

Receipt (pavti)

370/19395

पावती

Original/Duplicate

Monday, October 16, 2023

नोंदणी क्र.: 39M

9:12 AM

Regn.: 39M

पावती क्र.: 20858 दिनांक: 16/10/2023

गात्राचे नाव: कांजुर

दस्तावेजाचा अनुक्रमांक: करल2-19395-2023

दस्तावेजाचा प्रकार: अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: आकाश ललित अगरवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
9:32 AM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक कुर्ला-२

वाजार मूल्य: रु. 12427077.4 /-

मोबदला रु. 12500000/-

भरवलेले मुद्रांक शुल्क: रु. 750000/-

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1023153606777 दिनांक: 15/10/2023

वॅकेचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH009169468202324M दिनांक: 08/10/2023

वॅकेचे नाव व पत्ता:

19 6 OCT 2023

मुळ दस्त वस्तु मिळाला

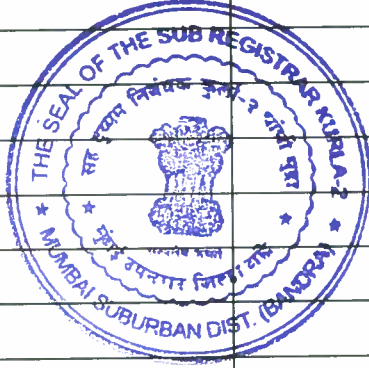




CHALLAN  
MTR Form Number-6



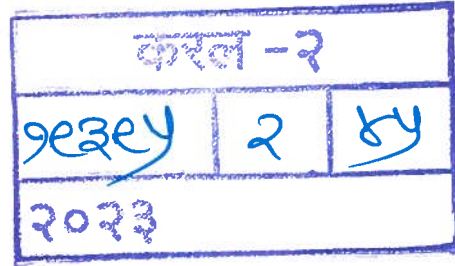
GRN	MH009169468202324M	BARCODE	[Barcode]		Date	08/10/2023-21:32:03	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	ALGPA7740N					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL					
Location	MUMBAI			Flat/Block No.	FLAT NO 402 4TH FLOOR A WING GUNDECHA HEIGHTS BUILDING GUNDECHA HEIGHTS					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount In Rs.		CHSL						
0030045501 Stamp Duty		750000.00		Road/Street	OPP XAVIERS SCHOOL L B S MARG					
0030063301 Registration Fee		30000.00		Area/Locality	KANJURMARG WEST MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	7	8
				Remarks (If Any)	PAN2=AHOPK8966G--SecondPartyName=MR KHANJOOR BIJU MOHAN THROUGH C A MR P K KRISHNADAS-					
				Amount In	Seven Lakh Eighty Thousand Rupees Only					
Total		7,80,000.00		Words						
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023100900032	121023M858272			
Cheque-DD Details				Bank Date	RBI Date	12/10/2023-14:31:07	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. : 7021180372  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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*Wista*



करल - २		
१६३९५	३	४५
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 16<sup>th</sup> day of October 2023, BETWEEN Mr. KHANJOOR BIJU MOHAN (BIJU MOHAN KHANJOOR) age 42 yrs., PAN : AHOPK8966G Aadhaar No. 4294 3381 7859, Passport No.S6673055, email- bijukhanjoor@rediffmail.com having NRI status adult, Indian Inhabitant having Mumbai address at Flat No.A/402, A-wing, Gundecha Heights Co-op.Hsg.Soc.Ltd., Opp. St.Xavier's School, L.B.S.Marg, Kanjurmarg(W), Mumbai 400 078 through his Constituted Attorney Mr.P.K. Krishnadas age 74 yrs.,email- krishna\_p\_das@yahoo.com, residing at 1801, Sea Queen Heritage CHS Ltd., Plot No.06, Palam Beach Road, Sector 18, Sanpada, Navi Mumbai 400705, hereinafter called the SELLER/TRANSFEROR (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the FIRST PART AND Mr. AKASH LALIT AGARWAL age 34 yrs., PAN: ALGPA7740N , Aadhaar No. 7126 2013 5651 mobile- 8451003407 email-akash06103@gmail.com AND Mrs.NISHA AKASH AGARWAL age 30 yrs., PAN: BOHPB8245K, Aadhaar No. 8229 6239 3853 , Mobile- 9694742894 , email- nishagoyal1408@gmail.com , adult, Inhabitants of Mumbai, residing at, Room No.1, 2<sup>nd</sup> floor, Agasti Bhuvan, Near Jain Mandir, Jivdaya Lane, Ghatkopar(W), Mumbai 400084 hereinafter called the PURCHASERS/TRANSFEREES (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART.



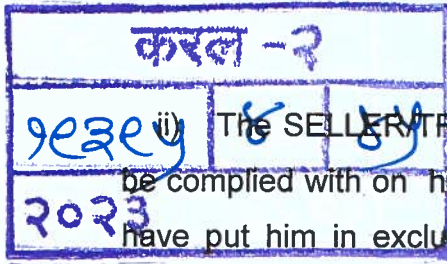
WHEREAS:

i) By an Agreement for Sale dtd.19-08-2006 registered on 16-09-2006 registered under Regn. No. BDR3/06349 of 2006 executed by the Promoters/Developers M/s Neha Enterprises of the First Part in favour of Mr. Kanjoor Biju Mohan i.e. the SELLER/TRANSFEROR herein of the Other Part. The SELLER/TRANSFEROR herein agreed to acquire/purchase a flat being Flat No.402, 4<sup>th</sup> floor, 'A' wing, admeasuring 748 sq.ft. (carpet) equivalent to 69.516. sq.mtr.( carpet) equivalent to 83.42 sq.mtr.(builtup) in the building known as **Gundecha Heights** then under construction on the plot of land bearing, C.T.S. No. 607/B, of Village Kanjur , Taluka Kurla and within the Registration Dist. & Sub Dist. of Mumbai and within the Jurisdiction of 'S' ward Municipal Office Bhandup(W), Mumbai 400 078, situated Opp. St. Xavier's School, L.B.S.Marg, Kanjurmarg(W) , Mumbai 400 078 on the terms and conditions more particularly mentioned in the said Agreement.

