१७+१८ते३१+३२व+३३+१४२
 १३८



लाहनि
 १२१



उरण	
६७७९	२०२५
४९	८५

परमाण
 १ इ २ ३ साखळी



नवळ	१०४	१०/११/२५ ११/११/२५
क.ग.	०५८	
श.ग.		
पू.ग.	१५८	

Saloni *Saloni*

TOPOGRAPHY SURVEY

NORTH

65.533

WEST

24.940

SURVEY NO-

131/138

AREA- 18.70 G. NTHA

66.266

SOUTH

21.446

EAST

10.465

उरण	
६३७९	२०२५
४२	८५



1. Name of the Surveyor 2. Date of Survey 3. Scale 4. Contour Interval 5. Magnetic Declination 6. Name of the Station 7. Name of the Surveyor 8. Name of the Assistant Surveyor 9. Name of the Head Clerk 10. Name of the Deputy Head Clerk 11. Name of the Assistant Head Clerk 12. Name of the Assistant Head Clerk 13. Name of the Assistant Head Clerk 14. Name of the Assistant Head Clerk 15. Name of the Assistant Head Clerk 16. Name of the Assistant Head Clerk 17. Name of the Assistant Head Clerk 18. Name of the Assistant Head Clerk 19. Name of the Assistant Head Clerk 20. Name of the Assistant Head Clerk	
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91. Name of the Assistant Head Clerk 92. Name of the Assistant Head Clerk 93. Name of the Assistant Head Clerk 94. Name of the Assistant Head Clerk 95. Name of the Assistant Head Clerk 96. Name of the Assistant Head Clerk 97. Name of the Assistant Head Clerk 98. Name of the Assistant Head Clerk 99. Name of the Assistant Head Clerk 100. Name of the Assistant Head Clerk	

सही/-
तृती महेंद्र म्हात्रे
अॅडव्होकेट,

९. दुसरा मजला, सुयोग मि.एच.एस.,
सातरहाटी, उरण, ता. उरण,
फोन नं. ८८७९१४१२३२

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जाहीर नोटीस

सर्व तमाम जनतेस या जाहीर नोटीसीने सुचीत करण्यात येते की यशोदा हसुराम मोंकल पाटील, राजेश हसुराम मोंकल, विनोद हसुराम मोंकल, विनिता हसुराम मोंकल, घनशाम कृष्णा मोंकल, देवकीबाई रमेश शिवकर व सुलोचना विजय ठाकूर यांचे मालकी हक्काची व ताबेकब्जामधील मौजे पुनाडे, ता.उरण, जि.रायगड येथील खालील वर्णन केलेली जमीन मिळकत माझे अशिल अंकित चोप्रा, विदुशी शर्मा व सुमन लडगा यांनी कायम खुष खोदीखताने विकत घेण्याचे ठरविले आहे. त्या मिळकतीचे वर्णन पुढीलप्रमाणे :

मिळकतीचे वर्णन

मौजे पुनाडे, ता.उरण, जि.रायगड

मौजे	सर्व्हे नं.	हिस्सा नं.	क्षेत्र	आकार
पुनाडे	१३१	१३८	०-१८-७०	१.००

सदरच्या मिळकती या वरील मालकांच्या मालकी हक्काच्या व प्रत्यक्ष ताबेकब्जा वहीवाटीतील असून त्या विकण्याचा त्यांना हक्क व अधिकार असल्याने त्यांनी सदरच्या जमीनीतील लहान मोठी झाडे नटंगभूत हक्क हितसंबंधासह आमच्या अशिलांना विकत देण्याचे ठरविले आहे. तरी वर वर्णन केलेल्या मिळकतीबाबत इतर दुसरे कोणाचा साठेकरार नावा कदजा कुळचाहिवाट गहाण दान वक्षिमापत्रे फांकत चार्ज लिज अर्टचमेंट तीन वर्ग अथवा अन्य इतर कोणत्याही प्रकारचा हक्क हितसंबंध असल्यास ही नोटीस प्रसिध्द झालेपासून १४ दिवसांचे आत खालील मही कणाग अॅड.जितेंद्र पोशा भोई यांचेकडे प्रथमदर्शनी कागदोपत्री पुगव्यामह लेखी हक्क कळवावे. मुदतीत कोणाचीही हरकत न आल्यास सदर मिळकत ही निर्वेध आहे असे गृहीत धरून आमचे अशिल खोदी खताचा व्यवहार पूर्ण करतील. भागावून येणारी हरकत आमचे अशिलांचे बंधनकारक राहणार नाही याची नोंद घ्यावी.

