

AGREEMENT FOR SALE

Flat Premises bearing Flat No.102 on First Floor, Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055, having admeasuring 622 sq. ft., Built-up-area equivalent to 57.81 square meters Built up area, land bearing C.T.S. No. 95 of Revenue Village - Bandra - I, Taluka - Andheri, Mumbai Suburban District and within the limits of the "H/E" Ward of the Municipal Corporation of Greater Mumbai.

VENDORS

(1) MR. LAXMICHAND HIRJI VISARIA,

(2) MRS. MANJULA LAXMICHAND

VISARIA PURCHASER

MR. SANJAY CHANDMAL JAIN

Date: 24th day of November, 2022

Receipt (pavl)

323/12302

Wednesday, November 30, 2022

2:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: बद्र4-12302-2022

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: संजय चांदमल जैन

पावती क्र.: 13650 दिनांक: 30/11/2022

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:16 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹. 11774162.7 /-

मोबदला ₹. 17000000/-

भरलेले मुद्रांक शुल्क: ₹. 1020000/-



मह दुय्यम निबंधक, अंधेरी-२

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

DELIVERED

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-

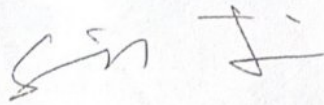
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202214244 दिनांक: 30/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011161833202223E दिनांक: 30/11/2022

बँकेचे नाव व पत्ता:



Valuation ID		मूल्यांकन घटक (शाहरी क्षेत्र - बांधीव)				30 November 2022 02:55:39 PM
मूल्यांकनाचे वर्ष	2022					पृष्ठ १
जिल्हा	मुंबई उपनगर,					
मूल्या विभाग	२८ बांधा - अथवा अंधेरी					
उप मूल्या विभाग	भूभाग उत्तरेस गाव सीमा, पूर्वेस दुतगती मार्ग, दक्षिणेस जवाहरलाल नेहरु मार्ग व पश्चिमेस मार्ग व पश्चिमेस रेल्वे					
सर्वे नंबर / म. भू. क्रमांक	सि टी एस नंबर २०५					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक	
खुली जमीन	203670	234220	289400	203670	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	57.81 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	१-आर सी सी आहे	मिळकतीचे वय.	० TO २९ वर्षे	बांधकामाचा दर -	Rs 30250/-	
उद्भवान सुविधा.		मजला -	1st floor To 4th floor			
रस्ता सन्मुख -						
Sale Type - First Sale						
Sale/Resale of built up Property, constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.203670/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((203670-109820) * (100 / 100))+109820) = Rs.203670/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 203670 * 57.81 = Rs.11774162.7/-				
Applicable Rules		= .10.4				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेथॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भाषेतीच्या खुल्या जागेचे मूल्य - बंदिल बात्कनी - मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 11774162.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.11774162.7/-				

Home Print



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CHALLAN
MTR Form Number-6



RN	MH011161833202223E	BARCODE	Date 24/11/2022-18:40:51		Form ID	251
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2		PAN No.(If Applicable)	AGCPJ5946N		
Location	MUMBAI		Full Name	SANJAY CHANDMAL JAIN		
Year	2022-2023 One Time		Flat/Block No.	Flat No.102 on First Floor, Karan Apartment		
Account Head Details		Amount In Rs.	Premises/Building	Co-operative Housing Society Limited		
030045501	Stamp Duty	1020000.00	Road/Street	Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple		
030063301	Registration Fee	30000.00	Area/Locality	Santacruz East Mumbai		
			Town/City/District			
			PIN	4	0	0
			PIN	0	5	5
			Remarks (If Any)	PAN2=AAKPV7514Q~SecondPartyName=LAXMICHAND HIRJI VISARIA and MANJULA LAXMICHAND VISARIA~CA=17000000~Marketval=11774500		
			Amount In Words	Ten Lakh Fifty Thousand Rupees Only		
Total			Amount In Words	10,50,000.00		
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042022112462557	223281110530
Cheque/DD Details			Bank Date	RBI Date	24/11/2022-18:42:00	25/11/2022
Cheque/DD No.			Bank-Branch		BANK OF MAHARASHTRA	
Name of Bank			Scroll No. , Date		21125 , 25/11/2022	
Name of Branch						



Department ID: _____ Mobile No. : 9892728461
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोदणी न कचव्याच्या दस्ताव्यादी लागू आहे. नोदणी न कचव्याच्या दस्ताव्यादी लागू आहे.

Signature Not Verified
 Digital signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2022.11.30 14:59:27
 IST

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Sr. No.	Defacement No.	Defacement Date	User Id	Defacement amount
1	(IS)-323-12302	30/11/2022-14:58:47	IGR187	30000.00
2	(IS)-323-12302	30/11/2022-14:58:47	IGR187	1020000.00
Total Defacement Amount				10,50,000.00

[Handwritten Signature]

मिर्जा लक्ष्मणजी चव्हाण

[Handwritten Signature]



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

Receipt of Document Handling Charges

PRN	2411202214244	Receipt Date	30/11/2022
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Received from Sanjay Chandmal Jain, Mobile number 9892728461, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 12302 dated 30/11/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	MAHB	Payment Date	24/11/2022
Bank CIN	10004152022112427125	REF No.	013206308
Deface No	2411202214244D	Deface Date	30/11/2022

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

महाराष्ट्र राज्य न्यायालय



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2411202214244	Date 24/11/2022
Received from Sanjay Chandmal Jain, Mobile number 9892728461, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 24/11/2022
Bank CIN 10004152022112427125	REF No. 013206308
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6



MIH011161833202223E	BARCODE	Date	24/11/2022-18:40:51	Form ID	25.1
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2		PAN No.(If Applicable)	AGCPJ5946N	
Location	MUMBAI		Full Name	SANJAY CHANDMAL JAIN	
Period	2022-2023 One Time		Flat/Block No.	Flat No.102 on First Floor, Karan Apartment	
Account Head Details		Amount In Rs.	Premises/Building	Co-operative Housing Society Limited	
10045501	Stamp Duty	1020000.00	Road/Street	Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple	
10063301	Registration Fee	30000.00	Area/Locality	Santacruz East Mumbai	
			Town/City/District		
			PIN	4 0 0 0 5 5	
			Remarks (If Any)	PAN2=AAKPV7514Q-SecondPartyName=LAXMICHAND HIRJI VISARIA and MANJULA LAXMICHAND VISARIA-CA=17000000-Marketval=11774500	
			Amount In	Ten Lakh Fifty Thousand Rupees Only	
		10,50,000.00	Words		
Payment Details			FOR USE IN RECEIVING BANK		
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042022112462557 223281110530
Cheque-DD Details			Bank Date	RBI Date	24/11/2022-18:42:00 Not Verified with RBI
Cheque/DD No.			Bank-Branch		
			BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date		
			Not Verified with Scroll		



Department ID : Mobile No. : 9892728461
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सुर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू ही.