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ii) The SELLER/TRANSFEROR herein had complied with all the requisitions to be complied with on his part and pursuant thereto the said Promoters/Developers have put him in exclusive possession as its absolute owner against payment of entire agreed price consideration and various other charges more particularly mentioned in the said agreement. The said flat shall be hereinafter referred to as 'the said premises'.

iii) Various flat purchasers including the SELLER/TRANSFEROR herein of the said building have formed themselves into a society known as Gundecha Heights Co-op.Hsg.Soc.Ltd. and registered the same under provisions of MCS Act 1960 under registration No. MUM/WS/HSG/(TC)/10062/2010-11 year 2010 dtd.24-09-2010. The SELLER/TRANSFEROR is member of the said society and allottee of ten shares of Rs.50/- each in the Share capital of the said Society, bearing distinctive Nos. from 141 to 150 (both inclusive) comprised in Share Certificate No.0017 Dtd. 13-03-2011.

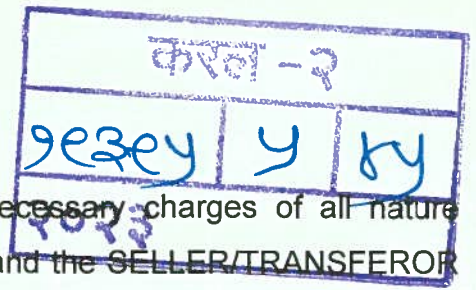
iii) In the circumstances stated hereinabove the SELLER/TRANSFEROR herein have absolute right and power to hold, occupy and deal with and dispose off the said premises which he has now agreed to transfer/sell to the PURCHASERS/TRANSFEREES at or for the lump sum price consideration of Rs.1,25,00,000/- (Rupees One Crore and twenty five lakhs only) inclusive of TDS as applicable for NRI's and the PURCHASERS/TRANSFEREES herein have agreed to purchase and acquire the same at or for the said lump sum price consideration of Rs.1,25,00,000/- (Rupees One Crore and twenty five lakhs only) relying fully upon the following representations and declarations made by the SELLER/TRANSFEROR i.e.



- (a) There are no suits or prohibitory orders or injunction in any suit, litigations civil or criminal or any other proceedings pending as against the SELLER/TRANSFEROR personally affecting the transfer or prohibiting him from selling/transferring and dealing with the said premises.
- (b) There are no attachments or prohibitory orders as against or affecting the said premises. The said premises is free from all encumbrances or charge and/or not a subject matter to any lispendency or easement or attachments either before or after Judgment. The SELLER/TRANSFEROR has not received any notice either from Govt. or Municipal Corporation or any other authorities regarding any of the proceedings in respect of the said premises;
- (c) The said premises are free from all mortgages, charges and encumbrances of any nature whatsoever;

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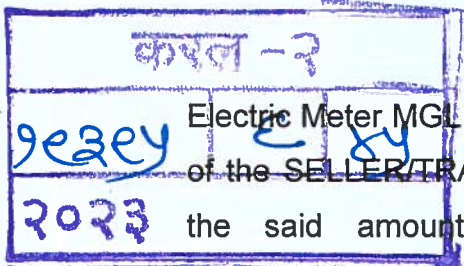
- (d) The SELLER/TRANSFEROR has paid necessary charges of all nature whatsoever in respect of the said premises and the SELLER/TRANSFEROR have not received any notice from any statutory body or authorities or the developers asking for the payment of any nature whatsoever of the said premises;
- (e) Neither the SELLER/TRANSFEROR nor the predecessor -in -title has not received any notice either from Municipal Corporation of Greater Mumbai or from other Statutory Body or authorities regarding the requisition and/or acquisition of the said premises;
- (f) The SELLER/TRANSFEROR is in exclusive use, occupation and possession of the said premises and every part thereof and except the SELLER/TRANSFEROR no other person or persons are in use, occupation and possession of the said premises or any part thereof;
- (g) The SELLER/TRANSFEROR has good and clear title free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the SELLER/TRANSFEROR and/or against the said premises or any part thereof;
- (h) The SELLER/TRANSFEROR is not restricted either in the Income Tax Act, Estate Duty Act, or under Maharashtra Land Revenue Code, or under any other statute from disposing the said premises or any part thereof in the manner stated in these presents;
- (i) The SELLER/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 favor of the PURCHASERS/TRANSFEREES and the SELLER/TRANSFEROR has all the right, title and interest to enter into this Agreement with the PURCHASERS/TRANSFEREES on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the SELLER/TRANSFEROR herein the PURCHASERS/TRANSFEREES have agreed to purchase the said premises at or for the lump sum price consideration of Rs.1,25,00,000/- (Rupees One Crore and twenty five lakhs only) (inclusive of

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Electric Meter MGL deposit, share money, and other deposits standing to the credit of the SELLER/TRANSFEROR in the records of the Developers/society ). Out of the said amount the PURCHASERS/TRANSFEREES have paid to the SELLER/TRANSFEROR a sum of Rs.10,000/-(Rupees Ten thousand only ) as a part price consideration. And shall further pay balance consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only) (inclusive of TDS as applicable to NRI's). The said balance price consideration shall be paid by the PURCHASERS/TRANSFEREES in the following manner :



- a) Rs.24,90,000/-(Rupees Twenty four lakh ninety thousand only) being their own contribution and
- b) Rs.1,00,00,000/-(Rupees One Crore only) by obtaining Housing loan from/financial institution within 60 days from the date of registration of this Agreement of Sale(Time being essence of contract).

