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पावती

Original/Duplicate

Monday, July 10, 2023

नोंदणी क्र.: 39म

कुर्ला 4

4:51 PM

Regn.:39M

2023

पावती क्र.: 14919 दिनांक: 10/07/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-13879-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुरज वसंत ठक्कर

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 660.00

पृष्ठांची संख्या: 33

मुळ दस्त परत मिळाला

एकूण: रु. 30660.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
5:09 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.5392905.87/-

मोबदला रु.5400000/-

भरलेले मुद्रांक शुल्क: रु. 324000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1007202308084 दिनांक: 10/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004922669202324E दिनांक: 10/07/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

सह दुय्यम निबंधक वर्ग-२
कुर्ला-४, मंवंई उपनगर जिल्हाइमारतीचे नाव:
पनी, मुलुंड(पश्चिम), मुवड-
T S Number :इमारतीचे नाव:
वळ, रोड नं: मुलुंड
PT1758Kइमारतीचे नाव:
वळ, रोड नं: मुलुंड
PT9147Kइमारतीचे नाव: -, ब्लॉक
पाराष्ट्र, . पिनइमारतीचे नाव: -, ब्लॉक
पाराष्ट्र, . पिन

(13) बाजारभावाप्रमाण नादणा शुल्क 30000

(14) शेर

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



10/07/2023

सूची क्र.2

दुय्यम निबंधक : राह दु.नि. कुर्ली 4

दस्त क्रमांक : 13879/2023

नोदणी :

Regn 63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5400000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5392905.87
(4) भू-मापन,पोटहिस्सा व घरक्रमाक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 201(ए), माळा नं: 2, इमारतीचे नाव: साईनाथ को- ऑप. हौ. सोसा. लि., ब्लॉक नं: शिवाजी चौक, रोड : मुलुंड कॉलनी,मुलुंड(पश्चिम),मुंबई. 400082, इतर माहिती: (सदर सदनिकेचे क्षेत्र- 358 चौरस फूट कारपेट)((C.T.S Number : 451 ;))
(5) क्षेत्रफळ	1) 39.93 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:-विनोद भवानजी ठक्कर वय:-62; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: साईनाथ को- ऑप. हौ. सोसा. लि., ब्लॉक नं: शिवाजी चौक, पोस्ट ऑफिस जवळ, रोड नं: मुलुंड कॉलनी, मुलुंड पश्चिम, मुंबई, महाराष्ट्र, . पिन कोड:-400082 पॅन नं:-AARPT1758K 2): नाव:-कौशल्या विनोद ठक्कर वय:-59; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: साईनाथ को- ऑप. हौ. सोसा. लि., ब्लॉक नं: शिवाजी चौक, पोस्ट ऑफिस जवळ, रोड नं: मुलुंड कॉलनी, मुलुंड पश्चिम, मुंबई, महाराष्ट्र, . पिन कोड:-400082 पॅन नं:-ADBPT9147K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज वसंत ठक्कर वय:-27; पत्ता:-प्लॉट नं: 74/7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हिंदुस्थान चौक, मुलुंड कॉलनी, रोड नं: पोलिस स्टेशनच्या मागे, मुंबई, महाराष्ट्र, . पिन कोड:-400082 पॅन नं:-AVUPT8936D 2): नाव:-मीरा वसंत ठक्कर वय:-51; पत्ता:-प्लॉट नं: 74/7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हिंदुस्थान चौक, मुलुंड कॉलनी, रोड नं: पोलिस स्टेशनच्या मागे, मुंबई, महाराष्ट्र, . पिन कोड:-400082 पॅन नं:-APJPT2879L
(9) दस्तऐवज करून दिल्याचा दिनांक	10/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13879/2023
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	324000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

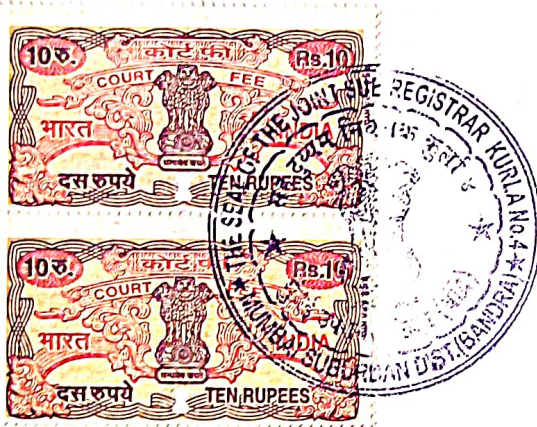


Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURAJ VASANT THAKKAR AND MEERA VASANT THAKKAR	eChallan	00040572023071022693	MH004922669202324E	324000.00	SD	0002547226202324	10/07/2023
2		DHC		1007202308084	660	RF	1007202308084D	10/07/2023
3	SURAJ VASANT THAKKAR AND MEERA VASANT THAKKAR	eChallan		MH004922669202324E	30000	RF	0002547226202324	10/07/2023

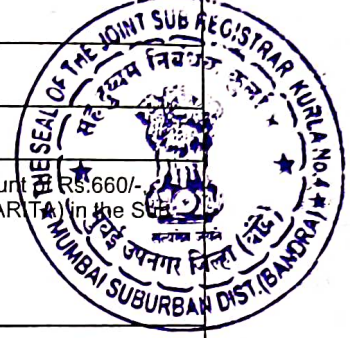
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