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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, this the 24th day of November, 2022 (Year Two Thousand Twenty-Two) BETWEEN (1) MR. LAXMICHAND HIRJI VISARIA, aged 66 years, holder of PAN - AAKPV7514Q and Aadhar No. 7065 4512 8087 and (2) MRS. MANJULA LAXMICHAND VISARIA, aged 61 years, holder of PAN - AAKPV7513K and Aadhar No. 8309 8327 5864, both adults, Indian Inhabitants, residing at Flat No.102 on First Floor, Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055, hereinafter called "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their executors, administrators and assigns) of the **FIRST PART**.

AND

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MR. SANJAY CHANDMAL JAIN, aged 41 years, holder of PAN - AGCPJ5946N and Aadhar No. 3566 5406 8518, Indian Inhabitant, residing at Flat No. 20, Plot No. 12-B, Subhlaxmi, 8th Road, TPS - 3, Near Venus Studio, Santacruz (East), Mumbai - 400 055, hereinafter called "PURCHASER" (which expression shall unless it be repugnant to the context of meaning thereof mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

हिरजी लखमिचंद विसरिया

WHEREAS the VENDORS herein are the joint and rightful owners of Flat Premises bearing Flat No.102 on First Floor, Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055, having admeasuring 622 sq. ft., Built-up-area equivalent to 57.81 square meters Built up area, land bearing C.T.S. No. 95 of Revenue Village - Bandra - I, Taluka - Andheri, Mumbai Suburban District and within the limits of the "H/E" Ward of the Municipal Corporation of Greater Mumbai, hereinafter referred to as "the said flat") and are this day fully seized and possessed of and entitled in all manner to dispose of the said Flat under this Agreement.

AND WHEREAS, by and under an agreement for sale, dated 10th day of April, 2001 and the said Agreement, registered with Sub- Registrar Office Mumbai, at Mumbai, vide Registration No. BBJ-3113 - 2001, dated 11/04/2001, entered in to BETWEEN (1) NIRMALA MAGRUPCHAND RATHOD, (2) MR. BHUPENDRA MAGRUPCHAND RATHOD and (3) MR. HITENDRA MAGRUPCHAND RATHOD, referred as the "TRANSFERORS" of the ONE PART and (1) MR. LAXMICHAND HIRJI VISARIA and (2) MRS. MANJULA LAXMICHAND VISARIA, referred as the "TRANSFEREES" therein of the OTHER PART.



AND WHEREAS, by and under an agreement for sale, dated 24th day of May, 1994 and the said Agreement, registered with Sub- Registrar Office Mumbai, at Mumbai, vide Registration No. PBBJ/410/1994, dated 12/09/1994, entered in to BETWEEN M/s. NIKITA PROPERTIES LIMITED formally known as M/s. MAGI MERCANTILE AND INVESTMENT PRIVATE LIMITED, referred as the "DEVELOPERS" of the ONE PART and (1) SHRI ACHALDAS RATHOD and (2) MRS. NIRMALA MAGRUPCHAND RATHOD, referred as the "PURCHASERS" therein of the OTHER PART.

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MAGI PROPERTIES		LIMITED	
MAGI MERCANTILE AND INVESTMENT PRIVATE LIMITED, referred as the "DEVELOPERS" of the ONE PART and (1) SHRI ACHALDAS RATHOD and (2) MRS. NIRMALA MAGRUPCHAND RATHOD, referred as the "PURCHASERS" therein of the OTHER PART.			

[Handwritten signature]
 निरमला (19-मार्च 2001)
[Handwritten signature]

AND WHEREAS the VENDORS are the joint members of Karan Apartment Co-operative Housing Society Limited, (registered under the Maharashtra Co-operative Societies Act, 1960) bearing Registration No. BOM/W/HE/HSG(TC)/7097/1995-96, dated 02/06/1995 and having its registered address at Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055.

AND WHEREAS as such members the VENDORS are joint owners of five shares of face value of Rs.50/- each in the capital of the society, bearing distinctive nos. 106 to 110 of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only), hereinafter called "the said shares" under Share Certificate No. 02, and Member's Registration No. 101, issued by the said society and which share certificate stands in the name of the VENDORS.



AND WHEREAS the VENDORS have agreed to sell, transfer, assign and convey unto the Purchaser and the Purchaser have agreed to buy from the VENDORS the said shares in the capital of the said society and as incidental thereto, all the beneficial right title and interest of the VENDORS in the said flat and in capital and property of the society with the consent of the society in the flat together with the rights of and occupation of the flat for a consideration of Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY) on the terms and conditions contained herein:

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AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this agreement in writing.

हस्ताक्षरिते करारानुसार

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:-

1. The VENDORS hereby agree to sell, transfer, assign and convey to the Purchaser and the Purchaser hereby agree to purchase from the VENDORS and accept the transfer of the five shares of the face value of Rs.50/- (Rupees Fifty Only) each bearing distinctive nos. 106 to 110 of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only), hereinafter called "the said shares" under Share Certificate No. 02, and Member's Registration No. A-01, issued by the said society and standing in the name of the VENDORS in the records of the said society.

2. As incidental to transfer of the said five shares as stated in PARA -1 above, the VENDORS hereby transfer all their beneficial right, title and interests in the upon the said Flat 102 on First Floor, including the use and occupation of said flat and the said shares and also in the capital and property of the society for the total consideration of Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY).



3. The VENDORS have assured the Purchaser that the said flat has not been mortgaged and is free from all types of encumbrances.

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2022		

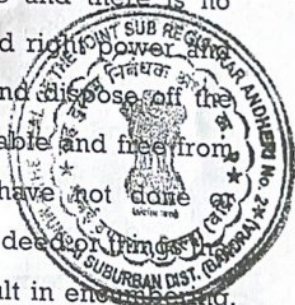
4. The VENDORS hereby shall admit and acknowledge that after the payment of Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY) as the full and final consideration for the sale of the said flat against the peaceful and vacant possession of the said flat being hand over by the VENDORS to the Purchaser.

सिद्धांत अश्विनी अश्विनी

5. The Purchaser has paid Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY) by Cheques, being part payment to the VENDORS in respect of the said flat premises. It is further agreed between the parties that remaining amount of Rs.1,30,00,000/- (RUPEES ONE CRORE THIRTY LAKHS ONLY) shall be paid by the Purchaser to the VENDORS after obtaining housing loan from the Bank or any Financial Institution within a period of one month from the date of the Registration of this Agreement.

