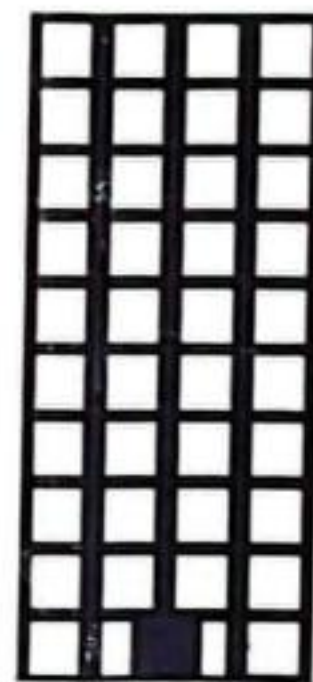
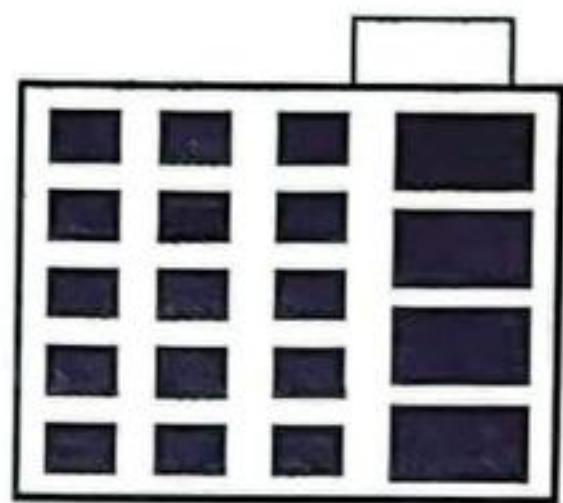


61193953604

9820125118

## ***AGREEMENT FOR SALE***



***RAJESH C. SAMPAT***

Ghatkopar Office :

16 & 10, Yashoda Niwas,  
Near R. N. Gandhi High School,  
Ghatkopar (East), Mumbai 400 077.  
Tel: 2102 1259 / 2514 7794  
Mobile No. 98211 15112





पावती

Original/Duplicate

Monday, October 13, 2014

नोंदणी क्र. :39म

9:30 AM

Regn.:39M

पावती क्र.: 11929 दिनांक: 13/10/2014

गावाचे नाव: किरोळ

दस्तऐवजाचा अनुक्रमांक: करल1-9191-2014

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मनीषा उत्तम नकरानी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 540.00

पृष्ठांची संख्या: 27

एकूण: रु. 30540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 9:44 AM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

बाजार मूल्य: रु.4154052 /-

मोबदला: रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 225000/-

सह दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003300966201415R दिनांक: 13/10/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली  
**DELIVERED**





13/10/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 9191/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) किरोळ

(1) विलेखाचा प्रकार	अंग्रीमेंट टू सेल
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4154052
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: फ्लॉट नं. 5, माळा नं: 1 मज्ला, इमारतीचे नाव: जया अपार्टमेंट, घाटकोपर जया सी. एच. एस. लीमीटेड, ब्लॉक नं: घाटकोपर पश्चीम, मुंबई 400086, रोड नं: किरोल रोड, फ्रातिमा हाई स्कूलच्या जवळ( ( C.T.S. Number : 133 ; ) )
(5) क्षेत्रफळ	1) 600 चौ.फूट
(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:-जितेंद्र मूलचंद बगाडिया वय:-64; पत्ता:-प्लॉट नं: फ्लॉट नं. 5, माळा नं: 1 मज्ला, इमारतीचे नाव: घाटकोपर जया सी. एच. एस. लीमीटेड, जया अपार्टमेंट, ब्लॉक नं: घाटकोपर पश्चीम, मुंबई, रोड नं: किरोल रोड, . . पिन कोड:-400086 पॅन नं:-AKAPB5184E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा उत्तम नकरानी वय:-34; पत्ता:-फ्लॉट नं. 10/डी, 2 मज्ला, श्री राज राजेश्वरी सी. एच. एस. लीमीटेड, घाटकोपर पश्चीम, मुंबई, नारायण नगर, एल. बी. एस. मार्ग, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-ABUPN2831K 2): नाव:-उत्तम नंदलाल नकरानी वय:-39; पत्ता:-प्लॉट नं: फ्लॉट नं. 10/डी, माळा नं: 2 मज्ला, इमारतीचे नाव: श्री राज राजेश्वरी सी. एच. एस. लीमीटेड, ब्लॉक नं: घाटकोपर पश्चीम, मुंबई, रोड नं: नारायण नगर, एल. बी. एस. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AABPN0610Q
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2014
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2014
(11) अनुक्रमांक, खंड व पृष्ठ	9191/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



Data of Bank Receipt for GRN MH003300966201415R

Bank - IDBI BANK

Bank/Branch :

Pmt Txn id : 50018010

Simple Receipt

Pmt DtTime : 10/10/2014 17:42:32

Print DtTime :

ChallanIdNo : 69103332014101051549

GRAS GRN

: MH003300966201415R

District : 7101 / MUMBAI

Office Name

: IGR197(KRL1)

StDuty Schm

: 0030045501-75/ Stamp Duty (Bank Portal)

DATE

13/10/2014 (IS)-369-9191

IGR197(KRL1)

StDuty Amt

: 0001991411201415

DATE

13/10/2014 (IS)-369-9191

IGR197(KRL1)

Sr.No

1

AMOUNT

30000.00

IGR197(KRL1)

RgnFee Schm

: 0030045501-70 / Registration Fee

RgnFee Amt

: Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article

: B25

Prop Mvblty

: Immovable

Consideration

: 45,00,000.00/-

Prop Descr

: Flat No 5 1 FlrGhatkopar JayaChs LtdKirol Road Near , Fatima HighSchool GhatkoparWest Mumbai

