

62

SBI sion

Page 1 of 1

388/9404

Wednesday, May 31, 2023

4:30 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10071

दिनांक: 31/05/2023

गावाचे नाव: एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल-5-9404-2023

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: यश उल्हास लोखंडे

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 1000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:47 PM ह्या वेळेस मिळेल.

सह दु.मि.का-बोरीवली5

बाजार मूल्य: रु.2275050 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 23000/-

सह दुय्यम निबंधक बोरीवली क्र. १५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002870726202324E दिनांक: 31/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3105202311389 दिनांक: 31/05/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Yashada

31 MAY 2023

s=KVjw8jMOtJI

5/31/2023



बरात - ५		
२०२३	०५	२५
२०२३		

DEED OF GIFT.

THIS DEED OF GIFT made and entered into at Mumbai on this 31st day of May, 2023, BETWEEN Mrs. Vithabai Ananda Lokhande, aged about 82 years, having Pan No.ANHPL9028R an adult, Indian Inhabitant, presently residing at, Room No.17/2, Sakinabai Chawl, Dharavi Road, Behind Post office, Dharavi Mumbai- 400017, herein after called the "DONOR". (Which, expression unless, it be repugnant, to the context or meaning, thereof shall be deemed to mean and include his heirs, executors, administrators etc.) of ONE PART, AND Mr. Yash Ulhas Lokhande, aged 19 years, having PAN No. BRJPL6896A, an adult Indian Inhabitant, residing at Room No.17/2, Sakinabai Chawl, Dharavi Road, Behind Post office, Dharavi Mumbai- 400017 hereinafter called "DONEE", (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns etc.) of OTHER PART.

- A) That the above-mentioned DONOR is holding 50% Share being owner of Flat No.B-303, situated in the said 3rd floor of New Veer Dhawal Co-operative society Ltd standing on plot bearing No.CTS 222/and 222/1 lying at Babhai L.T Road Borivali (West) of Village Eksar, Taluka Borivali within the Registration District and sub District of Mumbai City and Mumbai Suburban; which is registered with the Dy. Registrar under Maharashtra Co-operative Act under the name and title of New Veer Dhawal Co-operative Society Ltd. and the said society has not issued any Share certificate herein after referred to as the "Said Property".



Yash Lokhande

purchased by the Donor along with her
e Vaishali Ulhas Lokhande from Shree
Ltd, a private Limited company duly
provision of the companies Act 1956;
Shop No.2 Vaibhav Apartment, Ram
Borivali (W) Mumbai 400091 the owner
2015 by way of executing an agreement
registered with the Sub: Registrar for
Mumbai Suburban District Bandra bearing
109 BRL-5 of 2015. Since then, the
of the said flat is enjoying the right title
as a joint owner.

and in absolute possession of property
in state of Maharashtra that is: -she is
property in Flat No. B-303, situated in
New Veer Dhawal Co-operative Society Ltd
No.CTS 222/and 222/1 lying at Babhai
Village Eksar, Taluka Borivali within
Mumbai City and
no Share Certificate been issued by
the "Said Share" are yet not assessed
for and Collector of Municipal Rates
in the Registration District and Sub

Shri Ananda Lokhande has gifted
the said flat that is Flat No.B-303,
of New Veer Dhawal Co-operative
bearing No.CTS 222/and 222/1 lying
Borivali (West) of Village Eksar, Taluka
Mumbai Suburban District and sub District of
Mumbai Suburban per MCGM norms along
in favour of the Donor, and now he

Ananda

- is entitled for the 50% shares in the said property making him joint owner of the above mentioned flat in place of the Donor.
3. The property that is the 50% shares in Flat No. B-303 situated in New Veer Dhawal Co-operative housing society Ltd registered with the Dy. Registrar under Maharashtra Co-operative Act under the name and title New Veer Dhawal Co-operative Society Ltd. more specifically Flat No. B-303, situated in the said 3rd floor of New Veer Dhawal Co-operative Society Ltd standing on plot bearing No.CTS 222/and 222/1 lying at Babhai L.T Road Borivali (West) of Village Eksar, Taluka Borivali within the Registration District and sub-District of Mumbai City and Mumbai Suburban (Herein after referred to as the Property).
4. AND WHEREAS pursuance to right of 50% ownership, the "Said Share" in the property, have been vested upon the "DONOR".
5. AND WHEREAS, the DONEE being the grandson, of the DONOR, and with whom the DONOR is residing, hence in consideration of love and affection and in lieu has agreed to transfer, assign, surrender and relinquish all her rights title and interest in respect of the "Said Share" in the property. Along with the structure standing thereupon with fixtures, fitting, and mesne profits thereto to the "DONEE" and which is accepted by the DONEE upon the terms and conditions agreed by and between them in the following manners: -



NOV 14 2023 THIS DEED WITNESSETH.

