

389/20575

पावती

Original/Duplicate

Tuesday, September 26, 2023
8:27 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 23221 दिनांक: 26/09/2023

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-6-20575-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सोनल हर्ष थापर

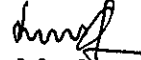
नोंदणी फी रु. 30000.00

दस्तहाताळणी फी रु. 900.00

पृष्ठांची संख्या: 45

एकूण: रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:47 PM ह्या वेळेस मिळेल.


सह. दु. नि. बोरीवली 6

बाजार मूल्य: रु. 16130874.24 /-

मोबदला रु. 18000000/-

भरलेले मुद्रांक शुल्क : रु. 900000/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923264011679 दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

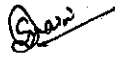
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008611978202324E दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank
2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



मुळ दस्त प्राप्त झाला.
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON..... 27. SEP. 2023

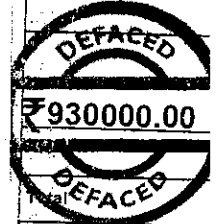


CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|-----------------------------------|------------------------|---------------------------------------------------------|-----------------------|---------------------|---------|------|
| GRN | MH008611978202324E | BARCODE | Date | | 26/09/2023-13:48:42 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty | TAX ID / TAN (If Any) | बाल - ६ / | | | | |
| Office Name | BRL1_J1 SUB REGISTRAR BOR VALI 1 | PAN No.(If Applicable) | 101104 2 04 | | | | |
| Location | MUMBAI | Full Name | SONAL HARSH THAPAR | | | | |
| Year | 2023-2024 One Time | Flat/Block No. | B2 42 | | | | |
| Account Head Details | Amount In Rs. | Premises/Building | GOKULHAM GORE NAN EAST | | | | |
| 0030045501 Stamp Duty | 900000.00 | Road/Street | MUMBAI SUBURBAN DIST. (BANDRA) | | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | MUMBAI SUBURBAN DIST. (BANDRA) | | | | |
| | | Town/City/District | 4 0 0 0 6 3 | | | | |
| | | PIN | 4 0 0 0 6 3 | | | | |
| | | Remarks (If Any) | PAN2=AAAPT2915R-SecondPartyName=NARESH ASHANAND THAPAR- | | | | |
| | | Amount in Words | Nine Lakh Thirty Thousand Rupees Only | | | | |
| Total | 9,30,000.00 | | | | | | |
| Payment Details | PUNJAB NATIONAL BANK | | FOR USE IN RECEIVING+3ANK | | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 030061720230926C0718 | 5132362388 | | | |
| Cheque/DD No. | Bank Date | RBI Date | 26/09/2023-13:50:28 | Not Verified with RBI | | | |
| Name of Bank | Bank-Branch | | PUNJAB NATIONAL BANK | | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | | |

GRN MH008611
Department Insp
Type of Payment F
Office Name BRL
Location MUM
Year 2023
Acc
0030045501 Stamp
0030063301 Registr



Payment Details
Cheque/DD No.
Name of Bank
Name of Branch

Department ID :
NOTE:- This challan is v
सदर चलन केवल दृश्य
नहीं।

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| Sr. No. | Rei |
|---------|----------------|
| 1 | (IS)-389-20575 |
| 2 | (IS)-389-20575 |

Department ID : Mobile No. : 9819781416
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निषेधक कार्यालय नोंदणी करवायाच्या दफ्तरासाठी लागू आहे. नोंदणी न करवायाच्या दफ्तरासाठी सदर चलन लागू नाही.

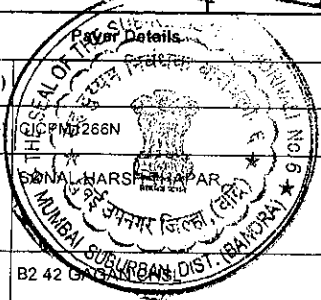
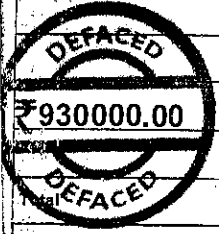
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CHALLAN
MTR Form Number-6

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Date 26/09/2023 13:48:42 Form ID 5.2

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|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|--------------------------|---------------------------|-------------------------------------------------------------|---------------------|---------|-----|
| GRN | MH008611978202324E | BARCODE | | | Date | 26/09/2023 13:48:42 | Form ID | 5.2 |
| Department | Inspector General Of Registration | | | | | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (if Any) | | | | | | |
| | | PAN No.(if Applicable) | GJCPM266N | | | | | |
| Office Name | BRL1_JT SUB REGISTRAR BORIVALI 1 | | Full Name | | | | | |
| Location | MUMBAI | | Flat/Block No. | | B2 42 G | | | |
| Year | 2023-2024 One Time | | Premises/Building | | | | | |
| Account Head Details | | Amount In Rs. | Road/Street | | GOKULDHAM GOREGAON EAST | | | |
| 0030045501 | Stamp Duty | 900000.00 | Area/Locality | | MUMBAI | | | |
| 0030063301 | Registration Fee | 30000.00 | Town/City/District | | | | | |
| | | | PIN | | 4 0 0 0 6 3 | | | |
| | | | Remarks (if Any) | | PAN2=AAAPT2915R--SecondPartyName=NARESH ASHANAND THAPAR- | | | |
| | | | Amount In | | Nine Lakh Thirty Thousand Rupees Only | | | |
| | | | Words | | | | | |
| Payment Details | | PUNJAB NATIONAL BANK | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 03006172023092600718 | 5132362388 | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 26/09/2023-13:50:28 | Not Verified with RBI | | | |
| Name of Bank | | Bank-Branch | PUNJAB NATIONAL BANK | | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | | |
| Department ID : | | | | Mobile No. : | | 9819781416 | | |
| NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. | | | | | | | | |
| सदर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालान लागू नाही. | | | | | | | | |
| Challan Defaced Details | | | | | | | | |
| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount | | | |
| 1 | (IS)-389-20575 | 0004536256202314 | 26/09/2023-20:27:21 | IGR195 | 30000.00 | | | |
| 2 | (IS)-389-20575 | 0004536256202324 | 26/09/2023-20:27:21 | IGR195 | 900000.00 | | | |
| Total Defacement Amount | | | | | 9,30,000.00 | | | |



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Verified with RBI

9819781416

दर चालान लागू

| Department of Stamp & Registration, Maharashtra | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Receipt of Document Handling Charges | |
| PRN 0923264011679 | Date 26/09/2023 |
| Received from sonal harsh thapar, Mobile number 9819781416, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(jSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 26/09/2023 |
| Bank CIN 10004152023092610748 | REF No. 326956031046 |
| This is computer generated receipt, hence no signature is required. | |

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| PRN |
| Rece Rs.90 Docu 6 of t |
| Bank A |
| Bank C |
| Deface |
| This is c |

N.A. Nagar

(Signature)

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

Receipt of Document Handling Charges

PRN 0923264011679

Receipt Date 26/09/2023

Received from sonal harsh thapar, Mobile number 9819781416, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 20575 dated 26/09/2023 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