[Signature]
सह सुयाम निबंधक वर्ग-२
कुर्ला-४, मुंबई उपनगर जिल्हा

करल ४		
१३८०२	२	३३
२०२३		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1007202308084	Date 10/07/2023
Received from Suraj Vasant Thakkar, Mobile number 9322881133, an amount of RS.660/- towards Document Handling Charges for the Document to be registered (iSAR TA) in the Sub-Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 10/07/2023
Bank CIN 10004152023071007550	REF No. 2845201574
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH004922669202324E	BARGODE		Date	10/07/2023-11:01:22	Form ID	25.2
Department	Inspector General of Registration	33		Payer Details			
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	SURAJ VASANT THAKKAR AND MEERA		
Location	MUMBAI				VASANT THAKKAR		
Year	2023-2024	One Time		Flat/Block No.	201 A,SAINATH CO-OPERATIVE HOUSING		
				Premises/Building	SOCIETY LIMITED		
Account Head Details			Amount In Rs.				
0030045501	Stamp Duty		324000.00	Road/Street	Shivaji Chowk, Mulund Colony, Mulund (West)		
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4	0	0
					0	8	2
				Remarks (If Any)	SecondPartyName=VINOD BHAVANJI THAKKAR AND KAUSHALYA		
					VINOD THAKKAR-		
				Amount In	Three Lakh Fifty Four Thousand Rupees Only		
Total			3,54,000.00	Words			
Payment Details			STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572023071022693	CKX3964268
Cheque/DD No.				Bank Date	RBI Date	10/07/2023-11:24:02	Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9322881133
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

प्लॉट म्यान
 शिवाजी चौक

भरारी. ११/०७/२३

AGREEMENT FOR SALE

करल ४		
१३६०६	४	३३
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THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 10th day of July, 2023 **BETWEEN** MR. VINOD BHAVANJI THAKKAR, Aged about 62 years & MRS. KAUSHALYA VINOD THAKKAR, Aged about 59 years, both Hindu, Adults, Indian Inhabitants of Mumbai, Sainath Co-op. Hsg., Shivaji Chowk, Near Post Office, Mulund Colony, Mulund (West), Mumbai - 400 082., hereinafter referred to as the 'TRANSFERORS' (which expression shall unless it has a repugnant context or meaning thereof mean and be deemed to include their heirs, executors, administrators and assigns) of the party of the **FIRST PART** **AND** MR. SURAJ VASANT THAKKAR, Aged about 27 years & MRS. MEERA VASANT THAKKAR, Aged about 51 years, both Hindu, Adults, Indian Inhabitants of Mumbai, residing at 74/7, Hindustan Chowk, Mulund Colony, Behind Police Station, Mumbai - 400 082., hereinafter referred to as the 'TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and assigns) of the party of the **OTHER PART**.



WHEREAS :

- A.** The Transferors are members of SAINATH CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No.BOM/WT/HSG/TC/9868/2007-08, having address at Plot No. 370, Shivaji Chowk, Mulund Colony, Mulund (West), Mumbai - 400 082., (hereinafter for the sake of brevity referred to as 'Said Society').
- B.** The Transferors as such the members holds five shares of the said society of the total value of Rs.250/- (Rupees Two Hundred Fifty Only), Bearing Share Certificate No. 03, Distinctive Shares Nos. 011 to 015, (Both Numbers inclusive), (hereinafter for the sake of brevity referred to as 'Said Shares').

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करल ४		
१३८०२	१	३३
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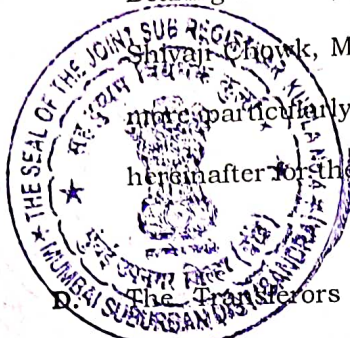
[2]

The Transferors in their capacity as the members and shareholders own and occupy Flat admeasuring about 358 Sq.Ft. Carpet area,

Bearing No.201(A) on 2nd floor of the building of the said society at

Shivaji Chowk, Mulund Colony, Mulund (West), Mumbai - 400 082.,

more particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as 'Said Flat'.



The Transferors herein was acquired said flat from TRUPTI H. THAKKAR, on the terms and for the consideration more particularly

recorded in Agreement for Sale dated 09th day of November, 2011,

registered in the office of the Sub-Registrar of Assurance, Kurla-2,

under the Serial No.BDR-7/08400/2011 dated 09/11/2011

(hereinafter for the sake of brevity referred to as 'Said Agreement for Sale').

E. The Transferors in their capacity as the members and shareholders of the said society as aforesaid has agreed to sell to the said Transferees and the Transferees have agreed to purchase, takeover and acquire from the Transferors the said flat and the said shares together with fixtures, fittings, lying therein and all singular, benefits, rights, title, interests, appurtenants thereto and meant for more beneficial enjoyments of the said flat upon terms and conditions hereinafter mentioned.

IT IS NOW MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The Transferors shall sell, transfer and assign to the Transferees and the Transferees shall take over and acquire from the Transferors all the singular and beneficial rights, title & interest in the said flat and the said shares together with all privileges attached thereto & fixtures

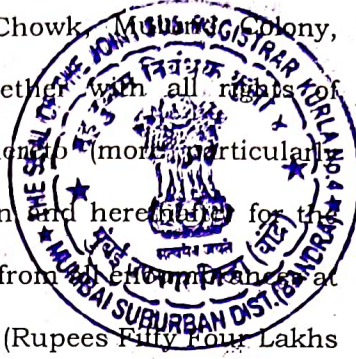
विनाई लया १७
१२/१२/११ ४४४२

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१२/११/११ ४४४२

fittings, lying therein with the said shares of Rs. 250/- (Rupees Two Hundred Fifty Only) of the Transferors as the members and share holders of SAINATH CO-OPERATIVE HOUSING SOCIETY LIMITED

and upon the said flat, being Flat No.201(A) on 2nd floor of the building of the said society at Shivaji Chowk, ~~Mulund (West), Mumbai - 400 082., together with all rights of possession, occupation and enjoyment thereof (more particularly described in the schedule hereunder written and hereafter) for the sake of brevity referred to as 'Said Flat') free from all encumbrances at or for the lump sum price of Rs.54,00,000/- (Rupees Fifty Four Lakhs Only).~~



2. That the part consideration money of Rs.34,00,000/- (Rupees Thirty Four Lakhs Only) have been paid by the Transferees to the Transferors on or before execution of this presents, the payment and receipt whereof the Transferors hereby acknowledged and admit.
3. Balance being full & final payment of Rs.20,00,000/- (Rupees Twenty Lakhs Only) shall be payable by the Transferees to the Transferors, on securing loan against said flat from any financial institution/s or bank/s or own contribution within 45 days time from the date of execution of this Agreement for Sale, on receipt of full and final consideration the Transferors shall hand over vacant, rightful and peaceful possession of the said flat with all keys of the doors thereof delivering the said flat to the Transferees herein.
3. The Transferors on receipt of full consideration money, under the terms of this Agreement for Sale, agree to hand over an Original Share Certificate together with a Transfer form duly executed and a

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शिवजी चौक अ ४४२

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letter duly signed by the Transferors addressed to the managing committee of the said society confirming, this Agreement for Sale and making request for transfer of the said flat and the said shares in favour of the Transferees.



