

322/9249

Tuesday, June 27, 2023

1:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10483 दिनांक: 27/06/2023

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-9249-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: हिम्मत कुमार भंवर लाल चेचानी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
1:37 PM ह्या वेळेस मिळेल.

Saumde
दुय्यम निबंधक, अंधेरी

सह. दुय्यम निबंधक, अंधेरी क्र. १

वाजार मूल्य: ₹. 10787770.425 /-

मावदव्या ₹. 16275000/-

भरलेले मुद्रांक शुल्क: ₹. 977000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2606202311516 दिनांक: 27/06/2023

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004188823202324M दिनांक: 27/06/2023

विक्रेते नाव व पत्ता:

हिम्मत कुमार चेचानी

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 27/06/2023

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2606202311516	Date 26/06/2023
Received from Document Handling Charges, Mobile number 8655352921, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 26/06/2023
Bank CIN 10004152023062610712	REF No. 317745998432
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN MH004188823202324M	BARCODE	Date 26/06/2023-10:59:30	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1		PAN No.(If Applicable)	AENPC2905H
Location MUMBAI		Full Name	HIMMAT KUMAR BHANWAR LAL CHECHANI
Year 2023-2024 One Time		Flat/Block No.	FLAT NO 104 1ST FLOOR SHREE GOVIND CHS
		Premises/Building	LTD

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	977000.00	Road/Street	DAWOOD BAUG LANE OFF J P ROAD ANDHERI WEST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 8
		Remarks (If Any)	PAN2=AABPA5194Q~SecondPartyName=PRADEEP H AGARWAL~CA=16275000
Total	10,07,000.00	Amount In	Ten Lakh Seven Thousand Rupees Only
Payment Details	PUNJAB NATIONAL BANK	Words	
Cheque-DD Details		FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	03008172023062600322
Name of Bank		Ref No	260623M1219751
Name of Branch		Bank Date	26/06/2023-15:17:17
		RBI Date	Not Verified with RBI
		Bank-Branch	PUNJAB NATIONAL BANK
		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9820838373

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.

*Prasanna
Pest. H.*

हिमत कुमार चेंचानी

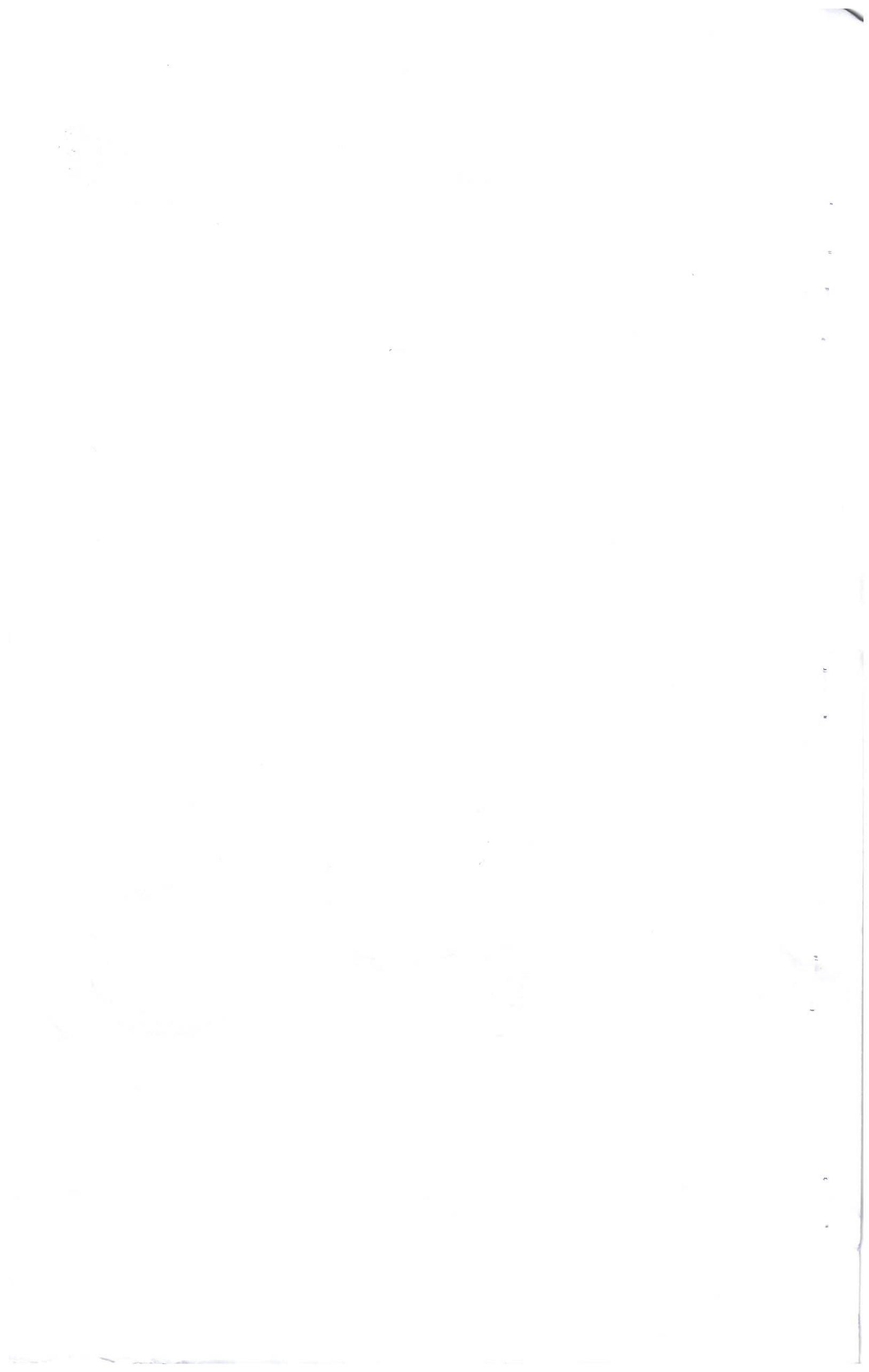
Sejal

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202306272935	27 June 2023 12:45:56 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	39-अंधेरी (अंधेरी)				
उप मूल्य विभाग	भूभाग उत्तर व पश्चिमेस गावाची सीमा पूर्वेस रेल्वे व दक्षिणेस जयप्रकाश मार्ग				
सर्व्हे नंबर न भू क्रमांक	सि टी एस नंबर-111				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
69790	141530	162760	241300	150960	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	72.6 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	010-2थे 1st floor To 1th floor	बांधकामाचा दर -	Rs. 30250 -
रस्ता सन्मुख - Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02.01.2018					
मजला निहाय घट वाढ		100% apply to rate - Rs 141530 -			
घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((141530-69790) * (100 - 100)) + 69790) Rs 141530 -			
A) मुख्य मिळकतीचे मूल्य	दरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 141530 * 72.6 = Rs 10275078 -				
B) वॉटिस्त वाहन तळाचे क्षेत्र वॉटिस्त वाहन तळाचे मूल्य	14.49 चौरस मीटर = 14.49 * (141530 * 25.100) = Rs 512692.425 -				
Applicable Rules	10.4.16				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅट्रीनार्डन मजला क्षेत्र मूल्य + लगतच्या मळीचे मूल्य + वरील मळीचे मूल्य + वॉटिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + द्यासरी मिळकतीचा खल्या जागेचे मूल्य + वॉटिस्त वाहनाची मॅकेनिफ्ल वाढवताना $A + B + C + D + E + F + G + H + I + J$ $10275078 + 0 + 0 + 0 + 512692.425 + 0 + 0 + 0 + 0 + 0 + 0$ Rs 10787770.425 -				

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बंद - १
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बदर - १

CHALLAN

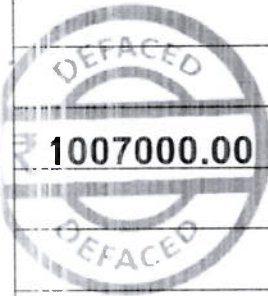
MTR Form Number- ६२३



GRN MH004188823202324M	BARCODE	Date 26/06/2023-10:59:30	Form ID 25.2
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Department Inspector General Of Registration Type of Payment Stamp Duty Registration Fee Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1 Location MUMBAI Year 2023-2024 One Time	Payer Details TAX ID / TAN (If Any) PAN No.(If Applicable) AENPC2905H Full Name HIMMAT KUMAR BHANWAR LAL CHECHANI Flat/Block No. FLAT NO 104 1ST FLOOR SHREE GOVIND CHS Premises/Building LTD
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Account Head Details	Amount In Rs.	Remarks (If Any)
030045501 Stamp Duty	977000.00	Road/Street DAWOOD BAUG LANE OFF J P ROAD ANDHERI WEST Area/Locality MUMBAI Town/City/District PIN 4 0 0 0 5 8 PAN2=AABPA5194Q~SecondPartyName=PRADEEP H AGARWAL-CA=16275000
030063301 Registration Fee	30000.00	
Total	10,07,000.00	Amount In Ten Lakh Seven Thousand Rupees Only Words



Payment Details PUNJAB NATIONAL BANK Cheque-DD Details	FOR USE IN RECEIVING BANK
Cheque/DD No. Name of Bank Name of Branch	Bank CIN Ref. No. 03006172023062600322 260623M1219741 Bank Date RBI Date 26/06/2023-15:17:17 Not Verified with RBI Bank-Branch PUNJAB NATIONAL BANK Scroll No. , Date 1 , 27/06/2023

Department ID : Mobile No. : 9820838373
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 बंदर चालान केवल दफ्तरी कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करता कसल्याही दस्तऐवजात नोंदणी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	UserId	Defacement Amount
1	(IS)-322-9249	0002211951202324	27/06/2023-13:18:40	IGR186	30000.00

बंदर - १

2023



GRN : MH004188823202324M Amount : 10,07,000.00

Bank : PUNJAB NATIONAL BANK Date : 26/06/2023-10:59:30

2	(iS)-322-9249	0002211951202324	27/06/2023-13:18:40	IGR186	97700000
Total Defacement Amount					10,07,00000

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered into at
Mumbai on this 27th day of June, 2023.

