



Monday, September 04, 2017  
6:39 PM

पावती

Page 1 of 1

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10475 दिनांक: 04/09/2017

गावाचे नाव: मुलुंड  
दस्तऐवजाचा अनुक्रमांक: करल4-9350-2017  
दस्तऐवजाचा प्रकार: ट्रान्सफर डीड  
सादर करणाऱ्याचे नाव: महेंद्र मणीलाल दंड

नोंदणी फी  
दस्तऐवजाच्या फी  
पृष्ठाची संख्या: 38

रु. 30000.00

रु. 760.00

**DELIVERED**

एकूण:

रु. 30760.00

आपणास मूळ दस्तऐवजाचे प्रिंट सूची-२ अंदाजे  
6:50 PM ह्या वेळेस मिळेल.

मह. दु. निबंधक कुर्ला - 4

वाजार मुल्य: रु. 3806010/-

मोवदला रु. 4000000/-

भरलेले मुद्रांक शुल्क: रु. 200000/-

मह. दुय्यम निबंधक कुर्ला - ४  
मुंबई नगर जिल्हा

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004927245201718M दिनांक: 31/08/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 760/-

**DELIVERED**

IG9MXMkBT

9/4/2017

Valuation ID

201709045124

04 September 2017, 06:36:44

PM

करव्य

मूल्यांकनाचे वर्ष

2017

जिल्हा

मुंबई(उपनगर)

मूल्य विभाग

123-मुंबई ( प ) - कुला

उप मूल्य विभाग

123/567 भूभाग, एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.

सर्व्ही नंबर व भू क्रमांक :

इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुल्या जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

58400

117000

141100

176500

117000

चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-

32.53 चौरस मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय-

0 TO 2 वर्ष

मूल्यदर/बांधकामाचा दर -

Rs.117000/-

उदववाहन सुविधा-

आहे

मजला -

1st floor To 4th floor

मजला निहाय घट/वाढ

= 100% apply to rate= Rs.117000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार नविन दर ) + खुल्या जमिनीचा दर )

(((117000-58400) \* (100 / 100 )) + 58400)

= Rs.117000/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 117000 \* 32.53

= Rs.3806010/-

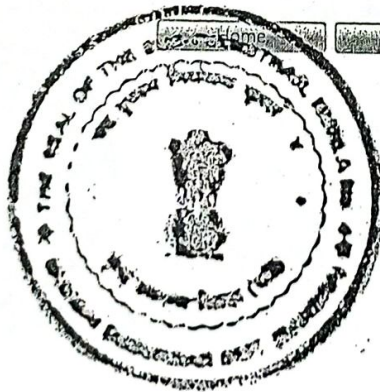
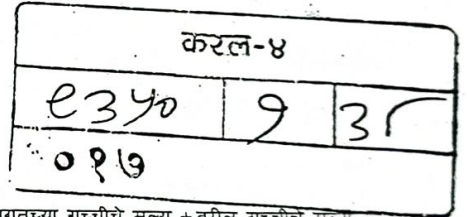
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 3806010 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.3806010/-



सह मुख्यमन्त्री कुला - ४  
मुंबई उपनगर जिल्हा

करल-४  
 १३५० ३ ३५  
 २०१७

hhshah  
 ye. P. Shah,



DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Mumbai, on this 02<sup>nd</sup>  
 Day of ~~September~~ 2017, BETWEEN (1) SMT. HARSHA <sup>hhshah</sup>  
 HARSHAD SHAH, age 57 years & (2) SHRI HARSHAD <sup>alias</sup>  
 PRABHUDAS SHAH, age 65 years, both Indian Inhabitants,  
 residing at Flat No. 104, 1<sup>st</sup> Floor, Building No. J, Vardhaman Nagar <sup>ye. P. Shah</sup>  
 Building No. J Co-operative Housing Society Ltd., Dr. R. P. Road,  
 Mulund (West), Mumbai - 400 080, hereinafter called "THE  
 TRANSFERORS" (which expression shall unless it be repugnant to  
 the context or meaning thereof mean and include their respective  
 heirs, executors and administrators) of the ONE PART:

HARSHAD RAY

hhshah  
 ye. P. Shah

Dummm

करल-४
५३५० / ४ / ३८
२०१७

AND

SHRI MAHENDRA MANILAL DAND, age 61 years, an Indian Inhabitant, residing at Flat No. 103, 1<sup>st</sup> Floor, Building No. E, Vardhaman Nagar Building No. E Co-operative Housing Society Ltd., Dr. R. P. Road, Mulund (West), Mumbai - 400 080, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement for Sale dated 14<sup>th</sup> May 1980, registered in the office of Sub Registrar of Assurances at Mumbai, under Sr. No. PS-2656/1981, for the consideration and on the terms and conditions contained therein, SHRI BINDUMADHAV P. ACHARYA purchased from the BUILDERS, MESSRS. VARDHMAN BUILDERS (INDIA), the Residential Premises bearing Flat No. 101, admeasuring 350 Sq. Ft. Built up area or thereabouts, located on 1<sup>st</sup> Floor in the Building No. D situated at Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai - 400 080, and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said Flat").