The Transferors hereby assures, that they have a good & marketable title to the said flat free from and cleared of all encumbrances.

The Transferors shall duly comply with requisite provisions of the Maharashtra Co-operative Societies Act, 1960 and rules framed there under and also rules, regulations and bye-laws of the said society and shall get the approval of the said society for the transfer of the said flat and the said shares in favour of the Transferees and/or their nominee/s on their acceptance and recognition as a members and shareholders thereof.

7. The Transferors on receipt of full consideration money, under the terms of this Agreement for Sale for said flat, shall sign and execute all such deeds, documents and writings as required under bye-laws for the better security of the said flat to Transferees or their nominee/s.
8. The Transferors shall on receipt of full consideration money, under the terms of this Agreement for Sale for said flat, shall handover to the Transferees, all relevant original documents or writings in respect of the said flat and the said shares of the said society together with transfer forms duly signed and attested and the latest bill of the said society, electric bill, mahanagar gas bill duly received and paid in respect of the said flat.

राजेश मनाज
 सहायक अधिकारी

[Handwritten Signature]

२२/११/२०२४

9. The Transferors have represented and assured the Transferees and the Transferors doth hereby confirm :-

करल ४	
१२०६	३३
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(a) THAT, there are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferors personally affecting the said flat as well as in respect of the said flat.

(b) There are no attachments or prohibitory orders as against or affecting the said flat and said flat is not subject to any encumbrances and charges and/or is not subject to any lispendens or easements or attachments either before or after judgment, nor has received any Notice from the Government, Semi-Government or any other public or private authority regarding any of the proceedings in respect of said flat.

(c) THAT, the said flat is free from all mortgages, charges, encumbrances of any nature on the said flat and the Transferors are full and absolute owners of the said flat and that no other person or persons has or have any rights, title and/or interests in the said flat or have any claim or demand into the same or any part thereof by way of sale, exchange, mortgages, gifts, trust, inheritance, possession, lien or otherwise however and have full rights, title and/or interests to receive agreed consideration and complete the transaction after valid discharge for the same.

(d) THAT, have paid all the necessary charges of any nature whatsoever in respect of the said flat and have not received any Notice either from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat and that

प्लॉट मालीग
सिंघेन अ १११२

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have discharged in full all dues and liabilities in respect of the said flat to the said society and also that the monthly outgoings including Municipal Taxes, etc., payable till the date

of putting the Transferees in possession shall be paid by the Transferors. Thereafter the Transferees will bear the aforementioned charges from the date of this Agreement for



After the payment of full purchase consideration, there is no impediment in the way of Transferees to take the possession of the said flat and the Transferees are free at all times hereinafter to peacefully and quietly enter upon and occupy, possess and enjoy the said flat, without any interruption, claim or demand whatsoever from the Transferors or any person or persons for any reason or on any account upon fulfilling their part of obligation.

(f) THAT, in the past not entered into any agreement either in the form of sale, exchange, assignment or any other way whatsoever in respect of the said flat and as such have not dealt with or dispose off the said flat in any manner whatsoever and the Transferors further covenants with Transferees that there is no lien or any other encumbrances of any nature whatsoever on the said flat hereby agreed to be sold and/or transferred.

(g) THAT, not restricted either in the Income Tax Act, Estate Duty Act or under the Maharashtra Land Revenue Code or under Mumbai Tenants and Agricultural Lands Act from selling and/or disposing off the said flat or any part thereof.

महाराष्ट्र राज्य
सिद्धार्थ म. ११२

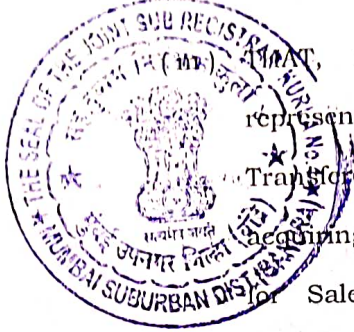
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करल ४		
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		documents
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[8]

which may be required by the Transferees herein and shall sign and execute the same.

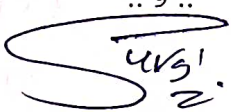


relying upon the declarations, statements and representations made by us, stated hereinabove, the Transferees have agreed to pay consideration money for the acquisition of the said flat to us under the terms of this Agreement for Sale, we undertake to indemnify and always keep indemnified the Transferees herein against any loss, damages, claims, costs, charges and expenses suffered/paid/incurred by or made against the said flat by the Transferees, on account of the statements, representations, declarations and assurances made by us as stated above proved to be false, incorrect, inaccurate or wrong or claiming through the Transferors/- Owners (i.e. the party of the First Part) or anybody else making any claims to the said flat or challenging this Agreement for Sale, on any account or for any reason whatsoever.

(n) THAT, the aforesaid declaration and/or representations, assurances and statements made and given by us shall be binding not only to us, but also to our respective heirs, successors, executors and administrators and shall be enforceable not only by the Transferees herein, but also by their legal heirs, executors, administrators & assigns or any other person or persons through them in said flat.