हिम्मत उमर चेचानी

BETWEEN

Sejal MR. PRADEEP H. AGARWAL, Age: 59 years, having PAN No. AABPA5194Q and Aadhar No. 3391 1206 5899,

MRS. PREETI P. AGARWAL, Age: 52 years, having PAN No. AADPA5900E and Aadhar No. 2969 6483 9518,

Both are Adult, Indian Inhabitants, presently residing at Flat No. 104, First Floor, Shree Govind C.H.S. Limited, Dawood Baug Lane, Off. J.P. Road, Andheri (West), Mumbai 400058, hereinafter collectively called "the Transferors" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective legal heirs, successors, administrators and assigns) of the ONE PART;

AND

MR. HIMMAT KUMAR BHANWAR LAL CHECHANI, Age: 42 years, PAN No. AENPC2905H, Aadhar Card No. 3976 0078 0704.

Sejal MRS. SEJAL HIMMAT CHECHANI, Age: 42 years, PAN No. ATDPS7855F, Aadhar Card No. 3580 3876 7914.

Both are adult, Indian Inhabitants, having address 304, Third floor, Sagar Shopping Centre, Dawood Baug, J P Road, Near Navrang Cinema, Andheri (West), Mumbai 400058, Maharashtra, hereinafter collectively referred to as "the Transferees" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, executors, administrators and assigns) OF THE OTHER PART:

Pradeep H. Agarwal
Preeti P. Agarwal

हिम्मत उमर चेचानी

Sejal

WHEREAS:-

- (A) MR GANPATI GOVIND BHATTE & MRS. PRABHA GANPATI BHATTE, being Partners of MESSERS G. B. CONSTRUCTION, (therein referred to as "**the said Owners**"), who were absolutely entitled of or otherwise well and sufficiently entitled to and absolutely seized and possessed of the immovable property known as Chothani House, Daud Baug Lane, Andheri West, Mumbai 400058, bearing CTS No. 111, 111/1 & 111/2 of Village: Andheri, Taluka: Andheri admeasuring 847.718 square meters or hereabouts (hereinafter referred to as "**the said property**").
- (B) The said owners being desirous of developing the said property by demolishing the old structure thereon and constructing the new multi-storeyed building thereon, and accordingly the said owners had appointed ARTH HOUSING DEVELOPMENT PRIVATE LIMITED, (hereinafter referred to as "**the Developer**"), who had obtained development rights in respect of all that piece or parcel of land bearing CTS No. 111, 111/1 & 111/2 of Village: Andheri, Taluka: Andheri, admeasuring 847.718 square meters or hereabouts, (hereinafter referred to as "**the said property**") situated at Village: Andheri, Taluka- Andheri.
- (C) In pursuance of the approved plan, I.O.D., Commencement Certificate and other documents the Developer constructed and completed the construction of the building, known as "GOVIND", on the said PROPERTY, and sold flats/units on ownership basis to different purchasers, and the Developer has obtained full occupancy certificate of the completed building consisting of Stilt + 7 (part) upper floors, with lift on 8th August, 2003.
- (D) Under registered Articles of Agreement, Dated. 28th October, 2003, which is registered with Sub Registrar of Assurances, bearing Document No. BDR-4/08328/2003 Dated. 30th October, 2003, Andheri-2 made and entered into between MR GANPATI GOVIND BHATTE & MRS. PRABHA GANPATI BHATTE, being Partners of MESSERS G. B. CONSTRUCTION, therein called the Owners, party of the First part, and ARTH HOUSING DEVELOPMENT PRIVATE LIMITED, therein referred to as the Developers, the party of Second Part and **MR. PRADEEP H. AGARWAL and MRS. PREETI P. AGARWAL**, hereinafter referred to as the Transferors,

Reserve
Preeti M.

दिम्मत अमार चैवाण

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therein collectively called the Buyer, being the party of the Third part, having individual 50% ownership rights each have jointly purchased on ownership basis a residential flat i.e. Flat No. 104, First Floor, in the Building Known as Govind, Chothani House, Dawood Baug Lane, Andheri (West), Mumbai 400058, now known as Flat No. 104, First Floor, in the Shree Govind C.H.S. Limited, Dawood Baug Lane, Off. J.P. Road , Andheri (West), Mumbai 400058, admeasuring 651 square feet carpet area i.e. 781.20 square feet built up area i.e. 72.60 square meters built up area, (hereinafter referred to as "the said flat"), (more particularly described in the schedule hereunder written), on the terms and conditions therein mentioned.

- (E) The different flat purchasers have formed SHREE GOVIND CO OPERATIVE HOUSING SOCIETY LIMITED, having Registration No. BOM/WKW/HSG/(TC)/12576/2004-05, Dated. 2nd August, 2004, and the present management and state of affairs of the society is vested with SHREE GOVIND CO OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as "the said society") a society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and as such the first purchasers i.e. MR. PRADEEP H. AGARWAL and MRS. PREETI P. AGARWAL, being the founder members they have become the members and shareholders of the said society and they are holding Five fully paid up shares of Rs. 50/- each, bearing Share Certificate No. 04 having Distinctive numbers from 16 to 20, Dated. 16th January 2005. (hereinafter referred to as "the said shares")
- (F) Under registered Articles of Agreement Dated. 7th November 2003, which is registered with Sub Registrar of Assurances bearing Document No. BDR-4/08602/2003, Dated. 7th November, 2003, Andheri-2 made and entered into between ARTH HOUSING DEVELOPMENT PRIVATE LIMITED; therein referred to as the Developer, party of the First part; and MR GANPATI GOVIND BHATTE & MRS. PRABHA GANPATI BHATTE, being Partners of MESSERS G. B. CONSTRUCTION, therein called the Owners, and MR. PRADEEP H. AGARWAL and MRS. PREETI P. AGARWAL, hereinafter referred to as the Transferors, therein called the Purchasers, being the party of the other part, having individual



Pradeep H. Agarwal
Preeti P. Agarwal

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50% ownership right have purchased on ownership basis a stilt car parking space i.e. **Stilt Car Parking No. 3, in the Building Known as Shree Govind C.H.S. Limited, Chothani House, Dawood Baug Lane, Andheri (West), Mumbai 400058, admeasuring 130 square feet carpet area i.e. 156 square feet built up area i.e. 14.49 square meters built up area, (hereinafter referred to as "the said Stilt car parking")**, (more particularly described in the schedule hereunder written), on the terms and conditions therein mentioned.

(G) The Transferor herein as aforesaid has purchased the residential flat i.e. **Flat No. 104, First Floor, in the Shree Govind C.H.S. Limited, Dawood Baug Lane, Off. J.P. Road, Andheri (West), Mumbai 400058, admeasuring 651 square feet carpet area i.e. 781.20 square feet built up area i.e. 72.60 square meters built up area, as mentioned in Recital (D) above along with Stilt Car Parking Space No. 3, as mentioned in Recital (F) above (hereinafter the flat and the said Car Parking collectively referred to as "the said flat")** and the said shares and they are joint and absolute owners and they are absolutely seized and possessed or otherwise well sufficiently entitled to the said flat situated in Revenue Village-Andheri, Taluka- Andheri, bearing C.T.S. No- 111, 111 (Part).

(H) As aforesaid the Transferors herein are joint and absolute co-owners having their individual 50% ownership right, title and interest each and they are in exclusive use, occupation, possession and enjoyment of the said flat and also cleared all dues, taxes, outgoing, society maintenance charges, electricity charges etc. of the said flat to the said society/concerned authorities up to date, and the Transferors have agreed to sell and transfer to the Transferees the said flat and the said shares of the said society and the Transferees have agreed to purchase and acquire all rights, title and interest of the Transferors in the said flat to be used for residential purpose of the Transferees and their family members, together with the permanent and absolute right of the use and occupation of the said flat along with the deposit paid to the concerned authorities/the said society/Developers, if any.

(I) The Transferees have approached the Transferors with request to purchase/transfer and allot the right, title and interest in the said

Rajesh
Kant. M.

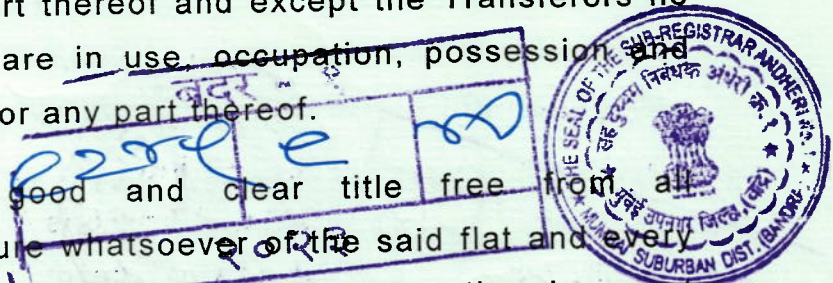
विमल उमर-वेचारा

Sejal

flat and the said shares in their favour and the Transferors have agreed to transfer their ownership right, title and interest in respect of the said flat in the manner and upon the terms and conditions hereinafter recorded by and between the parties hereto below.