: Maharashtra

: 400086

Duty Payer

: PAN-ABUPN2831K Manisha Uttam Nakrani

Other Party

: PAN-AKAPB5184E Jitendra Mulchand Bagadia

Bank Scroll No

: --

Bank Scroll Date

: --

RBI Credit Date

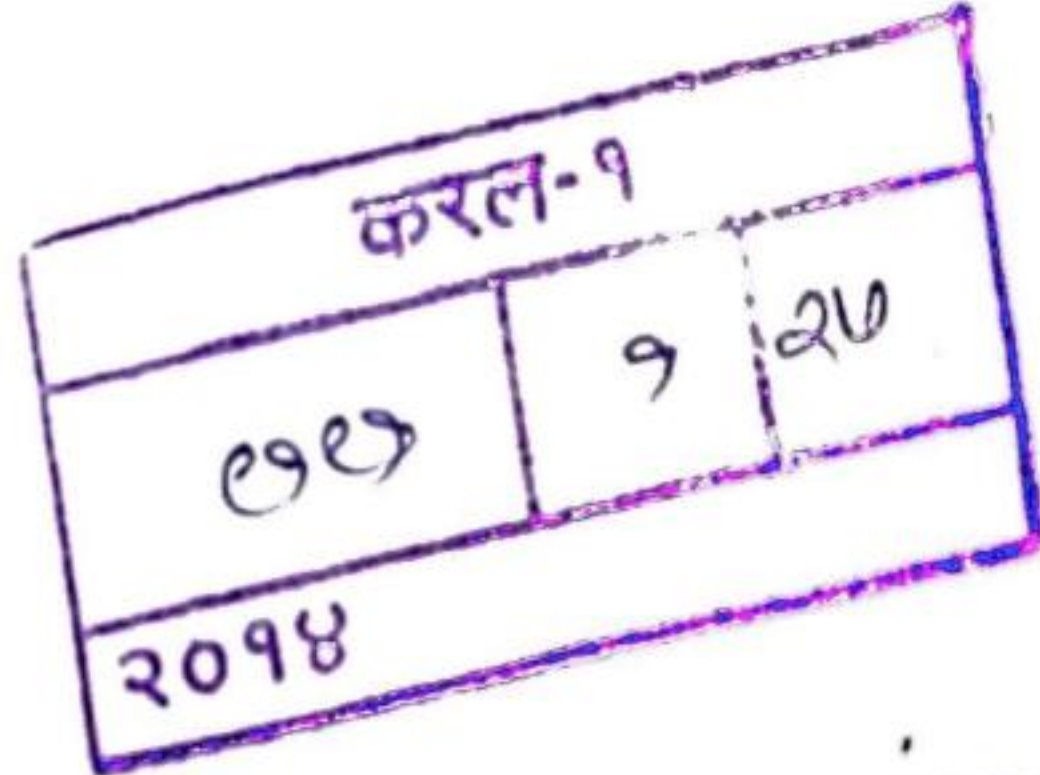
: --

Mobile Number

: 919321115112

DEFACED FOR RS:255000.00

Only for verification-not to be printed and used







करल-१		
२७९	२	२५

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

१. दस्तावेज प्रकार :- अग्नीगोठू सगळे अनुच्छेद क्रमांक :- २५(b)

२. सादरकर्त्याचे नाव :- सनीषा अमल गणेशजी

३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला

४. गावाचे नाव :- विश्रीम

५. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भुखंड क्रमांक :- १३३

६. मूल्य दरविभाग (झोन) :- १०४/५४९ / ५९८

७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक

प्रति चौ. मी. दर :- ७७,६००/-

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६०० कारपेट / बिल्ट अप चौ ६६ / फूट ६६.९१

९. कारपार्किंग :- ३ गच्ची :- ३ पोटमाळा :- ३

१०. मजला क्रमांक :- १ भा उदवाहन सुविधा आहे / नाही.

११. बांधकाम वर्ष :- १९७५ घसारा :- २० %

१२. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे

१३. बाजार मूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ३ ज्यान्वर दिलेली घट / वाढ

१४. भाडेकरू व्याप्त मिळकत असल्यास :-

१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)