The PURCHASERS/TRANSFEREES shall deduct and pay the applicable TDS on behalf of the SELLER/TRANSFEROR payable under Section 195 of the Income Tax Act 1961, as the SELLER/TRANSFEROR is being an NRI and the same shall be paid to the Income Tax Department within the prescribed time limit mentioned in the order under section 195 of the IT Act by the Income Tax Officer, a copy of the said payment receipt shall be furnished to the SELLER/TRANSFEROR for his record before the completion of the transaction(unless the Seller obtain exemption/reduction certificate from the concerned IT Authorities under the provisions of the IT Act). On receipt of the balance price consideration aforesaid the SELLER/TRANSFEROR herein shall transfer all his rights, title, interest and benefits of the said premises to the PURCHASERS/TRANSFEREES herein and the PURCHASERS/TRANSFEREES herein do hereby agree to purchase the said premises on making the total payment of Rs.1,25,00,000/- (Rupees One Crore and twenty five lakhs only) with the benefit of various deposits referred hereinabove in respect of the said premises payable by the holder of the said premises to the Developers, Municipality, Government, society etc. till the execution of the Agreement. Further, future maintenance charges, taxes etc. shall be paid by the PURCHASERS/TRANSFEREES herein. It is agreed that the price consideration settled hereinabove is fair and reasonable market value. The SELLER/TRANSFEROR do hereby agree to sell and convey the said premises at or for the lump sum price consideration of Rs.1,25,00,000/-(Rupees One Crore and twenty five lakhs only) and has received Rs.10,000/-(Rupees Ten thousand only) (the receipt whereof the SELLER/TRANSFEROR do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASERS/TRANSFEREES forever). On receiving the aforesaid balance price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only) the SELLER/ TRANSFEROR will put the PURCHASERS/TRANSFEREES in absolute possession. Certain other terms and

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conditions are arrived at, agreed and understood by and between the parties hereto which all of them intend to reduce into writing AND THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

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1. The SELLER/TRANSFEROR hereto do hereby agrees to sell, transfer/assign all his rights, title, interest and benefits whatever he has in the said premises and the rights of occupation thereof and the rights accrued to the SELLER/TRANSFEROR under the Agreement for Sale dtd.19-08-2006 registered on 16-09-2006 registered under Regn. No. BDR3/06349 of 2006 made between Promoters/Developers M/s. Neha Enterprises and the SELLER/TRANSFEROR herein and the Share Certificate No. 0017.

2. The SELLER/TRANSFEROR herein agrees to put the PURCHASERS/TRANSFEREES in absolute and exclusive possession of the said premises on receiving the balance price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only) which amount the PURCHASERS/TRANSFEREES have agreed to pay within 60 days from the date of execution and registration of these presents subject to compliance of all requisitions required to be complied with on the part of the SELLER/TRANSFEROR .



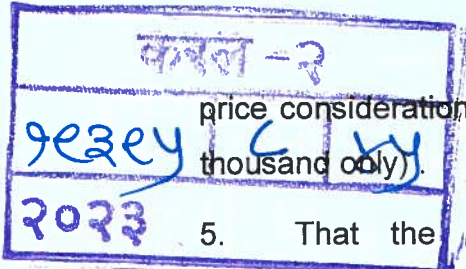
3. In pursuance of the said agreement as stated hereinabove, the PURCHASERS/TRANSFEREES have paid to the SELLER/TRANSFEROR Rs. 10,000/- (Rupees Ten thousand only) the payment and receipt whereof the SELLER/TRANSFEROR do hereby admit and acknowledge and of and from the and every part thereof do hereby for ever acquits, releases and discharges the PURCHASERS/TRANSFEREES and the SELLER/TRANSFEROR do hereby agree to assign, transfer and assure all his rights, title, interest and benefits in the said premises along with the contribution made by him and status enjoyed by him in respect of the said premises in favor of the PURCHASERS/TRANSFEREES, those rights, being the Ownership rights and the rights incidental to the Agreement referred above and the shares of the Society against receipt of balance amount hereinabove mentioned.

4. That the PURCHASERS/TRANSFEREES shall be entitled to apply to the Co-operative Society to admit themselves as the members and get the share certificate transferred in their names and the SELLER/TRANSFEROR shall arrange and do the needful in getting the said premises transferred in the names of the PURCHASERS/TRANSFEREES in the records of the Society and also get the Share Certificate transferred in the names of the PURCHASERS/TRANSFEREES and also do the needful for getting the PURCHASERS/TRANSFEREES names recorded as the Owners in respect of the said premises on receipt of the balance

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price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only).

5. That the SELLER/TRANSFEROR on receipt of the balance price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only) will have no right, title, interest and claim, demand or charges of whatsoever nature on the payment and contributions made by the SELLER/TRANSFEROR in respect of the said premises. And on receipt of the said balance amount the SELLER/TRANSFEROR will do the needful in all respects to secure the title of the said premises to the PURCHASERS/TRANSFEREES and will always keep the PURCHASERS/TRANSFEREES indemnified from all liabilities and or claim of the said premises prior to the date of handing over the possession of the said premises to the PURCHASERS/TRANSFEREES.

6. The PURCHASERS/TRANSFEREES there onwards (after paying the balance price consideration above) will be entitled to have a hold on the occupation and the use of the said premises as the same is fit for occupation and the PURCHASERS/TRANSFEREES can hold the same for unto and to the use and benefit for themselves and their heirs, executors, successors forever without any claim, charges, interest, demand or lien of the SELLER/TRANSFEROR or any person/persons/body/financial institutions of banks on his behalf or who may claim through him in trust for him subject to only on the part of the PURCHASERS/TRANSFEREES to pay the taxes, assessment charges, duties or calls made by the society Municipal Corporation of Greater Mumbai, Govt. or any other Local authorities or Corporation or Registrar of the Co-operative Society in respect of the said premises.