The Transferors have represented to the Transferees as under:

1. There are no suits, litigation's, or any other proceeding pending as against the Transferors affecting their ownership rights and their membership right, title and interest in the said flat and in the said shares.
2. There are no attachments or prohibitory orders from the court of law against membership rights and the said shares and the said flat is free from all encumbrances, mortgages or charges and/or is not subject matter of any lispendance, assessment or attachment either before or after judgment.
3. The Transferors have not received any kind of notices either from the government, semi-government, Brihanmumbai Municipal Corporation or any authorities regarding any of the proceedings with regard to the said flat.
4. The Transferors have paid all the necessary charges including outgoings and maintenance of all nature whatsoever in respect of the said flat to the said society, government or any other authorities before the execution of this Agreement for Sale.
5. The Transferors are in exclusive use, occupation and possession of the said flat and every part thereof and except the Transferors no other person or persons are in use, occupation, possession and enjoyment of the said flat or any part thereof.
6. The Transferors have good and clear title free from all encumbrances of any nature whatsoever of the said flat and every part thereof and the Transferors hereby declare that they have not created any third party rights, title and interest against the said flat by entering into MOU, Agreement for Sale or Sale Deed and there are no outstanding estates or effects by way of lease, lien, charge, inheritance, sale, gift, trust or mortgage or otherwise howsoever



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against the Transferors and/or against the said flat or the said shares.

7. The Transferors are not restricted either in the Income Tax Act, Wealth Tax Act, or any other statute from disposing of the said flat or any part thereof.
8. The Transferors have not done any act, deed, matter or thing whereby they are prevented from entering into this AGREEMENT FOR SALE and the Transferors have all right, title and interest to enter into this AGREEMENT FOR SALE.

The Transferors have accepted the request of the Transferees herein for sale of the said flat in favour of the Transferees herein, and the Transferors have agreed to execute this AGREEMENT FOR SALE on the terms and conditions herein after appearing, for the total consideration of **Rs. 1,62,75,000/- (Rupees One Crore Sixty Two Lakhs Seventy Five thousand only)**, on the following terms and conditions:

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY THE PARTIES HERETO AS UNDER:-

1. The recitals mentioned above form an integral and operative part of this Agreement for Sale, as if the same were set out and incorporated herein verbatim.
2. The Transferors have agreed to sell and the Transferees have agreed to purchase the said flat along with the membership rights/shares of the society together with the permanent and absolute right of use and occupation of the said flat.
3. The Transferors do hereby agree to sell, transfer and assign absolutely all their ownership rights, title and interest in respect of the said aforesaid residential flat in favour of the Transferees, i.e. Flat No. 104, First Floor, Shree Govind C.H.S. Limited, Dawood Baug Lane, Off. J.P. Road, Andheri (West), Mumbai 400058, admeasuring 651 square feet carpet area i.e. 781.20 square feet built up area i.e. 72.60 square meters built up area,

*Prasanna
Bhatia*

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Sejal

along with Stilt Car Parking Space No. 3, (hereinafter the flat and the said Car Parking collectively referred to as "the said flat"), (more particularly described in the schedule hereunder written), together with the said shares for the sale consideration of Rs. 1,62,75,000/- (Rupees One Crore Sixty Two Lakhs Seventy Five thousand only).

4. The Transferors on or before execution hereof :

(A) have received part payment of Rs 87,75,000/- (Rupees Eighty Seven Lakhs Seventy five thousand only), paid on or before execution of this Agreement for Sale, which also includes a sum of Rs. 1,62,750/- (Rupees One Lakh Sixty two thousand Seven hundred fifty only), has been deducted as T.D.S. of 1% of Agreement value in accordance with Section 194-IA of Income Tax Act, 1961, jointly of both the Transferors and shall be deposited in Govt. Treasury, by the Transferees, in time, and the Transferees shall issue a T.D.S. Certificate/s to the Transferors within reasonable time.

(B) Rs 75,00,000/- (Rupees Seventy Five Lakhs only), shall be paid by the Transferees to the Transferors either from their own sources or by bank loan within 90 days from date of signing of this Agreement for Sale and time is essence of contract for making balance full and final payment, and if the Transferees fails to make the said balance full and final payments on or before stipulated then the Transferees shall be liable to pay interest of 1.00% per month, from its due date till final payment.

The Transferors on receiving the said full and final payments shall execute and deliver all the necessary documents that are required by the Transferees to become the new members of the said society, by signing forms, applications, letters, documents etc. The Transferors hereby agrees to provide all the necessary documents for registration of document/s or for home loan purposes and if there is any delay or failure to provide such necessary

Resgnt.
Panti. M.

दिपकत उमर केतानी

Sejal



documents, the same period shall deemed to be waived for the outstanding payments.

5. In consideration of the above, the Transferors hereby agree to assign and transfer all their ownership rights, title and interest (subject to fulfilling their i.e. the Transferees, obligation as regards payment of full consideration) in the above said flat along with his ownership/occupancy and possessory rights unto and in favour of the Transferees.
6. It is hereby confirmed and declared by the Transferors that the Possession of the said flat will be handed over to the Transferees on payment of full and final payment to the Transferors. The formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferors and the Transferees by signing the necessary transfer sets, and other documents in respect the said flat for admission of the Transferees as the members in the records of the said Society simultaneously on making the full and final payment to the Transferors.
7. The Transferors do hereby covenant with the Transferees that the said flat hereby agreed to be sold is free from all encumbrances of any nature whatsoever and that the Transferors have full and absolute right and power to sell, transfer and deliver the vacant and peaceful possession of the said flat to the Transferees and the Transferors are in possession of original title deeds and documents.
8. The Transferees hereby agrees to become the members of the Shree Govind C.H.S. Limited and abide by all singular the bye-laws, rules and regulations adopted by the said society, or which it may adopt from time to time.
9. The Transferees agree to pay the day to day maintenance charges payable to the said society, including the ground rent, Municipal Taxes, water charges, maintenance charges etc. in respect of the above said flat.

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10. The Transferors hereby declares as follows:

- (a) They have not entered into any agreement with any other person/s in respect of the said flat.
- (b) They have not transferred and assigned their ownership rights, title and interest in respect of the above said flat to any person/s.
- (c) They have not mortgaged, alienated or charged the said flat or any part thereof to/with any person/s and the same is free from all encumbrances.
- (d) The Transferors declares that except the Transferors no other person/s has any right in the said flat/shares and the Transferors being the co-owners of the said flat have got full and absolute right to assign and transfer the right, title and interest in the said flat/shares in favour of the Transferees.
- (e) That no suit, proceedings, litigation etc. are pending against the said flat, nor the said flat is subject matter in any Court of law.

11. The Transferors do hereby covenant with the Transferees that they have paid and cleared all the dues of society charges, taxes, outgoing, electricity charges etc. up to date of possession in respect of the said flat and from the date of possession the Transferees shall be responsible for the payment for all the dues, taxes, outgoing, society charges, electricity charges and all other amounts for the said flat to the concerned authorities directly for which the Transferors shall not be held responsible. The Transferors do hereby covenant with the Transferees that if any such outstanding amount is claimed by the said society/the Government authorities or any other persons in respect of the said flat, pertaining to the period, till giving possession to the Transferees, the Transferors do hereby undertake to pay and hereby indemnify the Transferees against any such amount, claim or demand by the said society or any other person or persons in respect of the said flat.



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12. That the Stamp duty, registration charges, out of pocket expenses and legal fees on this Agreement for Sale shall be payable by the Transferees, and the society's transfer charges/premium or transfer charges payable to the said society, shall also be borne and payable by the Transferees.
13. The Transferors do hereby further covenants with the Transferees that on payment of full and final payment amount of the said flat, the Transferees are entitled to quietly and peacefully possess and occupy the said flat without any let, hindrance, denial, demand, interruption, eviction or any other person/s lawfully claiming through or equitably claiming through the Transferors.
14. The Transferees on receiving the vacant and peaceful possession of the said flat, shall be entitled to have and hold the possession, occupation and use of the said flat to be used for the residential purpose and the Transferees shall hold the same unto and to the use and benefit of the Transferees, their heirs, executors, successors and assigns forever without any claim, charges, right, interest, demand or lien of the Transferors or any person/s lawfully claiming through or under them subject to payment by the Transferees all the taxes, assessment charges and/or call made by the said society, or other concerned authorities.
15. That the Transferors hereby agrees and undertakes to keep the Transferees free from any past liability and keep them indemnified against and from any action, charges, claims, demand and suits filed by any person/s claiming any interest in respect of the said flat. The Transferors further confirms and declare that they have paid and cleared all the dues and statutory liabilities, and hereby indemnifies the Transferees against any statutory dues outstanding in these regards.
16. The Transferors hereby further agrees with the Transferees that they shall hereinafter whenever called upon by the Transferees without asking for any additional monetary consideration do and execute and caused to be done and executed all acts, deed, matters, documents and things whatsoever for more perfectly securing the interest and perfecting the Title of the Transferees in

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the said flat which shall or may be reasonably required at any time now or in future.