बल - ५		
२००८	६	२५
२०२३		

1. That the "DONOR" doth hereby grant, convey, transfer and assure to the "DONEE" for all the singular "Said Share" in the said properties known as (50% Share) in Flat No.B-303, situated in the said 3rd floor of New Veer Dhawal Co-operative society Ltd standing on plot bearing No.CTS 222/and 222/1 lying at Babhai L.T Road Borivali (West) of Village Eksar, Taluka Borivali within the Registration District and sub District of Mumbai City



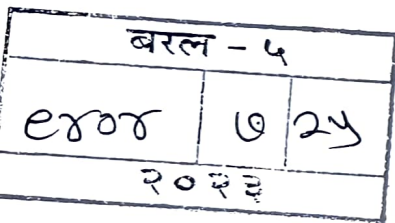
M. K. Khande

LHTS

and Mumbai Suburban, within, local limits, of "R" ward, Municipal Corporation. Owned by the, "DONOR". More particularly described, in the Schedule - A written hereunder, attached herewith without, any monetary consideration.

And the, DONEE hereby accepts the same unconditionally unto himself absolutely, TOGETHER, with all the singular, the yards, area compound, ways path passages common gullies water sources liberties privileges, easements rights, and appurtenances whatsoever, in the "Said Share". Alternatively, any part thereof or at any time hereto before usually held, used, occupied, enjoyed there with to belong to, or appurtenant thereof. And also together with all the deeds, documents writings, vouchers and other evidences of title, claim and demands, interest, use inheritance, property, possession, benefits, claims and demands whatsoever at law and in equity of the "DONOR". The "DONEE", into out of or upon the "Said Share", or any part thereof, TO HAVE AND TO HOLD all and singular, the "Said Share" more particularly described in the Schedule- A, written hereunder and the premises hereby granted, conveyed, assured and confirmed and intended or expressed so to be with her. All, her rights, membership, and appurtenances, unto the use and of the benefits of the "DONEE" forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, now chargeable upon the same or hereafter to become payable to the government of Maharashtra India or to the Village and Taluka or any other public body or authority in respect thereof.

2. That, "DONOR", give forth with unconditional acceptance of DONEE, his good right, full power, and absolute authority. To grant, convey, and assure, the "Said Share". Hereby, granted, conveyed and assured and confirm, or intended to be to and to the use of the "DONEE" in the manner aforesaid and that, it shall be lawful for the "DONEE" from time to time and at all



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Yokhanda

times hereafter peaceably, quietly, to hold, enter upon, occupy have possess and enjoy the "Said Share" in the said property. Hereby granted confirm with their appurtenances and receive the rent, profits thereof and of every part thereof to and for the own use and benefits. Without any suit, lawful eviction, interruption, claims and demands whatsoever, from or by the "DONOR", or by any person, or persons lawfully or equitably claiming by, from under or in trust for him and that free and clear and freely and clearly and absolutely acquainted exonerated, released and forever discharge, or otherwise by the "DONOR" or by any person or persons, lawfully and equitably claiming or to claim, by from under or in trust for the "DONOR".

3. The Donor shall, and will from time to time, and at all times, hereafter, at the request and cost of the "DONEE" do and execute, or cause to be done, or executed all such further and other be reasonably required by the "DONEE", or his counsel in law and further covenants to be produced the original documents showing title whatsoever required by the "DONEE" or his counsel in law and execute the GIFT DEED and shall remain present before the Sub-registrar of Assurances for the registration, thereof at and when required by the "DONEE" at the "DONEE"'s cost.

IN WITNESS, whereof the parties, hereto, have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.