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Payment Details

Bank Name SBIN

Payment Date 26/09/2023

Bank CIN 10004152023092610748

REF No. 326956031048

Deface No 0923264011679D

Deface Date 26/09/2023

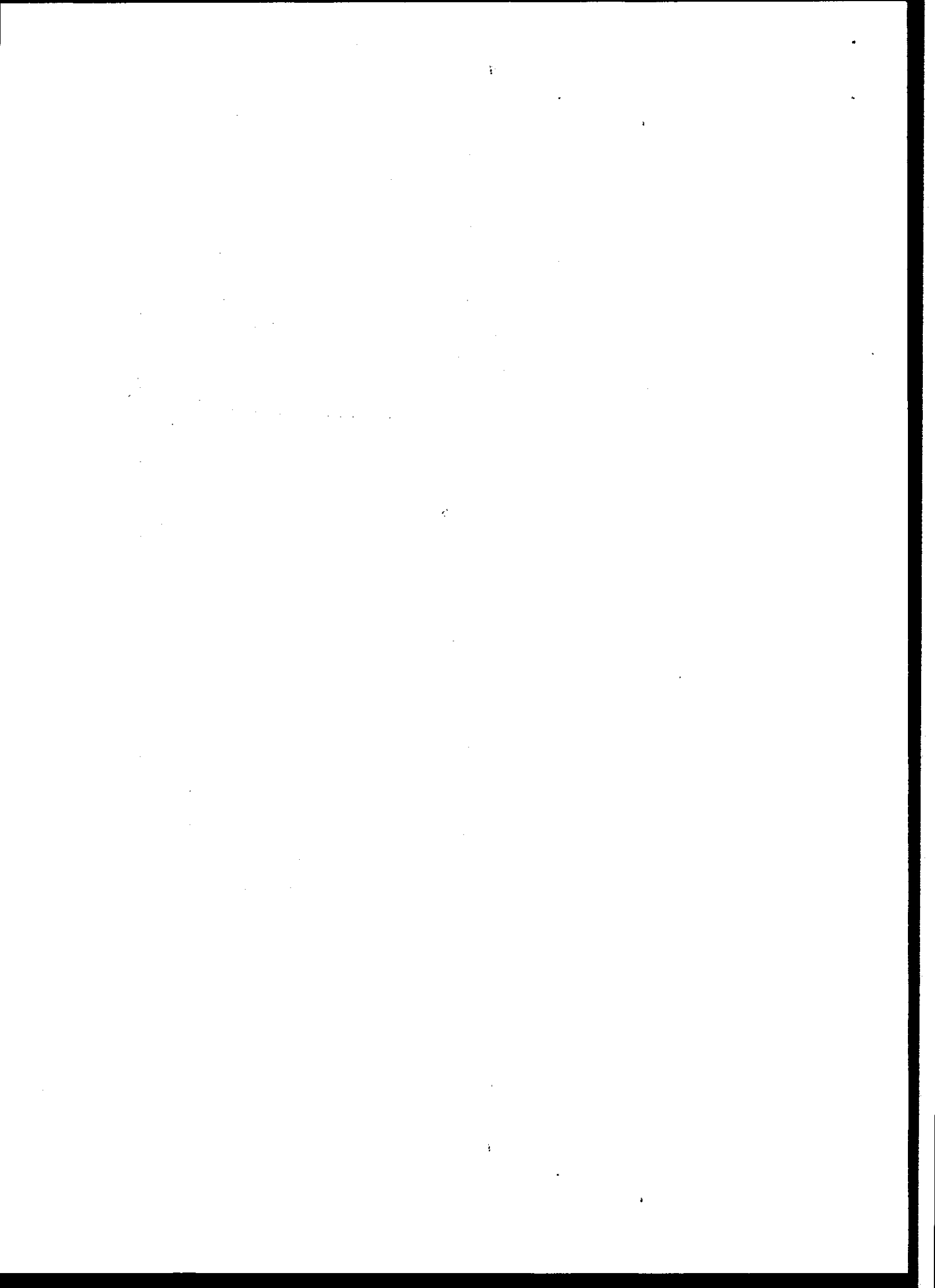
This is computer generated receipt, hence no signature is required.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 26th day of September, 2023;

N. A. Thapar
Sonal

BETWEEN

MR. NARESH ASHANAND THAPAR, an adult, Age 60 years, Indian Inhabitant having address at B-2, Priyanka CHS, Sion-Trombay Road, Opp. Atur Park, Chembur (East), Mumbai - 400071, hereinafter referred to as "THE TRANSFEROR" (which expression shall wherever the context so requires and admits mean or meaning thereof be deemed to and include his legal heirs, executors, administrators, successors, legal representatives and assigns) of the ONE PART;

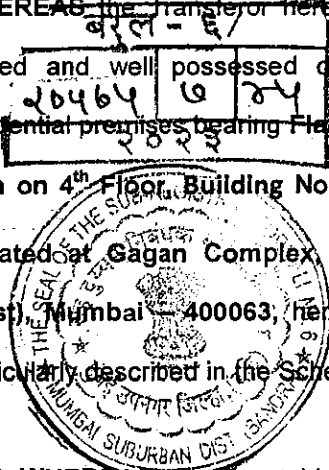
AND

MRS. SONAL HARSH THAPAR, an adult, Age 29 years, Indian Inhabitant, having address at B-2, Priyanka CHS, Opposite Atur Park, Chembur (East), Mumbai - 400071, hereinafter referred to as "THE TRANSFEREE" (which expression shall wherever the context so requires and admits mean or meaning thereof be deemed to and include their legal heirs, executors, administrators, successors, legal representatives and assigns) of the SECOND PART.

N. A. Thapar

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WHEREAS the Transferor herein above is the sole owner of and is absolutely seized and well possessed of or otherwise well and sufficiently entitled to residential premises bearing Flat No. 42 admeasuring 91.104 sq.mtrs. (Built Up) area on 4th Floor, Building No. B-2, Gagan, B-2 Co-op. Housing Society Ltd. situated at Gagan Complex, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063; hereinafter referred to as 'the said Flat' and more particularly described in the Schedule written hereunder.



AND WHEREAS the aforesaid flat was purchased by MR. MANMOHAN SINGH ARJUN SINGH HANSPAL & MRS. HARDEEP KAUR HANSPAL from TRANSCON BUILDERS AND CONTRACTORS PVT. LTD. jointly on Agreement for Sale is duly registered before Sub-Registrar of Assurance at Bandra under Sr. No. BDR/2/2/33 of 2001, thereafter MR. NARESH ASHANAND THAPAR & MR. PAWAN ASHANAND THAPAR as per Agreement for Sale dated 8th April, 2003 and duly registered vide Receipt No. BDR-02316-2003.

AND WHEREAS by Sale Agreement dated 17th day of March, 2017 executed between MR. PAWAN ASHANAND THAPAR, therein referred to as "the Vendor" of the First Part and MR. NARESH ASHANAND THAPAR i.e. the Transferor herein, therein referred to as "the Purchaser" of Second Part, had purchased 50% undivided shares and acquired all the beneficial right, title and interest of the Vendor in the said flat on ownership basis for the consideration and on the terms and conditions mentioned therein. The aforesaid Sale Agreement dated 17th day of March, 2017 is duly registered with the Sub-Registrar, Borivali-6 vide Registration No. BRL-6-2635-2017 dated 17/03/2017.

AND WHEREAS the Transferor herein is also the member of Gagan, B-2 Co-op. Housing Society Ltd., which is registered under the provisions of the Maharashtra Co-op. Societies Act XXIV of 1960 and rules made thereunder and having its Registration No. MUM/W.P./HSG/TC/11914/2002-03 dt. 8.1.2003 (hereinafter referred to as "the said Society") and the said society has transferred fully paid up

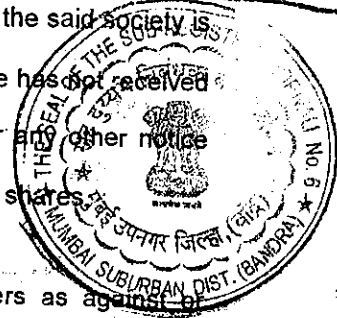
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Five Shares of Rs.50/- each in favour of the Transferor herein having distinctive Nos. 36 to 40 (both inclusive) vide Share Certificate No. 08 (hereinafter referred to as "the said Shares").