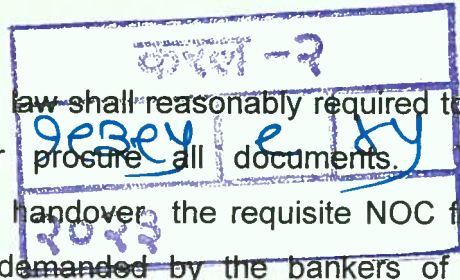
7. That the SELLER/TRANSFEROR hereby state and declare that he has not in any manner whatsoever dealt with his rights in respect of the said premises.

8. That the PURCHASERS/TRANSFEREES hereby covenant with the SELLER/TRANSFEROR that they will abide with all the rules and regulations and bye-laws of the Society and will pay and discharge all calls and demands that the Municipal Corporation of Greater Mumbai, and the Govt. etc. may make hereafter in respect of the said premises including the Co-operative Society and also agrees and undertakes to perform the terms and conditions recorded in the Agreement for Sale dtd. 19- 08 -2006.

9. That the SELLER/TRANSFEROR do hereby agrees to handover to the PURCHASERS/TRANSFEREES all documents viz. Agreement for Sale dtd. 19-08 - 2006 by which he has acquired the said flat from the Promoters/Developers M/s. Neha Enterprises and various receipts issued by the said Promoters/Developers, society & Electric meter deposit, Mahanagar Gas deposit etc. against payments made by the SELLER/TRANSFEROR and undertake that from time to time and at all times hereinafter and at the cost of the PURCHASERS/TRANSFEREES their

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heirs, executors, administrators and counsels in law shall reasonably required to do and execute and/or caused to do and/or procure all documents. The SELLER/TRANSFEROR arrange to obtain and handover the requisite NOC from the Promoters/Developers in the format demanded by the bankers of the Purchasers and such further assurances in law for better and every perfectly transfer, right, title and interest and benefits in the said premises and every part thereof to and unto the use of PURCHASERS/TRANSFEREES as aforesaid.

10. The SELLER/TRANSFEROR hereby declare that he has paid all the taxes and outgoings up to date in respect of the said premises and that if any amount is due from him to the Municipal Corporation of Greater Mumbai or Govt. and/or to any other person/s or authorities relating to the said premises the same shall be paid by the SELLER/TRANSFEROR. If any amount is recovered from the PURCHASERS/TRANSFEREES pertaining to the said premises for the period prior to handing over the possession of the said premises to the PURCHASERS/TRANSFEREES, the SELLER/TRANSFEROR do hereby agrees to reimburse such amount to the PURCHASERS/TRANSFEREES and undertake to indemnify and keep the PURCHASERS/TRANSFEREES indemnified there from.

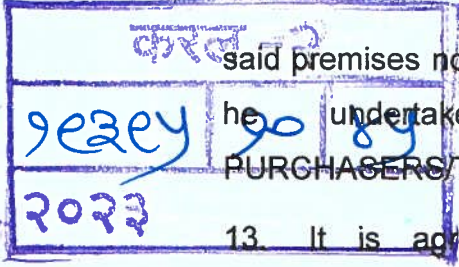
11. It is agreed by and between the parties hereto that all the taxes and outgoings of and from the date of handing over the vacant possession of the said premises shall be borne and paid by the PURCHASERS/TRANSFEREES. Any amount due towards the Municipal taxes, demand, deficit stamp duty, interest, penalty and Registration Charges, if any on the Agreement for Sale dtd.19- 08 - 2006 by which the SELLER/TRANSFEROR has acquired the said premises and all other outgoings if any in respect of the said premises for the period prior to the aforesaid date shall be paid by the SELLER/TRANSFEROR. The PURCHASERS/TRANSFEREES herein agree to pay the balance price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only) within 60 days as stated above.

12. The SELLER/TRANSFEROR declare that against receipt of balance amount aforesaid he will handover all the original documents of the said premises in token of his having transferred and assigned all his rights, title and interest and benefits in respect of the said premises to the PURCHASERS/TRANSFEREES. Similarly the SELLER/TRANSFEROR will also handover all other receipts including the receipts issued by the Promoters/Developers towards the various payments made by the SELLER/TRANSFEROR towards the various heads in respect of the said premises and other charges to the PURCHASERS/TRANSFEREES against receipt of balance price consideration of Rs.1,24,90,000/-(Rupees One Crore twenty four lakh ninety thousand only). The SELLER/TRANSFEROR state that save and except the aforesaid documents, he does not possess any documents of title in respect of the

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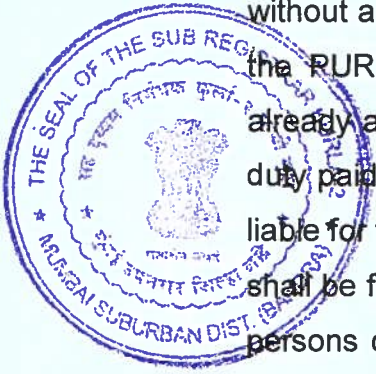
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said premises nor he has deposited or pledged the same with anyone and as such he undertakes to indemnify and keep indemnified the PURCHASERS/TRANSFEREES.

13. It is agreed that in the event of any delay or default by the PURCHASERS/TRANSFEREES in making payment of balance consideration on the due date and the SELLER/TRANSFEROR are ready to complete the transaction the SELLER/TRANSFEROR shall give 7 days notice in writing to the PURCHASERS/TRANSFEREES and if the PURCHASERS/TRANSFEREES fails to make payment within such notice period then a grace period of 7 more days will be given to the PURCHASERS/TRANSFEREES with interest levied at the rate of 12% p.a. from the due date till payment. Upon failure of the PURCHASERS/TRANSFEREES in payment of balance price, this agreement shall stand terminated and all amount paid by the PURCHASERS/TRANSFEREES to the SELLER/TRANSFEROR till then shall be refunded by deducting 1% therefrom without any interest. Upon termination of this agreement under these circumstances the PURCHASERS/TRANSFEREES shall not claim any interest on the amount already advanced by them and will be solely responsible for the recovery of stamp duty paid by them on these presents and the SELLER/TRANSFEROR shall not be liable for the same. Upon termination of this agreement the SELLER/TRANSFEROR shall be free to deal with and dispose off the said premises and shares to any other persons on such terms and conditions as the SELLER/TANSFEROR deem fit and proper without any notice or reference to the PURCHASERS/TRANSFEREES.



