

22/08/2028 / 881 Panvel / Harshata m / 30yr  
T10 from 1st

123456789

वाकरी

Monday February 29 2016  
3:42 PM

Original/Duplicate  
सीरिअल नं 398  
Regn 39M

वाकरीचे नाव हरिशता  
हस्ताक्षराचा अनुक्रमांक वारन-5-1893-2016  
हस्ताक्षराचा प्रकार वाकरनामा  
माटर करणाऱ्याचे नाव कल्पेश रघुनाथान चौहान

वाकरी नं 2160 दिनांक 29/02/2016

नोंदणी फी ₹ 30000.00  
रजत हानाळणी फी ₹ 660.00  
पुस्तकी संख्या: 33

एकूण ₹ 30660.00

आपणाम मूळ दस्त घबनेल प्रिंट मुची. - अदात  
4:01 PM ह्या वेळेस मिळेल.

सह दु.नि. का. बोरीवली 5

बाजार मूल्य: ₹. 3787500 /-  
मोबदला ₹. 5100000 /-  
भरलेले मुद्राब शुल्क: ₹. 255000 /-

सह दुध्याम निबंधक बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा

- 1) टॅक्साचा प्रकार: eChallan रक्कम: ₹. 30000/-  
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH007631131201516E दिनांक: 26/02/2016  
बँकेचे नाव व पत्ता.
- 2) टॅक्साचा प्रकार: By Cash रक्कम: ₹. 660/-

*(Signature)*

**BORIVALI - 5**

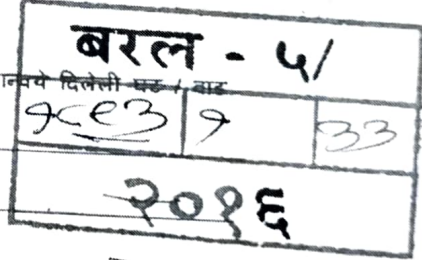
Delivery Date.....



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

- १ दस्ताचा प्रकार : फ्लॉरिंग अनुच्छेद क्रमांक २५ (b)
- २ सादरकर्त्याचे नाव : Kalpesh A. Chauhan & others
- ३ तालुका : धोरीवली
- ४ गावाचे नाव : कठीवसर
- ५ नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक : CTS NO:- 1298
- ६ मूल्य दरविभाग (झोन) : ८९ उपविभाग १११
- ७ मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. मी. दर १२२००/-
- ८ दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ११.०७ क्वेड्रेट / विल्टअप चौ. मीटर/ फुट
- ९ कारपाकिंग : — गच्ची : — पोटमाळा : —
- १० मजला क्रमांक : १ला उदवाहन सुविधा आहे / नाही
- ११ बांधकाम वर्ष : — घसारा : —
- १२ बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- १३ बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र. : — ज्यामध्ये दिलेली घड / बाड
- १४ लिक्व्ह अँड लायसन्सचा दस्त : १. प्रतीमाह भाडे रक्कम — निवासी / अनिवासी २. दिवसाला भाडे / आगाव भाडे : —
- १५ निर्धारित केलेले बाजारमूल्य : ३७,८७,५००/-
- १६ दस्तामध्ये दर्शविलेला मोबदला : ५१,००,०००/-
- १७ देय मुद्रांक शुल्क : २,५५,०००/- भरलेले मुद्रांक शुल्क : २,५५,०००/-
- १८ देय नोंदणी फी : ३०,०००/-



लिपिक

सह दुय्यम निबंधक



CHALLAN  
MTR Form Number-6

**DEFACED FOR RS:285000.00**

GRN: MH0076310001516  
 Department: 00044/8491201516  
 Type of Payment: 1  
 (Amt. in words) Two Lakh Eighty Five Thousand Rupees Only