10. The Transferees hereby agree to become the members of the said society and to abide by and observe the rules, regulations and by-laws thereof and that upon completion of this transaction, they shall

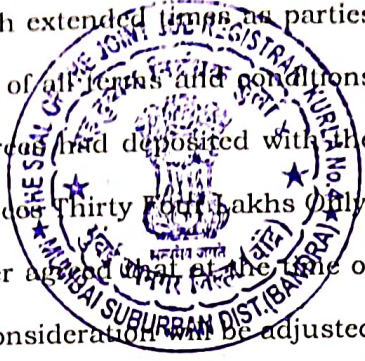
पिताजी लक्ष्मण
 शंकरराव ए. शंकर

.. 9 ..

 मीरा जी, ६३६२

करल ४		
300092		32
2023		

bear and pay all the proportionately outgoing in respect of the said flat as fixed from time to time by the said society.

11. It is agreed by and between the parties that the transaction shall be completed on or before 45 days or at such extended terms as parties may mutually agree, for the performance of all terms and conditions of this Agreement for Sale. The Transferees have deposited with the Transferors a sum of Rs.34,00,000/- (Rupees Thirty Four Lakhs Only) as part consideration money. It is further agreed that at the time of finalization of the transaction, said part consideration will be adjusted against the purchase price of the said flat.
12. The Transfer fees or donation or any other fees or charges payable to said society for transfer of the said shares in the name of Transferees shall be borne and payable equally by the Transferors & the Transferees.
13. The Transferors hereto hereby agree to transfer Electric Meter/s, Mahanagar Gas Meter/s or connections or such other connections or facilities of the said flat standing on their name, in the name of Transferees and will co-operate in such formalities. The costs for such transfers shall be borne by the Transferees.
14. The Transferors hereto agree to execute such further documents or do such other acts as may be necessary for more perfectly or fully convey and/or transfer of the said flat in the name of the Transferees, the cost of the same shall be entirely borne by the Transferees.
15. As per the directive of the income tax department, Government of India, the Transferees will deduct and pay 1 % TDS on behalf of the



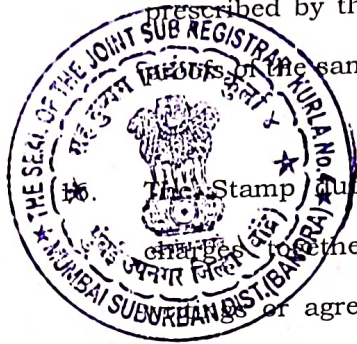
प्रेमचंद्र लाल
 शास्त्री अ. ४४२

10 ..
 सुवि.
 अ. ४४२

करल ४		
१३८०९	१३	३३
२०२३	Rs.54,000/- (Rupees Fifty Four Thousand Only)	

[10]

Transferees to the authorities on the net consideration amounting to Rs.54,000/- (Rupees Fifty Four Thousand Only) to the concerned government organization, within the stipulated time frame as



prescribed by the law authorities and provide the necessary copy of the same to the Transferors TDS Certificate.

The Stamp Duty and Registration charges and/or other duty or charges together with penalty and interest thereof, payable on or agreements or documents executed or signed before or prior to this Agreement for Sale is sole responsibility of the Transferors herein and the Transferors herein will indemnify and shall keep indemnified the Transferees herein from payments of Stamp duty, Registration charges and/or such other fees or charges as discussed hereinabove immediately on hearing from the Transferees or concern authorities.

- The Stamp Duty, Registration charges, legal fees for preparing this Agreement for Sale and/or all expenses incidental to this Agreement for Sale shall be borne and payable by the Transferees alone.

THE SCHEDULE OF THE SAID FLAT HEREINABOVE REFERRED TO :-

A Flat admeasuring about 358 Sq.Ft. Carpet area, Bearing No.201(A) on 2nd floor of the building of SAINATH CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No.BOM/WT/HSG/TC/9868/2007-08 at Shivaji Chowk, Mulund Colony, Mulund (West), Mumbai - 400 082., Building with Lift consist of Ground + Seven floors, constructed in the year 1988, Assessment Tax No. TX0511460250000, Bearing C.T.S. No.451 of Village Mulund (West), Taluka Kurla, Registration District and Sub-District of Mumbai City and Mumbai suburban respectively, Assessed under the 'T' Ward of the Municipal Corporation of Greater Mumbai.

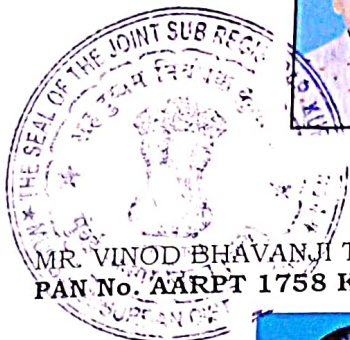
IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

१३/०९/२३
 सहायक माली
 सिटी मल्ल ऑफिस

.. 11

सहायक
 २
 श्री. ए. एस.

[11]
SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED "THE TRANSFERORS"



MR. VINOD BHAVANJI THAKKAR &
PAN No. AARPT 1758 K



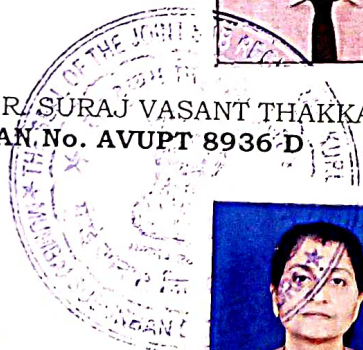
MRS. KAUSHALYA VINOD THAKKAR,
PAN No. ADBPT 9147 K
IN THE PRESENCE OF

Mandish
Bhavik

SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED "THE TRANSFEREES"



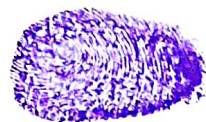
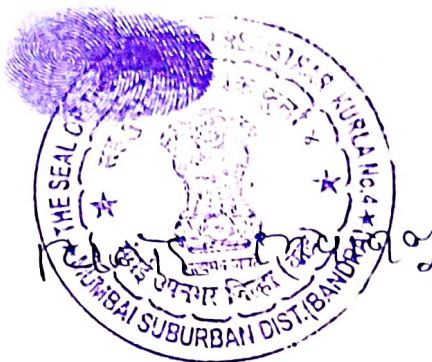
MR. SURAJ VASANT THAKKAR
PAN No. AVUPT 8936 D