6. The VENDORS both hereby declare and say as follows: -

a) That the VENDORS have sole and absolute right, title and interest in the said shares and in the said flat premises and the right and power to dispose off the same and there is no impediment or prohibition against the said right and authority of the VENDORS to deal with and dispose off the same and the same are clear and marketable and free from encumbrances and that the VENDORS have not allowed or permitted to be done any acts, deeds or things which might have resulted or tantamount to result in charging, charging alienating or creating a lien over the said shares and the said Flat premises in any manner whatsoever.



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b) That notwithstanding any of the deeds, matters or things whatsoever by the VENDORS or any other person or persons lawfully or equitably claiming or knowingly or willingly suffered contrary, the VENDORS have full power and absolute right and authority to transfer the membership of the said society, the said shares and the said flat premises as aforesaid, and that the VENDORS have not, nor anyone else on their behalf done any acts, deeds, or omission where by the said VENDORS might be prevented from transferring the said shares and the said flat premises and handing over to the Purchaser actual, physical and peaceful possession of the said flat premises.

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c) That the right, title and interest of the VENDORS in the said shares and in the said flat premises or any of them have not been the subject matter of any pending litigation, or any attachments, either before or after judgment, nor the same are subject to any attachment or prohibitory order issued by any department of the State or Central Government, other authorities, courts of law, Tribunal or Arbitrators whereby the VENDORS are prevented or restrained from assigning or transferring all the rights of the VENDORS in the said shares and in the said flat premises to the Purchaser as envisaged under this Agreement.

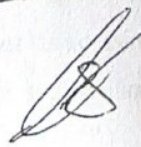
d) That the Purchaser shall and will at all times hereafter peaceably and quietly be entitled to occupy, use and possess and enjoy the said shares and the said flat premises, with all the benefits of the membership of the said society and the occupancy rights in respect of the said flat premises without any interruption, claim or demand of whatsoever nature from

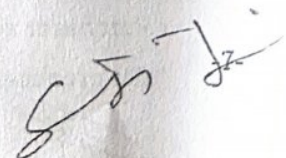


VENDORS or from any other person or persons claiming from, under or in trust for the VENDORS. The VENDORS hereby agree and undertake to indemnify the Purchaser and keep the Purchaser fully indemnified against any claim, demand, liabilities, expenses, litigations, charge, lien proceedings, damage or loss that may arise against The Purchaser consequent upon any claims being made by any

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person or persons in respect of or arising out of the transfer made under these presents by the VENDORS including in respect of the said flat premises or the said shares of the said

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e) Upon the execution of these presents the VENDORS shall hand over to the Purchaser all the Original Agreements, receipts, share certificates, and other documents of title to the said flat premises correspondence, letters, papers in respect of the said premises, and the VENDORS shall also sign and deliver to the Purchaser, all necessary applications, affidavits, consents for transfer to the name of the Purchaser of the deposits made with the said society of any authority or authorities including Electricity provider and the VENDORS agrees to co-operate and sign and appear before registrar for registration of this Agreement.

f) The VENDORS shall co-operate for getting the Purchaser admitted into the membership of the society and allotted the shares of the said society and right, title and interest in the said flat premises, The VENDORS shall request the said society to transfer the deposits, if any standing in the name of the VENDORS to the Purchaser.

g) The VENDORS shall be responsible for clearing the liabilities, outgoings i.e. Society maintenance, taxes, dues, electricity bills, etc. in respect of the said flat premises till the date handing over the possession of the said flat to the Purchaser even if the bills are received at any later date.



7. The Purchaser hereby agree and covenant with the VENDORS and the society as under:-

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to regularly		
pay to the said society the monthly outgoings: 2022		

- i) From and after the date of completion of this sale,
- ii) On being admitted as members of the said society, to perform and abide by the Rules, Regulations and bye-laws of the society from time to time in force.

Handwritten signature and text in Bengali script.

Handwritten signature.

8. The contribution towards the transfer charges of the society shall be borne by the both parties equally and the stamp duty and registration charges payable in respect of this agreement shall be borne entirely by the Purchaser.

9. The VENDORS hereby further declares that they have also no objection if the concerned society transfer membership & issue share certificate in the respect of the above mentioned flat premises in the name of the Purchaser, for which VENDORS hereby gives their free consent. The VENDORS hereby shall obtain the No Objection Certificate from the said society for sale, transfer and Assignment of the said flat premises and interest in the share capital in the name of the Purchaser or any other letter, certificate from the society as may be required, on or before registration of this agreement.

10. The VENDORS hereby gives their free consent and no objection to transfer/regularize the above mentioned Flat premises along



Sinking fund lying with society, deposit lying with electricity suppliers and security deposit lying with Mahanagar Gas, Nation Card, Electricity Bill, Mahanagar Gas Connection, Telephone connection or certificates etc. in the name of Purchaser herein by the concerned authorities of Government / State Government / Local Administration / Society / Municipal Corporation of Greater Mumbai, and all other competent authorities.

92302	23/80
2022	

11. The Parties herein shall sign and execute all further and necessary documents, papers, forms and writing as may be necessary documents, papers, forms and writing as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said Flat premises up to and to the use of the Purchaser.

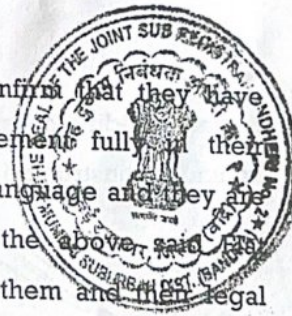
सिद्धांत अश्वनी चव्हाण

SNT-9

12. It is agreed by both the parties that if any party fail to comply their/ his part of Contract or commit breach of the terms of this contract/ Agreement Terms and Conditions herein above then this agreement will not be cancelled by other party but the other party will have right to file suit for specific performance of the contract against the party who breach the terms and/or not fulfil his/their part of contract entirely at the costs and expenses of the party who commit the breach of this contract.

13. Both the parties agree and confirm that the recitals appearing hereinabove form integral part of this Agreement as if the same are set out in the body of the Agreement and both the parties hereto deem to have recorded, repeated and confirm the recitals appearing hereinabove.

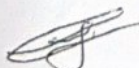
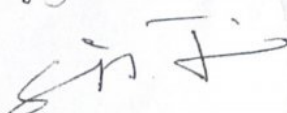
14. Both the parties hereto declare and confirm that they have understood the contents of this Agreement fully in their vernacular language and/or in English Language and they are fully aware about the legal status of the above said premises and it shall be binding upon them and their legal heirs.



15. That the both parties agree that TDS @ of 1 % of agreement value i.e. **Rs. 1,70,000/- (RUPEES ONE LAKH SEVENTY THOUSAND ONLY)** as per Income Tax Act., to be deposited by the PURCHASER. The said copy of the challan shall be handed over by the PURCHASER to the VENDORS.

92202	58	80
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16. This Agreement shall be engrossed in Duplicate the original whereof will be kept by the Purchaser and the duplicate by the VENDORS.