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AND WHEREAS the Transferor declares that his membership in the said society is valid and subsisting and not terminated by the said society and he has not received notice of expulsion from the membership of the said society, or any other notice restraining him from transferring the said flat and the said Five (5) shares.



AND WHEREAS there are no attachments or prohibitory orders as against the said flat and the said flat is not subject matter to any lispendense, easements or attachments either before or after judgment. The Transferor has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.

AND WHEREAS the Transferor has paid all the necessary charges of any nature whatsoever in respect of the said flat and the Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

AND WHEREAS the Transferor in the past has not entered into any agreement either in the form of sale, exchange, assignment or any other way whatsoever and has not dealt with or disposed off the said flat to any other person in any manner whatsoever.

AND WHEREAS neither the Transferor has and/or had received any notice either from the Municipal Corporation of Mumbai and/or from any other statutory body or authorities regarding the requisition and/or acquisition of the said flat.

AND WHEREAS the Transferor is in exclusive use, occupation and possession of the said flat and every part thereof and except the Transferor no other person or persons is/are in use, occupation and possession and enjoyment of the said flat or any part thereof.

M. A. ...

David

AND WHEREAS the Transferor covenant that he has duly observed and performed all the terms and conditions and has paid to the Society upto date, his contributions towards Municipal Taxes, Water, Electricity, Maintenance and Other Charges and outgoings payable in respect of the said flat. The Transferor shall indemnify the Transferee any outstanding maintenance and other charges which has not been paid upto the date of handing over the possession.

AND WHEREAS the Transferor is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code or under any other statute from disposing off the said flat or any part thereof in the manner stated in this Agreement.

AND WHEREAS the Transferor has not done any act, deed, matter, or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the Transferee and the Transferor has all the right, title and interest to enter into this deed with the Transferee on the various terms and conditions as stated herein.

AND WHEREAS relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee has agreed to purchase the said flat for the lump sum price consideration of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh only) inclusive of Electricity Deposits, Contribution in Sinking Funds, Credits in the Society as members, Shares of the said Society, Deposit of Legal and misc. expenses etc.

AND WHEREAS the Transferee has seen and inspected the said flat and she is fully satisfied about the state and condition thereof. Further the Transferee has perused the title deeds and other documents and papers and the Transferee is satisfied about the right, title and interest of the Transferor in respect of the said flat.

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AND WHEREAS the Transferor on this day has agreed to sell, assign and transfer - 8/
unto the Transferee herein, his entire right, title, interest and benefits in the said flat
along with the said shares of the said society and also the deposit money, reserved
funds including sinking funds etc., for lumpsum consideration of Rs.1,80,00,000/-
(Rupees One Crore Eighty Lakh only).

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AND WHEREAS the Transferor herein has agreed to sell and transfer to the
Transferee all his right, title and interest in the said flat on the terms and conditions
appearing hereinafter.

AND WHEREAS it has become necessary and desirable to record and reduce the
terms of the agreement for sale, assignment and transfer as mutually agreed by
and between the parties as under:-

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY
MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS THAT.

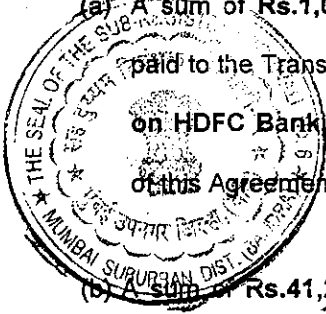
1. The Transferor has agreed to sell, assign and transfer the said flat
bearing Flat No. 42 on 4th Floor, Building No. B-2, Gagan, B-2 Co-op.
Housing Society Ltd. situated at Gagan Complex, Krishna Vatika Marg,
Gokuldharm, Goregaon (East), Mumbai - 400063, and inclusive of Share
Money, Deposit Money, Reserved Funds including Sinking Funds and the
Transferee has agreed to purchase the same along with the said shares of
the said society and all rights, title and interest of the Transferor in respect of
the said flat for a lump sum consideration of Rs.1,80,00,000/- (Rupees One
Crore Eighty Lakh only).

Handwritten signatures of the parties.

2. The aforesaid amount of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh

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| only shall be payable by the Transferee to the Transferor in the manner | | |
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| described below: | | |
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(a) A sum of Rs.1,00,000/- (Rupees One Lakh only) the Transferee has paid to the Transferor vide Cheque No. 000003 dated 25/09/2023 drawn on HDFC Bank as confirmation/ token amount prior to the execution of this Agreement for Sale.



(b) A sum of Rs.41,20,000/- (Rupees Forty One Lakh Twenty Thousand only) the Transferee has paid to the Transferor vide Cheque No. 000004 dated 25/09/2023 drawn on HDFC Bank, as part payment.

(c) A sum of Rs.1,80,000/- (Rupees One Lakh Eighty Thousand only) as T.D.S. U/s 194-IA of the Income Tax Act, 1961 (@ 1% of the total consideration) will be paid by the Transferee to the concerned treasury officials on behalf of the Transferor and the necessary T.D.S. Certificate/Challan in the prescribed form will be provided to the Transferor. This payment will be part of the total consideration and the same shall be deposited by the Transferee within 45 days from the date of registration of this Agreement for Sale.

(d) The balance amount of Rs.1,36,00,000/- (Rupees One Crore Thirty Six Lakh only) the Transferee undertakes to pay to the Transferor within 45 days from the date of Registration of this Agreement for Sale; as she intends to avail loan from Bank/Financial Institution. Time is the essence of this contract.

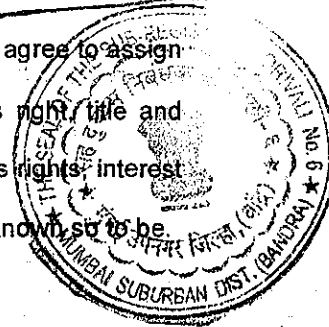
The Transferor also undertakes to handover all the prior original agreements / documents / papers, receipts, share certificate etc. in his possession in respect of the above said flat to the Transferee herein, as the same are required to be submitted to the Bank/Financial Institution for

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mortgage purpose simultaneously at the time of loan amount is released
to the Transferor.

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3. On receiving the full consideration the Transferor does hereby agree to assign and transfer absolutely and forever to the Transferee all his right, title and interest in the said flat and the said shares together with all his rights, interest privileges held enjoyed with or appurtenant to and reputed or known so to be
4. The Transferor hereby declares to the Transferee that no other person/s has/have any right, title or interest in the said flat and the said shares. The Transferor hereby declares that all the rights, title and interest of the Transferor in the said flat and the said shares and everything appurtenant hereto assigned and transferred to the Transferee on receiving the full consideration, is free from encumbrances of whatsoever nature and undertakes that the Transferor shall at all the times save harmless and keep the Transferee indemnified against all proceedings, cost, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that regard.
5. On receiving the full and final consideration the Transferor hereby agrees and undertakes:-
 - i) To apply to the said society for transfer of his entire interest in the said flat and said shares with everything appurtenant thereto to the name of the Transferee herein and to sign and execute such forms and documents in order to give all effect to these covenants as may be necessary.
 - ii) To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Transferee.