२. नवीन इमारतीत दिलेले क्षेत्र

३. भाड्याची रक्कम

१५. लिहू अँड लायसन्सचा दस्त :-

१. प्रतिमाह भाडे रक्कम

निवासी / अनिवासी :-

२. अनामत रक्कम / आगाऊ रक्कम :-

३. कातावधी

१६. निर्धारित केलेले बाजार मूल्य :-

४१,५३,७७२  
४१,५३,०५२/-

१७. दस्तामध्ये दर्शविलेला मोबदला :-

४५,००,०००/-

१८. देय मुद्रांक शुल्क :- २,२५,०००/- भरलेले मुद्रांक शुल्क :- २,२५,०००/-

१९. देय नोंदणी फी :- ३०,०००/-

वसिष्ठीक

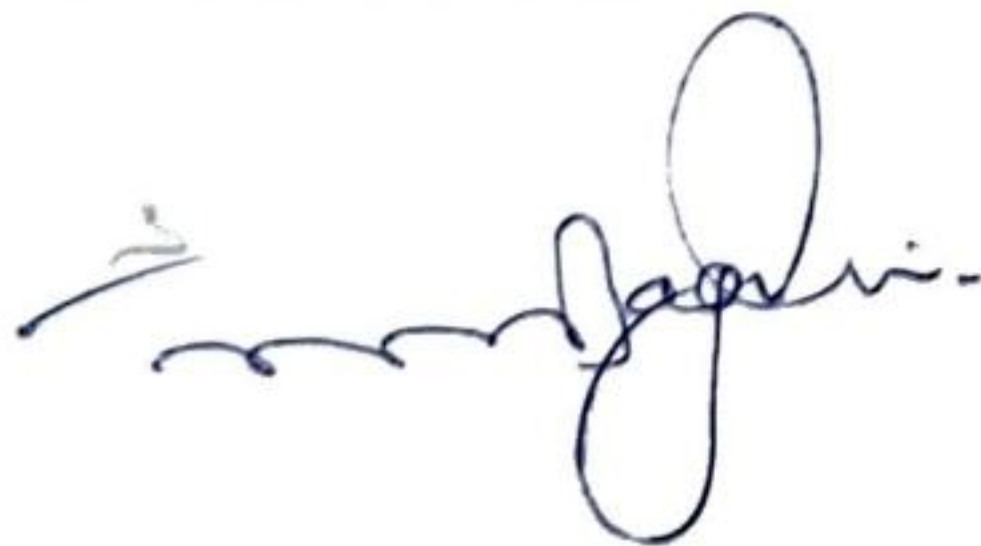
सह दुय्यम निबंधक





Hot Payment Successful. Your Payment Confirmation Number is 50018010

CHALLAN						
MTR Form Number - 6						
GRN NUMBER	MII003300966201415R	BARCODE	Form ID : Date: 10-10-2014			
Department	IGR		Payee Details			
Receipt Type	RM		Dept. ID (If Any)			
Office Name	IGR199- KRL3_JT SUB REGISTRAR KURLA NO 3	Location	PAN No. (If Applicable) PAN-ABUPN2831K			
Year	Period: From : 10/10/2014 To : 31/03/2099	Full Name	Manisha Uttam Nakrani			
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat No 5 1 Flr Ghatkopar Jaya Chs Ltd Kirol Road Near			
0030045501-75	225000.00	Road/Street, Area /Locality				
0030063301-70	30000.00	Town/ City/ District	Fatima High School Ghatkopar West Mumbai Maharashtra			
	0.00	PIN	4 0 0 0 8 6			
	0.00	Remarks (If Any) :				
	0.00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">करल-१</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 33%;">२९९</td> <td style="width: 33%;">३</td> <td style="width: 33%;">२०</td> </tr> </table> <p style="text-align: center;">२०१४ Rupees Two Lakhs Fifty Five Thousand Only</p> </div>		२९९	३	२०
२९९	३			२०		
	0.00			Amount in words		
Total	255000.00			FOR USE IN RECEIVING BANK		
Payment Details:IDBI NetBanking Payment ID : 50018010				Bank CIN No : 69103332014101051249		
Cheque- DD Details:				Date 10-10-2014		
Cheque- DD No.		Bank-Branch 033 Ghatkopar				
Name of Bank	IDBI BANK	Scroll No.				
Name of Branch						



P. Manisha U. Nakrani.

P. Atm. N. Nakrani.



(1)

P-1778		
करल-१		
२९९	५	२५
२०१४		



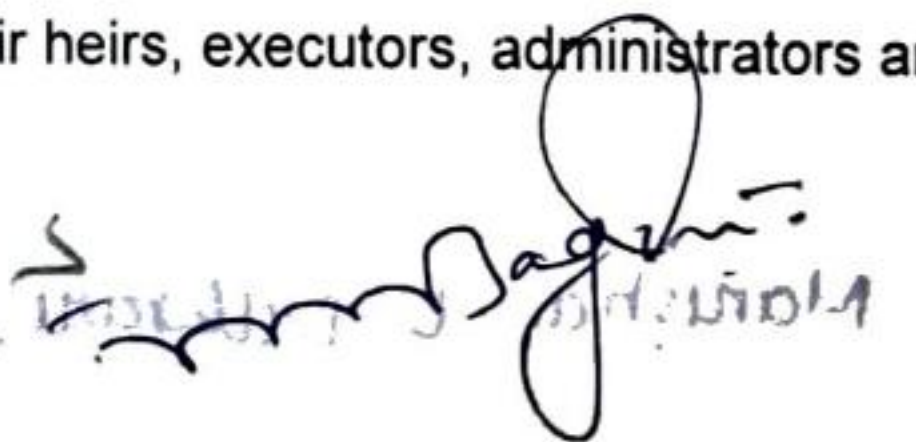
Flat No. 5

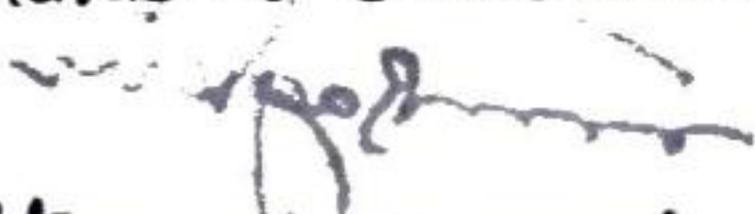
**AGREEMENT FOR SALE**

Manisha.

Uttam

THIS AGREEMENT is made and entered into at Mumbai, on this 11<sup>th</sup> day of October 2014, BETWEEN SHRI JITENDRA MULCHAND BAGADIA (Permanent Account No. AKAPB5184E), Aged 64 Years, adult, Indian Inhabitant, presently having address at Flat No. 5, First Floor, Ghatkopar Jaya C. H. S. Ltd., Jaya Apartment, Kiroli Road, Ghatkopar (W), Mumbai 400 086, hereinafter referred to as the 'Transferor' (which expression unless repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, administrators and assigns) of the ONE PART AND SMT. MANISHA UTTAM NAKRANI (Permanent Account No. ABUPN2831K), Aged 34 Years, & SHRI UTTAM NANDLAL NAKRANI (Permanent Account No. AABPN0610Q), Aged 39 Years, also adult/s, Indian Inhabitant/s, presently having address at Flat No. 10/D, Second Floor, Shri Raj Rajeshwari C. H. S. Ltd., Narayan Nagar, L. B. S. Road, Ghatkopar (W), Mumbai 400 086, hereinafter referred to as the 'Transferees' (which expression unless repugnant to the context or meaning thereof shall mean and include them, their heirs, executors, administrators and assigns) of the OTHER PART:

  
Shri Jagdish Mulchand Bagadia

P. Manisha U. Nakrani.  
  
P. Uttam N. Nakrani



करल-१		
२९९	६	२५

(2)

WHEREAS the Transferor is the member of **Ghatkopar Jaya Co-operative Housing Society Ltd.** a Society registered with Dy. Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960 under **Registration No. BOM/HSG/5638 Of 1978**, (hereinafter referred to as '**THE SAID SOCIETY**') and by virtue of being the members of the said Society, he has been holding Flat No. 5, on the First Floor, of the Building known as '**Jaya Apartment**' situated at Kiroli Road, Near Fatima High School, Ghatkopar (W), Mumbai 400 086, more particularly described in the schedule hereunder written (hereinafter referred to as '**THE SAID FLAT**') on what is known as '**OWNERSHIP BASIS**'.

**AND WHEREAS** the Transferor herein have acquired the said Flat from his own funds from **SHRI NAGINDAS D. SANGHAVI** vide an agreement dated **5th April 1974**.

**AND WHEREAS** the Transferor herein has since paid the full and entire consideration thereof to the concerned authorities and is presently holding the said Flat admeasuring about **600 Sq. ft.** Carpet area on ownership basis.

**AND WHEREAS** the Transferor by virtue of being the member of the said Society viz. **Ghatkopar Jaya Co-operative Housing Society Ltd.** has been issued Share Certificate No. 5, for five fully paid shares of Rs. 50/- each bearing Nos. **21 to 25** (both inclusive).