बदल - ५		
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२०२१		

SCHEDULE REFERRED HEREINABOVE

ALL THAT, property known as (50% Share) in, Flat No.B-303, situated in the said 3rd floor of New Veer Dhawal Co-operative society Ltd



Yashwanth

वीरधर

225 (43)

222/1 lying at Babhai LT
Taluka Borivali within the
Mumbai City and Mumbai
Municipal Corporation. The
not been issued to her by the
ng Society Ltd; a registered
erative society Borivali (West)
331/H.F.G.O.F/1971.



Yashwanth

‘वीरधवल’ सहकारी गृहनिर्माण संस्था मर्यादित

बाभई नाका, लो.टिळक मार्ग, बोरिवली (पश्चिम), मुंबई ४०००९२

नोंदणी क्र.: बी ओ एम ३३३१/एच एस जी ओ एफ १९७२.

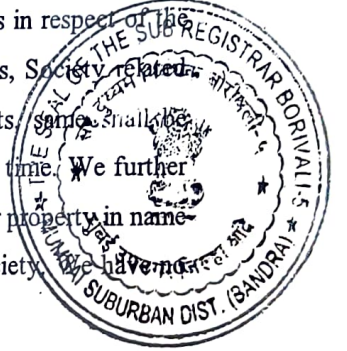
दिनांक : 19/05/2023

“NO OBJECTON CERTIFICATE”

This is to certify **MRS. VAISHALI ULHAS LOKHANDE & MRS. VITHABAI ANANDA LOKHANDE** are members of our society & residing in Flat No. B/303 Situated on 3RD Floor, B-Wing. Details pertaining to the said flat are as under:

- Area of Flat : 29.00 Sq.mtrs. (built-up) area (As per agreement record)
- Lift : With Lift.
- Village : Eksar
- C.T.S. No. : 220, 222, 222/1 to 5, 225,225/1 to 3, 226, 43, 225 (pt).
- Municipal Ward : R/C Ward.
- Floor : 3RD Floor.

We also confirm that, there is no outstanding dues/charges payable by the member with respect to society maintenance charges and they have paid all the taxes/dues in respect of the same. In case if any old or new arrears found regarding Government taxes, Society related documentation required balance charges to you in our books of accounts, same shall be intimated and it will be payable to the TRANSFEREES in due course of time. We further confirm that **MRS. VITHABAI ANANDA LOKHANDE** will transfer their property in name of **MR. YASH ULHAS LOKHANDE** as per rule and regulation of the society. We have no objection for that.



The letter is being issued on request of the members of **MRS. VITHABAI ANANDA LOKHANDE**. This letter is issued for the purpose of Stamp duty and/ or Registration work.

वरल - ५		
२०००	१०	२५
२०२३		

Your's faithfully,

Sameer P. Mulgaonkar

(Mr. Sameer P. Mulgaonkar)
Chairman

Rohit S. Patil
19-05-23

(Mr. Rohit S. Patil)
Secretary

P. P. Lalit

(Mrs. Poonam L. Lalit)
Treasure

Veerdhaval Co-operative Housing Society Limited

Veerdhaval Co-op. Hsg. Soc. Ltd.
Regd. No. Bom-3331/Hsg of 1972
Babhai Gaothan Rd No. 2.
L. T. Road, Borivali(west), Mumbai-91