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N.A. Hajaw

iii) To sign and execute such forms as are necessary to approach the Mahanagar Gas Ltd. for transfer of gas meter together with the deposit transferred and assigned in the name of the Transferee.

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| 6. | The Transferor agrees to pay all taxes and all other outgoings and dues upto the date of possession of the said flat and obtain NOC from the said society to |
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admit the Transferee as a member of the said society. The Transferee has agreed to pay all dues arising for the said flat, interalia, including Municipal, Government and any other Statutory Dues and Flat Maintenance Charges to the Society and Electricity Charges, Mahanagar Gas Charges effective from date of taking possession of the said flat.

7. The Transferee does hereby covenant with the Transferor that the Transferee shall bear stamp duty, registration charges and other related expenses for completing the transfer and the Transferor does hereby covenant with the Transferee that he will sign all documents as may be required by the Transferee for the transfer of the said flat as may be required by law at the cost of the Transferee.

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8. The Transferor undertakes to provide all the relevant documents and papers and also to sign, execute any documents/papers/letter/indentures/N.O.C. from the said Society etc. as required by the Transferee to facilitate availing of loan from Bank/Financial Institution as and when required by the Transferee. The Transferor shall obtain the necessary **No Objection Certificate** from the said Society for the transfer, sale of the interest of the Transferor in the said Society, as well as the right, title and interest of the Transferor in the said flat as herein contained to the Transferee and also to the admission of the Transferee to the membership of the said Society in place and instead of the Transferor when the sale herein is completed by delivering the vacant and peaceful possession of the said flat to the Transferee.

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14.

N. A. M. L. G. a

9. The Transferor does hereby covenant with the Transferee that notwithstanding any act, deed, matter or thing done or committed the Transferor has full right and absolute authority to transfer, sell and assign the said flat and his shares in the funds and reserves of the said society on to the Transferee.

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10. The Transferor does hereby declare that the said flat, his shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever.



11. The Transferor does hereby declares that the Transferor has not done committed or committed to any act, deed, matter or thing, nor has been party or privy to any act, deed or thing whereby the Transferor is prevented from selling, transferring and assigning the said flat, shares and his shares in the funds of the said Society, Electricity Company, Mahanagar Gas Ltd. or such other deposits into the Transferee.

12. The Transferor does hereby declare that the Transferor has observed and performed all rules and regulations and bye-laws as framed by the Society and Transferor has not done any act, deed, matter or things contrary to the bye-laws framed by the society.

13. The Transfer Fee payable to the said society, shall be borne and paid by both the parties in equal portion (i.e. 50:50).

14. The Transferor hereby agrees to do and execute all other acts, deeds, matters and things as may be required by the Transferee for the purpose of completing the transfer of the aforesaid flat, in all respects, if required, even after effecting the transfer, subject to receipt of entire consideration.

M. A. Hagan

[Signature]

15. The Transferor agrees and declares that he will have no right, title and

interest in the said flat and the said shares in the said society's deposits from
the date of receipt of entire consideration. After the payment of entire
consideration, the transferee shall be entitled to have and to hold the same



and enjoy the same and its benefits thereof free from any interruptions and
interference from the Transferor or any other person claiming through or
under him.

The Transferor hereby undertakes and declares that any Nomination,
Assignment, Lien, Gift or Will in regard to the said flat and the said shares if
made by the Transferor or his constituted attorney with the said society,
person or other than the Transferee shall hereafter be deemed to be
inoperative cancelled, revoked, withdrawn and null and void.

17. Should there be any claim in respect of the said flat from any person or
persons or authority regarding non-payment/deficit payment of stamp duty,
registration charges or any other dues etc. pertaining to any period prior to the
transfer of the said flat in the name of Transferee in the books/records of the
society, the Transferor hereby agrees to honour such commitments, indemnify
and keep indemnified the Transferee against such claims and losses, and
shall make good the same.

18. The Transferor shall handover vacant and peaceful possession of the
said flat to the Transferee immediately as and when he shall receive
the full consideration amount of Rs.1,80,00,000/- (Rupees One Crore Eighty
Lakh only) under this agreement and put the Transferee in exclusive use,
occupation and possession of the said flat and thereafter he himself or
anybody on his behalf shall not disturb peaceful possession of the Transferee.
The Transferor shall admit and acknowledge receipt of the full and final
payment by signing a separate receipt.

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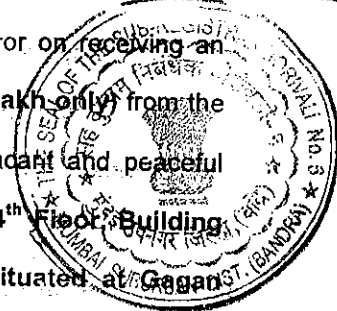
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19. The Transferee shall abide herself by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said flat with effect from the day she takes over possession of the said flat.

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20. It is specifically agreed and understood that the Transferor on receiving an amount of Rs.1,80,00,000/- (Rupee's One Crore Eighty Lakh only) from the Transferee as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said Flat No. 42 on 4th Floor, Building No. B-2, Gagan, B-2 Co-op. Housing Society Ltd. situated at Gagan Complex, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, to the Transferee and this Agreement for Sale shall be deemed as Sale Deed / Deed of Sale & Assignment. The Transferee shall then be the absolute owner of the said flat and said shares.



21. This Agreement for Sale is executed subject to the provisions of the Maharashtra Ownership of Flat (Regulation of the Promotion of Construction, sale, Management and Transfer) Act 1963 and also subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra co-op. Societies Act 1960 and Rule 1961.

22. The Transferor shall, on request of the Transferee, present himself at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.

THE SCHEDULE OF THE SAID FLAT
REFERRED TO ABOVE :

A residential Flat No. 42 admeasuring 91.104 sq.mtrs. (Built Up) area on 4th Floor, Building No. B-2, Gagan, B-2 Co-op. Housing Society Ltd. situated at Gagan Complex, Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063, bearing Survey No.34 and 35, C.T.S. No.156 of Village Dindoshi, Taluka Borivali, P/South Municipal Ward in Greater Mumbai within the Registration District of Mumbai City and Mumbai Suburban. The building is consisting of Stilt + 7th Upper Floors with Lift and the construction of the year is 2003.

N.A. Hayer

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IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day and the year first herein above written.

2023

SIGNED AND DELIVERED BY THE within named "THE TRANSFEROR" MR. NARESH TASHANAND THAPAR PAN No. AAAPT2915R AADHAAR No. 7521 2502 4785

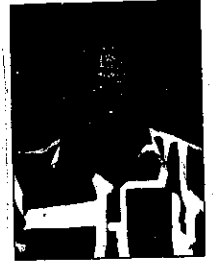
in the presence of.....

WITNESS:

- 1) Baikram NADE 2) [Signature]



N. A. Thapar



SIGNED AND DELIVERED BY THE within named "THE TRANSFEREE" MRS. SONAL HARSH THAPAR PAN No. CICPM1266N AADHAAR No. 6800 5599 2815

in the presence of.....