14. In the event therein any delay or default on the part of the SELLER/TRANSFEROR in performing his part of the contract then the PURCHASERS/TRANSFEREES shall be entitled to specific performance of this agreement together with right to claim all costs, charges, expenses and losses suffered by the PURCHASERS/TRANSFEREES from the SELLER/TRANSFEROR. Time being essence of the contract.

15. Necessary Stamp duty and Registration Charges of this agreement will be borne and paid by the PURCHASERS/TRANSFEREES alone. However premium/transfer charges if any, shall be borne and paid by the SELLER/TRANSFEROR and PURCHASERS/TRANSFEREES in equal proportion.

16. This agreement shall always be subject to the provisions contained in the Maharashtra Co-operative Societies Act, 1960 and Rules 1961 or any amendment or re-enactment thereof for the time being in force or any other provisions of Law applicable thereto.

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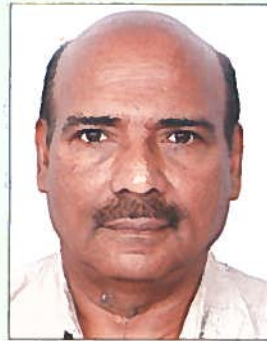
काल - २  
जेसेय ११ १५  
२०२३

THE SCHEDULE ABOVE REFERRED TO

Flat No. 402, 4<sup>th</sup> floor, 'A' wing, measuring 748 sq.ft. (carpet) equivalent to 69.516 sq.mtr.( carpet) equivalent to 83.42 sq.mtr.(builtup) in the building known as **Gundecha Heights** of the society known as Gundecha Heights Co-op. Hsg. Soc. Ltd., situated at Opp. St. Xavier's School, L.B.S.Marg, Kanjurmarg(W) , Mumbai 400 078, constructed on the plot of land bearing, C.T.S. No. 607/B, of Village Kanjur , Taluka Kurla and within the Registration Dist. & Sub Dist. of Mumbai and within the Jurisdiction of 'S' ward Municipal Office Bhandup(W), Mumbai 400 078 bearing Municipal Tax A/c No.SX0503300570019.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED by )  
the within named SELLER/TRANSFEROR )  
Mr. KHANJOOR BIJU MOHAN )  
(BIJU MOHAN KHANJOOR) )  
through his Constituted Attorney Mr.P.K.Krishnadas )  
in the presence of... Smita Kiran Salve )



SIGNED SEALED AND DELIVERED by the )  
within named PURCHASERS/TRANSFEREES )  
Mr. AKASH LALIT AGARWAL )



Thumb Impression taken before me and Identified by me  
Adv. Smita Kiran Salve Smita Kiran Salve

Mrs. NISHA AKASH AGARWAL )  
in the presence of... महेश अशोक )



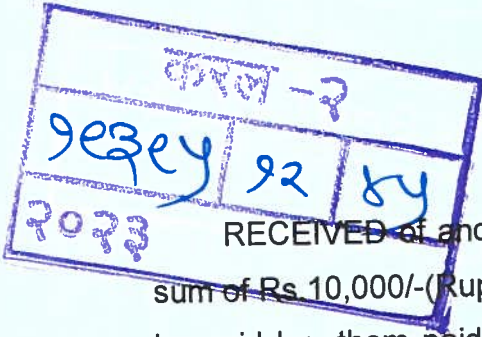
Witness :-

महेश अशोक  
1) Mr. Mahesh Lalit Agarwal  
age - 59 years  
Room no - 1, Bhatwadi,  
Ghatkopar west, Mumbai - 84

Identified by me,  
Smita Kiran Salve

**SMITA KIRAN SALVE**  
ADVOCATE, HIGH COURT  
C/o, 201, SATYAM APARTMENTS  
DM ROAD Bhandup(W)  
Mumbai : 400078  
Mob.: 7021180378





RECEIPT

RECEIVED of and from the within named PURCHASERS/ TRANSFEREES a sum of Rs. 10,000/- (Rupees Ten thousand only) being the part price consideration to be paid by them paid to me by cheque No.000002 dtd.18-09-2023 drawn on HDFC Bank

I SAY RECEIVED

Mr.P.K.Krishnadas  
C.A.toSELLER/TRANSFEROR

WITNESSES:

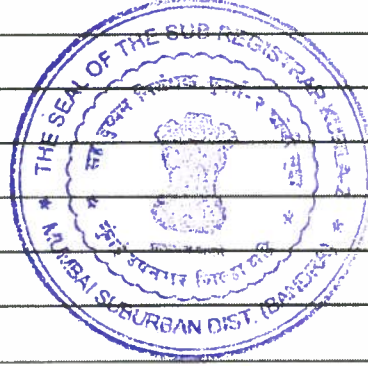
१) *हे.स. अ.स.ल.ल.*  
SMT. MANJU LALIT  
AGARWAL  
Age-59 years  
Aadhar no :- 263128036605

२) *Smita Kiran Salve*  
SMITA KIRAN SALVE  
ADVOCATE, HIGH COURT  
C/o, 201, SATYAM APARTMENTS  
DM ROAD Bhandup(W)  
Mumbai : 400078  
Mob.: 7021180372



मुंबई उपनगर जिल्हा अधिकारी कर्ला-२  
मुंबई उपनगर जिल्हा (बंदरा)  
मुंबई उपनगर जिल्हा अधिकारी कर्ला-२  
मुंबई उपनगर जिल्हा (बंदरा)