07/08/2015

सूची क्र.2

दुयम निबंधक, मह. दु. नि. बोरीवली 5

दस्ता क्रमांक : B242/2015

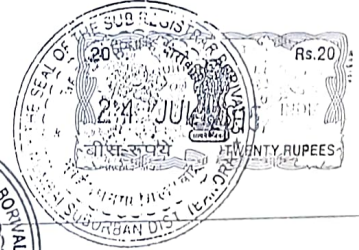
नोदणी

Regn 63m

पावाने नाव : 1) एकरार

(1) वितोखाचा प्रकार	करारनामा
(2) भोवदत्ता	3200000
(3) वाजारभाव (भाडेपट्ट्याच्या नावतितपट्ट्याकर आकारणी देतो की पट्टेदार ते नमूद करावे)	3582000
(4) भू-मापन, पोटहिरसा व परकमंक (असल्यास)	1) पाचिकेने नाव मुंबई मनापा इतर वर्षेन बदलिका नं. बदलिका क्र. 303 की विंग, माळा नं. तिसरा पजता, इमारतीने नाव न्यु विंगलन को ऑफ ही गो वी, ब्लॉक नं. बोरीवली पश्चिम मुंबई, रोड नं. एल.टी. रोड नावई नामा ((C.T.S. Number : 225,43.)) इतर दत्त
(5) क्षेत्रफळ	1) 29 चौ मीटर पोस्टग्राम क्षेत्र : 0 NA
(6) आकारणी विना जुरी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विदून देणा-या पक्षकारांचे नाव विना दिवाणी न्यायालयाचा हुकुमनामा विना आदेश असल्यास, प्रतिवादिने नाव व पत्ता.	1): नाव-मेसर्स श्री दुर्गा वास्तु सेवर्स प्रा.ली.ने मंजूरिका परिय वी. नं.नाम नं. 43, पत्ता-प्लॉट नं. शॉप नं. 2, माळा नं. - , इमारतीने नाव वैभव अपार्टमेंट , ब्लॉक नं. बोरीवली पश्चिम मुंबई, रोड नं. राम मंदिर रोड नसिरा नाव , महाराष्ट्र, मुम्बई. पिन कोड -400091 पैन नं. -AAOCS5620F 2): नाव-मेसर्स श्री दुर्गा वास्तु सेवर्स प्रा.ली.च्या मंजूरिका प्रकटी ई. नं.नाम नं. 60, पत्ता-प्लॉट नं. शॉप नं. 2, माळा नं. - , इमारतीने नाव वैभव अपार्टमेंट , ब्लॉक नं. बोरीवली पश्चिम मुंबई, रोड नं. राम मंदिर रोड नसिरा नाव , महाराष्ट्र, मुम्बई. पिन कोड -400091 पैन नं. -AAOCS5620F
(8) दस्तऐवज करून देणा-या पक्षकारांचे व विना दिवाणी न्यायालयाचा हुकुमनामा विना आदेश असल्यास, प्रतिवादिने नाव व पत्ता	1): नाव-वैशाली उल्हास लोखंडे वय:-35, पत्ता-प्लॉट नं. 67, माळा नं. - , इमारतीने नाव सनीनावाई चाळ, ब्लॉक नं. पोस्ट ऑफिस गावे मुंबई, रोड नं. धारवी रोड, महाराष्ट्र, मुम्बई पिन कोड:-400017 पैन नं:-AETPL6434N 2): नाव:-विद्याबाई आनंद लोखंडे वय:-74, पत्ता-प्लॉट नं. 67, माळा नं. - , इमारतीने नाव सनीनावाई चाळ, ब्लॉक नं. पोस्ट ऑफिस गावे मुंबई, रोड नं. धारवी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400017 पैन नं:-ANHPL9028R
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2015
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2015
(11) अनुक्रमांक, खंड व पृष्ठ	8242/2015
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	179200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनाराठी विनारात घेतलेला तपशील



(i) Municipal Corporation or any Cantonment area annexed

खरी प्रत

दुयम निबंधक बोरीवली क्र. 5
मुंबई उपनगर, महाराष्ट्र.

वरल - ५		
२००८	९९	२५
२०२३		

FOR SALE

07 NOV 2014

COMMENCEMENT CERTIFICATE

To,
 Owner: Mr. Pradep Nalawade & Others,
 Director of M/s. Shree Durga Vastu Makers Pvt. Ltd., C.A. to Owner.
 Sir,

With reference to your application No.1068 dated 03.12.2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed re-development on plot bearing C.T.S. Nos.43, 220, 222, 222/1 to 5, 225, 225/1 to 3 and 226 at premises at Street L.T. Road

Village Eksur
 situated at Borivali (West), Mumbai

Plot No. --
 Ward R/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.