WITNESS:

- 1) Baikram NADE 2) [Signature]

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RECEIVED THAPA token a Eighty L Bank, to B-2 Co-c Gokuldh: this Agre

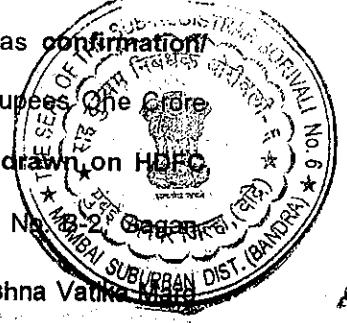
WITNESS

- 1) [Signature] 2) [Signature] Dina

RECEIPT

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| SONAL HARSH | | |

RECEIVED from the withinnamed TRANSFEREE, MRS. SONAL HARSH THAPAR a sum of Rs.1,00,000/- (Rupees One Lakh only) as confirmation token amount out of total consideration of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh only) vide Cheque No. 000003 dated 25/09/2023 drawn on HDFC Bank, towards the sale of my Flat No. 42 on 4th Floor, Building No. B-2 Co-op. Housing Society Ltd. situated at Gagan Complex, Krishna Vihar Gokuldharm, Goregaon (East), Mumbai - 400063, as per the terms and condition of this Agreement for Sale.



I SAY RECEIVED Rs.1,00,000/-

N.A. Thapar

(MR. NARESH ASHANAND THAPAR)
TRANSFEROR

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*
Dhimbharic Soni

hands





सूची क्र.2

दुय्यन निबंधक : सह. दु.नि. बोरीवली 6

दस्ता क्रमांक : 2635/2017

नोदणी :

Regn: 63

17/03/2017

बयल - ६/

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नावाचे नाव : 1) दिंडोशी



- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 6824000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे) 6824000
- (4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम) 1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं. नाव: पगन बी 2 कॉ-ऑर हौसिंग सोसायटी, ब्लॉक नं: गांधी मार्ग, गोरगाव(पूर्व), मुंबई-400063., इतर माहिती: वाटिका मार्ग, गोरगाव(पूर्व), मुंबई-400063., इतर माहिती: ((C.T.S. Number : 156 :))
- (5) क्षेत्रफळ 1; 91.104 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

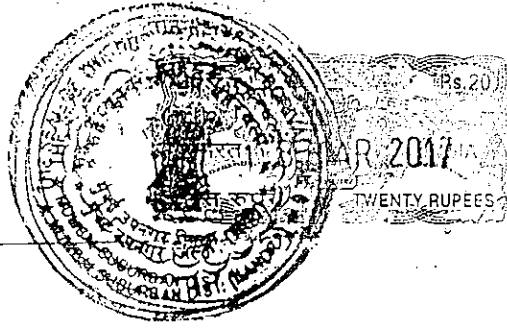
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतियादिचे नाव व पत्ता.

1): नाव:-पवन आशानंद थापर वय:-59; पत्ता:-प्लॉट नं: बी 10, माळा नं: , इमारतीचे नाव: इंडन मार्सेन., ब्लॉक नं: देवनार, रोड नं: सायन ट्रांवे रोड, महााराष्ट्र, मुम्बई. पिन कोड:- 400088 पॅन नं:-AAAPT2916N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतियादिचे नाव व पत्ता

1): नाव:-नरेश आशानंद थापर वय:-55; पत्ता:-प्लॉट नं: बी-2, माळा नं: , इमारतीचे नाव: शिबिका मीएचएम., ब्लॉक नं: अतुर पार्कच्या ममोर., रोड नं: सायन ट्रांवे रोड, चेंबूर, महााराष्ट्र MUMBAI. पिन कोड:-400071 पॅन नं:-AAAPT2915R.

- (9) दस्तऐवज करून दिल्याचा दिनांक 17/03/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 17/03/2017
- (11) अनुक्रमांक, खंड व पृष्ठ 2635/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 341500
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर



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.....वर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद:-

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

खरी प्रत
सह दुय्यन निबंधक, बोरीवली क. - ६
मुंबई उपनगर जिल्हा.

मु.म.ता.क्रमांक
दि.१०.३.२०१७
दि.२२.३.२०१७
नॉयन मिळविले
पत्रावर देले गेले

या.आ.दि. इंग्रजी
महानगरपालिका
अध्यक्ष व पा.न.पा.
व भू.स.रक्षक व
न्यायाधीश
मिळविले गेले
पत्रावर देले गेले

दि. १०.३.२०१७
दिनांक २२.३.२०१७
पत्रावर देले गेले
पत्रावर देले गेले

१६/०३/२०१७

Patel

BRIHANMUMBAI MAHANAGARPALIKA.
NO.CHE/4340/BP(WS)/AP OF

16 AUG 2006

PART OCCUPATION

To,
M/S Estate Investment Co-Pvt. Ltd.,
Owner

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| २०२३ | | |

Subject : Permission to occupy the completed bldg. of Stilt + 7 upper floor consisting of Wings A1, A2, B1 & B2 wing C- 3 Nos. of Row House of Stilt 2 upper floors & wing 'D' comprising of lower Gr.Fl. & Gr.flr. On plot No. 224 bearing 'Y' S.No. 34, S.No. 35, H.No.1, of village Dindoshi, S.No. 51, Chincholi, Goregaon (East),



Sir, Ref: Your letter No.241 dt:11-8-2005

The development work of Bldg. A1, A2, B1, B2 comprising of Stilt + 7 upper floor of building consisting of Wings A1, A2, B1 & B2 wing C- 3 Nos. of Row House of Stilt + 2 upper floors & wing 'D' comprising of lower Gr.Fl. & Gr.flr. On plot No. 224 bearing 'Y' S.No. 34, H.No.2, S.No. 35, H.No.1, of village Dindoshi, S.No. 51, H.No.1, village Chincholi, Goregaon (East), Mumbai completed under the supervision of Smt Veena Shenvi, Lic. Architect having Lic. No.CA/85/9428, Shri K. N. Hadker, Lic. Structural Engineer having Lic. No. STR/H/12 and Lic. Site Supervisor, Shri Ravindra Chavan, having Lic. No. C/93/SS-I, may be occupied on the following conditions :-

1. That the certificates under Section 270-A of B.M.C.Act shall be obtained from A.C.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
2. That the water supply arrangement for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water, shall be entertained in future.
3. That all the remaining terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.

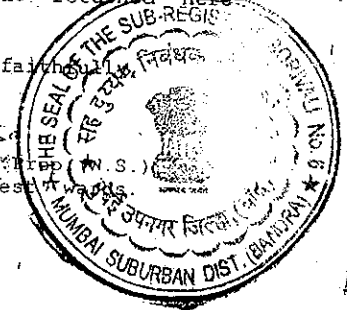
4. That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
5. That all the remaining work should be completed within one year hereof.
6. That the Co.Op. Hsg. Society shall be formed and registered within three months from the date of issue before B.C.C. whichever is earlier.
7. That D.I.L.R's certificate for transfer of setback land in the name of M.C.G.M. shall be submitted before B.C.C.

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A set of certified completion plan is returned here with.

Yours faithfully

Ex. Eng. Bldg. Prop. (W.S.)
P & K/West wards



No. 196 AUG 2006

- Copy to :
1. Architect, Smt Veena Shrivai,
 2. E.E. V. 3. Asstt. Comm. P/S
 4. A.E.W.W. P/S
 5. A.A. & C P/S 6. A.H.S. P II

For information please.

Sambhaji-01-11
Ex. Eng. Bldg. Prop. (W.S.)
P & K/West wards.