AMOUNT: 30000.00  
 29/02/2016  
 255000.00  
 29/02/2016 (IS)-390-1893

USER: IGR194(BRL5)  
 IGR194(BRL5) ID: 252

Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	TAX ID (If Any)	
Location	MUMBAI	PAN No. (If Applicable)	AFNPC6353G
Year	2015-2016 One Time	Full Name	KALPESH RAMANIL CHAUHAN AND OTHER
Account Head Details	Amount In Rs.	Flat/Block No.	FLAT NO 8 B WING WING NO B-36 INC
		Premises/Building	APRASTHA CHSL
0030045501 Stamp Duty	255000.00	Road/Street	ANAND NAGAR
0030063301 Registration Fee	30000.00	Area/Locality	DAHISAR EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 8
		Remarks (If Any)	PAN2=AAFPM0611E--SecondPartyName=KIS HORE BHAJANDAS MOHNANI AND OTHER-
Total	285000.00	Amount In Words	Two Lakh Eighty Five Thousand Rupees Only



Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	REF No. 02003942016022600809 44064648
Cheque/DD No		Date	26/02/2016-13:40:13
Name of Bank		Bank-Branch	BANK OF BARODA
Name of Branch		Scroll No. , Date	1 , 29/02/2016

Mobile No. : Not Available

*Signature*

*R Mohanani*  
*R Mohanani*

**बरल - ५/**  
 १८९३ ३ ३३  
**२०१६**



बरल - ५/		
१५	०८	३३
२०१६		

### AGREEMENT FOR SALE

*K. Mohanani*  
*R. Mohanani*  
*K. Chauhan*  
*Nayna*

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 29<sup>th</sup> day of February, 2016 BETWEEN 1) **MR. KISHORE BHAJANDAS MOHNANI & 2) MRS. ROMA KISHORE MOHNANI** both adults, Indian Inhabitants of Mumbai, having address at Flat No.8, 'B' wing, Wing No. B-36, First floor, Indraprastha Co-operative Housing Society Ltd., situated at B/36-37, Anand Nagar, Dahisar (East), Mumbai 400 068, hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART A N D 1) MR. KALPESH RAMANLAL CHAUHAN & 2) MRS. NAYNA KALPESH CHAUHAN** both adults, Indian Inhabitants of Mumbai, having address at Room No.14, Karu Visa Rabari Chawl, Khanderao Dongri, Dattapada Road, Borivli (East), Mumbai 400 066, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART.**

*K. Mohanani*  
*R. Mohanani*

*K. Chauhan*  
*Nayna*

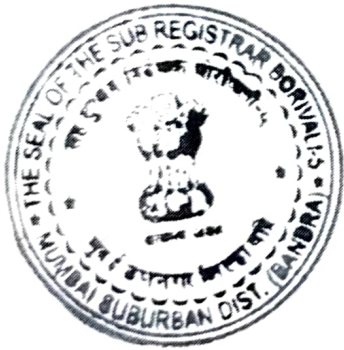


WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENT  
& DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) By an Agreement dated 7<sup>th</sup> day of December, 1985 made & entered into between Delight Home Agency, therein referred to as "the Vendors" of the One Part and 1) Mr. Amrutlal Manji Kakkad & 2) Mrs. Kusum Amrutlal Kakkad, therein referred to as "the Purchaser" of the Other Part, the latter had purchased and acquired a residential Flat on ownership basis viz. Flat No.8 admeasuring 442 sq.ft. Built up area, 'B' wing, Wing No.B-36, First floor, in the Building then known as Indraprastha (and now known as Indraprastha Co-operative Housing Society Ltd.,) situated at B/36-37, Anand Nagar, Dahisar (East), Mumbai 400 068 at Village Dahisar, Taluka Borivali, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "**the said Flat**") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat.

b) That the various Purchasers of the said building formed a Co-operative Housing Society namely Indraprastha Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration No. BOM/WR/HSG/TC/8649/93-94 (hereinafter called "**the said Society**") and the said 1) Mr. Amrutlal Manji Kakkad & 2) Mrs. Kusum Amrutlal Kakkad, became one of the members of the said Society and the said Society issued in their favour shares of Rs.50/- each, bearing Distinctive Nos.36 to 40 under Shares Certificate No.008 (hereinafter called "**the said Shares**").