सही /-

अॅड.जितेंद्र पोशा भोई

मु.कळंबुसरे, पो.चिनेर, ता.उरण, जि.रायगड.
९८२१५३६६१६.

उरण

२३/१०/२०२५

४३ / ८५



जाहीर नोटीस

तमाम जनतेस या जाहीर नोटीसीद्वारे कळविण्यात येते की, खालील परिशिष्टात वर्णन केलेल्या मिळकती त्यांचे विद्यमान मालक श्री. भिमकांत बाळाराम पाटील यांच्याकडून आमचे अशिलांनी कायमस्वरूपी खोदीखताने विकत घेण्याबाबतचा व्यवहार ठरविला आहे. त्या व्यवहाराची जाहीर नोटीस देण्याबाबत विद्यमान मालकांनी संमती दिलेली आहे.

मिळकतीचे वर्णन

दिनांक

अर्जदार

श्री अंकित चोपडा

सौ विधुशी शर्मा

सौ सुमन लडगा

विषय: वृत्तपत्रा मध्ये जाहीर नोटीस देण्याबाबतचे अधिकारपत्र.

आम्ही घनश्याम कृष्णामोकल, यशोदा हसुराम मोकल, राजेश हसुराम मोकल, विनोद हसुराम मोकल, विनिता हसुराम मोकल, देवकीबाई रमेश शिवकर, सुलोचना विजय ठाकूर अशे लिहून देतो कि आम्ही आमच्या नावावर असलेला सर्वेक्रमांक 131/138, मौजे पुनाडे, तालुका उरण, जिल्हा रायगड येथील एकूण क्षेत्र 18.70 गुंठे ही मिळकत आम्ही श्री अंकित चोपडा सौ विधुशी शर्मा सौ सुमन लडगा यांना करार करून विकण्याचे ठरविले आहे व आम्ही आपणास सदरील जमिनीची पेपर नोटीस देण्याबाबत अधिकार देत आहोत

सही करणार

घनश्याम कृष्णामोकल

विनिता हसुराम मोकल

यासोदा हसुराम मोकल

देवकीबाई रमेश शिवकर

राजेश हसुराम मोकल

सुलोचना विजय ठाकूर

विनोद हसुराम मोकल

[Signature]

[Signature]

[Signature]

[Signature] रमेश शिवकर

[Signature]

[Signature] सुलोचना विजय ठाकूर

[Signature]



ADV. JITENDRA P. BHOIR

Mob: 9821536316

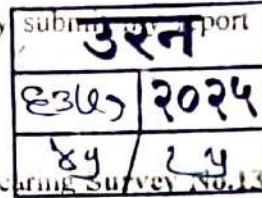
B.A.L.L.B.

ADVOCATE HIGH COURT

AT - KALAMBUSARE, PO - CHIRNER, TAL - URAN, DIST - RAIGAD

The Title Verification and Search Report

Having been engaged by **ANKIT CHOPRA, VIDUSHI SHARMA & SUMAN LADGA**, for preparing the Title Verification and Search Report for the property to be purchased from the Village Punade, Tal-Uran, Dist- Raigad. I am Adv.Jitendra P. Bhoir, Advocate High Court, residing of Kalambusare do hereby submit my report as under.



1) That the transferor is owner of the property bearing Survey No.138, Missa No.138, comprising area of 00-18-70 Guntha, Punade, Tal-Uran, Dist- Raigad.



2) I have taken the online search on IGR land registry site vide NO- MH012527878202526U and the document submitted to the office for the purpose of this certificate are listed below :-

- 2.1) 7/12 Extracts of the property.
- 2.2) Mutation Entry No. -429, 1023, 1094, 1244, 1265, 1278, 1407, 1475, 1814, 2461, 3332 & 3353.
- 2.3) Village Form No. B-A.

3) The Owners have decided to sell the property to **ANKIT CHOPRA, VIDUSHI SHARMA & SUMAN LADGA**.

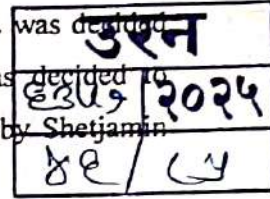
The title history of last 30 years and the chain of transactions.