17. That the Transferors have obtained from the said Society, necessary consent for the above sale and transfer of the said flat as well as the membership/shares of the Society to get the same duly transferred to the names of the Transferees, and they shall obtain necessary documents which are required by the Transferees for registration of present Agreement for Sale, and also extend full co-operation in complying with the necessary requirements as per the society requirements.
18. The Transferors have agreed to hand over the original chain of documents, with the original registration receipts, and other original documents, original share certificate to the Transferees as per instructions received from the Transferees banker/against the peaceful possession of the said flat.
19. It is further assured to the Transferees that they does not have any kind of objection if Adani Electricity Mumbai Limited/Tata Power Limited, transfers the Electric Meter along with Account/Consumer number with existing deposits may be transferred in their name/s and the Transferors gives the consent and their No Objection in this regards in favour of the Transferees.
20. It is further assured to the Transferees that they does not have any kind of objection if Mahanagar Gas Ltd., transfers the Gas Meter and Consumer number along with existing deposits may be transferred in their name/s and the Transferors gives the consent and their No Objection in this regards in favour of the Transferees.
21. The Transferors undertakes to sign and execute at the cost of the Transferees and their heirs, executors, and assigns shall reasonably require such other documents for perfectly transferring the said flat in the name of the Transferees and undertake to present themselves personally to register this presents before the Sub-Registrar of Assurances at Andheri Taluka, Mumbai Suburban District for admission, signing and registration of this AGREEMENT FOR SALE.

सिम्मत उमर फातमी

Assent
 Cont. J. बदर - २
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22. The Transferors and the Transferees shall act in absolute good faith. However if any dispute or differences arises between them now or in the future the same shall be referred to a mediator and/or conciliation and thereafter Arbitration.
23. This Agreement for Sale has been executed in Mumbai, the payments are made in Mumbai and the said flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai Court of law.

SCHEDULE OF THE RESIDENTIAL FLAT

Flat No. 104, First Floor, in the Shree Govind C.H.S. Limited, Dawood Baug Lane, Off. J.P. Road, Andheri (West), Mumbai 400058, admeasuring 651 square feet carpet area i.e. 781.20 square feet built up area i.e. 72.60 square meters built up area, along with Stilt Car Parking Space No. 3, together with Share Certificate No-04, and the said building is consisting of Stilt plus Seven (pt) upper floors with lift, and the said building is constructed in the year 2003, in the K West Municipal ward, on the land having C.T.S. No. 111, 111 (Part) in the Revenue Village- Andheri, Taluka- Andheri, in the Registration District of Mumbai Suburban.

House Property No: KW1904490000004.

*Resident,
Part. M.*

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2276	94400
2023	

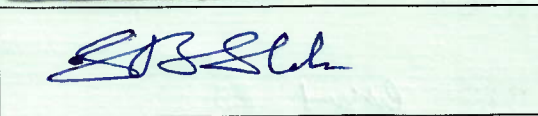
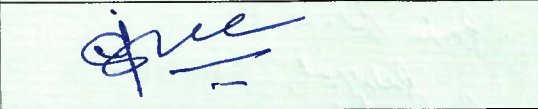


IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to their writing on the day, month and the year first herein above written.

Signed and Delivered by the Within named the Transferors.

<p><i>Pradeep</i></p> <p>MR. PRADEEP H. AGARWAL.</p>		
<p><i>Preeti M.</i></p> <p>MRS. PREETI P. AGARWAL</p>		

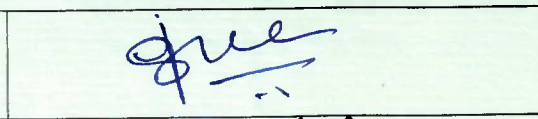
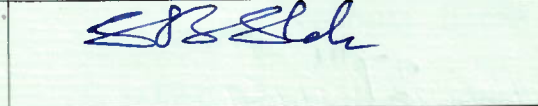
Witnesses:

<p>MR. SHAILESH SHAH</p>	
<p>MR. JAWAL SHAH</p>	

Signed and Delivered by the Within named the Transferees.

<p><i>हिम्मत कुमार चंचाणी</i></p> <p>MR. HIMMAT KUMAR BHANWAR LAL CHECHANI</p>		
<p><i>Sejal</i></p> <p>MRS. SEJAL HIMMAT CHECHANI</p>		

Witnesses:

<p>MR. JAWAL SHAH</p>	
<p>MR. SHAILESH SHAH</p>	

बदाय		
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२०२२		



PART PAYMENT RECEIPT

Received of and from within named Transferees **MR. HIMMAT KUMAR BHANWAR LAL CHECHANI** and **MRS. SEJAL HIMMAT CHECHANI**, part consideration as follows in respect of sale, transfer and assignment of our residential flat i.e. **Flat No. 104, First Floor, in the Shree Govind C.H.S. Limited, House, Dawood Baug Lane, Off. J.P. Road, Andheri (West), Mumbai 400058, along with Stilt Car Parking Space No. 3.**

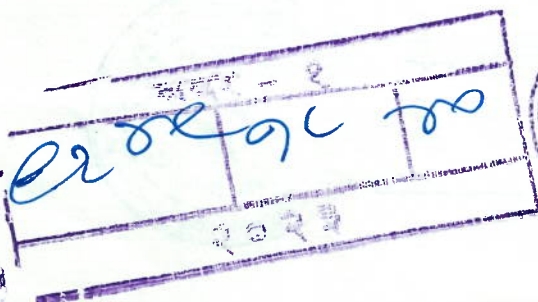
Instrument No.	Dated	Drawn on	Amount
RTGS	20-06-2023	Punjab National Bank, Andheri W Br.	12,75,000/-
RTGS	20-06-2023	Punjab National Bank, Andheri W Br.	12,75,000/-
RTGS	20-06-2023	Punjab National Bank, Andheri W Br.	12,75,000/-
RTGS	20-06-2023	Punjab National Bank, Andheri W Br.	12,75,000/-
RTGS <i>Resgunt, Prt. M.</i>	23-06-2023	Punjab National Bank, Andheri W Br.	08,78,063/-
RTGS <i>Resgunt, Prt. M.</i>	23-06-2023	Punjab National Bank, Andheri W Br.	08,78,062/-
RTGS <i>Resgunt, Prt. M.</i>	23-06-2023	Punjab National Bank, Andheri W Br.	08,78,063/-
RTGS <i>Resgunt, Prt. M.</i>	23-06-2023	Punjab National Bank, Andheri W Br.	08,78,062/-
T.D.S. To be deposit in time by the Transferees.			01,62,750/-
Total Amount Paid Rs.			87,75,000/-

(Received Rupees Eighty Seven Lakhs Seventy five thousand only).

MR. PRADEEP H. AGARWAL	<i>Resgunt.</i>
MRS. PREETI P. AGARWAL	<i>Prt. M.</i>

Place: Mumbai

Date: 27th June, 2023.



8328323

21-06-2023

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 8328/2003

नोंदणी :

Regn:63m

गावाचे नाव : अंधेरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.1854000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2668050
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - अंधेरी (अंधेरी), उपविभागाचे नाव - 39/200 - भुभाग: उत्तरेस जयप्रकाश रोड, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस गावाची सीमा, व पश्चिमेस गुलमोहोर मार्ग. सदर मिळकत सि.टी.एस. नंबर - 111 मध्ये आहे. फ्लॉट नं. 104, 1 ला मजला, गोविंद बिल्डींग
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 72.6 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जी बी कंस्ट. चे सी ए व अर्थ हौसिंग प्रा लि चे संचालक राजकुमार बी लुल्ला तर्फे मुखत्यार डेनीस परेरा -- वय:-27पत्ता:-११पिन कोड:-५२पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-प्रदीप एच अगरवाल वय:-40पत्ता:-६०२पिन कोड:-५८पॅन नं:- 3): नाव:-प्रीती पी अगरवाल वय:-32पत्ता:-वरीलप्रमाणे पिन कोड:--पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2003
(10)दस्त नोंदणी केल्याचा दिनांक	30/10/2003
(11)अनुक्रमांक,खंड व पृष्ठ	8328/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	162250
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26690
(14)शेरा	-

बदल - २
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8602323

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

24-06-2023

दस्त क्रमांक : 8602/2003

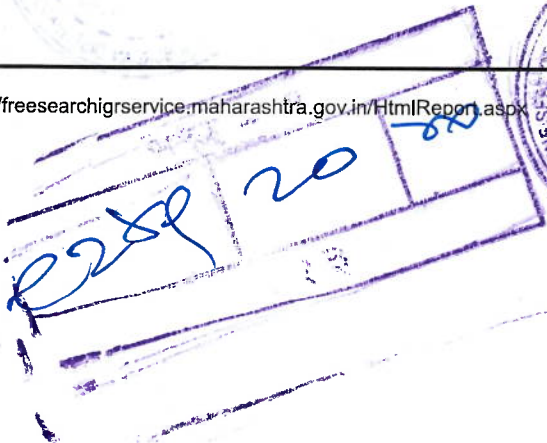
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Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : अंधेरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.25000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 127000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :स्टील कारपार्किंग नं. 3 , गोविंद
(5) क्षेत्रफळ	130 चौ फुट कारपेट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अर्थ हौसिंग डेव्ह. प्रा लि चे संचालक आर बी लुल्ला व मे जी बी कंस्ट्र. चे भागीदार आर बी लुल्ला तर्फे मुखत्यार डेनीस परेरा -- वय:-27पत्ता:--पिन कोड:-५२पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-प्रदीप एच अगरवाल वय:-40पत्ता:-१०४पिन कोड:-५८पॅन नं:- 3): नाव:-प्रिती पी अगरवाल वय:-32पत्ता:-वरीलप्रमाणे पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/11/2003
(10)दस्त नोंदणी केल्याचा दिनांक	07/11/2003
(11)अनुक्रमांक,खंड व पृष्ठ	8602/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1270
(14)शेरा	-



SHREE GOVIND CO-OP. HSG. SOC. LTD.

(Regd. No. BOM/WKW/HSG/TC) 2004-2005/12576/w.e.f. 02.08.2004
111, Dawood Baug Lane, Off. J. P. Road, Andheri (W), Mumbai - 400 058.