**AND WHEREAS** the Transferor has represented to the Transferees that he have been holding the above said Flat along with the five shares as stated hereinabove and being the member of the said Society, he is desirous of disposing off his right, title and the membership of the said Society and the Transferees herein have agreed to acquire all the right, title and interest of the Transferor in the membership of the said Society on the following terms and conditions:

**NOW THIS AGREEMENT WITNESSETH AS UNDER :**

1. The Transferor hereby transfer and assign all his right, title and interest in the said Flat being No. 5, on First Floor, of the said Society viz. **Ghatkopar Jaya Co-operative Housing Society Ltd.** and the Transferees herein have agreed to acquire all their right, title and interest in the said Flat, five shares and the membership of the said Society.
2. The Transferor hereby transfer all his right, title and interest in the above Flat along with the five shares and the membership of the said Society for the total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)**. The Transferees shall make the payment of the consideration mentioned herein above as under:

*[Handwritten signature]*

P<sub>1</sub> Manisha D. Nakrani

P<sub>2</sub> Hem. N. Nakrani



(3)

करल-१		
२७२७	५	२५
२०१४		

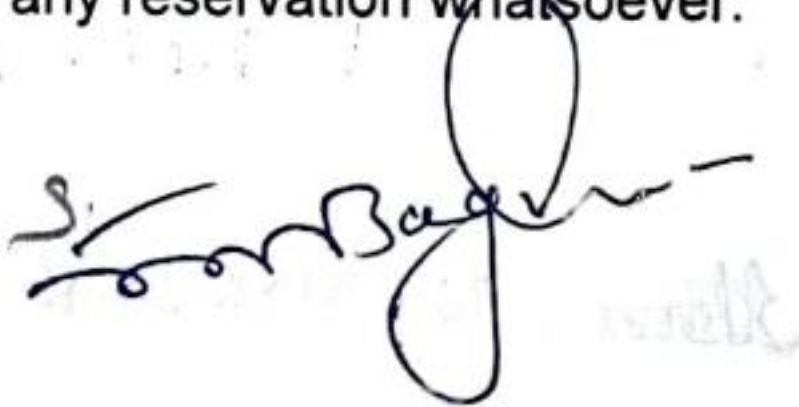
(a) Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only) on or before the execution of these presents.

AND

(b) Rs. 17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) on such other date as is mutually decided by the parties but not later than \_\_\_/\_\_\_/2014 simultaneously against actual physical vacant possession of the above said Flat.

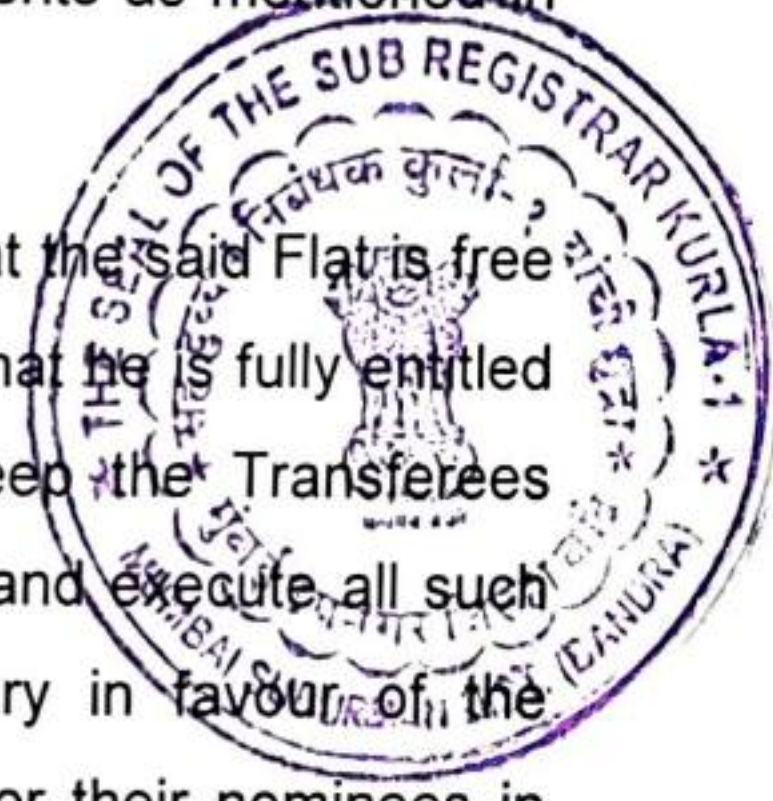
The Transferor doth hereby admit and acknowledge the receipt of the said consideration as mentioned in clause 2(a) of this agreement and agree to acquit, release and discharge the Transferees from the payment of the consideration or any part thereof on receiving the balance full & final payments as mentioned in clause 2(b) of this agreement.

3. **Subject to clause 2(b)**, The Transferor doth hereby declare that the said Flat is free from all encumbrances, claims and demands whatsoever and that he is fully entitled to deal with or dispose off the same and undertake to keep the Transferees indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferees or their nominees and have put the Transferees or their nominees in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.
4. **Subject to clause 2(b)**, The Transferor shall deliver to the Transferees the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
5. **Subject to clause 2(b)**, The Transferor will pay and clear off the charges payable to the Society by way of Municipal Taxes and other dues/outgoings related to the said Flat up to the date of handing over the possession to the Transferees as per the Society bills or any other dues in respect of the said Flat and hereby agree to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.
6. **Subject to clause 2(b)**, The Transferees hereby agrees to pay all the charges payable by way of Municipal Taxes and other dues/outstanding related to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that he/she/they will abide by the bye-laws of the said Society, without any reservation whatsoever.



P<sub>1</sub> Manisha U. Nakrani

P<sub>2</sub> Hem. N. Nakrani

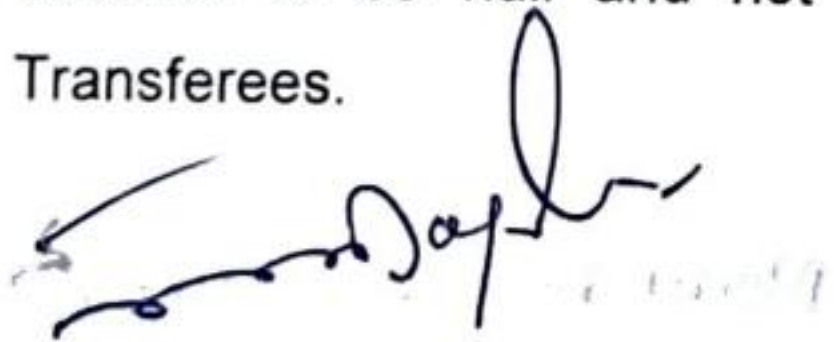




करल १		
२९९	८	२५
२०१४	Subject to clause 2(b)	