AND WHEREAS incidental to the holding of the said Flat, the said SHRI BINDUMADHAV P. ACHARYA was enjoying membership rights of Vardhman Nagar Building No. "D" Co-operative Housing Society Limited; the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960 under registration No. BOM/WT/HSG/TC/4842 dated 24/05/1990 (hereinafter for the sake of brevity referred to as the "said Society") covered by 5 fully paid up shares of Rs. 50/- each of the said Society bearing distinctive Nos. 1 to 5 (both inclusive) incorporated in the

h. h. sheeh

h. h. D. D.

\_\_\_\_\_

- j. There are no arrears against them regarding municipal taxes, maintenance, outgoings, electricity charges ~~and other~~ charges in respect of the said Flat.

charges <del>and other</del>		
9330	0	35
2020		

Relying upon the aforesaid representations made by the TRANSFERORS, the TRANSFEREE agreed to purchase the said Flat on ownership basis and incidental thereto transfer of the said fully paid up shares of the said Society for the consideration of Rs.40,00,000/- (Rupees Forty Lakh only) and on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.
2. The TRANSFERORS hereby agree to assign to the TRANSFEREE the said Five fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 1 to 5 (both inclusive) entered in the Share Certificate No. 1, standing in the name of the TRANSFERORS in the books of the said Vardhman Nagar Building No. "D" Co-operative Housing Society Limited; Incidental to the said assignment, the TRANSFERORS sold, transferred and conveyed to the TRANSFEREE their right, title and interest in the Residential Premises bearing Flat No. 101, admeasuring 350 Sq. Ft. Built up area or thereabouts, located on 1<sup>st</sup> Floor in the Building No. D known as Vardhman Nagar Building No. "D" Co-operative Housing Society Limited, situated at Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai - 400 080, and more particularly described in the Schedule hereunder written together with all profits, advantages, rights and

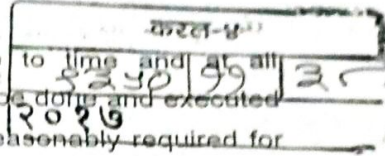
hhshch

Dr. P. Shach,

*[Signature]*

all the formalities required for completing the registration of this Agreement in respect of the said Flat in the record of the Sub-Registrar of Assurances.

16. The TRANSFERORS shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFERORS in the said Flat in favour of the TRANSFEREE but subject to the payment of full consideration as agreed herein.



17. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to Sole Arbitrator to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.



-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 101, admeasuring 350 Sq. Ft. Built up area or thereabouts, located on 1<sup>st</sup> Floor in the Building No. D known as Vardhman Nagar Building No. "D" Co-operative Housing Society Limited, situated at Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai - 400 080, standing on Plot of land bearing CTS No. 878 of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban situate within the limits of "T" ward of Municipal Corporation of Greater Mumbai. The building of the society was constructed in the year

hh shah  
pr. P. Shah

Interest rate  
(ROI) %  
Potential  
Citizen

1982. The said building consists of Stilt plus 7 upper floors with lift  
Facilities:

₹230	92	31
2019		

SIGNED SEALED AND DELIVERED  
By the withinnamed TRANSFERORS  
(1) SMT. HARSHA HARSHAD SHAH,  
PAN: AALPS7884H

x Harshah



HARSHAD RAY  
(2) SHRI HARSHAD PRABHUDAS  
SHAH  
PAN: AAEPS0755Q

x Pr. V. Shah

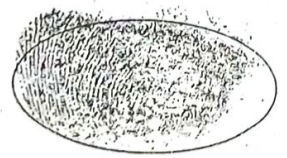


In the presence of

1. Karim H. Shah
2. Pradant S. Shah

Pradant

Shah



Harshah  
Pr. V. Shah

Pradant

VARDHMAN NAGAR BLDG. NO. 'D' CO-OP. HOUSING  
**SOCIETY LTD.**

Reg. No. BOM/WT/HSG/TC/4842 Date 24-5-1990.

'D' Building, Vardhman Nagar, Survey No: 307, H.No. 2, Dr. R. P. Road, Mulund (West), Mumbai - 400 080.