ADV. JITENDRA P. BHOIR

MAH/ 5058 / 2012

At - Kalambusare, Po. Chirner,
Tal- Uran, Dist - Raigad.

1. Mutation entry no.429 from village Punade it is found that puravani aakarfod patrak of this land.
2. Further by mutation entry no.1023 from village Punade, it is found that KRISHNA GOPAL MOKAL was decided as a owner and Irfan Yusuf Bhajji was decided to receive the rupees 283/- as a value of this land decided by Shetjamin Nyayadhikaran va Additional Mamledar, pen, Raigad.
3. Further by mutation entry no.1094 from village Punade dated 02/02/2004, it is found that, the digitalization of the village record.
4. Further by mutation entry no.1244 from village Punade dated 31/12/1966 , it is found that GOPAL BUDHYA MOKAL was decided as a owner and NARAYAN SITARAM MANORE was decided to receive the rupees 283/- as a value of this land decided by Shetjamin Nyayadhikaran va Additional Mamledar, pen, Raigad.
5. Mutation entry no.1266 from village Punade dated 05/07/2006 it is found that, KRISHNA GOPAL MOKAL was expired on 08/10/1999 and his heirs are namely, YASHODA HASURAM MOKAL, RAMESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINAY HASURAM MOKAL, VINITA HASURAM MOKAL, GHANSHYAM KRISHNA MOKAL, DEVKIBAI RAMESH SHIVKAR, SULOCHANA VIJAY THAKUR are taken as owner of this land on 7/12.
6. Further by mutation entry no. 1278 from village Punade dated 04/02/1970 it is found that weighment scale implementation of Maharashtra government.
7. Mutation entry no. 1407 from village Punade dated 18/09/2007 it is found that SEZ remark put on the revenue records of rights.
8. Mutation entry no. 1479 from village Punade dated 17/12/2007, It is found that GOPAL BUDHYA MOKAL was paid the amount of 283/- rupees 32g valuation decided by by Shetjamin Nyayadhikaran va Additional Mamledar, pen, Raigad.
9. Mutation entry no.1814 from village Punade dated 04/03/2011 SEZ remark removed from the revenue records of rights.



10. Mutation entry no.2401 from village Punade dated 31/03/2020. It is found that, changes in pot kharaba land mentioned on 7/12 by order for changing for E FERFAR.

11. Mutation entry no.3332 from village Punade dated 06/08/2025 It is found that, VILAS HASURAM MIKAL was expired on 08/10/2008 and his heirs are namely YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINITA HASURAM MOKAL URF VINITA MADHUKAR PATIL was recorded on 7/12.

12. Mutation entry no.3353 from village Punade dated 15/09/2025. It is found that, RAJESH HASURAM MOKAL paid the 40 times najrana amount and this land was converted as bhogvatdar class 1 land by order no- 173 by Tehsildar, Uran, Raigad.

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६३७७	२०२५
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Search at Sub-Registrar Office at Uran

2002 - 2025 -- Some pages torn (Nil)

1.. In respect of land being, lying and situated at Punade, bearing Survey no- 131 Hissa no- 138 totally admeasuring area 0-18-1/2 and standing in the name of YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINITA HASURAM MOKAL, GHANSHAM KRISHNA MOKAL, DEEPA RAMESH SHIVKAR & SULOCHANA VIJAY THAKUR.



On careful inspection of Index Volume kept in Sub Registrar of Assurances Uran in respect of above mentioned land during the year 2002 to 2025 the following transactions are traced out.

2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil

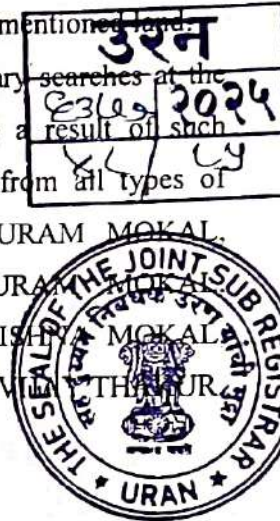
ADY. JITENDRA P. BHOIR
MAH/ 5058 / 2012
Ambusare, Po. Chirner,
Uran, Dist - Raigad.

2007	Nil	2022	Nil
2008	Nil	2023	Nil
2009	Nil	2024	Nil
2010	Nil	2025	Nil
2011	Nil		
2012	Nil		
2013	Nil		
2014	Nil		
2015	Nil		
2016	Nil		

I have not found any other entrees in respect of above mentioned land.