(4)

- Subject to clause 2(b), The Transferor hereby declare and confirm that the said Flat absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any court of Law, Taxing Authorities or with Municipality or Society authorities. The Transferor further undertake to indemnify the Transferees against any such claim laid by anyone at a later date whatsoever.
8. Subject to clause 2(b), The Transferor hereby release, relinquish, gives up and surrenders all his right, title and interest in the membership of the said Society, the Share Certificate and the said Flat in favour of the Transferees forever.
  9. Subject to clause 2(b), The Transferor agrees to hand over the Share Certificate, Original Agreement/s and/or all other relevant documents entered into by him with the earlier vendor, to the Transferees for their record on receipt of the full and final consideration.
  10. Subject to clause 2(b), The Transferor has executed all the relevant papers required for the effective transfer of the said Flat. However, in future he undertake to co-operate with the Transferees and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Flat along with the five shares.
  11. Subject to clause 2(b), The Society Transfer charges/fees will be borne and paid by both the parties in equal 50% share each. However, the Stamp Duty and Registration charges on the present agreement will be borne and paid by the Transferees.
  12. Subject to clause 2(b), Should there be any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the names of the Transferees, the Transferor hereby agree to indemnify the Transferees against such claims by settling such claims from their own funds only and taking all the legal responsibilities upon them.
  13. Subject to clause 2(b), The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Flat and the said shares has been made and/or created by the Transferor and/or any one else claiming through him prior to this day, in favour of any person or persons other than the said Transferees, the same shall after the execution of **THESE PRESENTS**, be deemed to be null and not binding upon the said Society/Builders and/or the Transferees.



P. Manisha U. Nakrani.

P. Atom . N. Nakrani

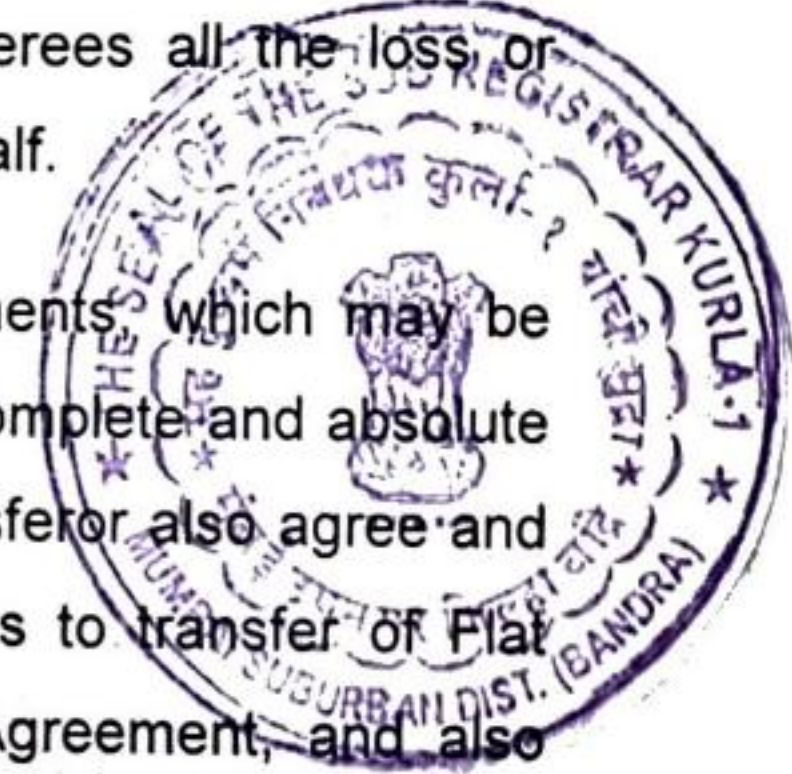
२०१४ १४ मई



(5)

करल-१		
२१७	२	२०
२०१४		

14. **Subject to provision of Clause No. 2 (b)**, above of this agreement, the Transferor agree to transfer the said shares and his interest in the said Flat to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through them. The Transferor hereby further declares that he has full right and absolute authority to enter into this Agreement and transfer the said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferees in respect of the said Flat may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Sale Deed and transfer his right sought or purported to be transferred hereby and the Transferees are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons the Transferor be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.
15. The Transferor hereby undertake to furnish any other documents which may be required by the Transferees to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Transferor also agree and undertake to sign any other documents or forms with regards to transfer of Flat and/or for the payment of Stamp Duty to be paid on this Agreement, and also undertake to pay the Stamp Duty on all the earlier transactions, if any.
16. It has been decided by and between the parties that TDS charges applicable on the abovesaid Agreement For Sale would have to be borne and paid by the Transferor herein.
17. This Agreement has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to **jurisdiction of Mumbai Courts of Law.**



### **SCHEDULE OF PROPERTY**

Flat No. 5 on the First Floor in the Building consisting of Ground plus Two Floors known as 'Jaya Apartment', belonging to **Ghatkopar Jaya Co-operative Housing Society Ltd.** situated at Kiroi Road, Near Fatima High School, Ghatkopar (W), Mumbai 400 086, admeasuring 600 sq. feet Carpet Area, constructed on or about 1975 bearing City Survey No. 133 in Village Kiroi

S

P<sub>1</sub> Manisha V. Nakrani

P<sub>2</sub> Hem. N. Nakrani



P-15705		
१९९९		
२९९९	१०	२४
१९९९		

(6)

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned :

SIGNED AND DELIVERED by the ) SIGNATURES

Within named- TRANSFEROR )

SHRI JITENDRA MULCHAND BAGADIA )

in the presence of \_\_\_\_\_ )

W1 )

✓ Bhupendra K. Bagadia )

✓ *[Signature]* )

*[Signature]*



SIGNED AND DELIVERED by the )

Within named -TRANSFEREES )

SMT. MANISHA UTTAM NAKRANI P. )

& )

SHRI UTTAM NANDLAL NAKRANI P. )

in the presence of \_\_\_\_\_ )

W2 )

✓ DHARMENDRA D. BHATT )

✓ *[Signature]* )

P. ) Manisha U. Nakrani

P. ) Uttam N. Nakrani

*[Signature]*



Manisha U. Nakrani  
Uttam N. Nakrani

*[Signature]*



(7)