RDA

Designation

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प.न.पा.।

रान्य रिक्त

रीजिगार क

सुध उपका

परकार

कलम १५

एकूण देप

शासकीय

महानगरपाली

बला : सारु

बला : देड

एकूण भरले

भरावघाची

इतिदायाची

अक्षरी रूपरे

E & OE





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मासमत्ता कर देयक

बुरल-६
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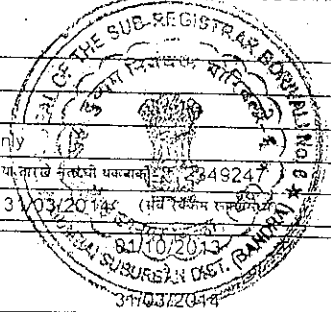
सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

| | | | |
|---------------------------------|------------------------------|--------------------------------------------------------|-----------------------------------|
| लेखा क्रमांक PS0510357000000 | मासमत्ता करद्वय 2013-2014 | देयक क्रमांक 201312BIL02785026 201322BIL02785027 | देयक दिनांक २०१३ २९/११/२०१३ |
|---------------------------------|------------------------------|--------------------------------------------------------|-----------------------------------|

पत्रकाराचे नाव व पत्ता : M/S TRANSCON BUILDERS & CONTRACTORS PVT LTD MEGH MALHAR COMPLEX OPP DINDOSHI, BUS DEPOT GOREGAON M L RD GOREGAON EMUMBAI
पत्रक - पहा. क. व सं. / विभाग : P/SOUTH Ward Office, CTS No.746, Village Pahadi, S.V. Road, Goregaon(West), Mumbai-400 104.

मासमत्ता क्रमांक, सर्वनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मासमत्तेचे वर्णन, करावाची नवे
M/S ESTATE INVESTMENT CO (P) L TD PS 14218 (224) STT. NO 224, CTS NO 224 PT OF VILLAGE PAHADI, GOKUL DHAM MULUND LINK ROAD RCC BLOG GAGAN

प्रथम करनिर्धारण दिनांक : 01/01/1988 जलजोडणी क्रमांक :
एकूण भंडवली मूल्य : ₹ 518647100
अक्षरी Fifty-One Crore Eighty-Six Lac Forty-Seven Thousand One Hundred Only
३१/०३/२०१० या तारखे पर्यंतची थकबाकी ₹ ०
०१/०४/२०१० या तारखे पर्यंतची थकबाकी ₹ २४९२४७
देयक काळावधी : ०१/०४/२०१३ ते ३१/०३/२०१४ (सर्वेक्षण करणारे)



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| कराचे नाव : | 01/04/2013 ते 30/09/2013 | |
| सर्वसाधारण कर | 377091 | 377091 |
| जल कर | 0 | 0 |
| जललाभकर | 237038 | 237038 |
| मूल्य निर्धारण कर | 271212 | 271212 |
| मालमत्ता कर | 147208 | 147208 |
| प.न.प. शिक्षण उपकर | 140057 | 140057 |
| उच्च शिक्षण उपकर | 112348 | 112348 |
| पेनगार ही उपकर | 16485 | 16485 |
| वृक्ष उपकर | 7055 | 7055 |
| पत्रकार | 174952 | 174952 |
| कलम १५२ अ नुसार दंडाची रक्कम : | | |
| एकूण देयक रक्कम : | 1483446 | 1483446 |
| शासकीय दंड | 0 | 0 |
| महानगरपालिका दंड | 0 | 0 |
| बला : तात्पुरत्या देयकाच्या अधिदानाची रक्कम | | |
| बला : दंड अधिदानाची रक्कम | | |
| एकूण भरलेली रक्कम | 376888 | 376888 |
| भरावयाची निव्वळ रक्कम : | 1106558 | 1106558 |
| प्रतिदानाची निव्वळ रक्कम : | 0 | 0 |
| अक्षरी रूपचे : | Eleven Lac Six Thousand Five Hundred Fifty-Eight Only | Fourteen Lac Eighty-Three Thousand Four Hundred Forty-Six Only |
| अंतिम देय दिनांक | 27/02/2014 | 27/02/2014 |

बुरल - ६ /
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E & OE
दुधार पित्तमण पावळी
करनिर्धारक व संकलक (प)



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NOTE : No transfer or any of the shares comprised in this Certificate will be registered unless accompanied by this Certificate

Register Following: **SHARE CERTIFICATE**
 Number of Equity Share 5 Certificate Number 08
GAGAN, B/2, CO-OPERATIVE HOUSING SOCIETY LIMITED
 Regd. No. 11914/2002-03 dt. 8.1.2003
 (Registered) of the Maharashtra Co-operative Societies Act XXIV of 1960
 No. 34 & 35, Krishna Vaitka Marg, Gokuldham, Goregaon (East), Mumbai - 400 063.
 Authorized Capital Rs. 2,00,000 Divided into 4,000 Shares of Rs. 50/-
 Flat / Premises No. H2

This is to certify that MR MANMOHAN SINGH ARJUN SINGH
HANSRAL & MRS HARDEEP KAUR HANSRAL
 is / are the Registered Holder/s of 5
 fully paid - up shares Numbered 36 to 40
 both inclusive, Purpees Ten each in the above named GAGAN, B/2, CO-OPERATIVE
 HOUSING SOCIETY LIMITED Subject to the Bye-laws thereof.

Rs. 250/-

Given under the common Seal of
 the said society this 15th Day
 day of JULY 2004

For Gagan B/2, Co-op. Soc. Ltd
 Chairman Hon. Secretary Hon. Treasurer

NOTE : No transfer of any of the shares comprised in this Certificate will be registered unless accompanied by this Certificate

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

| Sr. No. of Transfer | Date of General Body/Managing Committee Meeting at which Transfer was approved | To whom Transferred | Sr. No. in the Share Registration at which the transfer of shares held by the transferor registered | No. in the Share Register of the names of the transferees recorded | Authorised Signatory |
|---------------------|--------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 3/13/2003 | Mr. Manesh Ashanand Thapav & Mr. Ramesh Ashanand Thapav. | 4 | F18 | |
| 2 | 18/11/2008 | Mr. Manesh Ashanand Thapav | F18 | For Gagan B. [Signature] Chairman Hon. Secretary Hon. Treasurer | Hon. Treasurer Chairman Hon. Secretary Hon. Treasurer Chairman Hon. Secretary Hon. Treasurer Chairman Hon. Secretary Hon. Treasurer |
| 3 | | | | | Chairman |
| 4 | | | | | Hon. Secretary |
| 5 | | | | | Hon. Treasurer |

389/
Frída
5:03

गावाचे
दस्तऐ
दस्तऐ
सादर :

आपणा
5:00 P

बाजार :
मोबदला
भरलेले :

1) देयका
डीडी/धन
वकिले ना
2) देयका

389/2635

पावती

Friday, March 17, 2017

8:03 PM

| | | |
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| बुरल - ६/ | | |
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| २०२३ | | |
| Regn 30M | | |

गावाचे नाव: दिंडोशी
 दस्तऐवजाचा अनुक्रमांक: बुरल-6-2635-2017
 दस्तऐवजाचा प्रकार : करावयाचा
 सादर करणाऱ्याचे नाव: नरेश आशानंद थापर

नोदणी फी
 दस्त हाताळणी फी
 पृष्ठांची संख्या: 27

पावती क्र.: 2870

दिनांक



दस्तावेज

सदरकर

तालुका

गावाचे

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१. बांधक

२. बांधक

३. बाजार

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द्रोक शु

दणी रि

Chairman
 Hon. Secretary
 Hon. Treasurer

आपणाम मूळ दस्त , यंवनेल पिंठ सूची-२ अंदाजे
 5:00 PM झा वेळेस मिळेल.