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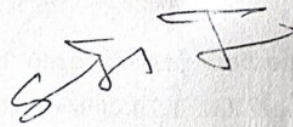
SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Flat Premises bearing Flat No.102 on First Floor, Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055, having admeasuring 622 sq. ft., Built-up-area equivalent to 57.81 square meters Built up area, land bearing C.T.S. No. 95 of Revenue Village - Bandra - I, Taluka - Andheri, Mumbai Suburban District and within the limits of the "H/E" Ward of the Municipal Corporation of Greater Mumbai, in the Registration District of Mumbai and Mumbai Suburban District.

The said building consisting of Ground + Sixth floors building, with lifts and under constructed in the year 1990.



सिद्धि रमणीक काशीराम



बंदर - ४		
१२२०२	१५	४०
२०२२		

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED)

By the within named VENDORS)

(1) MR. LAXMICHAND HIRJI VISARIA)

(2) MRS. MANJULA LAXMICHAND VISARIA)

In the presence of.....)

1. S.B. Singh

2.



મિત્રી લક્ષ્મીચંદ વીસારી



SIGNED SEALED AND DELIVERED)

By the within named Purchaser)

MR. SANJAY CHANDMAL JAIN)

In the presence of.....)

1. S.B. Singh

2.

સંજય જાઈ



બદર - ૪		
૧૨૩૦૨	૨૬	૨૦-૨-
૨૦૨૨		

RECEIPT

Received with thanks from the Purchaser **MR. SANJAY CHANDMAL JAIN**, a sum of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** by Cheque/chalan, being part payment/consideration amount for the sale of Flat No.102 on First Floor, Karan Apartment Co-operative Housing Society Limited, Opp. Bhoomi Towers, Plot No. 36, T.P.S. No.5, Road No.8, Prabhat Colony, Near Jain Temple, Santacruz (East), Mumbai - 400 055 and will handed over the peaceful and vacant possession of the said flat after the full and final payment.

Sr. No.	Cheque No.	Amount	Date	Bank
1.	000586	Rs.10,00,000/-	16/10/2022	Kotak Mahindra Bank
2.	000587	Rs.10,00,000/-	16/10/2022	Kotak Mahindra Bank
3.	000570	Rs.15,00,000/-	24/09/2022	Kotak Mahindra Bank
4.	000563	Rs.5,00,000/-	06/09/2022	Kotak Mahindra Bank



WE, SAY RECEIVED

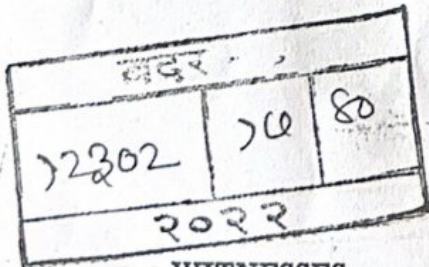
Rs.40,00,000/-

(1) MR. LAXMICHAND HIRJI VISARIA,

हिरजी लखमिचंद विसरिया

(2) MRS. MANJULA LAXMICHAND VISARIA

VENDORS



WITNESSES: -

1. S.B. Singh

2.

Three hundred only

22

OFFICE OF THE
SUB REGISTRAR AND
ADMINISTRATIVE OFFICER
OLD CUSTOM HOUSE
MUMBAI-400 023
MAH/CCRA/DIST/010
10 APR 2003

भारत STAMP DUTY महाराष्ट्र
SPECIAL ADHESIVE
INDIA Rs 0098300/ 10.4.01
281984 00065
MAHARASHTRA

Proper Officer,
Sub Registrar & Administrative Officer
Mumbai - 23.

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 10th day of April Two Thousand One: BETWEEN (1) NIRMALA
MAGRUPCHAND RATHOD & (2) MR. BHUPENDRA
MAGRUPCHAND RATHOD & (3) MR. HITENDRA
MAGRUPCHAND RATHOD, adults of Mumbai, Indian

नीर्मला
Bhatul
Hitendra
मिठु

Inhabitants, residing at Flat No. 102, of Karan Apartment Co-
op. Hsg. Soc. Ltd., situated at Plot No. 36, T. P. S. No. 5,
Road No. 9, Prabhat Colony, Near Jain Temple, Santacruz
(E), Mumbai 400 055 hereinafter Collectively called "the
Transferors", (which expression shall unless it be repugnant
to the context or meaning thereof be deemed to mean and
include their heirs, executors, administrators, legal
representatives and permitted assigns) of the One Part AND
(1) MR. LAXMICHAND HIRJI VISARIA & (2)
MANJULA LAXMICHAND VISARIA, adults of Mumbai, Indian



Inhabitants, addressed at, 206, Guru Mauli Chhaya C.H.S.
Ltd., Chitranjandas Road, Ram Nagar, Dombivli (E), Thane
421 201 hereinafter collectively called "the Transferees"
(which expression shall unless it be repugnant to the context
or meaning thereof be deemed to mean and include their
heirs, executors, administrators, legal representatives and
permitted assigns) of the of the Other Part;

एक - ४
2302
३०२२

नीर्मला
Bhatul
Hitendra
मिठु

- 11) The Transferors shall handover the vacant and peaceful possession of the said flat alongwith all the original documents pertaining to the said flat to the Transferees on the receipt of the full and final consideration.
- 12) The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon with the Transferees in these presents.
- 13) The stamp duty and registration charges in respect of this agreement shall be paid by the Transferees alone.

अभिहित
 B-Hand
 हिमंति
 अग्र
 अग्र

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first hereinabove



THE SCHEDULE ABOVE REFERRED TO

Flat No. 102, on the First floor of Karan Apartment Co. Ltd., area admeasuring 622 sq. ft. built up situated at, Road No. 8, T.P.S. V, Near Prabhat Colony, Santacruz (E), Mumbai, bearing Survey No. ____, CTS No. 95, Village Bandra, Taluka Andheri. The building constructed in the year 1990 & consists of ground plus Six upper floors.

अभिहित
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बदल - ४		
१२३०२	१६	१०
२०२२		

SIGNED SEALED AND DELIVERED

by the withinnamed Transferors

(1) NIRMALA MAGRUPCHAND RATHOD

(2) MR. BHUPENDRA MAGRUPCHAND RATHOD

(3) MR. HITENDRA MAGRUPCHAND RATHOD

in the presence of :

1. *Handwritten signature*

2. *Handwritten signature*

Handwritten note in margin

Handwritten signature

Handwritten signature



SIGNED SEALED AND DELIVERED

by the withinnamed Transferees

(1) MR. LAXMICHAND HIRJI VISARIA

(2) MRS. MANJULA LAXMICHAND VISARIA

in the presence of :

1. *Handwritten signature*

2. *Handwritten signature*

Handwritten signature

Handwritten signature

बदर - ४		
१२३०२	२०	००
२०२२		

बबज १३/२००१

अनुक्रमांक संख्या
मस २००१ नं. १२५६, महिनाचे
१२, नारायण, २, अ
महाराष्ट्र, दख्खन दुय्यम विबंधक
मुंबई यांचे कार्यालयात दख्खन कोठा.