Date: 20-06-2023

Ref. No. _____

Dated: 20th June, 2023

To

Pradeep Hariprasad Agarwal & Preeti Pradeep Agarwal
104, Shree Govind CHS Limited,
Dawood Baug Lane, Andheri West,
Mumbai 400 058

Subject: Your request letter for issue of No Objection Letter for
Transfer of Flat Number 104 in Shree Govind CHS Limited

Dear Sir/ Madam,

We have no Objection for Transfer of Flat Number 104 in Shree Govind CHS Limited which at present is owned by Pradeep Hariprasad Agarwal and Preeti Pradeep Agarwal. We confirm having received Society Maintenance charges till 30th September, 2023 for this Flat Number 104 Owned by them in Shree Govind Co-operative Housing Society Limited

For Shree Govind Co-operative Housing Society Limited

For Shree Govind Co-operative Housing Society Limited

Secretary Chairman Treasurer

(Secretary)

(Chairman)

बदल - 2
2200 29 00
2023





Share Certificate

Mem. Register No. 04 Certificate No. 04

SHREE GOVIND CO-OPERATIVE HOUSING SOCIETY LTD.,

Regd. No. BOM/WKW/HSG/TC-12576/2004

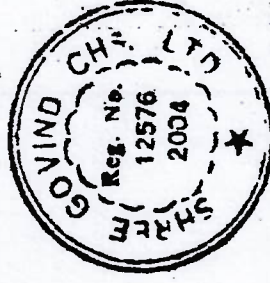
This is to certify that MR. PRADEEP H. AGARWAL & Mrs. PREETI P. AGARWAL

is / are the Registered Holder/s of FIVE
fully paid - up shares Numbered 16 to 20
both inclusive, of Rupees FIFTY each in the above named

Subject to the Bye - laws thereof.

Given under the Common Seal of
the said society, this 16th
day of JANUARY 2005

Rs. 250/-



Retired
Chairman

V. H. Kafedien

Hon. Secretary

S. M. D.
Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

Handwritten notes and stamps at the bottom, including a date stamp '22/01/05' and a signature.



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	3 Authorised Signato
1	2	3	4	5	6
1					Chairman Hon. Secretary Hon. Treasurer
2					Chairman Hon. Secretary Hon. Treasurer
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer

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Valid up to 9/12/2002
 CE/ 7282 / B/S/II/WS/AK of **13 JAN 2002**
 Further C. C. is now extended
 for Stilt height As per approved
plan dtd 24/10/2001
Asstt. Engr. B. P. (WS), K/E/W/CR

Valid up to 9/12/2002
 CE/ 7282 / B/S/II/WS/AK of **13 MAY 2002**
 Further C. C. is now extended up to top of 8th floor height) As per approved amended plan dt- 24/4/2002
Asstt. Engr. B. P. (WS), K/E/W/CR
Asstt. Engr. B. P. (WS), K/E/W/CR

Valid up to 9/12/2002
 CE/ 7282 / B/S/II/WS/AK of **24 MAY 2002**
 Further C. C. is now extended
 for full heights top of 8th floor slab + LMR height
As per n.p. dtd 24/4/2002
Asstt. Engr. B. P. (WS), K/E/W/CR

Valid up to 9/12/2002
 CE/ 7282 / B/S/II/WS/AK of **18 SEP 2002**
 Further C. C. is now extended
 for/up to top of 5th floor (PT) i.e. ht. 17.25m + LMR + OH7 As per approved plan dt. 11/9/02
Asstt. Engr. B. P. (WS), K/E/W/CR

Valid up to 9/12/2003 **12 MAY 2002**
 CE/ 7282 / B/S/II/WS/AK of
 Further C. C. is now extended
 for/up to past facta up to top of 7th floor (PT) i.e. ht. 23.04m +
LMR + OH7 As per approved plan dt. 11/03/02
Asstt. Engr. B. P. (WS), K/E/W/CR



Handwritten notes and stamps in purple ink:
 2282
 20
 2002

Handwritten notes and stamps in black ink:
 बदर-8/
 5325/02
 2002



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KW1904490000004	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16151806 202220BIL16151807	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : MR.PRADEEP H. AGARWAL & MRS. PREETI P. AGARWAL 104.SHREE GOVIND CHS LTD.,		प्रेषक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058. ईमेल - aackw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2624 9594	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . KW-6013(1-F104),8-DAWOOD BAUG, HOUSE SHREE GOVIND CHS FLAT NO 104 SHRI NARAYAN D CHOTANI			
प्रथम करनिर्धारण दिनांक:	11/10/2003	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ 4337300			
एकूण भांडवली मूल्य: ₹ Forty Three Lakh Thirty Seven Thousand Three Hundred Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी	₹ 0
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2386			2386
जल कर			0			0
जल लाभ कर			1497			1497
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			930			930
म.न.पा. शिक्षण उपकर			868			868
राज्य शिक्षण उपकर			759			759
रोजगार हमी उपकर			0			0
वृक्ष उपकर			44			44
पथ कर			1085			1085
एकूण देयक रक्कम			7569			7569
कलम152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			7569			7569
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रूपये	₹ Seven Thousand Five Hundred Sixty Nine Only			₹ Seven Thousand Five Hundred Sixty Nine Only		
अंतिम देय दिनांक			31/12/2022			31/12/2022

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTKW1904490000004, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवैध बांधकामावर मालमत्ता कर व शांती वसावणे वृत्ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंत त्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन वृत्तीचा सुविधेसाठी असण्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे. २०२३



सादरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.



महेश पाटील
करनिर्धारक व संकलक



User Category :- R

E & OE

SHREE GOVIND CO-OP. HSG. SOC. LTD.

BOM/WKW/HSG/TC 2004-2005/12576 / w.e.f. 02.08.2004
111, Dawood Baug Lane, Andheri- West, Mumbai- 400 058.

Bill for the Period April-2022 to September-2022
Name : **Mr Pradeep H. Agarwal & Mr. Preeti P. Agarwal**

Bill No. : **00004**
Bill Date : **01/04/2022**
Due Date : **30/05/2022**
AREA : **638**

Flat No. **104**

Particulars	Amount (in Rs.)
SERVICE CHARGES	9,492.00
SINKING FUND	150.00
REPAIR FUND	450.00
NON OCCUPANCY CHARGES	0.00
OTHER CHARGES	4,620.00
PARKING STILT	600.00
PARKING OPEN	0.00
Non Occupancy Charges	0.00
Other Charges	0.00
Less-Collection from members	0.00
MAJOR REPAIR FUND	0.00
Principal Amount Dues :	Total : 15,312.00
Accumulated Interest 0.00	Arrears / Advance 0.00
Rs. Fifteen Thousand Three Hundred Twelve only.	Interest on Arrears 0.00
	Grand Total : 15,312.00

1. Please inform the society office in case of any discrepancies in this bill within 7 days.
2. Please mention your Bill No./Flat No. on the reverse of the cheque.
3. If payment is not made within 30 days from the date of this bill, interest @ 18% will be charged on the entire amount of bills its payment.
4. Please issue crossed cheque in the name of the society (NO CASH PAYMENT)
5. Details for NEFT Remittance - Shree Govind Co-op Hsg society ltd. Andheri-west, Mumbai- 400058 , A/c no- 2667101135853 , IFSC CODE- CNRB0002667
6. If u paid online please send screenshot on whatsapp message in this no- 9892680303

For SHREE GOVIND CO-OP. HSG. SOC. LTD.

Hon. Secretary / Treasurer

Powered by **SOCIETY MAXX**

Ex. Engineer Bldg. Proposal (W. S.)
H. and - 6 Wards.
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

BRIHANMUMBAI MAHANAGARPALIKA
NO. CH/7282/WS/AK

8 AUG 2003

FULL OCCUPANCY CERTIFICATE

To,
Shri Ganpati G. Bhatte, C.A. to owner.
Sandesh, 2nd floor,
Dawood Baug Lane,
Andheri (W),
Mumbai.

Sir,

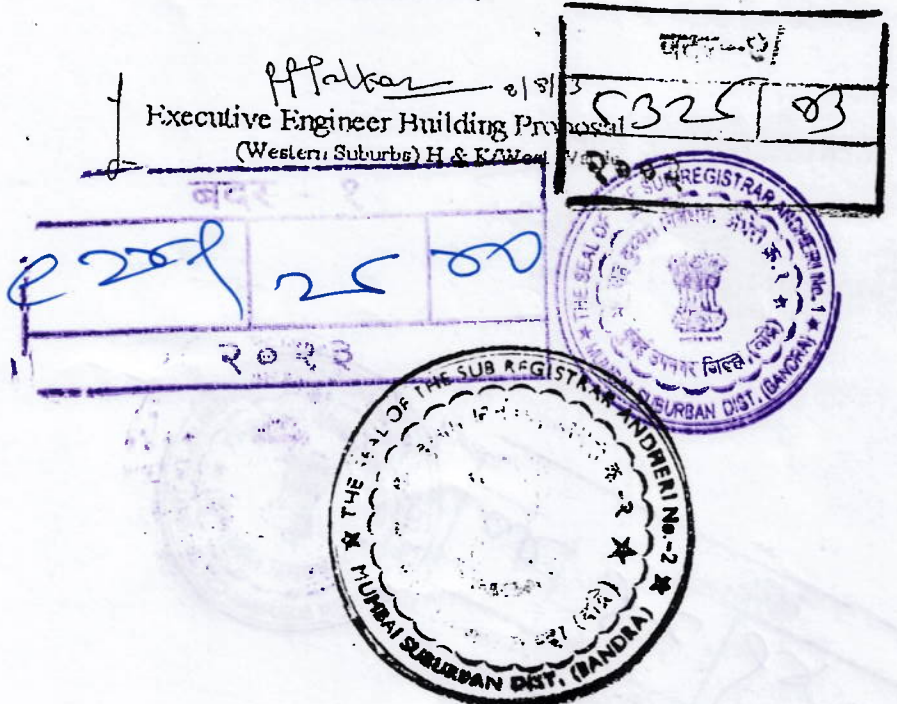
The full development work of the Building comprising Stilt - 1st to 6th typical and 7th (Pl) floor on plot bearing C.T.S. No.111, 111/1-2, situated at Dawood Baug Lane, of Village Andheri (W), Mumbai, completed under the supervision of Shri Mohd. Farooq A.W. Sarang Architect/Licence No. CA/89/12173 may be occupied on the following conditions :

- 1) That the Cfl. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations Cfl.
- 2) That the N.O.C. from Supdt. of Gardens shall be submitted within 15 days or B.C.C. whichever is earlier.