c) By an Agreement for Sale dated 16<sup>th</sup> day of January, 1994 made and entered into between the said 1) Mr. Amrutlal Manji Kakkad & 2) Mrs. Kusum Amrutlal Kakkad, therein called as "The Vendors/Transferors" of the One Part and one Smt. Indiraben Kantilal Raja, therein called as "the Purchaser/Transferee" of the Other Part, the latter had purchased and acquired the said Flat and the said shares and paid proper consideration therefore and took the possession of the said Flat and accordingly the said society has also transferred the said flat and the said shares in favour of the said Smt. Indiraben Kantilal Raja.



वरल - ५/  
१८२३ ७ ३३  
२०१६

*Handwritten signature*

THE SCHEDULE HEREINABOVE REFERRED TO:

All that the self contained Flat on ownership basis being Flat No.8 admeasuring 442 sq.ft. Built up area in 'B' wing, Wing No.B-36, First floor, Indraprastha Co-operative Housing Society Ltd., situated at B/36-37, Anand Nagar, Dahisar (East), Mumbai 400 068 in Registration District and Sub-district of Mumbai City and Mumbai Suburban on land bearing C. T. S No.1298 of Village Dahisar, Taluka Borivali, Mumbai Suburban District.

SIGNED AND DELIVERED

by the within named the TRANSFERORS



MR. KISHORE BHAJANDAS MOHNANI & } *K B Mohnani*

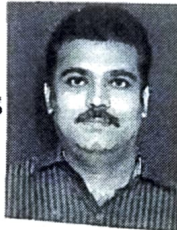
MRS. ROMA KISHORE MOHNANI } *R Mohnani*

in the presence of *Hemant R. Makh*  
*H. Makh*



SIGNED AND DELIVERED

by the within named the TRANSFEREES



MR. KALPESH RAMANLAL CHAUHAN & } *K Chauhan*

MRS. NAYNA KALPESH CHAUHAN } *Nayna*

in the presence of.....  
*Chauhan Ramanlal K.*

*R Chauhan*



बरल - ५/  
१६३ | १३ | ३३  
२०१६

RECEIPT

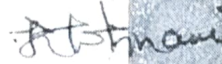
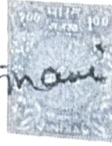
RECEIVED of and from the Transferees 1) MR. KALPESH RAMANLAL CHAUHAN & 2) MRS. NAYNA KALPESH CHAUHAN a sum of Rs. 15,49,000/- (Rupees Fifteen lacs forty nine thousand only) being Part Consideration amount in respect of the said Flat viz. Flat No.8, 'B' wing, Wing No B-36, First floor, Indraprastha Co-operative Housing Society Ltd., situated at B-36-37, Anand Nagar, Dahisar (East), Mumbai 400 068, which we have agreed to sell to them as per the terms of this Agreement.

The said amount is received by us in the following manner:-

Amount	Cheque No	Date	Banker's Name and Branch
11,000/-	000004	04/02/2016	HDFC Bank Ltd., Borivli (West), Branch
14,48,000/-	000007	25/02/2016	HDFC Bank Ltd., Borivli (West), Branch

We say received Rs.15,49,000/-



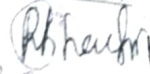
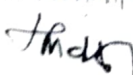
  


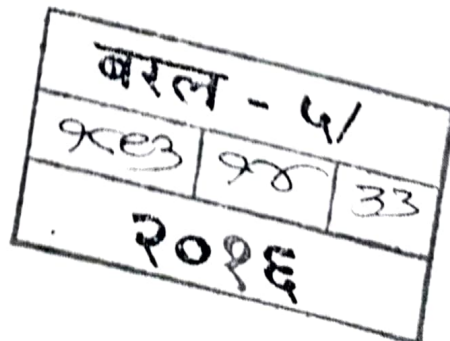
(MR. KISHORE BHAJANDAS MOHNANI)