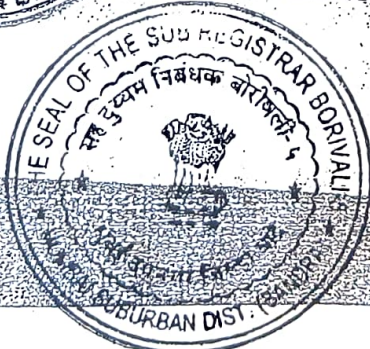
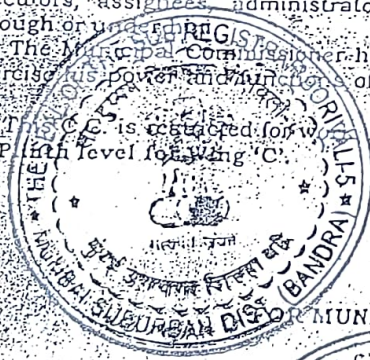
The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri A.B. Kulkarni, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is granted for work up to Top of Basement Level for Wing 'A' & 'B' and up to Plinth level for Wing 'C'.

For and on behalf of Local Authority
 Brihanmumbai Mahanagar Palika

Ex. Eng. Bldg. Prof. (W.S.) R. Wards



2014-15		
202	909	902
2014		

2014-15		
2008	90	24
2013		

२२२/२	२२२/२	पो. नं.	
		(१७.०)	अ
		३४.०	
सुविधापकार			
हफ्ताचा मुळ पारक यथे १९६७	(१) श्री जनार्दन सखाराम जोशी. (२) श्री.सदानंद सखाराम जोशी.		
पट्टदार			
इतर पार			
इतर सोरे			
दिनांक	व्यवहार	खंड क्रमांक	नविन पारक (धा) पट्टदार (प) किंवा पार (भा)

०९/०३/१९७८	न.भू.क्र.२२२ प्रमाणे.	R.E	(H) [प्रभाबाई शिवलाल भानुशाली] के.अंजय्या लक्ष्मणय्या जोशी पपुबाई श्रीनारायण लक्ष्मणय्या जोशी वसंत रामराव जोशी	नं. - १९७८-०४-१७ ०० न.भू.अ. बोगीवली
२८/०७/१९९७	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरुस्ती आदेश क्र.सी/कार्या-२कव/क्षे.दु./एसआर ९३/१७ दि.१.७.९७ अन्वये न.भू.क्र.२२२/२ चे १७.०० चौ.मी ऐवजी ३४.० चौ.मी क्षेत्र दाखल केले.			
२३/०७/२००३	सह दुय्यम निबंधक, बांद्रा, मुंबई उपनगर यांचे कडील नोंदणीकृत दस्त र. क्र. ६०,०००/- व सह दुय्यम निबंधक, बोगीवली-३, मुंबई उपनगर यांचे कडील पुक दुरुस्ती पत्र अन्वये खरेदी देणार श्रीमती.प्रभाबाई शिवलाल भानुशाली यांचे नांव फमी करून खरेदी घेणार यांचे नाव दाखल केले.	पो-३४३/८९,दि.० ९/१०/१९९५ क्र.बदर-६/३९७२ १०३,दि.२८/५/०३	H श्री.जयंतोत्तम	नं. - २३/०७/२००३ न.भू.अ. बोगीवली



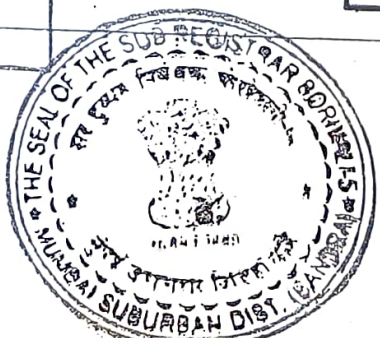
अर्ज क्र. - 222
 तपासणी करणारा नकल अर्ज दाखल तारीख १७/११/१३ एकूण नोंदी/नकला
 नकल तयार तारीख १८/११/१३ कलेचे शुल्क ८०
 नकल दिल्याची तारीख 18 NOV 2013
 नकल तयार करणार हा
 नकल तपासणार ३० उपाय्य शुल्क २
 प. भू. क्र. ६
 एकूण शुल्क -

न.भू.अ.बोगीवली
मुंबई उपनगर जिल्हा

सत्य प्रतिलिपि
गा. भू.सं.अ. अधिकारी
बोगीवली

मुख्य लिपिक		
गा. भू.सं.अ. अधिकारी		
२४२	६२	१०६
२०१५		

बरल - ५		
६४०४	१८	२५
२०२३		



388/9404

बुधवार, 31 मे 2023 4:30 म.नं.