A set of certified completion plan is attached herewith.

Yours faithfully,

H. Patkar
Executive Engineer Building Proposal
(Western Suburbs) H & K/Wards



MUNICIPAL CORPORATION OF GREATER BOMBAY.

कायकारी अभियंता इमारती प्रस्ताव

(उपनगरे) २ : बांधे कार्यालय

मध्यवर्ती उपनगरातील वृहन्मुखी

महानगर पालिकेची कार्यालय

म. न. प. कार्यालय मार्ग भांडे, इ. नं. १२

No. CE/3735/WS/AK of 10 JUL 1991

To
Shri Ashwin H. Jhaveri, Architects,
15, Second Floor, Madhav Nagar,
S. V. Road, Andheri (West),
Bombay 400 058.

Sub. :- Occupation Certificate for buildings on plot bearing C. T. S. No. 76, 77, 77/1 to 3 at Dawood Baug, Andheri (West).

Sir,

Ref. :- Your letter No. Nil of 26-3-1991.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions should be complied with within three (3) months from the date of receipt hereof.

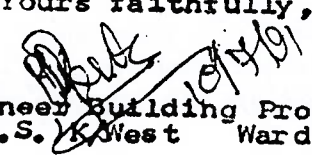
1) That the Certificate under section 270-A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.

2) That combined P.R.C. for amalgamated plots will be submitted within three (3) months.

3) That setback land will be transferred in the name of Municipal Corporation of Greater Bombay in City Survey Record within one (1) month.

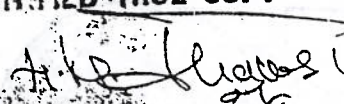
This permission is granted without prejudice to action under section 353-A/471 of B.M.C. Act.

Yours faithfully,


Assistant Engineer Building Proposals
(W. S. West Ward).

Ask/10.7.91.

CERTIFIED TRUE COPY


M/s. H. M. Jhaveri & Sons.
(Architects & Engineers)



बंदरा	28	00
22	28	00
2022		

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

नातुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

अंधेरी

क्षेत्र ची.मां.

धारणाधिकार

गोपनीयता दिवसेच्या आकारणाचा किंदा याच्या तपशील आणि त्याच्या फेर तपशीलांचा तपसल देऊ)

ध्यानशेती धारा

रु. २४.०० ता. ३१/०/१९७३

१११

७५०.१

क

मूळधारक

व्यक्तिगत मूळ धारक: [श्री. नारायण देवजी चांदानी]

दिनांक

व्यवहार

खंड क्रमांक

निरतन धारक (भा) पट्टेदार (प) किंवा भर (भा)

संस्थांकन

१४/०५/१९७९

वारसाने व आदेश न. भु. अ. क्र. ४ दि. १३/८/१९७९

SI

(H)

१) श्री. भगवान नारायण चौथाणी

२) श्रीमती मालती उर्फ शारदा सतीश भुतानी

३) श्रीमती गुलाब नारायण चौथाणी

[४) श्रीमती गिरीजा पुरुषोत्तम चौथाणी]

कुमारी आशा पुरुषोत्तम चौथाणी

कुमारी भूषण पुरुषोत्तम चौथाणी

कुमारी उल्हास उर्फ राजकुमार पुरुषोत्तम चौथाणी अ. पा. क. शारदा सतीश भुतानी

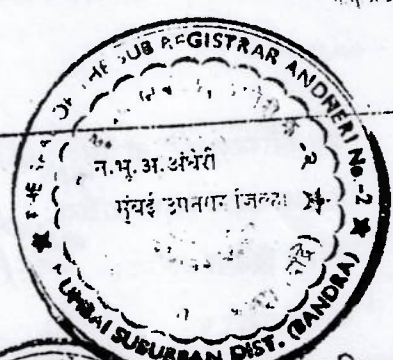
२९/०९/१९८०

न. भु. अ. क्र. ०६ यांचे कडी

आदेश क्र. न. भु. अंधेरी १११/८० दि. २१/१/८०

य प्रतिज्ञापत्राने श्रीमती गिरजापुरुषोत्तम चौथाणी यांचे नांव फर्मा केले

न. भु. क्र. १११/१ते २ सह



अर्ज स्वीकारण्याची तारीख: १०/१२/७९ पूर्ण नोंदी।

नकल तयार केलेली तारीख: १०/१२/७९ शुल्क।

नकल दिलेली तारीख: १०/१२/७९ शुल्क।

नकल तयार केलेली तारीख: १०/१२/७९ शुल्क।

नकल तयार केलेली तारीख: १०/१२/७९ शुल्क।

२२४/३०००

२०२२

वदर-४/

८३२५ ४०

२००३

खरी नक्का

रवर घुमाने अधिकारी, बां

१४/११/८०

११/११/८०

मालमत्ता पत्रक

1

अंधेरी

नालुका: न. भु. मा. का. -- न. भु. अ. अंधेरी

जिल्हा --

मुंबई उपनगर जिल्हा

क्षेत्र
चौ.मां.

धारणाधिकार

शासनलक्षितलेख्या धारणाधिकार क्षेत्रात
तपशील आणि त्याच्या फेर तपशीलांची (न. भु. अ. अ.)

१११/१

१५.२

क

सि. स. नं. १११ प्रमाणे

धारणाधिकार

धारणाधिकार

[श्री. नारायण देवजी चोंढानी]

पडवार

इतर भाग

धरणी

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (भा)
पट्टेदार (२) किंवा भार (भा)

साक्षात्कार

११/०५/१९७९

सि. स. नं. १११ प्रमाणे

SI

(H)

- १) श्री. भगवान नारायण चोंढानी
- २) श्रीमती भालती उर्फ शारदा सतीश भुतानी
- ३) श्रीमती गुलाब नारायण चोंढानी
- (८) श्रीमती गिराजा पुरुषोत्तम चोंढानी
- कुमारी आशा पुरुषोत्तम चोंढानी
- कुमारी सुरेखा पुरुषोत्तम चोंढानी
- कुमार उल्हास उर्फ राजकुमार पुरुषोत्तम चोंढानी
- चोंढानी अ. पा. क. शारदा सतीश भुतानी

गती-

११/०५/७९

न. भु. अ. अ. मुंबई

२१/०५/१९८०

सि. स. नं. १११ प्रमाणे

गती-

२१/०५/८०

न. भु. अ. अ. मुंबई

धारणाधिकार करणारा -

खरी नक्कल -

न. भु. अ. अंधेरी

मुंबई उपनगर जिल्हा

अज र्खीकारण्याची तारीख: २०/०५/८०	एकूण नोंदी: ००३००
नक्कल तयार करेची तारीख: २०/०५/८०	नक्कल शुल्क: ६०.००
नक्कल दिलेची तारीख: १८/०५/८०	नक्कल शुल्क: २.००
नक्कल तयार झालेची तारीख: १८/०५/८०	नक्कल शुल्क: ६.००
नक्कल तयार झालेची तारीख: १८/०५/८०	नक्कल शुल्क: ६.००



खरी नक्कल

बदर भुमापन अधिकारी, अ



2258 269 2027 80

बदर-४/
८३२५/०५
२००३

मालमत्ता पत्रक

11

अंधेरी

नालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाच्या दिवसाच्या आठवड्याच्या निमित्ताने प्रत्येक ताशीस शेतकरी त्वाच्या कर तपासण्याची प्रक्रिया

ध्वज
मो.मो.