बाजार मुल्य रु.6824000/-

पोबदला रु.6824000/-

भरलेले मुदतीक शुल्क : रु. 3+1500/-

1) देवकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009424035201617R दिनांक: 17/03/2017

बँकेचे नाव व पत्ता: Panjab National Bank.

2) देवकाचा प्रकार: By Cash रकम: रु 540/-

एकूण:

रु. 30540.00

(Signature)
 मह. इ. दि. सं. वि. क्र. 6,
 मह. मुख्य-मि. वि. क्र. - सोरीवली क्र. १,
 मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENTS
 DELIVERED ON 21 MAR 2017

(Signature)

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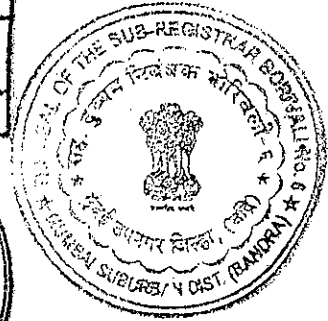
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AGREEMENT OF SALE

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| २०२३ | | |



SALE AGREEMENT

This Instrument of Sale made at Mumbai on 17 day of MARCH, 2017
BETWEEN;

N.A. Thapar

MR. PAWAN ASHANAND THAPAR, an adult, Indian Inhabitants, residing at **Flat No. B-10, Eden Garden, Sion Trombay Road, Deonar-400 088**, hereinafter called "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his heirs, executors and administrators) of the '**First Part**'.

MR. NARESH ASHANAND THAPAR, an adult, Indian Inhabitants, residing at **Priyanka CHS, B-2, Opp. Atur Park, Sion Trombay Road, Chembur-400071**, hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the '**Second Part**'.

P. Thapar

N.A. Thapar

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| २०२३ | | |



अप


 (1) आशुतोष बापट, बी-२, पियं
 प्रकल्प, भायल-टिंके रोड, आ
 शुतोष बापट, मंगूर (ई), मुंबई, मं
 मुंबई-४०००७३

1947
 1800 300 1947 help



 भारत सरकार
 नरेश आशानंद थापर
 Naresh Ashanand Thapar
 DOB: 24-12-1962
 Gender: Male

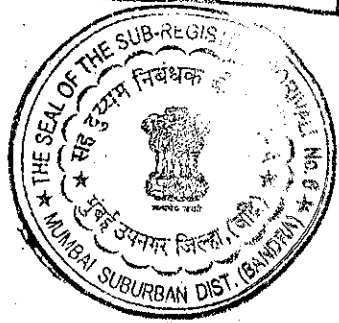
7521 2502 4785

आधार - आम आदमी का अधिकार

बुल - ६ /

२०५७५ / ३० २५

२०२३



प्रधान प्रधिकरण
 OF INDIA

Address:
 S/o. Ashanand Thapar, B-2,
 Priyanka Chs, Sion-trombay Road,
 Opp. Atur Park, Chembur (e),
 Mumbai, Chembur, Mumbai,
 Mumbai, Maharashtra, 400071

1947
 1800 300 1947

help@uidai.gov.in
www.uidai.gov.in

P.O. Box No. 1947,
 Bangalore-560 001

Handwritten signature

बहुल - ६/
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पता: ...
...
... 400071

1947



भारत सरकार
GOVERNMENT OF INDIA



सोनल हर्ष थापर
Sonal Harsh Thapar
जन्म तिथि/DOB: 12/09/1994
महिला/ FEMALE
Mobile No: 9819781416

6800 5599 2815
VID : 9136 1017 8492 6811

माझे आधार, माझी ओळख

Handwritten signature

बुरल - ६/
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भारतीय रिपब्लिक पहचान प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 12/10/2021

पत्ता:
व्हा: हर्ष थापर, बी-२ प्रियंका सीएसएस, ऑपोजिट अतुर
पार्क, चेंबुर ईस्ट, मुंबई, मुंबई सुडूरबान,
महाराष्ट्र - ४०००७१

C/O: Harsh Thapar, B-2
priyanka CHS, opposite atur
park, chembur east, Mumbai,
Mumbai Suburban,
Maharashtra - 400071

Issue Date: 01/10/2021

6800 5599 2815



1947
http://uidai.gov.in

www.uidai.gov.in

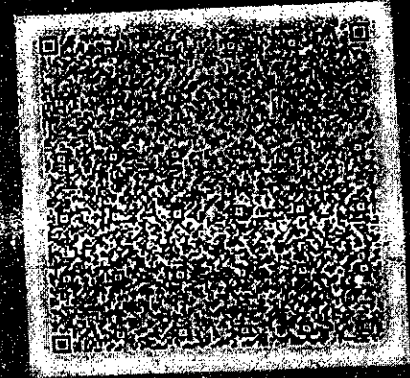
X.O. Box No. 1947,
Bandra (E) - 400 017

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विभागा
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भारत
GOVT OF INDIA



CICPIM/266N

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Purchase

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ASDPS9094H



नाम /NAME
DHIRUBHAI CHANDULAL SONI

पिता का नाम /FATHER'S NAME
CHANDULAL KESHAVLAL SONI

जन्म तिथि /DATE OF BIRTH
01-08-1953

हस्ताक्षर /SIGNATURE

2807

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

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बहुल - ६/
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भारत सरकार
Government of India

बलीराम संपती नाडे
Baliram Sampati Nade
जन्म तारीख / DOB : 05/06/1975
पुरुष / Male

| | | |
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| बुरल - ६/ | | |
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6495 5850 6151

आधार - सामान्य माणसाचा अधिकार



आरतीय विशेषतः ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
S/O संपती नाडे, ओप्प गुरुनानक
हॉस्पिटल, ए/७०४ मां आशापुरा CHS
LTD संत ज्ञानेश्वर नगर रोड, बांद्रा
पूर्व, मुंबई, महाराष्ट्र, 400051

Address:
S/O Sampati Nade. opp
gurunanak hospital, A/704 maa
ashapura CHS LTD sant
dyaneshwar nagar RD,
Bandra(East) S.O, Bandra East,
Mumbai, Maharashtra, 400051

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help@uidai.gov.in

www.uidai.gov.in

9/20575

बुधवार, 26 सप्टेंबर 2023 8:12

क्रमांक: बरल-6 /20575/2

मूल्य: रु. 1,61,30,874

शुल्क: रु.9,00,00

साफी असल्यास तप

UORank 2021/UOR12/

Corporations Area

सह. दु. ति. बरल-6 यांचे

20575 वर दि.26-09-2

26 म.नं. वा. हजर केला.

Signature

करणाच्याची सही:

Signature

मह. नगरपालिका, बोरीवर्

मुंबई उपनगर जिल्हा.

अकार: करारनामा

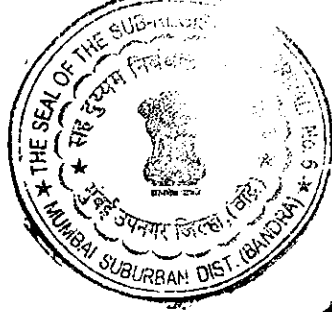
शुल्क: (एक) कोणत्याही मह

कोणत्याही नागरी क्षेत्रात

26/09/2023 08 :

26/09/2023 08 :

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20575

दस्त गोषवारा भाग-1

बरल-6

दिनांक 26 सप्टेंबर 2023 8:27 म.नं.