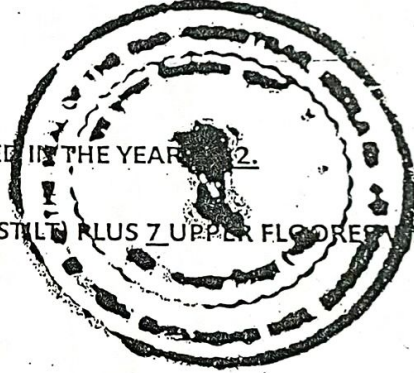
F. No.

Date		
करल-४		
२३५०	१५	३०
२०१७		

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT SHRIMATHARSHA HARSHAD SHAH AND SHRI HARSHAD PRABHUDAS SHAH ARE MEMBER OF OUR SOCIETY HAVING ADDRESS AT FLAT NO 101 ON THE 1<sup>ST</sup> FLOOR. AS PER RECORD OF OUR SOCIETY WE HEREBY STATE THAT :-

1. THE SAID BUILDING IS CONSTRUCTED ON THE PLOT OF LAND BEARING C.T.S. No. 878 IN THE REVENUE VILLAGE OF MULUND WEST.
2. THE AREA OF THE SAID FLAT IS 350 SQ. FT. BUILTUP.
3. THE CONSTRUCTION OF SAID BUILDING IS COMPLETED IN THE YEAR 2017.
4. THE SAID BUILDING IS CONSISTING OF GROUND (OR STILT) PLUS 7 UPPER FLOORS WITH LIFT FACILITIES.



THE SOCIETY HAVE NO OBJECTION IF THE SAID MEMBER/S TRANSFERRED THE SAID FLAT PREMISES IN FAVOUR OF ANY PROSPECTIVE PURCHASER MR. MAHENDRA M. DAND.

PLACE : MULUND (WEST)

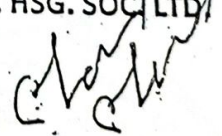
FOR VARDHMAN NAGAR "D" BLDG. CO-OP. HSG. SOC. LTD.

DATE : 31/8/2017



TREASURE

  
CHAIRMAN

  
SECRETARY



Office of the  
City Engineer  
Municipal Office  
Vishwakarma Road, Matunga (East),  
Bombay - 400 077

CE/7420/1141/82  
15-1-82

Shri H. D. Chawla,  
Licensed Surveyor,  
Bombay.

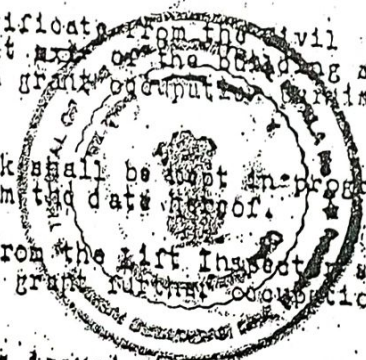
Subj - Part occupation (i.e. upto 4th floor of  
wing C, D, B only) of building B1 at plot  
bearing B.No. 907, H.No. 6, N.P. Road,  
Mund. (West).

1982	40	29	30
2089			

Sir,

With reference to your letter dated 8-4-1982, I have  
to inform you that there is no objection to your client  
occupying ground, 1st, 2nd, 3rd & 4th floors of wings C, D,  
& E of building B1 as shown by you in the pink colour on the  
completion plans submitted by you after obtaining water  
connection from the Asst. Engineer, Water Works T-Ward and  
subject to the following conditions:

- 1) That certificate under section 270A of the Bombay  
Municipal Corporation Act shall be submitted within 3 months  
from the date hereof.
- 2) That all the pending conditions of this office  
intimation of Disapproval shall be complied with before  
requesting to grant further occupation permission or build-  
ing completion certificate whichever is earlier.
- 3) That dust bin of adequate shall be provided within  
one month from the date hereof.
- 4) That No Objection Certificate from the Civil  
Aviation Department for the height of the building shall  
be submitted before requesting to grant occupation permission  
for other wings.
- 5) That the remaining work shall be completed  
and completed within one year from the date hereof.
- 6) That the certificate from the Lift Inspector shall  
be submitted before requesting to grant further occupation  
permission.



Note :- This permission is issued without prejudice  
the actions under sections 270A, 305 & 350A of the Bombay  
Municipal Corporation Act.

Please also note that if any of the abovementioned  
objections is not complied with and if the user mentioned  
in the approved plans is found changed without prior  
permission from the Municipal Corporation, this occupation  
certificate granted to your client will be treated as  
cancelled and steps will be taken to cut off the water  
connection granted to your client.

Yours faithfully,

*(Signature)*  
Executive Engineer (D.D.) - Proposals  
(Eastern Suburbs).

ARS/19/4/82.