धारणाधिकार

सि.स.नं १११ प्रमाणे

११११२

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क

संज्ञक

संज्ञक धारक

[श्री. नारायण देवजी चौडानी]

पत्ता

पत्ता

इतर शहर

दिनांक

व्यवहार

खंड क्रमांक

नवीन धारक (भा)
पट्टेदार (प) किंवा धार (भा)

मासालेख

२८/०८/१९७१

सि.स.नं १११ प्रमाणे

६।

(H)

- १) श्री. भगवान नारायण चौधानी
- २) श्रीमती मालती उर्फ शारदा सतीश भूतानी
- ३) श्रीमती गुलाब नारायण चौधानी
- ४) श्रीमती गिराजा पुरुषोत्तम चौधानी
- कुमारी आशा पुरुषोत्तम चौधानी
- कुमारी सुरेखा पुरुषोत्तम चौधानी
- कुमार उल्हास उर्फ राजवन्मन पुरुषोत्तम चौधानी अ.पा.क. शारदा सतीश भूतानी

२७/७/१९८०

सि.स.नं १११ प्रमाणे

कारणाची कारणता -

खरी नकदल -

न.भू.अ अंधेरी

मुंबई उपनगर जिल्हा

अज स्वीकारण्याची तारीख: १०/०८/८१

एकूण नोंदी: ११०००

नकदल तयार केलेची तारीख: १०/०८/८१

नकदल धुल्ले: ११०००

नकदल दिलेली तारीख: १०/०८/८१

नकदल धुल्ले: ११०००

नकदल तयार

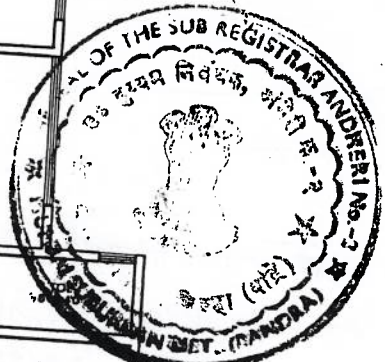
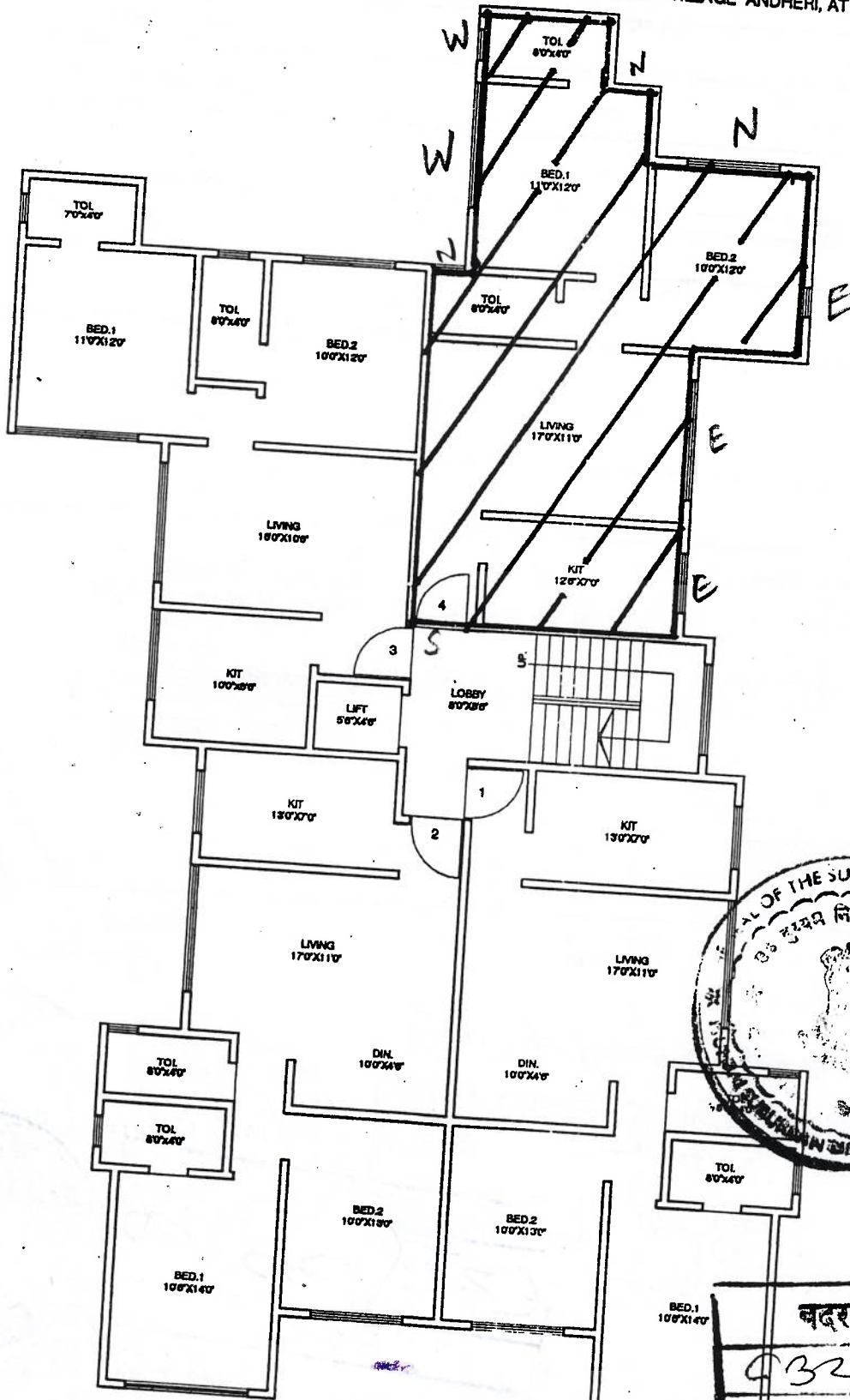
नकदल तपासणी करणारी



२०२३

नदर-४/
८३२/४६
२००३

PROPOSED BUILDING "GOVIND" ON C.T.S. NO. 111, 111/1 TO 2, DAWOOD BAUG LANE, OF VILLAGE ANDHERI, AT ANDHERI (W).



बदर-१/
0325/08
12/00?

TYPICAL FLOOR PLAN
STILT + 7 UPPER FLOORS

FLAT NO : 104
FLAT NO :

FLOOR : FIRST
FLOOR :

CARPET AREA IN SQ.FT. : 651 SQ.FT.
CARPET AREA IN SQ.FT. : 651 SQ.FT.

ONLY WRITTEN DIMENSIONS SHOULD BE FOLLOWED. DRAWING MUST NOT BE SCALED. ARCHITECT MUST BE INFORMED FOR ANY ADDITIONAL INFORMATION REQUIRED; OR IN CASE OF ANY DISCREPANCY BEFORE COMMENCEMENT OF WORK.

FOR ARTH HOUSING DEVELOPMENT PVT. LTD.

Rajkumar B. Datta

DIRECTOR

Pragya. P. Anil.

Handwritten notes and stamps in the bottom left corner, including a purple stamp with the number '2023' and some illegible signatures.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABPA5194Q

नाम / Name
PRADEEP HARIPRASAD AGARWAL

पिता का नाम / Father's Name
HARIPRASAD DWARKADAS AGARWAL

जन्म की तारीख / Date of Birth
28/01/1964

Pradeep
हस्ताक्षर / Signature

23012017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADPA5900E

नाम / Name
PREETI PRADEEP AGARWAL

पिता का नाम / Father's Name
KAMALKISHORE MANGAL

जन्म की तारीख / Date of Birth
28/06/1971

27022022
PAN Application Copy Stamp, Card Not Valid unless Physically Signed.

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1216/00192/05544

To
श्री प्रदीप अग्रवाल
Pradeep Hariprasad Agarwal
S/O Hariprasad Agarwal
104, Govind Apartment, Dawood Baug Lane,
Near P.K Jewellers
Andheri West
Mumbai Maharashtra - 400058
9833282491

Valid till 27/12/2011

आपका आधार क्रमांक / Your Aadhaar No. :
3391 1206 5899
VID : 9100 9370 5979 2197
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

श्री प्रदीप अग्रवाल
Pradeep Hariprasad Agarwal
जन्म तिथि/DOB: 28/01/1964
पुरुष/ MALE

3391 1206 5899
VID : 9100 9370 5979 2197
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1216/00192/05548

To
श्री प्रीति प्रदीप अग्रवाल
Preeti Pradeep Agarwal
W/O Pradeep Agarwal
104, Govind Apartment, Dawood Baug Lane,
Near P.K Jewellers
Andheri West
Mumbai Maharashtra - 400058
9833540792

आपका आधार क्रमांक / Your Aadhaar No. :
2969 6483 9518
VID : 9186 3242 8262 7386
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

श्री प्रीति प्रदीप अग्रवाल
Preeti Pradeep Agarwal
जन्म तिथि/DOB: 28/06/1971
महिला/ FEMALE

2969 6483 9518
VID : 9186 3242 8262 7386
मेरा आधार, मेरी पहचान

THE SEAL OF THE SUB-REGISTRAR
FOR THE SUB-DIVISION OF THE
MUMBAI SUBURBAN DIST. (ANDHRI WEST)

Pradeep

Preeti

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIMMAT KUMAR B L CHECHANI
B L H CHECHANI
02/07/1981
Permanent Account Number
AENPC2905H

हिम्मत कुमार चैचानी
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATDPS7855F

नाम / Name
SEJAL HIMMAT CHECHANI

पिता का नाम / Father's Name
SHANKARLAL BANSILAL DEVPURA

जन्म की तारीख /
Date of Birth
15/02/1981

हस्ताक्षर / Signature

21032019

भारत सरकार
GOVERNMENT OF INDIA

हिम्मत भंवर लाल चैचानी
Himmat Bhanwar Lal Chechani
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male

3976 0078 0704

भारत सरकार
GOVERNMENT OF INDIA

सेजल हिम्मत चैचानी
Sejal Himmat Chechani
जन्म वर्ष / Year of Birth : 1981
स्त्री / Female

3580 3876 7914

आधार – सामान्य माणसाचा अधिकार

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: भंवर लाल चैचानी, 304,
सागर शॉपिंग सेंटर, दाऊद बाग,
जे.पी. रोड, नवरंग सिनेमा, अंधेरी पश्चिम,
अंधेरी रेल्वे स्टेशन, अंधेरी रेल्वे स्टेशन,
मुंबई, मुंबई, महाराष्ट्र, 400058

Address: S/O: Bhanwar Lal
Chechani, 304, Sagar Shopping
Centre,, Dawood Baugh,
J.P.Road, Navarang Cinema,
Andheri West, Andheri Railway
Station, Andheri Railway Station,
Mumbai, Mumbai, Maharashtra,
400058