करल-१		
९९९	९९	२०
२०१४		

## **RECEIPT**

RECEIVED of and from the within named Transferees, **SMT. MANISHA UTTAM NAKRANI & SHRI UTTAM NANDLAL NAKRANI** a sum of **Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand Only)** being the **Part Payment** of consideration for the sale and transfer of Flat No. 5, on the First Floor, of **Ghatkopar Jaya Co-operative Housing Society Ltd.** situated at Kirod Road, Near Fatima High School, Ghatkopar (W), Mumbai 400 086, as under:

Sr. No.	Cheque No.	Dated	Drawn On	Amount
01	901301	17/05/2014	Bharat Co-op. Bank	25,00,000/-
02	184601	12/06/2014	Bharat Co-op. Bank	2,50,000/-
TOTAL Rs.				27,50,000/-

(Rupees Twenty Seven Lakhs Fifty Thousand Only)

I SAY RECEIVED.  
Rs. 27,50,000/-

  
**SHRI JITENDRA MULCHAND BAGADIA**  
Transferor



**WITNESSES:**

**SIGNATURE OF WITNESSES**

1. W1 *Bhupendra K. Bagadia*

*BK Bagadia*

2. W2 *DHARMENDRA D. BHATT*

*Bhatt R.D.*



# Ghatkopar Jaya Co-operative Housing Society Ltd.

(Reg. No. Bom/Hsg./5638 of 1978)

Jaya Apartment, Jugaldas Mody Marg (Kirod Road), Ghatkopar (West), Mumbai - 400 086.  
Email : jayachs1@gmail.com

Ref. No.:

Date : 9/10/2014.

TO WHOM SO EVER IT MAY CONCERN

करल-१		
२३२)	१३	२०
२०१४		

This is to certify that Mr. Jitendra M. Bagadia a bonafide member of our society, Flat No. A-5 in 1<sup>st</sup> floor, area is approximate 600 carpet sq. foot and building is ground +2 floor without lift. building constructed approx. in the year 1975 and C.T.S. No. of the premises / land is 133.

We further state that there are no outstanding dues of the society as on 30/9/2014. There are no encumbrances on the flat as per Society's record. The society has no objection to selling the flat to Mrs Manisha Uttam Nakrani and Uttam Nandlal Nakrani as intimated by you by form no. 20(2), dated 26/9/2014 and shall admit the new member as per by laws of the society.



For Ghatkopar Jaya Co-op. Housing Society Ltd.

AN [Signature]

Chairman

Hon. Secretary

Hon. Treasurer





बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

Paid By  
Ch No 000048

लेखा क्रमांक NX0503060030000	मालमत्ता करवर्ष 2014-2015	देयक क्रमांक 201410BIL03100584 201420BIL03100587	देयक दिनांक 30/05/2014
पक्षकाराचे नाव व पत्ता : SECY GHATKOPAR JAYA CO OP HSG SOC LTD, JAYA APARTMENTS, KIROL ROAD GHATKOPAR MUMBAI 400086		प्रेषक - सहा. क. व सं. / विभाग : Asstt. Assessor & Collector N-Ward Assessment & Collection Deptt. N-Ward Office Bldg., 3rd floor, Jawahar Road, Ghatkopar (East), Mumbai-400 077.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्याची नाव NAGINDAS D SANGHAVI N 7820(24) PL 26 HANSOTI ROAD HOUSE JAYA APARTMENT			
प्रथम करनिर्धारण दिनांक : C1/04/1961	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य : ₹ 46496855	
अक्षरी Four Crore Sixty-Four Lac Ninety-Six Thousand Eight Hundred Fifty-Five Only			
A. अतिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज : ₹ 0		B. TDS : ₹ 0	
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची धकबाकी ₹ 0		०१/०४/२०१० या तारखे नंतरची धकबाकी ₹ 0	
क कालावधी :	01/04/2014 ते 31/03/2015		

(सर्व रक्कम रुपयामध्ये)

कराचे नाव :	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015
सर्वसाधारण कर	9704	9704
जल कर	0	0
जललाभकर	6085	6085
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	3790	3790
म.न.पा. शिक्षण उपकर	3618	3618
राज्य शिक्षण उपकर	2912	2912
रोजगार हमी उपकर	0	0
वृक्ष उपकर	177	177
पथकर	4498	4498
कलम १५२ अ नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
मूळ देयक रक्कम	30784	30784
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
भरावयाची निव्वळ रक्कम	30784	30784
प्रतिदानाची निव्वळ रक्कम	0	0
* ३०.०६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	30230	29676
* ३१.०७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	30507	29953
* ३१.०७.२०१४ नंतर भरावयाची निव्वळ रक्कम	30784	30784
अक्षरी रुपये	Thirty Thousand Seven Hundred Eighty-Four Only	Thirty Thousand Seven Hundred Eighty-Four Only
अंतिम देय दिनांक	28/08/2014	31/12/2014

"To make payment through NEFT:  
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPONX0503060030000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

"घुघना - सदर इमारत ही ३० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १९८८ च्या कलम ३५३ (ब) अन्वये आवश्यक असल्याप्रमाणे, बांधकाम स्थिरता प्रमाणपत्र (Structural Stability Certificate) दिविल कातावधीत संबंधित विभागातील सहायक आयुक्तांकडे सादर करण्यात यावे."

30230  
+ 29676  
59906

*(Signature)*

रमेश बा. आरोंट  
करनिर्धारक व संकलक (प्र)









10,000-0-00-VCA-8-(0a) 1878  
 गा. नि., म. वि., क. ८११६, दि. १६-९-२१.]

पुरवणी काही क्रमांक -  
 ४४४०

म. म. मा. २१ म.  
 U. T. B. 21 म.