(MRS. ROMA KISHORE MOHNANI)  
TRANSFERORS

WITNESSES :-

-   
(C. Ramonlal K. Chauhan)
-   
(Hemant R. Mehta)





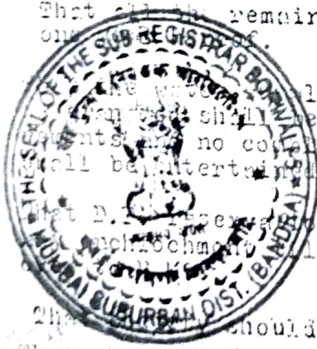
MUMBAI SUBURBAN DISTRICT  
28 NOV 1985

Subject: Permission to occupy the completed  
part No.9 of wing B-36, B-37 in  
Anand Nagar layout.

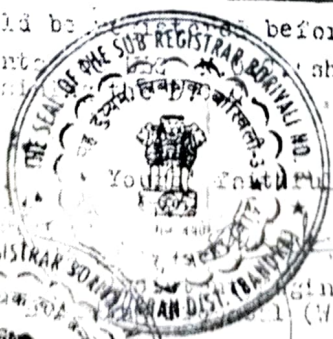
Ref:- Your letter No. DJKA/17/86  
dated 3rd June 1986.

By direction I have to inform you that the permission to occupy the completed portion of ground + 6 upper floors of wing B-36 and B-37, excepting flat Nos. 25 & 26 on 6th floor of building No.36 and similar two flat Nos. 27 and 28 of building No. B-36 as per the requirements of U.L.C. N.O.C. shown by you in the red colour in the plan submitted by you on 9th June 1986 is hereby granted. Please note that this permission is without prejudice to action under section 133A/371 of B.M.C. Act and subject to following conditions.

1. That the certificate under section 270A of B.M.C. Act shall be obtained from Assistant Engineer, Water Works Branch and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/subdivision/emaligment shall be complied with.
3. That all the intimation of Disapproval objections including B.C.O. refusal conditions and notes should be duly complied with.
4. That all the remaining work should be completed within one month.
5. That the use of premises for premises for special occupation shall be restricted to 50% of normal residential use. No complaint for short supply of water shall be entertained in future.
6. That all the plots shall be well protected from encroachment and all the possession of same is handed over to the owner.
7. That the requirements shall be complied with before B.C.O.



बदर-६/		
१८३	१८	३३
२०२६		



बदर-६	
१८०	१२
२००६	



Yours faithfully,  
*N. Lalchand*  
*Sub-Registrar*

बदर-६/	
३३११	१८



# INDRAPRASTHA CO-OP HSG. SOCIETY LTD.

Regd No. B.O.M / (WR.) / HSG (TC) 8649 / 93-94

B/36/37 Anand Nagar, Dahisar (East), Mumbai - 400 068.

Ref No

Date 18/02/20

To Whomsoever It May Concern

THIS IS TO CERTIFY THAT SHRI KISHORE BHAJANDI MOHNANI & SMT ROMA KISHORE MOHNANI ARE BONAFID MEMBERS OF OUR SOCIETY AND OWNERS OF FLAT NO B-36/8, ADMEASURING 44252 ft. built up area

Our building was constructed in 1984-85 and having ground + six floors.

We do not have any objection if the said Shri Kishore Bhajandas Mohnani & Smt Roma Kishore Mohnani sell the said flat to Mr. Kalpesh R. Chauhan & Mrs Nayna K. Chauhan

We also confirm there are no dues outstanding in their names <sup>with</sup> us and the said flat is not mortgaged against any finance (loan).



For Indraprastha Co-op. Housing Society Ltd.