खातील पत्राचे मी मिळाली
वेळीचे मी १००५०
मो १०
वकालत (मंडळीतून) १५
जादा (जादा २० पत्रांचे) ३०
जादा (जादा १०) ३०
हजेरात २
यादी
फर्दिले
दख्खन

दुय्यम विबंधक, मुंबई.

एकूण १०५६०
दुय्यम विबंधक, मुंबई
अधिकारी यादव दख्खन विबंधक
विबंधकाचे मी अधिकारी असलेले

- १) श्रीमती गिर्मला एम. राठोड वय - ५२, मंडळी
- २) श्री श्रुपेंद्र एम. राठोड वय - ३०, मंडळी
- ३) श्री दिलीप एम. राठोड वय - ३२, मंडळी
रा. १००२ का. १० अर्धा मंडळी, रा. १००२, पुत्राण कोठडी
लोणाश्रम (५) मुंबई - ५५
- ४) श्री ००२ मंडळी विलासिणी - वय - ४५, मंडळी
- ५) श्रीम. मंडळी ००२ मंडळी विलासिणी वय - ४०, मंडळी
दख्खन २००२ मंडळी का. १०, मंडळी मंडळी रा. १००२
का. १००२ मंडळी (५) मंडळी



बदर - ४		
१२३०२	५	४०
२०२२		

- १) नामसाली मंडळी
- २) B. S. S.
- ३) H. M. S.
- ४) श्रीमती गिर्मला एम. राठोड
- ५) मंडळी मंडळी मंडळी

ऑफिस ऑफ नॉटरी,
7/114, वाडगाव विभाग,
मुंबई - ४००००१

सुनिश्चिit एत
७/१०, वाडगाव, मुंबई,
पिन: ४००००१

मि. वाडगाव
मि. वाडगाव
मि. वाडगाव

Handwritten signatures



१०/१२/२००९

महाराष्ट्र राजकीय निकाय, पत्र क्र. H.C. ११११
मि. वाडगाव, मुंबई, पिन: ४००००१
मि. वाडगाव, मुंबई, पिन: ४००००१
मुंबई नगरपालिका, मुंबई, पिन: ४००००१
[अधिकाारी] मुंबई, पिन: ४००००१
दि. १०/१२/२००९

दि. १०/१२/२००९ मुंबई नगरपालिका मुख्यालय (उपनगर)



पुस्तक क्रमांक १ ७०५७३९९३/२००९

नोंदला
तारीख ११/१२/२००९

Handwritten signature
मुंबई नगरपालिका मुख्यालय
अधिकाारी मुंबई नगरपालिका मुख्यालय
निबंधकाचे सर्व अधिकार भसलेला

बंदर - ४		
१२३०२	११	४०
२०२२		

ANNEXURE 'B'

Appln. No.

EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey No. 1000, Andheri

Dist. Bombay Suburban Dist.

City Survey Number	Area Sq. Mts.	Tenure	Particulars of Assessment for rent paid to Government and when due for revision.
1000	1000	C	...
Easements:			
Holder in 1966 Origin of the Title (so far as traced)			
Lessee			
Other encumbrances			
Other Remarks			

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
10-10-66	...			
8-2-69	...			
8-2-69	...			



बंदर-४
 22302 23 80
 2022

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92302	28	80
2022		

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

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

क्रमांक HE1802120020002	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15953284 202220BIL15953285	देयक दिनांक 01/10/2022
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कराचे नाव व पत्ता : FLAT NO 102

प्रेषक -
Asstt. Assessor & Collector, H East Ward, Municipal Office Building,
Plot No. 137, TPS - 5, Road No. 2, Prabhat Colony, Santacruz
(East), Mumbai - 400 055.

ईमेल - aache.ac@mcmgm.gov.in दुरध्वनी क्र. 022 2617 3198

मालमत्ता क्रमांक, करनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, कटपाटाची नदरे,
5916 (2B) PLOT NO 46 TPS 5TH SANTACRUZ RCC BLDG SHRI VITHAL WAMAN MUTHYE

करनिर्धारण दिनांक: 10/08/1994 जनसोडणी क्रमांक: - एकूण भांडवली मूल्य: ₹ 3611525

भांडवली मूल्य: ₹ Thirty Six Lakh Eleven Thousand Five Hundred Twenty Five Only (ती)

03/2010 या तारखेपर्यंतची धरवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची धरवाकी ₹ 0

कालावधी: 01/04/2022 ते 31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
धारण कर			1987			1987
त			0			0
एम कर			1246			1246
सारण कर			0			0
सारण लाभ कर			775			775
शिक्षण उपकर			723			723
दिव्यण उपकर			632			632
हमी उपकर			0			0
पकर			36			36
र			903			903
देयक रकूम			6302			6302
152 अ नुसार दंडाची रकूम						0
मादरीन व्याजाची वसुली						0
अभिदानाचे समाचोजन						0
पाणी निव्वळ रकूम			6302			6302
गाची निव्वळ रकूम						0
एकूण			₹ Six Thousand Three Hundred Two Only			Two Only
देय दिनांक			31/12/2022			31/12/2022



Make payment through NEFT:
 SBIN0003000, Beneficiary A/C No:- MCGMPTHE1802120020002, Name-BMC Property Tax. Please note, payment through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / महानगरपालिका

महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामावर मानभत्ता कर व शासकीय मालमत्ता कर, यांचा अर्थ अर्थ बांधकाम किंवा पुनर्बांधकाम ते अस्तित्वात असलेल्या बांधकामावर काढण्यात येईल. किंवा किंवा अन्वये बांधकामावर मानभत्ता कर व शासकीय मालमत्ता कर, यांचा अर्थ अर्थ बांधकाम किंवा पुनर्बांधकाम ते अस्तित्वात असलेल्या बांधकामावर काढण्यात येईल.

बंद
 24 80
 2022

महाराष्ट्र आणि प्रतिबंधक व जीव मंत्रालय उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक/ भोगवट्यादार यांनी अधिग्रहण कर व अधिग्रहण देवणा संपादन करणेबाबतचे अधिसूचना क्र. 10/2022 अन्वये अधिग्रहण देवणा प्रतिवर्षी जाणेवारी व जुने मालक यांना मादर करावे.

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

महेश पाटील
 करनिर्धारक व संकलक

करदात्यांस सूचना

करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते.

दरमितीसह करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते.