फोरी पत्रिका

पुरवणी नं. क्र. ४३३

<p>२३२०-२४          २३२००३          २३२००३</p>	<p>क्र. (E)          क्रमांक मा. क्र. -          श्री. हनुमंत प्रसाद          क्षेत्र २९-२-चौकमिडर          दि. २३/११/८४ फा. क्र.          मा. क्र. ३०३/८४          मारवाळ मा. क्र. ३३३          ३३३/११/३०३/८४ फा. क्र.</p>	<p>मि. वि. म. व. तथा          न. म. व. क्र. ७          जि. मुंबई उपनगर.</p>
<p>२३२००३          २३२००३</p>	<p>शासन नियम (सहज व नव विभाग) क्र. १०/१०८७          १५/१०/१९९१ व १५/१०/१९९१ व वाईया प्रमाण          सु. व. वि. क्र. ३०३/१०/१९९१          पुरव-१/८/०२-३१/१०/१९९१</p>	<p>क्र. १५/१०/१३          प्रमाण          २१          म. म. क्र.          @घाटकोपर</p>

संख्या - ३
२००६



अज आल्याचा कावाळ  
 तयार करणार  
 तपसणी करणार  
 नककाव दिल्याची धारीळ  
 धारीळ

नगर सूत्रा का अधिकारी  
 धार कोष





करल-१  
 २९० १ २०  
 २०१४

G. R. R. D., No. 6616, dated 16-0-14.] RULED CARD 134

C.T.S. No 133	84ydb-sqft 24-4]	C	-
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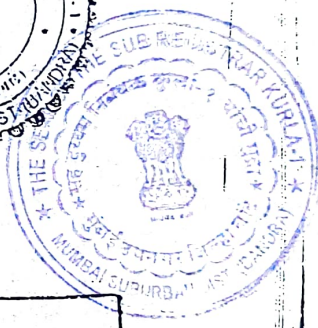
20-8



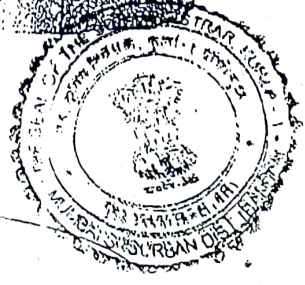
Holder in- 1954- Chiraguddin Gulam m...  
 by purchase as per C.T.S. NO 111

...  
 ... (2001/2004)  
 ...

Atmohamad Kachra Porbanderwala and  
 Janabai Atmohamad Kachra Porbanderwala



2014/111	भा. स. क्या ... माबाये कायपालगव ...	...
...	नाण सवधी कायव ... काराये खापर हेने.	...
...	...	...
...	...	...
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...	...	...





२६८२६ नं. प्रमाण

(घा.)  
श्री. तुलसिकृती कृतिमंदिरादिसंस्था  
१) डा. मंडळी  
२) डा. काठारुली  
३) डा. काठारुली  
४) डा. काठारुली

२६८२६ नं. प्रमाण

मुंबई उपनगर, मुंबई

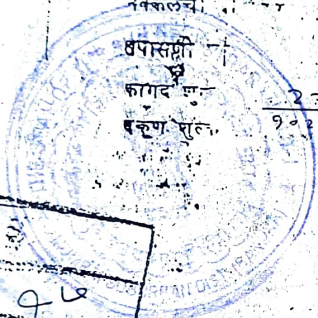
बटरी  
२१०१ (२००१)

मुंबई उपनगर, मुंबई

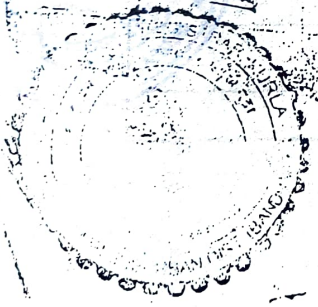
२१०१

२०

२६८१०३ अर्ज आल्याची तारीख २६/१०/०३  
नकल तारीख १०/०३/०३ नकल तयार तारीख १६/०३/०३



२००३ १०





**GHATKOPAR JAYA**

**CO-OPERATIVE HOUSING**

KIROOL ROAD  
BOMBAY - 400 086.

**SOCIETY LIMITED**

[Registered under M. C. S. Act. 1960]

No. : **5**

Authorised Share Capital Rs. **1,00,000/-** Divided into **2000** Shares each of Rs. **50.00**

Member's Register No. **5** Share Certificate No. **5**

**THIS IS TO CERTIFY that Shri/Smt. MR. JITEMRA H. BAGADIA.**

of **BOMBAY** is the Registered Holder of **5** Shares [ **FIVE** ] from No. **21**  
to **25** of Rupees **50.00** [ **RUPEES FIFTY ONLY** ]

in **GHATKOPAR JAYA** **CO-OPERATIVE HOUSING SOCIETY LTD.**

**GHATKOPAR, BOMBAY-400086** subject to the Bye-laws of the said Society, and that upon each of  
such Shares the sum of Rupees **50.00** (**RUPEES FIFTY ONLY**) has been paid.

GIVEN under the Common Seal of the said Society at **BOMBAY** this **18TH**  
day of **JANUARY** **1989**.

*Ponchala*  
Chairman

*A. N. Kulkarni*  
Hon. Secretary

*33911 111 11111 11111 11111 11111*  
Member of the Committee



करल-१  
२०९४  
२१  
२०



**Memorandum of the transfers of the within - mentioned Shares**

Date of Transfer	Transfer No.	Share Regd. No. (Old)	To whom transferred	Share Regd. No. (New)

22 20  
2929



P-0300



आयकर विभाग  
INCOME TAX DEPARTMENT  
JITENDRA M BAGADIA  
MULCHAND BAGADIA



भारत सरकार  
GOVT. OF INDIA

करल-१		
२७९	२३	२०
२०१४		

31/05/1950  
Permanent Account Number  
AKAPB5184E

*Jitendra M. Bagadia*  
Signature



06012006

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANISHA UTTAM NAKRANI  
JAYANTILAL PATEL



भारत सरकार  
GOVT. OF INDIA

25/04/1980  
Permanent Account Number  
ABUPN2831K

*Manisha U. Nakrani*  
Signature



25112005

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UTTAM NANDLAL NAKRANI  
NANDLAL NARAYAN NAKRANI  
23/01/1975  
Permanent Account Number  
AABPN0610Q

*Uttam N. Nakrani*  
Signature





P-15735		

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

RAJENDRA KHYALILALJI JAIN  
 KHYALILALJI DHULCHANDJI JAIN

09/09/1980  
 Permanent Account Number  
**AFMPJ0776R**

*Rajendra*  
 Signature



कर-9	
999	28 20
2018	



**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

BHUPENDRA K. BAGADIA  
 KESHAVLAL MAGANLAL BAGADIA

05/02/1951  
 Permanent Account Number  
**AABPB7087M**

*b.k. bagadia*  
 Signature



28092004





सोमवार, 13 ऑक्टोबर 2014 9:30 म.पू.

दस्त घोषवारा भाग-1

करल 1

दस्त क्रमांक: 9191/2014

दस्त क्रमांक: करल 1 /9191/2014

बाजार मूल्य: रु. 41,54,052/- मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,25,000/-

करल-१		
२२२)	२५	२५
२०१४		

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 9191 वर दि.13-10-2014

रोजी 9:29 म.पू. वा. हजर केला.