दस्त गोषवारा भाग-1

बरल-5

दस्त क्रमांक: 9404/2023

दस्त क्रमांक: बरल-5 /9404/2023

बाजार मुल्य: रु. 22,75,050/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.23,000/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:10071

पावती दिनांक: 31/05/2023

अ. क्रं. 9404 बर दि.31-05-2023

सादरकरणाराचे नाव: यश उल्हास लोखंडे

रोजी 4:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकुण: 1000.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बक्षीस दिलेली असेल तर.

शिक्षा क्रं. 1 31 / 05 / 2023 04 : 25 : 39 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 31 / 05 / 2023 04 : 27 : 27 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या
 नोंदणी कार्यालयीन दस्तऐवज केलेला आहे. * कृषीतील संपूर्ण
 नोंदणी कार्यालयीन दस्तऐवज, नोंदणी कर संस्था जोडलेल्या
 नोंदणी कार्यालयीन दस्तऐवज आहेत. * नोंदणी कर संस्था, वैयक्तिक
 नोंदणी कार्यालयीन दस्तऐवज या नोंदणी कार्यालयीन दस्तऐवजांचे
 जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे



IAL COMPLEX,
ROAD (W).

05/2023 4 36:05 PM

दस्त गोषवारा भाग-2

बरल-5

दस्त क्रमांक:9404/2023

दस्त क्रमांक :बरल-5/9404/2023
दस्ताचा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विठाबाई आनंदा लोखंडे पत्ता:प्लॉट नं: रूम नं.17/2, माळा नं: -, इमारतीचे नाव: साकिनभाई चाल, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी रोड, पाठीमागे पोस्ट ऑफिस, महाराष्ट्र, MUMBAI. पॅन नंबर:ANHPL9028R	लिहून देणार वय :-82 स्वाक्षरी		
2	नाव:यश उल्हास लोखंडे पत्ता:प्लॉट नं: रूम नं.17/2, माळा नं: -, इमारतीचे नाव: साकिनभाई चाल, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी रोड, पाठीमागे पोस्ट ऑफिस, महाराष्ट्र, MUMBAI. पॅन नंबर:BRJPL6896A	लिहून घेणार वय :-19 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 05 / 2023 04 : 31 : 04 PMओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:उल्हास लोखंडे - -

वय:55

पत्ता:रूम नं.67/2, माळा नं: -, इमारतीचे नाव: साकिनभाई चाल, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी रोड, पाठीमागे पोस्ट ऑफिस
पिन कोड:400017

स्वाक्षरी

2 नाव:प्रिया गुप्ता - -

वय:25

पत्ता:साकिनभाई चाल, ब्लॉक नं: धारावी मुंबई, रोड नं: धारावी रोड, पाठीमागे पोस्ट ऑफिस
पिन कोड:400017

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:31 / 05 / 2023 04 : 32 : 06 PM

शिक्का क्र.5 ची वेळ:31 / 05 / 2023 04 : 33 : 14 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक बोरीवली 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YASH ULHAS LOKHANDE	eChallan	02700452023053150353	MH002870726202324E	23000.00	SD	0001518666202324	31/05/2023
2	YASH ULHAS LOKHANDE	eChallan		MH002870726202324E	500	RF	0001518666202324	31/05/2023
3		DHC		3105202311389	500	RF	3105202311389D	31/05/2023

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

9404 / 2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करपेत येते की, या
दस्तामाध्ये एकूण.....२.५५...पाने आहेतसह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा चांद्रेबरल-५/९४०४/२०२३
पुस्तक क्रमांक १, क्रमांक..... वर
नोंदला 31 MAY 2023
दिनांक :(डॉ. बी. चव्हाण)
सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर, जिल्हा चांद्रे

AI ROAD



Friday, August 07, 2015
11:17 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 8905 दिनांक: 07/08/2015

गावाचे नाव: एक्सर
दस्तऐवजाचा अनुक्रमांक: बरल-5-8242-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: वैशाली उल्हास लोखंडे

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 2200.00
पृष्ठांची संख्या: 110

एकूण: ₹. 32200.00

आगणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
11:36 AM ह्या वेळेस मिळेल.