& MRS. MEERA VASANT THAKKAR,
PAN No. APJPT 2879 L
IN THE PRESENCE OF

Mandish
Bhavik

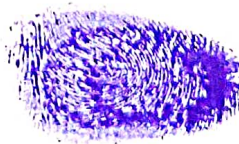
करल ४		
१३८००९	१२	३३
२०२३		



११/१२/२०२३



११/१२/२३



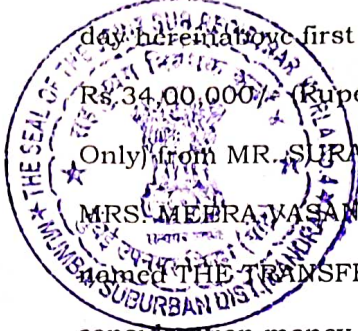
११/१२/२३

करल ४		
१३८०६	१५	३३
२०२३		

[12]

RECEIPT

Received on or before the date and)
 day hereinafter first written, a sum of)
 Rs. 34,00,000/- (Rupees Thirty Four Lakhs)
 Only) from MR. SURAJ VASANT THAKKAR &)
 MRS. MEERA VASANT THAKKAR, within)
 the terms of this Agreement for Sale.) Rs. 34,00,000/-



Dated	RTGS/ Cheque no	Amount (Rs.)	Name of Bank & branch
01.07.23	004777	5,00,000/=	Cosmos Bank, Thane (West)
01.07.23	004776	15,00,000/=	Cosmos Bank, Thane (West)
01.07.23	000302	7,00,000/=	ICICI Bank, Mulund (West)
08.07.23	COSB0000914	6,46,000/=	ICICI Bank, Mulund (West)
	TDS	54,000/=	

WE SAY RECEIVED Rs.34,00,000/-

Vinod Bhavanji Thakkar

MR. VINOD BHAVANJI THAKKAR &

Kaushalya Vinod Thakkar

MRS. KAUSHALYA VINOD THAKKAR
TRANSFERORS

WITNESSES :-

1. Manish
2. Bhanik

Sainath Co-op. Housing Society Ltd.

Plot No. 370, Shivaji Chowk,
Mulund Colony, Mulund (W),
Mumbai-400 082.

Mem. Register No. 03

Certificate No. 03

Share Certificate

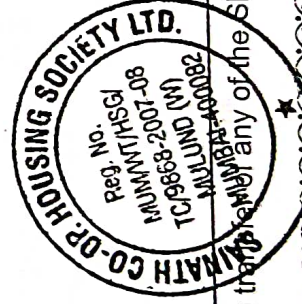
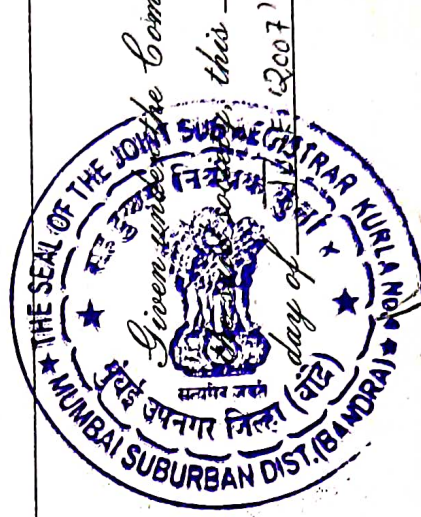
This is to certify that TRUPTI. H. THAKKAR
(FLAT No. 201)

is / are the Registered Holder/s of SAINATH CO-OP HOUSING SOCIETY LTD
fully paid - up shares numbered 011 to 015
both inclusive, of Rupees Two Hundred Fifty each in the above named

Subject to the Bye - laws thereof.

Rs. 250/-

93609	9	33
2023	30.11	
करना		



शकुंतला श. राव
Chairman

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer

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

करल ४
 १३/०६/२३ ३३
 २०२३

1:39
 2000 (Gen-362) 31.7.21) - DYCHB (DP) (ES) VALID UPTO 22/10/77
 2022

MUNICIPAL CORPORATION OF GREATER BOMBAY
 NO. CH/ 3939 /DPES/17.
 COMMENCEMENT CERTIFICATE

Permission is hereby granted under Maharashtra Regional and Town Planning Act No. XXVII of 1966) to Shri Ramesh T. Mahajan Applicant to the development work of prop. at premises at Street No. C.T. Surve House No. of Village Mulund

on the following conditions.

1. This certificate is liable to be revoked by the Commissioner for Greater Bombay, if: (a) the Development work of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions to which the same is granted or any of the restrictions by the Municipal Commissioner for Greater Bombay in connection with the same are not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner had appointed Shri S.N. Thalle Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.
2. This Commencement Certificate is valid for one year from the date hereof and will not be renewed thereafter.
3. This Commencement Certificate shall be renewed every year but such extended period shall in no case exceed two years provided further that such lapse shall not bar any subsequent application for fresh permission under Section 43 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this certificate shall apply not only on the applicant but also his heirs, administrators, executors, assignees and every person deriving title through or under him.

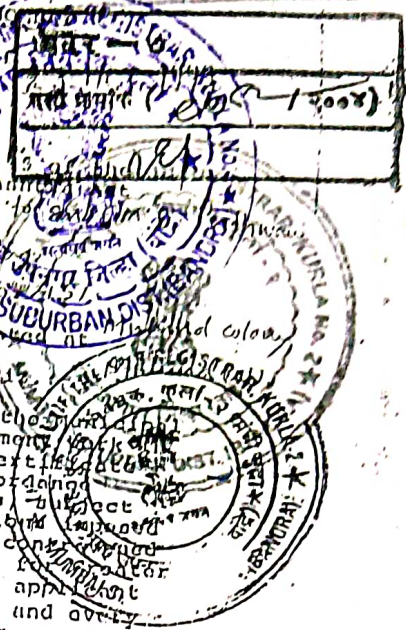
C.C. upto plinth.

for and on behalf of the Authority
 The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Proposals
 (Eastern Suburbs)

For Municipal Commissioner
 For Greater Bombay.