Chairman: *Kishore*

Treasurer: *M.A. Thakur*

बरल - 41		
१६३	२०	३३
२०१६		

# INDRAPRASTHA CO-OP. HSG. SOCIETY LTD.

Reg. No. BOM/WR/HSG/TC/8649/93-94

B/36-37, Anand Nagar, Dahisar (East), Bombay-400 068.

No. 008

Authorised Share Capital Rs. 1 Lakh Divided into 2,000 Shares each of Rs. 50/- only

Members Register No. 8

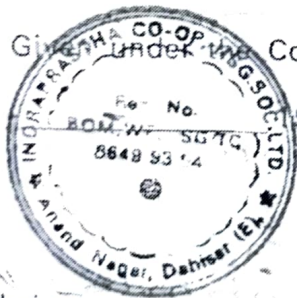
THIS IS TO CERTIFY that Shri/Smt. AMRATLAL MANJI  
KAKKAD. & KUSUM AMRATLAL KAKKAD.

of B 36 / 8 is the Registered Holder of ( Five ) Shares from No. 36

to 40 of Rs. 250/- (Two hundred and Fifty only)  
in INDRAPRASTHA CO-OP. HSG. SOCIETY LIMITED, Dahisar (E), Bombay-400 068.

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum  
of Rupees Fifty has been paid

Given Under Common Seal of the said Society at Bombay this 1<sup>st</sup> July  
day of July 1995.



Chairman

Dipak V Shah  
Hon. Secretary

Arun  
Member of the Committee

(P.T.O.)



29/02/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

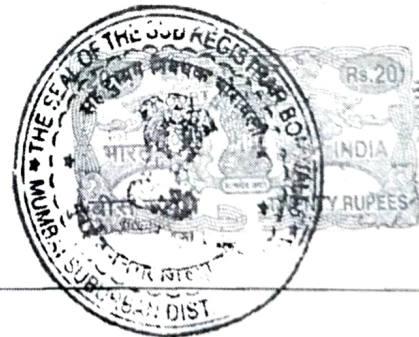
दस्त क्रमांक : 1893/2016

नोंदणी

Regn 63m

गावाचे नाव : 1) दहिसर

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	5100000
(3) बाजारभाव(भाडेपट्टयाच्या वास्तितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3787500
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव-मुंबई मतपा इतर वर्णन, सदनिका नं. 8, बी' विंग, विंग नं. बी-36, माळा नं. 1 ला मजला, इमारतीचे नाव: इंद्रप्रस्थ को ऑ ह्री सो लि, ब्लॉक नं: दहिसर(पूर्व), मुंबई 400 068. रोड नं: बी/36-37, आनंद नगर ( C.T.S. Number : 1298 ; )
(5) क्षेत्रफळ	1) 41.07 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:-किशोर भजनदास मोहनानी वय:-55; पत्ता:-प्लॉट नं: सदनिका क्र.8, बी विंग, विंग नं.बी-36, माळा नं: 1 ला मजला, इमारतीचे नाव: इंद्रप्रस्थ को ऑ ह्री सो लि, ब्लॉक नं: दहिसर पूर्व, रोड नं: बी/36-37, आनंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAFPM0611E 2): नाव:-रोमा किशोर मोहनानी वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र.8, बी विंग, विंग नं.बी 36, माळा नं: 1 ला मजला, इमारतीचे नाव: इंद्रप्रस्थ को ऑ ह्री सो लि, ब्लॉक नं: दहिसर पूर्व रोड नं: बी/36-37, आनंद नगर, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AVSPM9597M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्पेश रमणलाल चौहाण वय:-41; पत्ता:-रूम नं.14, -, कारू विशा रवारी चाळ, बोरीवली पूर्व, खंडेराव डोंगरी, दत्तपाडा, दौलत नगर (ंऊबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400066 पॅन नं:-AFNPC6353C 2): नाव:-नयना कल्पेश चौहाण वय:-36; पत्ता:-प्लॉट नं: रूम नं.14, माळा नं:-, इमारतीचे नाव: कारू विशा रवारी चाळ, ब्लॉक नं: बोरीवली पूर्व, रोड नं: खंडेराव डोंगरी, दत्तपाडा, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AQKPC4490N
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2016
(10) दस्त नोंदणी केल्याचा दिनांक	29/02/2016
(11) अनुक्रमांक, खंड व पृष्ठ	1893/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	255000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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