In result I have to state that I have made necessary searches at the concerned Sub-Registrars office up to date and as a result of such searches I am satisfied that the property is free from all types of

encumbrances and the title of YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINITA HASURAM MOKAL, GHANSHAM KRISHNA MOKAL, DEVKIBAI RAMESH SHIVKAR & SULOCHANA VIJAY THAKUR would be clear and marketable.



Final Remark - In view of above observation and findings the undersigned has no hesitation to state and certify that YASHODA HASURAM MOKAL, RAJESH HASURAM MOKAL, VINOD HASURAM MOKAL, VINITA HASURAM MOKAL, GHANSHAM KRISHNA MOKAL, DEVKIBAI RAMESH SHIVKAR & SULOCHANA VIJAY THAKUR are absolute owners of the said land bearing Mouje – Punade, survey no- 131 Hissa No- 138 admeasuring about 0-18-70 land .

Place : Uran

Date : 29/11/2025.

Adv. Jitendra P. Bhoir.

[Signature]

ADV. JITENDRA P. BHOIR
MAH/ 5058 / 2012
At - Kalambusare, Po. Chimer,
Tal- Uran, Dist - Raigad.

घोषणापत्र / शपथपत्र :-

मी/आम्ही खाली मदी करणार मा. नोंदणी महाविहीर/भागा व मुद्रांक. म-म-पुणे यांचे दि. 31/11/2013 रोजीने परिपक्वतापूर्वी असे घोषित करणे की, मी/आम्हीसाठी यावर केलेल्या दस्तऐवजातील मिळकत ही प्राप्त/प्राप्तकर्ता अथवा हस्तांतरित नाही याचा आम्ही अभिलेख शोध घेतलेला आहे, वस्तुस्थिती निदान देणार/मु.पु. धाटक हे खरे असून, आम्ही स्वतः धाडी करून या दस्तऐवजात दोन प्रत्यक्ष ओळखणारे द्याय स्वाक्षरीसाठी घेऊन आलो आहे/आहेत.

मदर मोंवणीचा दस्त ऐवज निष्पादीत करताना नोंवणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तावीन मिळकतीचे मालक/धारक हद्ददार/कन्वेयार हितसंबंधीत व्यक्ती यांची मालकी (टाइटल) तसेच मिळकतीच्या मालकाने नेमुन दिलेल्या कु.मा.धारक (बी.पी. होल्डर) लिहून देणार हद्दत आहे. व कु.मु. अद्यापही अस्तित्वात आहे व आज यावेत रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, विकसन बोजे, शासन बोजे व कु.मु.धारकांनी केलेल्या व्यवहारांचे अधिन राहून आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदार समक्ष निष्पादीत केलेला आहे. सदर दस्तऐवज हा नोंदणी कार्यादा कलम 1908 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखले केलेला आहे. दस्तावील संपूर्ण मजकूर निष्पादीत व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावी सत्यता बघता फोर्ट मनास हक्क, फोर्ट वावा या कायदेशिर बाबींसह दस्त निष्पादीत व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुढील कागदपत्रे ही खरी आहेत. व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकाऱ्या/ग.न्यायालय/मा. उच्च न्यायालय यांची मनाई हुकूम नाही. तसेच नोंदणी नियम 1961 चे 44 नुसार वाधीत होत नाही याची मला/आम्हाला खात्री आहे.

नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने / उच्च न्यायालयाने दिलेल्या निर्णयानुसार दातवेवजातील मिळकतीचे मालक/कु.मु.धारक यांची मालकी व दस्तऐवजाची वैधता तपासणी हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हाला पूर्णपणे जाणीव आहे.

यावर मिळकतीविषयी सध्या होत असलेली फसवणूक / वनाबटीकरणे / संगतगत व त्या अनुषंगाने मिळकती स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिकाऱ्या 1908 चे कलम 82 नुसार मी/आम्ही नोंदवण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी किंवा नावलेली / नुदबिली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उद्भवल्यास त्यास मी / आम्ही दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे. त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडण्याचे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय दंडमंत्राला 1960 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडले आहे.