मासिक व पारिस्थितीक लाभदायक योजनांमध्ये अटी-शर्तीची पूर्तता करणा-या याबत आनंदासह मासिक करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते.

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मंडळाच्या अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मासिकता अधिभूत असल्याचे सूचित करत नाही.

करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते. अनेक प्रकरणांमध्ये करदात्यांस सूचना देण्यात येते.

अधिकृत महापालिकेचे विहित केलेल्या निवडक 10 दिवसांच्या मर्यादीत 8.00 ते रात्री 8.00 वा वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारणे जाईल. मुंबईबाहेरील घनादेशांमध्ये महापालिकेचे मंडळ क्षेत्रात (स्वावरील सेवाकरासह) सेवाशुल्क अंतर्भूत करावे. देयकावर डाखवलेल्या पत्रावर आदेशिका शुल्क (प्रोसेस फी) किंवा वंड (जर असेल तर) यांचा अंतर्भाव करून देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा, ई-पेमेंटच्या माध्यमातून स्वीकारणे जाईल. ह्या संदर्भातील अधिक माहिती, महापालिकेच्या www.mcgm.gov.in वा संकेतस्थळावर उपलब्ध आहे, Whatsapp ChatBot No 89992 28999

करांच्या दराचा तक्ता

सन 2022-2023 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव	करांची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर (अग्निशमन करासह)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल लाभ कर	0.069	0.170	0.315
मालमि.सारण कर	0.163	0.400	0.740
मालमि.सारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजगार हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 संदर्भातील www.mcgm.gov.in वा संकेतस्थळावर उपलब्ध आहे.

Sr.No.	Legend	Specification
1	Residential	Residential units up to 46.45 m2 (500.00 Sq.ft.)
2	Residential	Residential units above 46.45 m2 (500.00 Sq.ft.)
3	Residential	Residential units not intended to be used for Residential Purpose. E.g Porch, Refuge area etc.
4	Commercial	
5	Industrial	
6	Industrial	

कोविड 19 साठीची मर्यादीत सेवा कर 1916, 22694727
मर्यादीत सेवा कर 1800 22 1292
मर्यादीत सेवा कर 1098

92302 28 80
Through Hon.HC in W.F.No.2592/2013 has struck down 20,21 & 22 of the CV Rules. the present bill has been raised on protective basis
2023

92302 28 80
2023

THE KARAN APARTMENT CO-OPERATIVE HOUSING
SOCIETY LIMITED.

(Registration No. BOM/W/HE/HSG(TC)/7097/95-96. Date 2/6/1995)
 Address: PLOT NO.36, T.P.S.NO.5, ROAD NO.8,
PRABHAT COLONY, NEAR JAIN TEMPLE,
SANTACRUZ (EAST), BOMBAY - 400 055.

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. A-01 Certificate No. 02.
 Name(s) of Holder(s) ACHALDAS LALCHAND RATHOD
NIRMALA MAGRUPCHAND RATHOD

No. of Share(s) held	FIVE	(in words)	(5)
Distinctive No.(s) From	223	To	110
(Both inclusive)			



day of JUNE 1995
M.M. Chairman
SECRETARY Hon. Secretary
[Signature] Member of the Committee.

1 No. of Transfer	2 Transfer was approved	3	4 No. in the Share Register held by Registered	5 No. in the Share Register transferred as recorded
14	14-08-1999 / 7-03-1999 <i>WMS</i> Chairman	BHUPENDRA MAGRUPCHAND RATHOD RITENDRA MAGRUPCHAND RATHOD Hon. Secretary	02.	14. <i>Pratik</i> Committee Member
17 (29.07.2001)	29.07.2001 <i>WMS</i> Chairman	LAXMI CHAND HIRSI VISARIA MAHTELA LAXMI CHAND VISARIA Hon. Secretary	14	17 <i>Pratik</i> Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



92302 28 80
2022

92302 28 80
2022

KARAN APARTMENT COOPERATIVE HOUSING SOCIETY LTD.

Plot No.36,TPS V Rd No.8, Near Jain Mandir, Santacruz(e) , Mumbai-400055

To

19.11.2022

Mr. Laxmichand Visaria & Manjula Visaria,
102, Karan Apts,
Santacruz(e), Mumbai-55

Re:- NOC for proposed sale of your flat No. 102

Dear Sir ,

With reference to above we have to state that the society has received your intimation dated 18.11.2022 in Form No. 20(1) & Form No. 20(2) , informing society of your intention to sale your flat.

In view of the fact that presently there are no overdues in respect of your flat , the society is granting you NOC to go ahead with the proposed sale to Mr. Sanjay Chandmal Jain , subject to the payment of charges related to the transfer as per society rules. As requested by the member, we hereby confirm that the building was constructed in year 1994 & is a Ground plus 6 floors structure.

Thanking You,

Yours Faithfully,



Sanjay Chandmal Jain

बदर - ४		
१२३०२	२२	००
२०२२		

Sl. No. in the Share Register

Sl. No. in the Share

Gen. 162
 शर्यका...
 महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

NO:CE/8290/BSII/AH of 23 JUL 1994

To
 Shri Vijay V. Phulkar,
 of M/s. Phulkar Kangukar,
 Architect,
 147-C, Fernandes Wadi,
 D.L-Vaidya Road, Dadar,
 Bombay-400 028.



Sub:- Occupation Certificate for the bldg.
 (stilt + 6 upper floors) on plot bearing
 C.T.S.No.95, F.P.No.95, P.S.V,
 8th Road, Santacruz (East).

Sir,

Ref:- Your letter dated 10.7.94.

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

- 1) That the Certificate under Section 270-A of the B.M.C Act for adequate water supply should be obtained from the Hydraulic Engineer.
- 2) That the Registered Co-op. Housing Society shall be formed before B.C.C.

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

बदर - 8		
92202	20	80
2022		

Yours faithfully,

SL

Executive Engineer, Bldg. Proposals
 (Western Subs.) H&K/West Wards

sry/20.7.94.

NO:CE/8290/BSII/AH of.. 23 JUL 1994

Copy forwarded for information to the Owner:
 Shri J.V. Muthye, C/o. Architect.