NOTARY
 MEERA J. VERMA
 28/10/77



बदर-७
 २०११

बदर-१४
 ३०६६ २०
 २०११

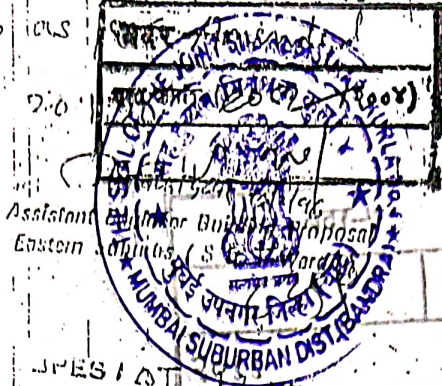
512/2011 of 8882

प्लिथपर्यंत

22/2/96 23
2023

CE/3939/JPES/AT 23 FEB 1996

C.C. upto street slab & low
plans, approved on 20.2.96



G. I
ADVO

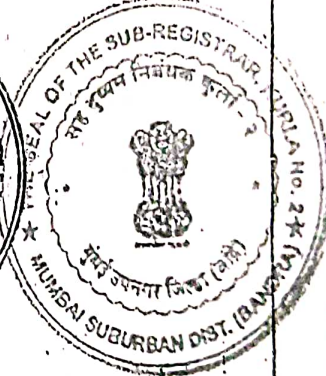
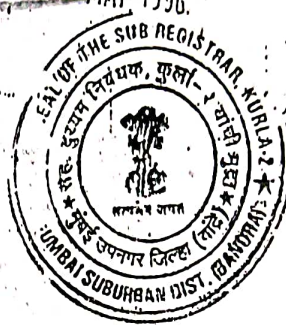
R.O.

CE/3939/JPES/AT

Full C.C.

B. Kanade
17/5/96

Assistant Engineer, Building Proposals
Eastern Suburbs (S & T Ward)

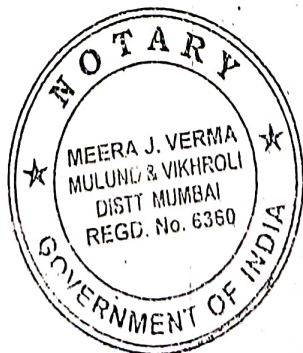


SUPPLEMENTARY
(20/2/96)
Date
Phone

TRUE COPY

GURUSH KIRTANE
(ARCHITECT)
2, Khlaram Apt., Shivaji Chowk,
Mulund Colony, Bombay-400 082.
Phone: 5002903.

बदर-१४	
3000	23
2099	



TRUE COPY

Meera J. Verma
Notary - Govt. of India

पुनः मूल्यांकन

512/2011 अ 5552

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINOD B THAKKAR ANAM
BHAWANJI VISANJI THAKKAR
15/04/1961
Permanent Account Number
AARPT1758K



Signature

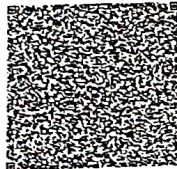
विनोद भवान्ज



Enrollment No.: 2006/11111/17243

To
Vinod Bhavanji Thakkar
201 SAINATH CO.OP HSG, SHIVAJI CHOWK,
NEAR POST OFFICE, MULUND COLONY, MULUND
WEST,
VTC: Mumbai,
PO: Bhandup Complex,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400082,
Mobile: 9702860062

MF157597787FI



आपका आधार क्रमांक / Your Aadhaar No. :

9463 2821 1390

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Vinod Bhavanji Thakkar
DOB : 15/04/1961
Male

9463 2821 1390

मेरा आधार, मेरी पहचान

विनोद भवान्ज

23/09/2011

करल ४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

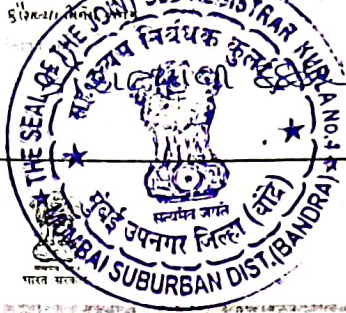
कासल्या विनोद ठाकर
KAUSALYA VINOD THAKKAR

H R DHIRAWANI

26/10/1963

Permanent Account Number

ADBPT9147K

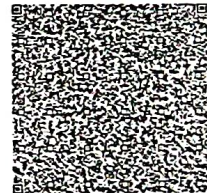


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2006/11111/17245

To
कासल्या विनोद ठाकर
Kausalya Vinod Thakkar
201 SAINATH CO.OP HSG,
SHIVAJI CHOWK
NEAR POST OFFICE, MULUND COLONY
MULUND WEST
Mumbai
Mumbai Suburban Maharashtra - 400082
9370266305

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2011.09.23 10:42:42



आपका आधार क्रमांक / Your Aadhaar No. :

9892 2727 6232
VID : 9173 6841 8078 4111

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 07/01/2012



कासल्या विनोद ठाकर
Kausalya Vinod Thakkar
जन्म तिथि/DOB: 26/10/1963
महिला/ FEMALE

9892 2727 6232

VID : 9173 6841 8078 4111

मेरा आधार, मेरी पहचान

कासल्या विनोद ठाकर

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MEERA VASANT THAKKAR

HARIRAM RATANSHI THAKKAR

26/07/1971
Permanent Account Number
APJPT2879L

Signature



मीरा वसंत ठक्कर



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोदतिपचाच क्रमांक / Enrollment No.: 2085/13120/01815

To
मीरा वसंत ठक्कर
Meera Vasant Thakkar
74/7, 1st Floor Hindustan chowk
Behind Police Chowki Mulund Colony
Mumbai
Bhandup Complex
Mumbai Mumbai
Maharashtra 400082
9820881213
MD490643656FH

05/07/2011
49064365



आपला आधार क्रमांक / Your Aadhaar No. :

6949 1060 4842

माझे आधार, माझी ओळख



भारत सरकार
Government of India



मीरा वसंत ठक्कर
Meera Vasant Thakkar
जन्म तारीख / DOB : 26/07/1971
स्त्री / Female