सह. दु.नि.का.कोरोवली5

वाजार मुल्य: ₹.3582000 /-
भरलेले मुद्रांक शुल्क : ₹. 179200/-

मोबदला: ₹.3200000/-

सह. दु.नि.का.कोरोवली5

- 1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001462826201516M दिनांक: 09/06/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: ₹ 2200/-

Loxhande

RECEIVED
TAKING CASE

SD, 179210/
RF



बता - 4/		
282	e	300
2084		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 7th day of Aug. 2015, and executed by and between M/S. SHREE DURGA VASTU MAKERS PVT. LTD, a Private Limited Company, duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Shop No. 2, Vaibhav Apt., Ram Mandir Road, Vazira Naka, Borivali (W), Mumbai-91, hereinafter referred to as "The Owners/ Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, legal representatives, executors and assigns) ON THE FIRST PART and Mr. / Mrs. VAISHALI ULHAS LOKHANDE & MRS. VITHABAI ANANDA LOKHANDE, currently residing at 67, SAKINABAI CHAWL, DHARAVI ROAD, BEHIND POST OFFICE, MUM-400017., hereinafter referred to as "The Purchaser/s" of the Second Part (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, administrators, legal representatives, executors and assigns) ON THE OTHER PART

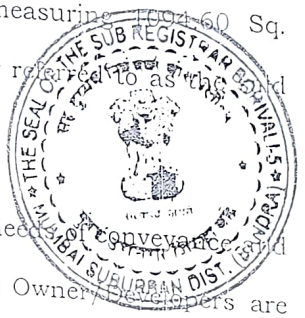
F
Lokhande
RF

F Lokhande RF

WHEREAS:

a) WHEREAS pursuant to the various Deeds of Conveyance and Re- Development Agreement dated 05/09/2013 executed with respective owners and the society respectively, the Owners/ Developers herein have become well and sufficiently entitled to various independent plots of land bearing C.T.S. Nos. 220, 222, 222/1 to 5, 225, 225/1 to 3 and 226 along with the existing structures standing thereon and to also redevelop the Plot bearing C.T.S. No. 43 and 225 (pt), belonging to Veerdhaval Co- operative Housing Society Limited, after amalgamation of the said various independent plots mentioned herein above, totally admeasuring 10021.60 Sq. Mtrs. area or thereabouts [hereinafter referred to as the larger amalgamated property].

220		
222	90	90
b) AND WHEREAS pursuant to various deeds of conveyance and the Re-development Agreement, the Owners/ Developers are		



entitled for rights of development and construction in respect of the said Larger Property as per the Development Control Regulations of Greater Mumbai 1991 & Rules & Regulations of Municipal Corporation of Greater Mumbai. The said property has the potentiality of consuming existing F.S.I. & additional F.S.I. by way of T.D.R. for the F.S.I., T.D.R., Fungible F.S.I. benefit or such compensatory F.S.I. or such other that may be permitted under development control regulation of Greater Mumbai 1991 or T.P.A.S. to the extent of area of the said plot

FEW
P. Lakshankar



of land on or after the demolition of the existing building.

c) The said land under re- developed is shown on a plan hereto annexed by red color boundary line.

d) The Owners/ Developers herein are re- developing/ have re- developed the said Larger property described in the First Schedule hereunder written, by demolishing the existing building/ s and structures and also agreeable to directly convey the said land with the new building/ s thereon and other structure/s to the Co- operative Housing Society comprising of the existing members and the new purchaser/ s of flat in such building to be meant for Sale in the open market, on the terms and conditions agreed between the parties and which are forming part of the Conveyances and Re- Development Agreement dated 05/09/2013. In addition to the same the said respective



owners and the society have also executed a Power/ of Attorneys for development of said large property

[Signature]		
202	99	70e
2026		

e) That pursuant to the same the Developers are constructing the new building/s with separate Wings and after providing the earmarked flats to the existing members/ occupiers, have been made entitled to sell the remaining premises (residential/ commercial) earmarked to be sold in open market by the Developers to the prospective purchaser/ s.