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता 304, सागर शॉपिंग सेंटर,, जे पी
रोड,, दाऊद बाग कॉर्नर, नवरंग सिनेमा,,
अंधेरी वेस्ट, अंधेरी रेल्वे स्टेशन, मुंबई,
अंधेरी रेल्वे स्टेशन, महाराष्ट्र, 400058

Address: 304, Sagar Shopping
Centre,, J P Road,, Dawood Baug
Corner, Navrang Cinema,,
Andheri West, Andheri Railway
Station, Mumbai, Andheri Railway
Station, Maharashtra, 400058

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

हिम्मत कुमार चैचानी





भारत सरकार
GOVERNMENT OF INDIA



शैलेश भोगीलाल शाह
Shailesh Bhogilal Shah
जन्म तारीख / DOB: 05/02/1962
पुरुष / MALE



2170 8093 3541

माझे आधार, माझी ओळख



भारत सरकार



आकाश मनोहर शिंदे
Akash Manohar Shinde
जन्म तारीख / DOB: 23/05/1997
पुरुष / MALE



2353 5413 5715

माझे आधार माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
A/21 Bombay Market, Opp
Bassein Catholic Bank,
Bhayander (West), Thane,
Maharashtra - 401101

पत्ता:
ए/21 बॉम्बे मार्केट, बॅसीन केथलिक बँक समोर
भाईंदर (पश्चिम), ठाणे,
महाराष्ट्र - 401101

2170 8093 3541



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
शिंदेवाडी ता-जावळी शिंदेवाडी सातारा
महाराष्ट्र - 412805

Address -

shindewadi ta-jawali,
Shindewadi, Satara,
Maharashtra - 412805



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Signature

Signature

बंदर - ९
२२७९ ३६००
२०२३





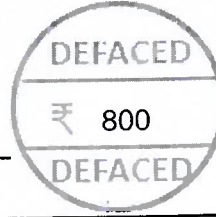
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2606202311516

Receipt Date 27/06/2023

Received from Document Handling Charges, Mobile number 8655352921, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 9249 dated 27/06/2023 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 26/06/2023

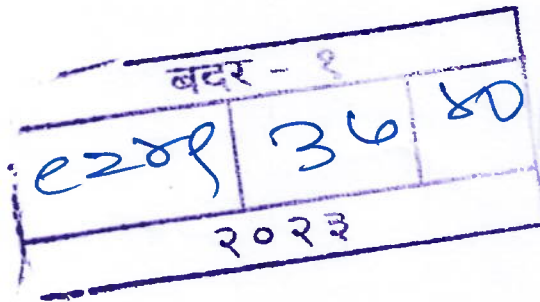
Bank CIN 10004152023062610712

REF No. 317745998432

Deface No 2606202311516D

Deface Date 27/06/2023

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



322/9249

मंगळवार, 27 जून 2023 1:20 म.नं.

दस्त गोषवारा भाग-1

बदर 1

दस्त क्रमांक: 9249/2023

दस्त क्रमांक: बदर 1 /9249/2023

वाजार मूल्य: रु. 1,07,87,770/-

मोबदला: रु. 1,62,75,000/-

भरलेले मुद्रांक शुल्क: रु.9,77,000/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयाने

पावती:10483

पावती दिनांक: 27/06/2023

अ. क्र. 9249 वर दि.27-06-2023

मादरकरणाचा नाव: हिम्मत कुमार भंवर लाल चेचानी

गेजी 1:12 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 30800.00

दस्त हजर करणाऱ्याची सही:

Signature

दय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

Signature

दय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 27 / 06 / 2023 01 : 12 : 32 PM ची वेळ: (मादरकरण)

शिक्का क्र. 2 27 / 06 / 2023 01 : 17 : 16 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादित व्यक्ती, साक्षीदार व सोवत जोडलेल्या कागदपत्रांची आणि दस्तांची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहिल.

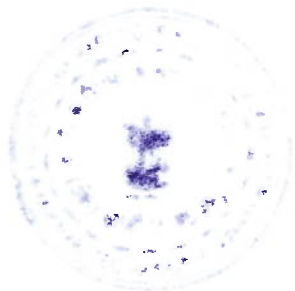
Signature
लिहुन घेणार

हिम्मत कुमार चेचानी

लिहुन घेणार

बदर - १		
२२०२३	८	४०
२०२३		





[Faint text]	
[Faint text]	[Faint text]
[Faint text]	

[Faint text]



दम्न गोपवारा भाग-2

बदर1

दम्न क्रमांक:9249/2023

27/06/2023 1 37:45 PM

दम्न क्रमांक :बदर1/9249/2023

दम्नाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:प्रदीप एच अग्रवाल पत्ता:प्लॉट नं: 104, माळा नं: 1 ला मजला , इमारतीचे नाव: श्री गोविंद को ऑप हौ सोमा ली , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग लेन , ऑफ जे पी रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AABPA5194Q	लिहून देणार वय :-59 स्वाक्षरी:-		
2	नाव:प्रीती पी अग्रवाल पत्ता:प्लॉट नं: 104, माळा नं: 1 ला मजला , इमारतीचे नाव: श्री गोविंद को ऑप हौ सोमा ली , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग लेन ऑफ जे पी रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AADPA5900E	लिहून देणार वय :-52 स्वाक्षरी:-		
3	नाव:हिम्मत कुमार भंवर लाल चेंचानी पत्ता:प्लॉट नं: 304, माळा नं: 3 रा मजला , इमारतीचे नाव: मागर शॉपिंग सेंटर , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग , जे पी रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AENPC2905H	लिहून घेणार वय :-42 स्वाक्षरी:-		
4	नाव:सेजल हिम्मत चेंचानी पत्ता:प्लॉट नं: 304, माळा नं: 3 रा मजला , इमारतीचे नाव: मागर शॉपिंग सेंटर , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग , जे पी रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:ATDPS7855F	लिहून घेणार वय :-42 स्वाक्षरी:-		

अंतिम दम्नगोपवज करून देणार तथाकथीत करारनामा चा दम्न गोपवज करून दिल्याचे कवुल करतात.

दस्तावेज क्र.3 ची वेळ:27 / 06 / 2023 01 : 35 : 42 PM

आळखा:-

राज्यातील इमम असे निवेदीत करतात की ते दम्नगोपवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:शंदेश वी शाह वय:62 पत्ता:17 निर्मला अपार्टमेंट जे पी रोड अंधेरी पश्चिम पिन कोड:400058		
2	नाव:आकाश एम शिंदे वय:25 पत्ता:17 निर्मला अपार्टमेंट जे पी रोड अंधेरी पश्चिम पिन कोड:400058		

दस्तावेज क्र.4 ची वेळ:27 / 06 / 2023 01 : 36 : 19 PM

सह. दुय्यम निबधक, अंधेरी-1

बदर - १
२२०९ ३९ ६०
२०२३



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HIMMAT KUMAR BHANWAR LAL CHECHANI	eChallan	03006172023062600322	MH004188823202324M	977000.00	SD	0002211951202324	27/06/2023
2		DHC		2606202311516	800	RF	2606202311516D	27/06/2023
3	HIMMAT KUMAR BHANWAR LAL CHECHANI	eChallan		MH004188823202324M	30000	RF	0002211951202324	27/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9249 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

ब्रह्मणित करणेंत येते की, या
दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/बदर-१/२०२३
बर नोंदला, दिनांक २७ JUN २०२३
Savandga
(पी. एस. शेळार)
सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.

बदर - १		
e2xe	५०	५०
२०२३		





27/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 9249/2023

नोदंगी :

Regn:63m

गावाचे नाव : अंधेरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16275000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10787770.425
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 104, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री गोविंद को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400058, रोड : दाउद बाग लेन ऑफ जे पी रोड, इतर माहिती: सोबत 1 स्टील्ट कार पार्किंग नं 3 चे क्षेत्रफळ 14.49 चौ.मी आहे PUI: KW1904490000004 ((C.T.S. Number : 111 ,111 पार्ट ;))
(5) क्षेत्रफळ	1) 72.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रदीप एच अगरवाल वय:-59; पत्ता:-प्लॉट नं: 104, माळा नं: 1 ला मजला , इमारतीचे नाव: श्री गोविंद को ऑप हौ सोसा ली , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग लेन , ऑफ जे पी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AABPA5194Q 2): नाव:-प्रीती पी अगरवाल वय:-52; पत्ता:-प्लॉट नं: 104, माळा नं: 1 ला मजला , इमारतीचे नाव: श्री गोविंद को ऑप हौ सोसा ली , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग लेन ऑफ जे पी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AADPA5900E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिम्मत कुमार भंवर लाल चेचानी वय:-42; पत्ता:-प्लॉट नं: 304, माळा नं: 3 रा मजला , इमारतीचे नाव: सागर शॉपिंग सेंटर , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग , जे पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AENPC2905H 2): नाव:-सेजल हिम्मत चेचानी वय:-42; पत्ता:-प्लॉट नं: 304, माळा नं: 3 रा मजला , इमारतीचे नाव: सागर शॉपिंग सेंटर , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: दाउद बाग , जे पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-ATDPS7855F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9249/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	977000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



पत्त्यालावट घुवा ॥ दिली

Sammid
सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HIMMAT KUMAR BHANWAR LAL CHECHANI	eChallan	03006172023062600322	MH004188823202324M	977000.00	SD	0002211951202324	27/06/2023
2		DHC		2606202311516	800	RF	2606202311516D	27/06/2023
3	HIMMAT KUMAR BHANWAR LAL CHECHANI	eChallan		MH004188823202324M	30000	RF	0002211951202324	27/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]