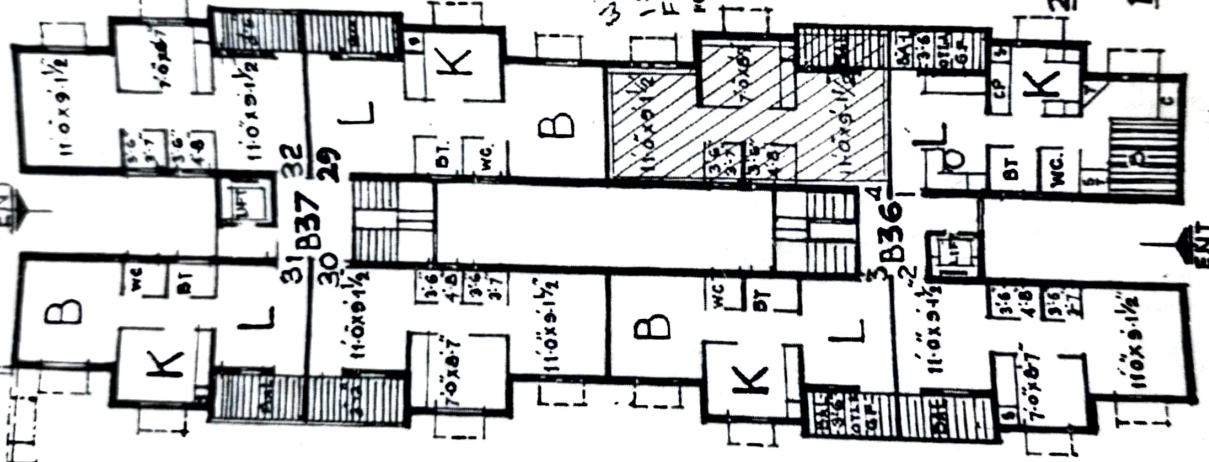
श्री प्र

सह. दुय्यम निबंधक नोंदणी क्र. 2  
मुंबई उपन. न. न. न. न.



# ALLOTMENT CHART OF BLDG N<sup>o</sup> 9

BUILTUP AREA: - 39.83 SQ. MIS.



*Handwritten notes:*  
 21.01.85  
 3.01.85  
 25.01.85  
 25.01.85  
 25.01.85

*Handwritten notes:*  
 21.01.85  
 3.01.85

*Handwritten notes:*  
 Wing B: 36  
 1<sup>st</sup> FLOOR  
 F101 - NO - 8

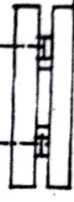
FOR DELIGHT HOME AGENCY

*Handwritten signature:* m. r. stac

PARTNER



39 38



29 TO 56 37

BLDGN<sup>o</sup> 9

1 TO 28. 39

KEY PLAN

NO. UPS OF TENEMENTS NUMBERED ARE ON GROUND FLOOR.