[Signature] [Signature] [Signature]

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT various independent plots of land bearing C.T.S. Nos. 220, 222, 222/1 to 5, 225, 225/1 to 3 and 226 along with the existing structures standing thereon and land bearing C.T.S. No. 43, admeasuring 198.2 Sq. Mtrs. and C.T.S. No. 225 (p1) admeasuring 408.9 Sq. Mtrs. belonging to the Veerdhaval Co-operative Housing Society Ltd after amalgamation of various independent plots area admeasuring 1096.60 Sq. Mtrs. thereabouts, situate, lying and being at Village Borivali

1111		
Borivali, in the		
Registration District and Sub-District of		
222	50	90e
City and Municipal Suburban.		
2084		

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat/ Shop/ Commercial Premises No. 303, on 3rd floors, 'B' Wing, in building to be known as New Veerdhaval CHS. Ltd to be constructed on the said larger amalgamated property more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO:

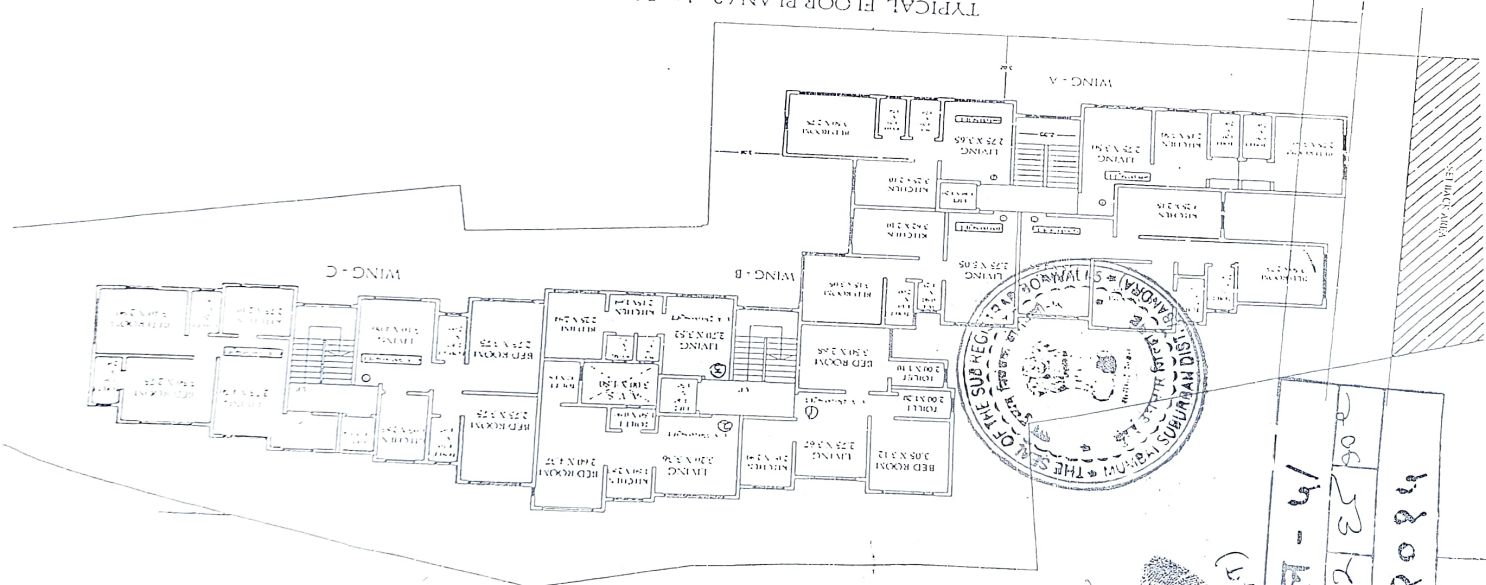
(The mode of payment of the Purchase Price and other amounts to be paid by the Purchaser of the Flat/ shop/ Commercial Premises to the Developers)

- Rs. 4,80,000 (Rupees Four lakh eighty thousand only) As earnest money on

before execution of this Agreement.
Subscribed



TYPICAL FLOOR PLAN (2nd to 5th)



1802
 200537005
 1/1 - B/P/P

Handwritten signature

Handwritten signature
 DIRECTOR

FOR SHREE DURGA WASTI WINDO WALL LTD.

1101 101 10 - 000