6349369	<b>सूची क्र.2</b>	दुय्यम निबंधक : कुर्ला 1 (कुर्ला)
27/08/2023		दस्त क्रमांक : 6349/2006
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		<b>कांजूर - २</b>
(1)विलेखाचा प्रकार	करारनामा	<b>१९३९ १३ ४५</b> <b>२०२३</b>
(2)मोबदला	रु.4070545	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1835240	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - कांजूर - कुर्ला , उपविभागाचे नाव - 120/551 - रस्ता: लाल बहादुर शास्त्री मार्ग. सदर मिळकत सि.टी.एस. नंबर - 607 मध्ये आहे. -----प्लॉट नं.ए-402,4 था मजला, ए विंग, गुंडेचा हाईटस	
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 83.42 चौ.मी. आहे.	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- नेहा एंटप्रायझेस चे भागीदार पारस गुंडेचा तर्फे श्री. दर्शन हटाळकर AAAEN १६६२ R - - वय:-27पत्ता:--पिन कोड:--पॅन नं:--	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-खांजूर बीजू मोहन तर्फे मुखत्यार के शंकर मोहन - - वय:-60पत्ता:--पिन कोड:--पॅन नं:- AACPK3695H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/08/2006	
(10)दस्त नोंदणी केल्याचा दिनांक	16/09/2006	
(11)अनुक्रमांक,खंड व पृष्ठ	6349/2006	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	187300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा	-	







**GUNDECHA HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.**

• CTS NO. 607/B, VILLAGE KANJUR, L.B.S. ROAD, KANJUR MARG (W), MUMBAI-400078.

(Reg. No. MUM/WS/HSG/TC/10062/2010-11/Year-2010)

Email : gundechasociety@gmail.com | Tel.: 022-25779463

Date: 21/07/2023

Ref. GH/ 76 / 2023

No Objection Certificate

कमल - २		
१६३५	१४	४५
२०२३		

This is to certify that Mr. Khanjor Biju Mohan is member of this society and residing at Flat No. A/402 , Gundecha Heights Co. Op. HSG. Soc. Ltd., L.B.S. Road Kanjur Marg West, Mumbai - 400078.


This society has No objection to sell this flat as desired by Mr. Khanjor Biju Mohan .

Based on available records with society, We here by confirm that there is no maintenance dues pending towards said flat A/402, Gundecha Heights Co. Op. HSG. Soc. Ltd., L.B.S. Road Kanjur Marg West Mumbai -400078, as on 30<sup>th</sup> June ,2023.

This certificate is being issued at members request letter dated 17 th July ,2023 .

Issuance of this certificate does not call any financial liability

For Gundecha Heights Co. Op .HSG. Soc. Ltd.,

  
Secretary



Share Certificate No. 0017 Member's Regn. No. 10 No. of Shares 10

# Share Certificate

**GUNDECHA HEIGHTS CO - OPERATIVE HOUSING SOCIETY LTD.**

CTS NO. 607/B, VILLAGE KANJUR, L. B. S. ROAD, KANJUR MARG (W), MUMBAI-400078.

(Registered under the Maharashtra Co-operative Societies Act. 1960)

Authorised Share Capital of Rs. 20,00,00 /- Divided into 4000 shares of Rs. 50 each.

Registration No. **MUM/WS/HSG/TC/10062/2010-11/Year-2010**

Date : 24/09/2010

This is to Certify that Shri./Smt./M/s. KANJUR BLDG MATHAN

\_\_\_\_\_ is the Registered Holder of 10 fully paid up shares of Rs. **FIFTY** each numbered from 150 to 150 both inclusive, in

**GUNDECHA HEIGHTS CO - OPERATIVE HOUSING SOCIETY LTD.**, Kanjurmarg.

Subject to the Bye-laws of the said Society

Given under the common seal of the said Society at **MUMBAI**

this 13<sup>th</sup> Day of 20



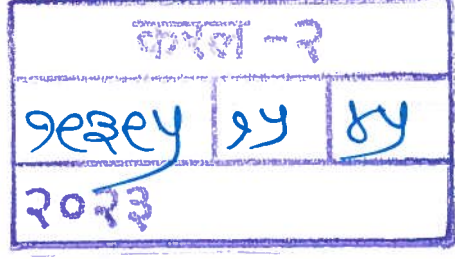
*[Signature]*

Authorised  
M. C. Member

*[Signature]*

Chairman

P. T. O.



कपल - २

१९९५ १६ ४५

२०२३

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M.C.Member  Chairman	Secretary
			Authorised M.C.Member  Chairman	Secretary
			Authorised M.C.Member  Chairman	Secretary
			Authorised M.C.Member  Chairman	Secretary





करल - २

१२३४ १५ १६

२०२३



COLOUR XEROX

## - : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/डब्ल्यु-एस/एचएसजी/(टी.सी)/१००६२/२०१०-२०११/सन-२०११  
दिनांक:- २४/०९/२०१०  
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गुडचा हाइट्स को-ऑप होसिंग सोसायटी लि.  
सी. टी. एस. न. ६०७-बी, कांजूर व्हिलज,  
कांजूर मार्ग, (प. . . मुंबई ४०० ०७८.



ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ६ (१) व  
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५० अन्वये प्रमाणित करण्यात  
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र  
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे  
वर्गीकरण गृहनिर्माण संस्था

असून उप-वर्गीकरण भाडेकरू-सहभागीदारी गृहनिर्माण संस्था  
आहे

कार्यालयीन मोड



सही

( डॉ एस एस गायकवाड )

हद्द

सहायक निबंधक,  
सहकारी संस्था एव-विभाग, मुंबई

स्थळ : कोकण

दिनांक : २४/०९/२०१०

## TAX INVOICE

## GUNDECHA HEIGHTS CO OP HOUSING SOCIETY LTD

CTS NO: 607/B, Village Kanjur, Lal Bahadur Shastri Marg, Ambedkar Nagar, Kanjurmarg West, ,Mumbai,Maharashtra-400078

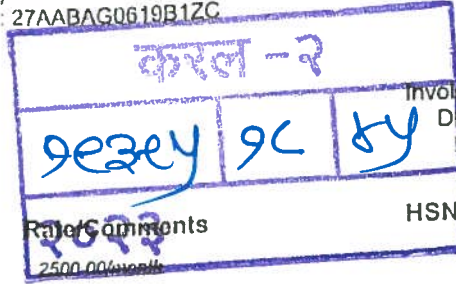
Phone : 25779463

Society Reg No : MUM/WS/HSG/(TC)/10062 -2010-11 YEAR 2010 | PAN : AABAG0619B

GSTIN : 27AABAG0619B1ZC

Bill To : A 0402

Kind Attn. : MR. KANJOOR BIJU MOHAN



Invoice No : 10370

Invoice Date: 01-07-2023

Due Date: 25-07-2023

Bill Period : Jul 2023

Income Accounts	Rate/Comments	HSN/SAC	Amount
Common Area Maintenance Charges	2500.00/month		2,500.00
Property Tax	1232.00 Flat Specific Amount /month		1,232.00
Repair & Maintenance Fund	854 Sq.ft x 1.25 per Sq.ft/month		1,068.00
Common Area Electricity Charges	600.00/month		600.00
Open Parking Charges GST Applied	1 00 Parking Slot Type 1 x 500.00000/month		500.00
Sinking Fund	854 Sq ft x 0.42 per Sq.ft/month		359.00
Non Occupancy Charges GST Applied	0.10xCommon Area Maintenance Charges+0.10xSinking Fund+0.10xCommon Area Electricity Charges+0.10xInsurance+0.10x EVENT CHARGES+0.10xEducation & Training Fund		359.00
BMC DRINKING TANKER WATER CHARGES	3 Water Inlets x 115.00000/month		345.00
CULTURAL EVENT CHARGES	75.00/month		75.00
Insurance	50.00/month		50.00
Education & Training Fund	10.00/month		10.00
Output State GST	State GST of 9%		77.00
Output Central GST	Central GST of 9%		77.00



Current Bill Total 7,252.00

Credit as of 01-07-2023 -13,306.00

Net Balance -6,054.00

Net Payable Nil

1. Please ensure that all payments are credited to society account before 30th of the month to avoid interest on late payment  
2. Also state your Flat number, Name & Contact details on the reverse of the cheque and drop it in the Dropbox available near security counter.

3. Payments made by NEFT/ RTGS SHOULD BE INFORMED to  
societyonlineservices@gmail.com with CC : gundechasociety@gmail.com  
A/C NO : 335200100001353. IFSC :SRCB0000335 BANK - Saraswat Bank BRANCH : Bhandup  
4. BMC water bill during the covid period which was not charged FY 2020-21.

To Download Invoices, For complete Account Statement, Queries or Online Payment , please download the [ADDA App](#)

Electronically Generated, does not require Signature.

Scanned with CamScanner

मालमत्ता पत्रक

१२१  
६१६०४



विभाग/मागे :-

नातूक/न.मु.मा.सं. नं. अ.भू.अ. मुमुंब

जिल्हा --

मुंबई उपनगर जिल्हा

नगर पंचायत

मिळविलेला नंबर / मिळविलेला नंबर / ५॥॥ क्षेत्र

धरणी नंबर

शासनाला दिलेल्या आदेशांनुसार किंवा पुराव्यावरून तयार केले आणि त्याच्या फेरिपत्तणीचे निवृत्त ठेवले

६०७

चौ.मी.

२०१३.६

१४०५.४ न.भू.क.  
६०७/३२ ते ३४ चे  
क्षेत्र घामील झालेले.

६०६५.०

क	कॉल - २	बंदर - ३
१६३५	१६	५५
२०२३		
		२००६

सुट्टी/पत्रेकर

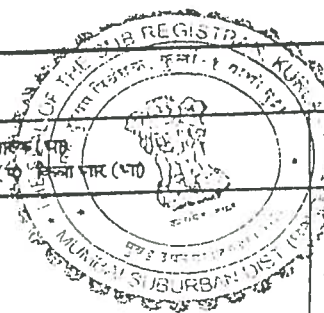
वकाल्या मुळ धारक

वध

दर धर

...

दिनांक	वकाल	धरणी क्रमांक	नविन धारक/पत्रे खेदार (पत्रे किंवा धार (धा))	साक्षात्कार
२७/०७/२००१	सा. जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे आदेशानुसार अतिन्याय क.सो./कार्या रद्द/पोस्ट-निगमन/एस.आर.के. ५३६ दि. २३/४/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ अन्वये न.भू.क. ६०७/३२ ते ३४/२००४ दि. २७/७/२००४ अन्वये न.भू.क. ६०७ ब वी मधील मिळविलेला पत्रिका २०१३.६ चौ.मी. क्षेत्राची उपधरणी.		नविन धारक/पत्रे खेदार (पत्रे किंवा धार (धा))	क.सं. ५५ २७/०७/२००१ न.भू.अ. मुमुंब
२७/०७/२००१	सा. जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे आदेशानुसार अतिन्याय क.सो./कार्या रद्द/पोस्ट-निगमन/एस.आर.के. ५३६ दि. २३/४/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ अन्वये न.भू.क. ६०७/३२, ३३, ३४ चे अनुक्रमे २८७७ व चौ.मी. ८२८.० चौ.मी. ३४६.० चौ.मी. हे न.भू.क. ६०७ ब मध्ये समाविष्ट करून त्याचे क्षेत्र ६०६५.० चौ.मी. ठरविले गेले.			क.सं. ५७ २७/०७/२००१ न.भू.अ. मुमुंब
२७/०७/२००१	सा. जिल्हाधिकारी मुंबई उपनगर जिल्हा याचे आदेशानुसार अतिन्याय क.सो./कार्या रद्द/पोस्ट-निगमन/एस.आर.के. ५३६ दि. २३/४/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ व इन्व्हॉल अदेश क. न.भू.अ. १९१अ/०४ दि. १८/५/२००४ अन्वये न.भू.क. ६०७/३२ ते ३४/२००४ दि. २७/७/२००४ अन्वये न.भू.क. ६०७ ब या मिळविलेले पत्रिका धारक सरी सर मन्मद घुसुक खोत याचे नाव दाखल करून लेसो (फ्लेट) म्हणून मेसर्स इंडियन स्मेल्टिंग & रिफायनींग फ. प्रा. लि. याचे नाव दाखल करून पोटाभाडेपुढेदार म्हणून हे इंडियन रिफायनेरी व मन्मद घुसुक यांचे नाव दाखल केले व मन्मद घुसुक यांचे नाव दाखल केले.		(धा) सर मन्मद घुसुक खोत लेसो (फ्लेट) मेसर्स इंडियन स्मेल्टिंग & रिफायनींग फ. प्रा. लि. पोटाभाडेपुढेदार - रि. नि. नि. नि. रिफायनेरी व मन्मद घुसुक यांचे नाव	क.सं. ५८ २७/०७/२००१ न.भू.अ. मुमुंब