TYPICAL FLOOR PLAN GR: TO 6<sup>TH</sup>

"DELIGHT

"ANAND NAGAR" LOW COST HSE: SCHEME

HOME

CHATRAPATI SHIVAJI ROAD

AGENCY

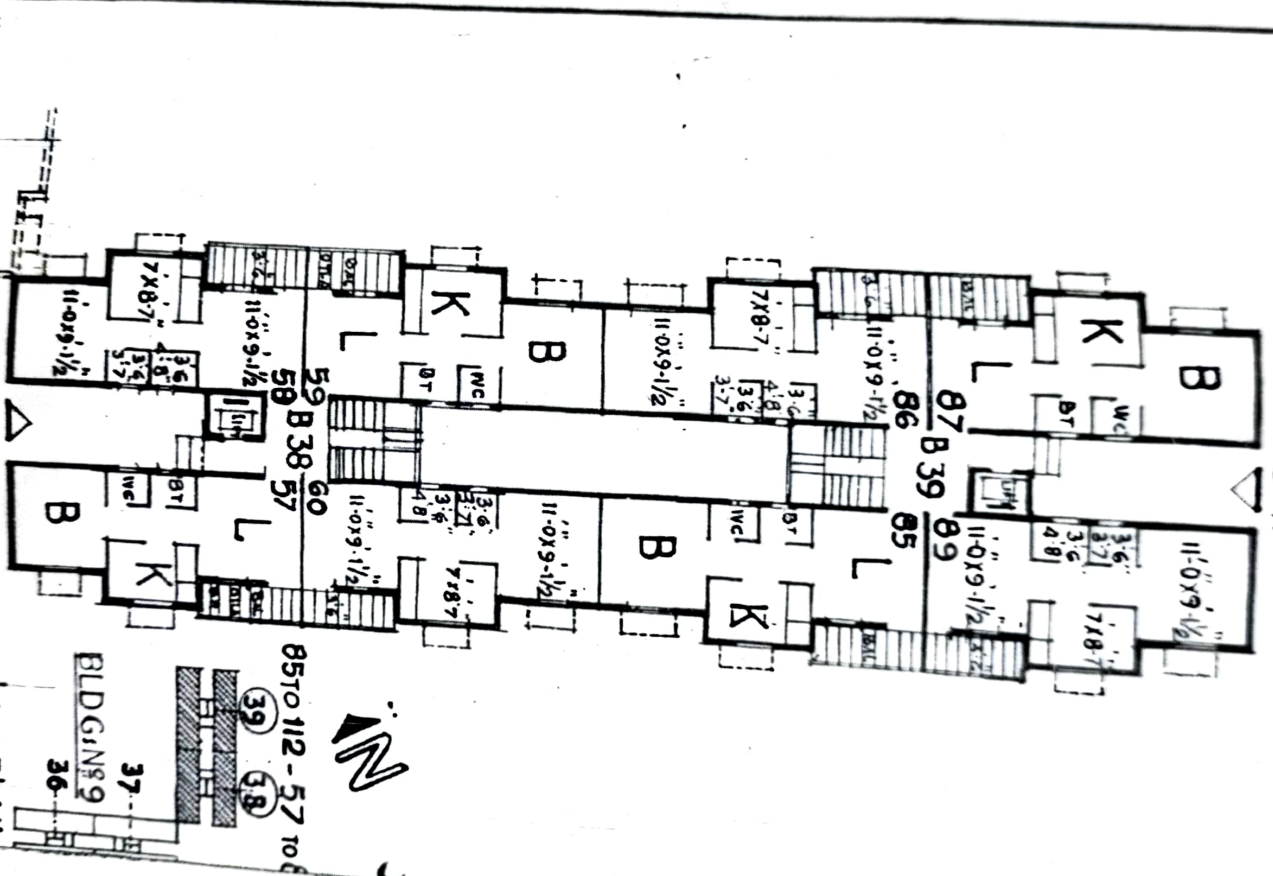
DAHISAR (EAST) BOMBAY.

DAHISAR (E)





**-ALLOTMENT CHART - BLDG No 9**  
 BUILTUP AREA :- 39.03 SQMIS.



NO. LOG OF TENEMENTS NUMBERED ARE ON GR. FLOOR.

KEY PLAN.

TYPICAL FLOOR PLAN. GR. TO 6TH.  
 "ANANDNAGAR" Low Cost Hsg Scheme  
 CHATRAPATI SHIVAJI ROAD  
 DAHISAR (EAST) BOMBAY.

DELIGHT  
 HOM  
 AGENCY  
 DAHISAR