6949 1060 4842

माझे आधार, माझी ओळख

मीरा वसंत ठक्कर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

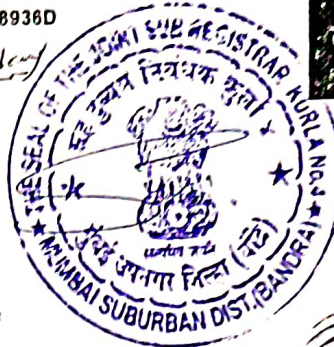
BURAJ V THAKKAR

VASANT PREMJI THAKKAR

06/03/1996
Permanent Account Number

AVUPT8938D

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1207/21316/04798

To
सुरज वसंत ठक्कर
Suraj Vasant Thakkar
S/O Vasant Premji Thakkar
74/7, Hindustan Chowk Mulund Colony
Behind Police Station
Mumbai
Bhandup Complex
Mumbai Mumbai
Maharashtra 400082
9930863461
MD490641615FH

21/09/2011
49064161



आपका आधार क्रमांक / Your Aadhaar No. :

6369 8401 9964

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुरज वसंत ठक्कर
Suraj Vasant Thakkar
जन्म तिथि / DOB : 06/03/1996
पुरुष / Male



6369 8401 9964

मेरा आधार, मेरी पहचान

सुरज वसंत ठक्कर



भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00293/08541

To
 भाविक वसंत ठक्कर
 Bhavik Vasant Thakkar
 C/O.
 74/7 Hindustan Chowk Mulund Colony
 Near By Policy Chowky Mulund West
 Mumbai
 Bhandup Complex
 Mumbai
 Maharashtra 400082
 9821665886
 384536534
 21/09/2011
 MA845365348FT



आपला आधार क्रमांक / Your Aadhaar No. :

9020 8276 9021

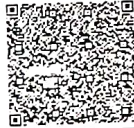
माझे आधार, माझी ओळख



भारत सरकार
 Government of India



भाविक वसंत ठक्कर
 Bhavik Vasant Thakkar
 जन्म तारीख / DOB 03/12/1997
 पुरुष / Male



9020 8276 9021

माझे आधार, माझी ओळख

Bhavik



करल ४
 २३०६२० - ३३
 २०२३

भारत सरकार
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

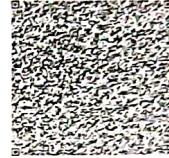
Enrollment No. 0000/00293/08541

To
 Manish Vinod Thakkar
 201 SAINA
 SHIVAJI CHOWK
 NEAR POST OFFICE
 MULUND WEST
 VTC, Mumbai PO Bhandup Complex,
 Sub District Thane District Mumbai Suburban,
 State: Maharashtra, PIN Code: 400082,
 Mobile: 9819423060

10/12/2011
 09231456



KF092314569FI



आपका आधार क्रमांक / Your Aadhaar No. :

9200 8641 9556

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Manish Vinod Thakkar
 DOB: 13/09/1985
 Male

10/12/2011

9200 8641 9556

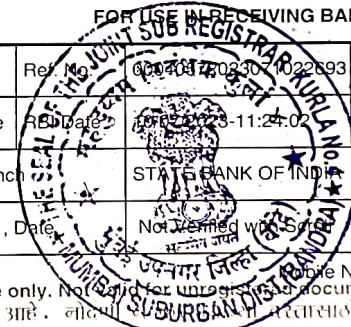
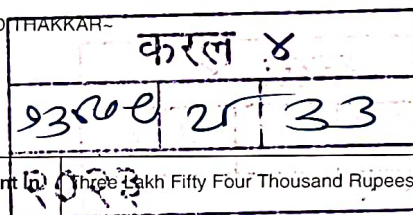
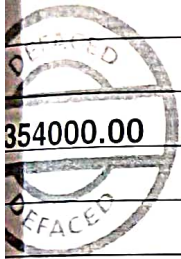
मेरा आधार, मेरी पहचान

Manish

CHALLAN
MTR Form Number-6



RN	MH004922669202324E	BARCODE	Date 10/07/2023-11:01:22		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	KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	SURAJ VASANT THAKKAR AND MEERA VASANT THAKKAR	
Year	2023-2024 One Time		Flat/Block No.	201 A.SAINATH CO-OPERATIVE HOUSING	
			Premises/Building	SOCIETY LIMITED	
Account Head Details		Amount In Rs.	Road/Street	Shivaji Chowk, Mulund Colony, Mulund (West)	
30045501	Stamp Duty	324000.00	Area/Locality	MUMBAI	
30063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 0 0 8 2	
			Remarks (If Any)	SecondPartyName=VINOD BHAVANJI THAKKAR AND KAUSHALYA VINOD THAKKAR-	
			Amount In Words	Three Lakh Fifty Four Thousand Rupees Only	
		3,54,000.00	Words		
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref No	CKX3964268
Cheque/DD No.			Bank Date	10/07/2023-11:24:02	Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with RBI	
Department ID :					9322881133
NOTE- This challan is valid for document to be registered in Sub Registrar office only. Not valid for other registration document.					
१. कर्ण कर्ण दूरम निवचक कार्यालयात नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी करवावयासाठी सदर चकल लागू.					
Challan Defaced Details					
No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-391-13879	0002547226202324	10/07/2023-16:50:39	IGR200	30000.00



१५/०७/२०२३
१३५००.००

Surg!
२
०७/०७/२०२३

GRN : MH004922669202324E

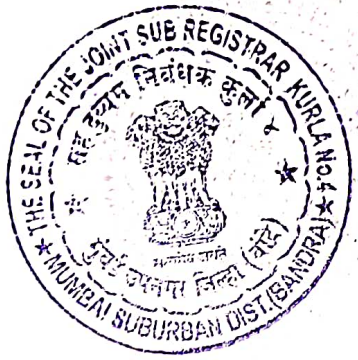
Amount : 3,54,000.00

Bank : STATE BANK OF INDIA

Date : 10/07/2023-11:01:22

2	(IS)-391-13879	0002547226202324	10/07/2023-16:50:39	IGR200	324000.00
Total Defacement Amount					3,54,000.00

करल ४		
१३०८२२		३३
२०२३		





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

Receipt of Document Handling Charges

PRN 1007202308084

Receipt Date 10/07/2023

Received from Suraj Vasant Thakkar, Mobile number 9322881133, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 13879 dated 10/07/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 660

DEFACED

Payment Details

Bank Name IBKL

Payment Date 10/07/2023

Bank CIN 10004152023071007550

REF No. 2845201574

Deface No 1007202308084D

Deface Date 10/07/2023

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

करल ४		
१३८६	३०	३३
२०२३		



391/13879

गोंगावार, 10 जुलै 2023 4:51 म.नं.