दस्त क्रमांक: 20575/2023

बरल-6/20575/2023

मोबदला: 1,61,30,874/-

मोबदला: रु. 1,80,00,000/-

मोबदला: रु.9,00,000/-

मोबदलाची असल्यास तपशिल :-

Mudrank:2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/JOR12/CR107/M1 (Policy) : For Women -
Mudrank's Area

दिनांक: बु.नि. बरल-6 यांचे कार्यालयात

पावती:23221

पावती दिनांक: 26/09/2023

दिनांक: 26/09/2023

सादरकरणाराचे नाव: सोनल हर्ष थापर

दिनांक: बु.नि. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

सादरकरणाच्याची सही:

एकूण: 30900.00

सह: सुप्रीम निबंधक, बोरीवली क्र. 6,

सह: सुप्रीम निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा.

मुंबई उपनगर जिल्हा.

सादर करारनामा

सादर करारनामा (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
सह कोणत्याही नागरी क्षेत्रात

दिनांक: 26/09/2023 08:26:46 PM ची वेळ: (सादरीकरण)

दिनांक: 26/09/2023 08:27:21 PM ची वेळ: (फी)

बरल - 6/

04 88 84

2023



प्रतिज्ञापत्र

सादर दस्तऐवज ह् नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व साक्षीदार हे संपूर्णपणे जबाबदार राहतील.

N. A. Hegde

लिहुन देणारे :

लिहुन घेणारे :



26/09/2023

दस्त गोपवारा भाग-2

वरल-6

दस्त क्रमांक:20575/2023

26/09/2023 8 30:01 PM

दस्त क्रमांक :वरल-6/20575/2023

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------|--------------|
| 1 | नाम:सोनल हर्ष थापर पत्ता:प्लॉट नं: बी-२, माळा नं: -, इमारतीचे नाव: प्रियांका सीएचएस, ब्लॉक नं: चेंम्बुर पूर्व, रोड नं: ऑप अतुर पार्क, महाराष्ट्र, MUMBAI. पॅन नंबर:CICPM1266N | लिहून देणार वय :-29 स्वाक्षरी:- | | |
| 2 | नाम:नरेश आशानंद थापर पत्ता:प्लॉट नं: बी-२, माळा नं: -, इमारतीचे नाव: प्रियांका सीएचएस, ब्लॉक नं: चेंम्बुर पूर्व, रोड नं: सायन ट्रॉम्बे रोड ऑप अतुर पार्क, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPT2915R | लिहून देणार वय :-60 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:26 / 09 / 2023 08 : 29 : 06 PM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | ठसा प्रमाणित |
|----------|--------------------------------------------------------------------------------------------------------|-----------|--------------|
| 1 | नाम:बलीराम नाडे वय:45 पत्ता:वरील प्रमाने पिन कोड:400063 | | |
| 2 | नाम:धीरूभाई सोनी वय: / 2 पत्ता:बी- 28 28 गोकुलधाम शॉपिंग गोकुलधाम गोरगाव पूर्व पिन कोड:400063 | | |

शिक्षा क्र.4 ची वेळ:26 / 09 / 2023 08 : 29 : 42 PM

शिक्षा क्र.5 ची वेळ:26 / 09 / 2023 08 : 30 : 06 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....२५.....पाने आहेत.
पुस्तक क्र. १/वरल-६/२०५७५...२०२३
वर नोंदला, दिनांक...26..SEP..2023.....

सह दय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

Payment Details.

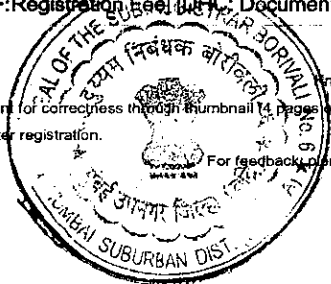
| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Stamp Date Number | Deface Date |
|-----|--------------------|----------|------------------------|--------------------|-----------|---------|-------------------|-------------|
| 1 | SONAL HARSH THAPAR | eChallan | 03006172023092600718 | MH008611978202324E | 900000.00 | SD | 0004536256202324 | 26/09/2023 |
| 2 | | DHC | बुल ६/ | 9923264011679 | 900 | RF | 0923264011679D | 26/09/2023 |
| 3 | SONAL HARSH THAPAR | eChallan | २०५७५ ४५ ४५ २०२३ | MH008611978202324E | 30000 | RF | 0004536256202324 | 26/09/2023 |

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

20575 / 20

1. Verify Scanned Documents 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



http://10.10.246.39

26/09/2023



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

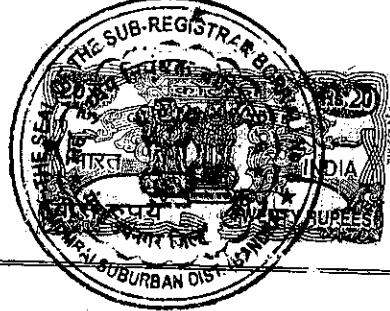
दस्त क्रमांक : 20575/2023

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

| | |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 18000000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे) | 16130874.24 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सचनिका नं: फ्लॅट क्रमांक 42 इमारत क्रमांक बी-2, माळा नं: 4, इमारतीचे नाव: गगन बी 2 ओप हाऊसिंग सोसायटी लि., ब्लॉक नं: गोकुलधाम गोंदेगाव पूर्व, रोड : गगन कॉम्प्लेक्स कृष्ण वाटीका मार्ग, इतर माहिती: 31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनै.सं.क्र.12/व्य.क्र.107/म-1 (धोरण) या नुसार दस्तऐवजात महिला खरेदितारास मुद्रांक शुल्काची सवलत देण्यात आलेली आहे. PUI: PS0510357000000 ((C.T.S. Number : 156 part ;)) |
| (5) क्षेत्रफळ | 1) 91.104 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:-नरेश आशानंद थापर वय:-80; पत्ता:-प्लॉट नं: बी-२, माळा नं: -, इमारतीचे नाव: प्रियांका सीएचएस, ब्लॉक नं: चेंबुर पूर्व, रोड नं: सायन ट्रॉम्बे रोड ऑप अतुर पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAPT2915R |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-सोनल हर्ष थापर वय:-29; पत्ता:-प्लॉट नं: बी-२, माळा नं: -, इमारतीचे नाव: प्रियांका सीएचएस, ब्लॉक नं: चेंबुर पूर्व, रोड नं: ऑप अतुर पार्क, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-CICPM1266N |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 26/09/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 26/09/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 20575/2023 |
| (12) बाजारसावाप्रमाणे मुद्रांक शुल्क | 900000 |
| (13) बाजारसावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

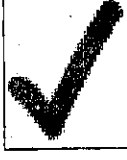
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

ठसा प्रमाणित



ठसा प्रमाणित



गने आहेत.

...२०२३

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mf

| स्वी क्र. र. | Deface Date |
|--------------|-------------|
| 202324 | 26/09/2023 |
| 679D | 26/09/2023 |
| 202324 | 26/09/2023 |

20575 /20

खरी प्रत

hms

सह दुय्यम निबंधक, बोरीवली क्र.-६
मुंबई उपनगर जिल्हा.

Payment Details

| sr. | Purchaser | Type | Verification no/Vondor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | SDNAL HARSH THAPAR | eChallan | 03006172023092600718 | MH006611978202324E | 900000.00 | SD | 0004536256202324 | 26/09/2023 |
| 2 | | DHC | | 0923264011679 | 900 | RF | 0923264011679D | 26/09/2023 |
| 3 | SONAL HARSH THAPAR | eChallan | | MH008611978202324E | 30000 | RF | 0004536256202324 | 26/09/2023 |

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