पावती: 11929

पावती दिनांक: 13/10/2014

सादरकरणाचे नाव: मनीषा उत्तम नकरानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

Manisha U. Nakrani

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

सह दुर्यम निबधक  
दु. निबधक कुर्ला-१. (वर्ग-२)

सह दुर्यम निबधक  
दु. निबधक कुर्ला-१. (वर्ग-२)

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्का क्र. 1 13 / 10 / 2014 09 : 23 : 39 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 10 / 2014 09 : 24 : 34 AM ची वेळ: (फी)



### प्रतिज्ञापत्र

'सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि 'दस्ताची सत्यता, वैधता लापदेशीर दाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

- १)
- २)

लिहून घेणारे :

- १) Manisha U. Nakrani
- २) Hom. N. Nakrani





13/10/2014 9 35:28 AM

दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:9191/2014

दस्त क्रमांक :करल1/9191/2014

दस्ताचा प्रकार :-ऑनलाईन दू सेल

करल-9		
२९९	२६	२७
२०१४	पक्षकाराचा प्रकार	

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव:मनीषा उत्तम नकरानी  
पत्ता:फ्लॅट नं. 10/डी, 2 मज्जा, श्री राज राजेश्वरी सी. एच. एस. लीमीटेड, घाटकोपर पश्चीम, मुंबई, नारायण नगर, एल. बी. एस. मार्ग, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government.  
पॅन नंबर:ABUPN2831K

लिहून घेणार  
वय :-34  
स्वाक्षरी:-



Manisha V. Nakerani

2 नाव:उत्तम नंदलाल नकरानी  
पत्ता:प्लॉट नं. फ्लॅट नं. 10/डी, माळा नं: 2 मज्जा, इमारतीचे नाव: श्री राज राजेश्वरी सी. एच. एस. लीमीटेड, ब्लॉक नं: घाटकोपर पश्चीम, मुंबई, रोड नं: नारायण नगर, एल. बी. एस. मार्ग, महाराष्ट्र, मुंबई.  
पॅन नंबर:AABPN0610Q

लिहून घेणार  
वय :-39  
स्वाक्षरी:-



Uttam N. Nakerani

3 नाव:जितेंद्र मूलचंद बगाडिया  
पत्ता:प्लॉट नं: फ्लॅट नं. 5, माळा नं: 1 मज्जा, इमारतीचे नाव: घाटकोपर जया सी. एच. एस. लीमीटेड, जया अपार्टमेंट, ब्लॉक नं: घाटकोपर पश्चीम, मुंबई, रोड नं: किरोल रोड, . .  
पॅन नंबर:AKAPB5184E

लिहून घेणार  
वय :-64  
स्वाक्षरी:-



Jitendra M. Bagadiya

वरील दस्तऐवज करून देणार तथाकथीत ऑनलाईन दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:13 / 10 / 2014 09 : 27 : 30 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:राजेंद्र के जैन  
वय:33  
पत्ता:ब्री/2, 1 मज्जा, सपना सी एच एस लीमीटेड, एल. बी. एस. मार्ग, घाटकोपर पश्चीम, मुंबई  
पिन कोड:400086

स्वाक्षरी



Rajendra

2 नाव:भूपेंद्र के बगाडिया  
वय:63  
पत्ता:6ए/60, समोदा पार्क, एल बी एस मार्ग घाटकोपर पश्चीम  
पिन कोड:400086

स्वाक्षरी



Bhupendra



शिक्षा क्र.4 ची वेळ:13 / 10 / 2014 09 : 28 : 27 AM



शुक्रवाळी क्र.5 ची वेळ (3) 10/2014 09 : 29 : 12 AM नोंदणी पुस्तक 1 मध्ये

दु. निबंधक कुर्ला निबंधक  
सह दुय्यम  
कुर्ला-१. (वर्ग-२)

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003300966201415R	0001991411201415

9191 /2014

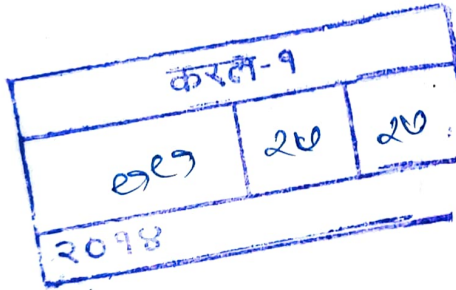
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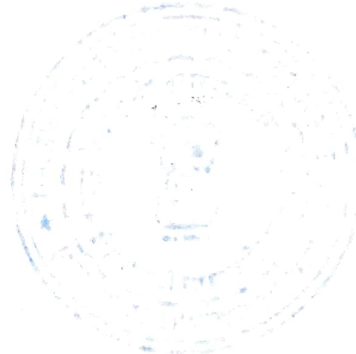


प्रमाणित करण्यात येते कि या दस्तामव्ये  
एकूण साराविसी (२०) पाने आहेत.  
करल-१/ २९९ /२०१४  
पुस्तक क्रमांक १ क्रमांकावर  
नोंदला २३/१०/१४  
दिनांक



*(Handwritten signature)*

सह. दुय्यम निबंधक कुर्ला-१  
मुंबई उपनगर जिल्हा





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The \_\_\_\_\_ Day of OCTOBER 2014

\*\*\*\*\*

MUNICIPAL WARD –N Ward

REVENUE VILLAGE –Kiroi

CARPET AREA – 600 Sq Ft

YEAR OF CONSTRUCTION- 1975

DATE OF EXECUTION – \_\_\_/10/2014

AGREEMENT VALUE – 45,00,000/-

STAMP DUTY PAID –

MARKET VALUE – 41,54,052/-

104/489

77,600/- X 66.91 X .80 = 41,54,052/-

*BETWEEN*

SHRI JITENDRA MULCHAND BAGADIA

*AND*

SMT. MANISHA UTTAM NAKRANI &  
SHRI UTTAM NANDLAL NAKRANI

*Said*  
*12.46*

# AGREEMENT FOR SALE

Stamp Duty :  
Rs.

Registration :  
Rs.

***RAJESH C. SAMPAT***

16 & 10 Yashoda Niwas,  
Near R. N. Gandhi High School,  
Ghatkopar (East), Mumbai 400 077.  
Tel : 2102 1259, 2514 7794  
Cell: 98211 15112

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