H. C. M. 23.7
 Executive Engineer, Bldg. Proposals,
 (Western Subs.) H&K/West Wards.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKPV7514Q

नाम / Name
LAXMICHAND HIRJI VISARIA

पिता का नाम / Father's Name
HIRJI TOKARSHI VISHRIA

जन्म की तारीख / Date of Birth
06/09/1955

हस्ताक्षर / Signature



27052017



बदर - ४		
१२२०२	३१	४०
२०२२		



भारत सरकार
GOVERNMENT OF INDIA



लक्ष्मीचंद्र हिर्जी विमारीया
Laxmichand Hirji Visaria
जन्म तारीख/ DOB: 06/09/1955
पुरुष / MALE



7065 4512 8087

संसार - सामान्य माणसाचा अधिकार

(Handwritten signature)



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
102, करन अपार्टमेंट, प्रभात
कालोनी, टीपीएस रोड नं.8,
वात्रि ट्रॉल ममोर,
मानाकूर ईस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400055

Address:
102, Karan Apartment, Prabhat Colony
TPS Road No.8, Opp. Yatri Hotel,
Santacruz East, Mumbai, Mumbai,
Maharashtra - 400055

बदर - ४		
१२३०२	३२	४०
२०२२		

1947
1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Santacruz East, Mumbai

आयकर विभाग
INCOME TAX DEPARTMENT

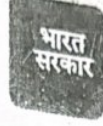


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKP7513K



नाम/ Name
MANJULA LAXMICHAND VISARIA

पिता का नाम/ Father's Name
NANJI VELJI DEDHIA

जन्म की तारीख/ Date of Birth
03/02/1961

हस्ताक्षर/ Signature



25062017

सिद्धा लक्ष्मणदे वीशरिया



बदर - ४		
१२३०२	२३	४०
२०२२		



भारत सरकार
GOVERNMENT OF INDIA



मंजुला लक्ष्मीचंद्र विसरिया
Manjula Laxmichand Visaria
जन्म तिथि/ DOB: 03/02/1961
महिला / FEMALE



8309 8327 5864

माझे आधार, माझी ओळख

मंजुला लक्ष्मीचंद्र विसरिया



भारतीय अद्विष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O लक्ष्मीचंद्र विसरिया, प्रभात
कॉलोनी, कम नो १०२, करन
अपार्टमेंट, निपीस रोड, न ८,
सांतक्रुज ईस्ट, मुंबई,
महाराष्ट्र - 400055

Address:
Address:W/O Laxmichand
Visaria,Prabhat Colony, Room
No 102 Karan Apartment, TPS
Road,No 8, Santacruz(East)
S.O.Mumbai.Maharash ra -
400055



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

बदर - ४		
१२२०२	३४	४०
२०२२		



Handwritten signature or initials.



बदर - ४		
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२०२२		

भारत
Unique Identification Authority of India

पता: S/O चंद्रमल जैन, फ्लैट नं. 20, एनए 12-बी सुप्लायर, 8वां रोड, प्लॉट 12-B Subhram, 8th Road TPS -3, टीपीएस -3, गीमस स्टूडियो के पास, Near Venus Studio, Santacruz East, सैनाक्रुज ईस्ट, मुंबई, संताक्रुज (ईस्ट), Maharashtra, 400055

3566 5406 8518

1947   mop.uidai.gov.in  www.uidai.gov.in

संजय चंद्रमल जैन
Sanjay Chandmal Jain

जन्म तिथि / DOB: 21/05/1981
पुरुष / Male



3566 5406 8518

मेरा आधार, मेरी पहचान

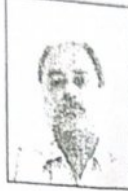
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बदर - ४		
92302	२२	८०
२०२२		



भारत सरकार
GOVERNMENT OF INDIA



संजय बिमला सिंग
Sanjay Bimla Singh
जन्म तिथि/DOB: 21/06/1976
पुल्ल/ MALE
Mobile No: 9870196915

2182 4404 8483
VID : 9173 4441 3489 9934

मेरा आधार, मेरी पहचान

S.B. Singhal



भारतीय डिजिटल पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O बिमला सिंग, 6 लासमी निवास, 7वीं रोड टीएफएस
आईआईआई, रेजेंसी होटल पॉलिवार के पास, सान्ताक्रुस
इस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400055



Address :
S/O Bimla Singh, 6 Laami Niwas, 7th Road TFS III,
Near Regency Hotel Gokhar, Santacruz East, Mumbai,
Mumbai Suburban,
Maharashtra - 400055

2182 4404 8483
VID : 9173 4441 3489 9934



P.O. Box No. 1829
Bangalore-560 011

बंद - ४		
१२३०२	३५	८०
२०२२		

भारत सरकार
GOVERNMENT OF INDIA

हिमाल लक्ष्मिचन्द विगरीया
Himal Laxmichand Vearia
जन्म वर्ष / Year of Birth : 1987
पुंलिंग / Male

3602 7114 1069

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]



भारतीय निकाशक अंतर्गत प्रमाणित
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आ S/O लक्ष्मिचन्द विगरीया, पत्नी
केमोनी, कारण अपार्टमेंट रूम नं. 102
1 पी.एस. रोड नं. 8, सान्ताक्रुझ, पूर्व
मुंबई, 400055

Address: S/O Laxmichand Vearia,
Prabhut Colony, Karan Apartment
Room No.102 T.P.S. Road No.8,
Santacruz(East) S.O, Mumbai,
Maharashtra, 400055

1347
1200 25 1117

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1742
Bengaluru-560001

बदल - ४		
१२३०२	४८	४०
२०३२		

12302

बुधवार, 30 नोव्हेंबर 2022 2:59 म.नं.

दस्त गोधवारा भाग-1

बदर 4

दस्त क्रमांक: 12302/2022

दस्त क्रमांक: बदर 4 / 12302/2022

बाजार मूल्य: रु. 1,17,74,163/-

मोबदला: रु. 1,70,00,000/-

घरालेले मुद्रांक शुल्क: रु.10,20,000/-

श.नि. मह. दु. नि. बदर 4 यांचे कार्यालय

पावनी: 13650

पावनी दिनांक: 30/11/2022

श.क्र. 12302 वर दि.30-11-2022

मादरकरणाराचे नाव: संजय चांदमल जैन

वेळी 2:55 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

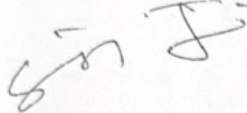
दस्त हाताळणी फी

रु. 800.00

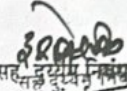
पृष्ठांची संख्या: 40

राकून: 30800.00

दस्त हजर करणाऱ्याची सही:


 सहकारी निष्ठादक, अंशेरी क्र.-२,
 मुंबई उपनगर जिल्हा




 सहकारी निष्ठादक, अंशेरी क्र.-२,
 मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 30 / 11 / 2022 02 : 55 : 13 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 11 / 2022 02 : 56 : 01 PM ची वेळ: (फी)

बदर - ४		
१२३०२	३६	००
२०२२		

प्रतिज्ञापत्र

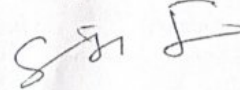
बदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्ठादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्ठादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे



सहकारी निष्ठादक, अंशेरी क्र.-२,
 मुंबई उपनगर जिल्हा

लिहून घेणारे





दम्न गोपवाग भाग-2

बदर 4
दम्न क्रमांक: 12302/2022

दम्न क्रमांक: बदर 4/12302/2022
गोपवाग प्रकार: वगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: लक्ष्मीचंद हीराजी विमरिया पत्ता: प्लॉट नं: मदनिका क्रमांक - १०२, माळा नं: १ वा मजला, इमारतीचे नाव: करण अपार्टमेंट को. ऑफ. डी. पी. एम. सी, प्लॉट नं. ३६, ब्लॉक नं: डी. पी. एम नं. ५, भूमी टॉवर समोर, रोड नं. ८, रोड नं: प्रभात कॉलनी, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAKPV7514Q	निवृत्त देणार वय :- 66 स्वाधरी:-		
2	नाव: मंजुला लक्ष्मीचंद विमरिया पत्ता: प्लॉट नं: मदनिका क्रमांक - १०२, माळा नं: १ वा मजला, इमारतीचे नाव: करण अपार्टमेंट को. ऑफ. डी. पी. एम. सी, प्लॉट नं. ३६, ब्लॉक नं: डी. पी. एम नं. ५, भूमी टॉवर समोर, रोड नं. ८, रोड नं: प्रभात कॉलनी, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAKPV7513K	निवृत्त देणार वय :- 61 स्वाधरी:-		
3	नाव: मंजय चांदमल जैन पत्ता: प्लॉट नं: मदनिका क्रमांक - २०, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १२ बी, शुभ लक्ष्मी, ब्लॉक नं: वीनस स्टुडिओ जवळ, सांताक्रूज पूर्व, मुंबई, रोड नं: ८ वा रोड, डीपीएम-२, महाराष्ट्र, MUMBAI. पिन नंबर: AGCPJ5946N	निवृत्त देणार वय :- 41 स्वाधरी:-		

हीन दम्नगवज करून देणार तथाकथीत करारनामा चा दम्न गेवज करून दिल्याचे कबुल करतान.
शिक्का क्र. 3 ची वेळ: 30 / 11 / 2022 02 : 58 : 21 PM

शेळख:-
शान्तीन इमम अमे निवेदीत करतान की ते दम्नगवज करून देणा-यानां व्यक्तीश: ओळखतान, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: हिमाल लक्ष्मीचंद विमरिया वय: 55 पत्ता: प्रभात कॉलनी, करण अपार्टमेंट, ब्लॉक नं. १०२, डी. पी. एम. रोड नं. ८, सांताक्रूज पूर्व, मुंबई पिन कोड: 400055		
2	नाव: मंजय विमला मिह वय: 46 पत्ता: ६ लक्ष्मी निवाम, ७ वा रोड, डीपीएम, रिजेल्टी हॉटेल जवळ, गोळीबार, सांताक्रूज पूर्व, मुंबई पिन कोड: 400055		

शिक्का क्र. 4 ची वेळ: 30 / 11 / 2022 03 : 05 : 21 PM

बदर - ४

१२३०२	४०	४०
२०२२		

सह. दुय्यम निबंधक, अंधेरी क्र. - २,
मुंबई उपनगर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY CHANDMAL JAIN	eChallan	02300042022112462557	MH011161833202223E	1020000.00	SD	0005652240202223	30/11/2022
2		DHC		2411202214244	800	RF	2411202214244D	30/11/2022
3	SANJAY CHANDMAL JAIN	eChallan		MH011161833202223E	30000	RF	0005652240202223	30/11/2022

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



1. Verify Scanned Documents for color and quality (4 pages on a side) printout after scanning.
2. Get print immediately after registration. For feedback, please write to us at feedback@...

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ४० पाने आहेत.
पुस्तक क्र. १/बदर-४/क्रमांक १२३०२/२०२२
सह. दुय्यम निबंधक, अंधेरी क्र. - २, मुंबई उपनगर जिल्हा, दिनांक: ३०/११/२०२२

सह. दुय्यम निबंधक, अंधेरी क्र. - २,
मुंबई उपनगर जिल्हा.



30/11/2022

सूची क्र.2

दुयम निबंधक : सह.दु.नि. अंशेरी 2

दस्त क्रमांक : 12302/2022

नोंदणी :

Regn.63m

माबाचे नाव : बांद्रा

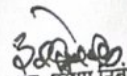
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17000000
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे)	11774162.7
(4) भू-मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका क्रमांक -102, माळा नं: 1 ला मजला, इमारतीचे नाव: करण अपार्टमेंट को.ऑप.ही.सो.ली,प्लॉट नं.36, ब्लॉक नं: टी.पी.एस नं.-5 भूमी टॉवर समोर, रोड नं.8, प्रभात कॉलनी, रोड : जैन टेम्पल जवळ, सांताक्रूज पूर्व, मुंबई -400055, इतर माहिती: . PUI: HE1802120020002 ((C.T.S. Number : 95 ;))
(5) क्षेत्रफळ	1) 57.81 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-सध्नीचंद हीरजी विसरिया वय:-66; पत्ता:-प्लॉट नं: सदनिका क्रमांक -१०२, माळा नं: १ ला मजला, इमारतीचे नाव: करण अपार्टमेंट को.ऑप. ही.सो. ली, प्लॉट नं.३६, ब्लॉक नं: टी.पी.एस नं.५, भूमी टॉवर समोर, रोड नं.८, रोड नं: प्रभात कॉलनी, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पत्ता नं:-AAKPV7514Q 2) नाव:-मंजुला सध्नीचंद विसरिया वय:-61; पत्ता:-प्लॉट नं: सदनिका क्रमांक -१०२, माळा नं: १ ला मजला, इमारतीचे नाव: करण अपार्टमेंट को.ऑप.ही.सो.ली, प्लॉट नं.३६, ब्लॉक नं: टी.पी.एस नं.५, भूमी टॉवर समोर, रोड नं.८, रोड नं: प्रभात कॉलनी, सांताक्रूज पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पत्ता नं:-AAKPV7513K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-संजय चांदमल जैन वय:-41; पत्ता:-प्लॉट नं: सदनिका क्रमांक -२०, माळा नं: -, इमारतीचे नाव: प्लॉट नं.१२ बी, शुभ सध्नी, ब्लॉक नं: वीनस स्टुडिओ जवळ, सांताक्रूज पूर्व, मुंबई, रोड नं: ८ वा रोड, टीपीएस-३, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पत्ता नं:-AGCPJ5946N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	12302/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1020000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सहमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 30/11/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.


सह. दुयम निबंधक, अंशेरी क्र.-२,
मुंबई उपनगर जिल्हा



Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY CHANDMAL JAIN	eChallan	02300042022112462557	MH011161833202223E	1020000.00	SD	0005652240202223	30/11/2022
2		DHC		2411202214244	800	RF	2411202214244D	30/11/2022
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]