विद्वान देणार

लिहून देणार

① *[Signature]*

② *[Signature]*

③ *[Signature]*

④ *[Signature]*

⑤ *[Signature]*

⑥ *[Signature]*

⑦ *[Signature]*

⑧ *[Signature]*

⑨ *[Signature]*

⑩ *[Signature]*

मुद्रांक न. 11 दि. 21/12/2013

Scanned with CamScanner

ओळख देणार

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशानुसार सदर दस्तातील लिहून देणार/लिहून घेणार व उतर व उतरावें निष्पादक पक्षकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पूर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वतःचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. व त्यांनी स्वाक्षरी/अंगठा केलेला आहे. तसेच साक्षांकीत केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सदरच्या सर्व व्यक्ती या त्याच असून खऱ्या आहेत व त्यांना पूर्णपणे ओळखत असल्याचा सहया/अंगठा केलेला आहे. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकीत प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.



अ.क्र.	ओळखदाराचे नाव व पूर्ण पत्ता	सही	अंगठा
१.	अंकुश शंकर मोकल वय - ४८ वर्ष रा. शंकर मंदीरे गवळ केळवणे, ता. ५०५०८ जि. ४१२०१३		
२.	प्रसाद शंकर पंडित वय - ४२ वर्ष रा. बागसावरी सावरी प्लॉट १२, वावडा गवी मु. ४१०२१५		

दस्त गोपवारा भाग-1

उरण

दस्त क्रमांक: 6371/2025

109 डिसेंबर 2025 1:24 म.नं.

उरण /6371/2025

मूल्य: रु. 26,51,490/-

मुद्रांक शुल्क: रु.2,16,600/-

मौबदला: रु. 36,10,000/-

नि. उ. नि. उरण यांचे कार्यालयात

र. 8371 वर दि.09-12-2025

स. 123 म.नं. वा. हजर केला.

पावती:8102

पावती दिनांक: 09/12/2025

सादरकरणाचे नाव: अंकित चोप्रा

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 3400.00

पृष्ठांची संख्या: 85

एकूण: 33400.00

सह दुय्यम निबंधक ग्रेणी - 1 उरण

सोनाली हर्षल पिंपळे

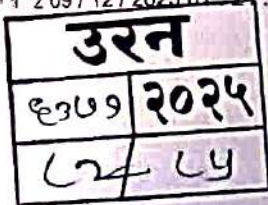
सह दुय्यम निबंधक ग्रेणी - 1 उरण

दस्तावेज: खरेदीखत

मूल्य शुल्क (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विशेष अधिकारणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निश्चरण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

दिनांक: 109/12/2025 01:23:36 PM ची वेळ: (सादरीकरण)

दिनांक: 209/12/2025 01:24:29 PM ची वेळ: (फी)



दस्तऐवजास सोतल जोडलेले कागपत्रे,
कुलमसंख्यापत्रे, प्रत्यक्ष मालकी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकांची राहिल.



सोनाली हर्षल पिंपळे

सोनाली हर्षल पिंपळे

सोनाली हर्षल पिंपळे



09/12/2025 1 39:17 PM

उत्तर प्रमाणित उरन/6371/2025

दस्तावेज प्रमाणित - खरंदीखन

दस्तावेज प्रमाणित भाग-2

उरन

दस्तावेज प्रमाणित: 6371/2025

पक्षकाराचे नाव व पत्ता

नाव: यशोदा हसूराम मोकल

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर

जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: DIIPM4171H

पक्षकाराचा प्रकार

निहून देणार

वय :-72

स्वाक्षरी:-

छायाचित्र

ठगा प्रमाणित



नाव: राजेश हसूराम मोकल

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर

जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: BBSPM9544H

निहून देणार

वय :-53

स्वाक्षरी:-



नाव: विनोद हसूराम मोकल

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. भवानी मंदिर

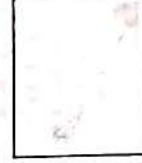
जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: BERPM5416C

निहून देणार

वय :-49

स्वाक्षरी:-



नाव: विनिता हसूराम मोकल

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. राईस मिल

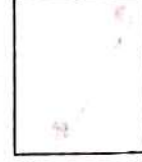
जवळ, वरची आळी, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: CKLPP9497D

निहून देणार

वय :-46

स्वाक्षरी:-



नाव: धनश्याम कुण्ठा मोकल

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. घर नं-१०८,

खानची आळी, शंकर मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: DQYPM0332J

निहून देणार

वय :-66

स्वाक्षरी:-



नाव: देवकीबाई रमेश शीवकर

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. घर नं-३४२,

खानची आळी, हनुमान मंदिर जवळ, केळवणे, ता-पनवेल, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: ELIPS4244H