दरम गोणवारा भाग-1

दरम 4

दरम क्रमांक: 13879/2023

39/33

दरम क्रमांक: दरम 4 /13879/2023

वाजारा मूल्य: रु. 53,92,906/-

गोंगावला: रु. 54,00,000/-

भरमेले मद्रांक शूल्य: रु.3,24,000/-

द. नि. मद्र. द. नि. दरम 4 यांचे कार्यालयान

पावनी:14919

पावनी दिनांक: 10/07/2023

अ. क्र. 13879 वर दि.10-07-2023

गावकरणागचे नाव: गुरुज वरुण ठक्कर

गेजी 4.49 म.नं. वा. हजर वेला.

गोंगाणी फी

रु. 30000.00

दरम हानाळणी फी

रु. 660.00

गुणंची गंख्या: 33

एकूण: 30660.00

S. S.

दरम हजर वरणाच्याची मही:

S. S.
सह-दुयम निबंधक-2
कुर्ला-8, मुंबई उपनगर जिल्हा

S. S.
सह-दुयम निबंधक-2
कुर्ला-8, मुंबई उपनगर जिल्हा

दरमाचा प्रकार: करारनामा

मद्रांक शूल्य: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिया क्र. 1 10 / 07 / 2023 04 : 49 : 16 PM ची वेळ: (मादरीकरण)

शिया क्र. 2 10 / 07 / 2023 04 : 49 : 57 PM ची वेळ: (फी)



10/07/2023 4 56:55 PM

दस्त क्रमांक : करत4/13879/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: विनोद भवानजी ठक्कर पत्ता: प्लॉट नं. 201, माळा नं. -, इमारतीचे नाव: साईनाथ को- ओप. हौ. सोसा. लि., ब्लॉक नं. शिवाजी चौक, पोस्ट ऑफिस जवळ. रोड नं: मुलुड कॉलनी, मुलुड पश्चिम, मुंबई, महाराष्ट्र. पिन नंबर: AARPT1758K	लिहून देणार वय :- 62 स्वाक्षरी:- <i>विनोद भवानजी ठक्कर</i>		
2	नाव: कौशल्या विनोद ठक्कर पत्ता: प्लॉट नं. 201, माळा नं. -, इमारतीचे नाव: साईनाथ को- ओप. हौ. सोसा. लि., ब्लॉक नं. शिवाजी चौक, पोस्ट ऑफिस जवळ. रोड नं: मुलुड कॉलनी, मुलुड पश्चिम, मुंबई, महाराष्ट्र. पिन नंबर: ADBPT9147K	लिहून देणार वय :- 59 स्वाक्षरी:- <i>कौशल्या ठक्कर</i>		
3	नाव: सुरज वसंत ठक्कर पत्ता: प्लॉट नं. 74/7, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. हिंदुस्थान चौक, मुलुड कॉलनी, रोड नं: पोलिस स्टेशनच्या मागे, मुंबई, महाराष्ट्र. पिन नंबर: AVUPT8936D	लिहून देणार वय :- 27 स्वाक्षरी:- <i>सुरज ठक्कर</i>		
4	नाव: मीरा वसंत ठक्कर पत्ता: प्लॉट नं. 74/7, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. हिंदुस्थान चौक, मुलुड कॉलनी, रोड नं: पोलिस स्टेशनच्या मागे, मुंबई, महाराष्ट्र. पिन नंबर: APJPT2879L	लिहून देणार वय :- 51 स्वाक्षरी:- <i>मीरा ठक्कर</i>		

दस्त ऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
वेळ: 10 / 07 / 2023 04 : 55 : 28 PM

नोंद -

दस्त ऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: भाविक वसंत ठक्कर - - वय: 26 पत्ता: 74/7 हिंदुस्थान चौक मुलुड प मुंबई पिन कोड: 400082	<i>Bhavik</i> स्वाक्षरी	
2	नाव: मनिष विनोद ठक्कर वय: 37 पत्ता: 201 साईनाथ मुलुड प पिन कोड: 400082	<i>Manish</i> स्वाक्षरी	

वेळ: 10 / 07 / 2023 04 : 55 : 57 PM
वेळ: 10 / 07 / 2023 04 : 56 : 11 PM
दस्ताची पुस्तक 1 मध्ये
Siddhant
निबंधक कार्यालय-2
मुंबई उपनगर जिल्हा



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURAJ VASANT THAKKAR AND MEERA VASANT THAKKAR	eChallan	00040572023071022693	MH004922669202324E	324000.00	SD	0002547226202324	10/07/202
2		DHC		1007202308084	660	RF	1007202308084D	10/07/202
3	SURAJ VASANT THAKKAR AND MEERA VASANT THAKKAR	eChallan		MH004922669202324E	30000	RF	0002547226202324	10/07/202

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

13879 /20

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

करल ४	
१३००९३३	३३
२०२३	

प्रमाणित करण्यात येते की या दस्तामळे (33)
 एकूण लि.४.३३... पाने आहेत
 करल ४/ १३००९३३ २०२३
 पुस्तक क्रमांक १ क्रमांकावर नीदला.
 दिनांक...१०/०७/२०२३
 (सह उपस्थित)
 सह उपस्थित निबंधक वर्ग-२
 कुला-४, मुंबई उपनगर जिल्हा