निहून देणार

वय :-70

स्वाक्षरी:-



नाव: मुलोजना विजय ठाकूर

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. ६०७ बी,

चिखनेर, ता-उरण, जि-रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: CXCP9655B

निहून देणार

वय :-60

स्वाक्षरी:-



नाव: अंजित जोषा

पत्ता: प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: रा. फ्लॅट नं

ग-२०१, दुमगा मजला, भूमी हाईट्स, सेक्टर-, खाखर नवी मुंबई

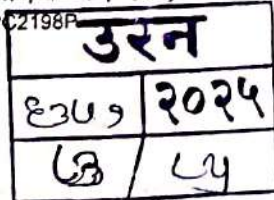
रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH).

पॅन नंबर: AHLPC2198P

निहून देणार

वय :-40

स्वाक्षरी:-



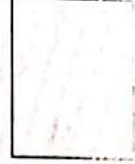
पत्ता: प्लॉट नं: 201, माळा नं: 2, इमारतीचे नाव: रा. फर्नेट नं
ए-२०१, दुसरा मजला, भूमी हार्डटम, मेबटर-२, खारघर नवी मुंबई
रायगड, ब्लॉक नं: -२, रोड नं: -२, महागाव, राईगाव (२).
पॅन नंबर: CWOPS8732B

वय :- 39
स्वाधरी -
Shirish



10 नाव: गुमन लडगा
पत्ता: प्लॉट नं: 5113, माळा नं: 0, इमारतीचे नाव: ५११३,
कॅटेगरी- ३, मॉडर्न कॉम्प्लेक्स मनिमाजर, चंडीगड, ब्लॉक नं: -२, रोड
नं: -२, चंडीगड, चंडीगड.
पॅन नंबर: AEIPL9140G

लिहून घेणार
वय :- 39
स्वाधरी -
Faris



वरील दस्तऐवज करून देणार तथाकथित खरेदीद्वारे चा दस्त ऐवज करून दिल्याचे कळुन वारतात.
शिफा क.3 ची वेळ: 09 / 12 / 2025 01 : 38 : 26 PM

ओळख:-
दस्तऐवज निष्पादनाचा कळुनीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती
पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार यशोदा हसुराम मोकल	09/12/2025 01:31:23 PM	यशोधाबाई हसुराम मोकल F 1291362499196178432
2	लिहून देणार राजेश हसुराम मोकल	09/12/2025 01:32:30 PM	राजेश हसुराम मोकल M 1318463571345563648
3	लिहून देणार विनोद हसुराम मोकल	09/12/2025 01:36:02 PM	विनोद हसुराम मोकल M 1318463435114631168
4	लिहून देणार विनिता हसुराम मोकल	09/12/2025 01:27:21 PM	विनिता मधुकर पाटील F 1312515227377029120
5	लिहून देणार घनश्याम कृष्णा मोकल	09/12/2025 01:32:12 PM	घनश्याम कृष्णा मोकल M 1300280098990612480
6	लिहून देणार देवकीबाई रमेश शिवकर	09/12/2025 01:33:49 PM	देवकीबाई रमेश शिवकर F 1447861323203956736
7	लिहून देणार मुनोचना विजय ठाकूर	09/12/2025 01:35:11 PM	मुनोचना विजय ठाकूर F 1312572271559729152
8	लिहून घेणार अंकिन चोप्रा	09/12/2025 01:38:47 PM	अंकिन चोप्रा M 1214970427900190720

उरन
२३/०९/२०२५
१४/८५



लिहून घेणार विदुषी शर्मा	09/12/2025 01:37:11 PM	पं.सं. ४८५५ F 1224018584961310720	
लिहून घेणार मुमन नडगा	09/12/2025 01:38:05 PM	मुमन नडगा F 1267095736728244224	

चो वेळ: 09 / 12 / 2025 01 : 38 : 48 PM

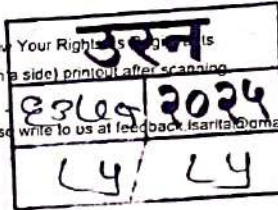
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सह-मुख्य निबंधक श्रेणी - 1 उरण

पुस्तक क्र. ३

दस्तक. ३
सह-मुख्य निबंधक श्रेणी - 1 उरण
दि. ०९ मार्च २०२५