मालमत्ता पत्रक

बदर-३	
६३०९	१०
२००६	

विभाग/माज -- **करांचे** नालुका/न.सु.मा.स.१.३ न.सू.अ. मुलुंड

नगर धुवापन क्रमांक प्लॉट नंबर खंड नंबर क्षेत्र ए.पणजेकर जे.पे.

जिल्हा -- मुंबई उपनगर जिल्हा

६८७

२००६ २० ६५

तपसणी करणारा - **Rorange** प.सू.०१ खरी नक्कास.

न.सू.अ. मुलुंड मुंबई उपनगर जिल्हा

३०१ क्र १०३

जार्ज ग्रांथ सिव्हाड १०१/१०४ धरुवळ दुध नक्कास तयार दिनांक ३०/६/०४ काणा ही नक्कास दिनांक ३१/५/०४ मध्ये तयार झाली आहे. खरी नक्कास

**Wangday**  
बगर नू-मारब भाडे. मुलुंड



मिळवत पत्रिकेच्या प्रमाणित प्रतिसर वाचक सं. ६०६१०३०३ मिरर भक्षी सखी लजार पास्तूठ - पुठाकि मात्र मिरर हे मूळ मिळवत पत्रिकेवर नसूद केलेल्या शेवटच्या मजालत अतजवाची खात्री केली आहे.

अधिक्षक भूमि अभिलेखा  
१ मुंबई उपनगर जिल्हा-मुंबई.





Shri Sunil D. Gundecha  
 C.A. No. 101, Link Chain Road, 101  
 501, Link Chain Chambers, Link Chain Road, 101  
 Fort, Mumbai-400 023

कॉप - २  
 २२  
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Sub - Amended plan cum R.C.C. design for  
 (Basement + Part Ground Floor + 1st + 2nd  
 Res. + Commercial / Industrial building)  
 proposed at U.B.S. Marg, on plot bearing  
 No. 12 (U.B.S. Marg) is completed by  
 Shri Sunil D. Gundecha having license No. CA/84/84  
 issued by the Municipal Corporation, Mumbai  
 on 12.05.2007.

Sir,  
 Amended plan cum R.C.C. design for  
 (Basement + Part Ground Floor + 1st + 2nd  
 Res. + Commercial / Industrial building)  
 proposed at U.B.S. Marg, on plot bearing  
 No. 12 (U.B.S. Marg) is completed by  
 Shri Sunil D. Gundecha having license No. CA/84/84  
 issued by the Municipal Corporation, Mumbai  
 on 12.05.2007. The following conditions may be  
 observed on the following:

1. That the certificate under section 270-A of the Act shall be submitted.
2. That the balance IODV shall be submitted for asking for Full License.
3. That the R.C.C. design for circulation shall be submitted.
4. That the no dues certificate from A.E.W.W. Ward shall be submitted.
5. That E.E. (T&C) N.O.C. for parking layout shall be submitted.
6. That revised C.F.O. N.O.C. shall be submitted.
7. That Ch.E. (M&E) N.O.C. shall be submitted.
8. That the debts management plan conditions shall be non-objection.
9. That the C.C. shall be endorsed as per approved amended plan.
10. That the revised drainage approval shall be obtained.

Shri Sunil D. Gundecha  
 C.A. No. 101, Link Chain Road, 101  
 501, Link Chain Chambers, Link Chain Road, 101  
 Fort, Mumbai-400 023

Shri Sunil D. Gundecha  
 C.A. No. 101, Link Chain Road, 101  
 501, Link Chain Chambers, Link Chain Road, 101  
 Fort, Mumbai-400 023

Shri Sunil D. Gundecha  
 C.A. No. 101, Link Chain Road, 101  
 501, Link Chain Chambers, Link Chain Road, 101  
 Fort, Mumbai-400 023



Note - A set of certified completion plans is retained here with in token of Municipal approval. This permission is issued without prejudice to actions under sections 303 of Act of Mumbai Municipal Corporation Act.

retained here with in token of Municipal approval. This permission is issued without prejudice to actions under sections 303 of Act of Mumbai Municipal Corporation Act.

Yours faithfully,

3 MAY 2007

sd/  
 Executive Engineer  
 (Building Proposals) (E.S.)

Copy forwarded for information to the Architect:  
 Shri Sunil Ambre.

TRUE COPY

sd/  
 Executive Engineer  
 (Building Proposals) (E.S.)





# घोषणापत्र

करल - २		
१९३९५	२४	६५
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मी P. K. Krishnadas

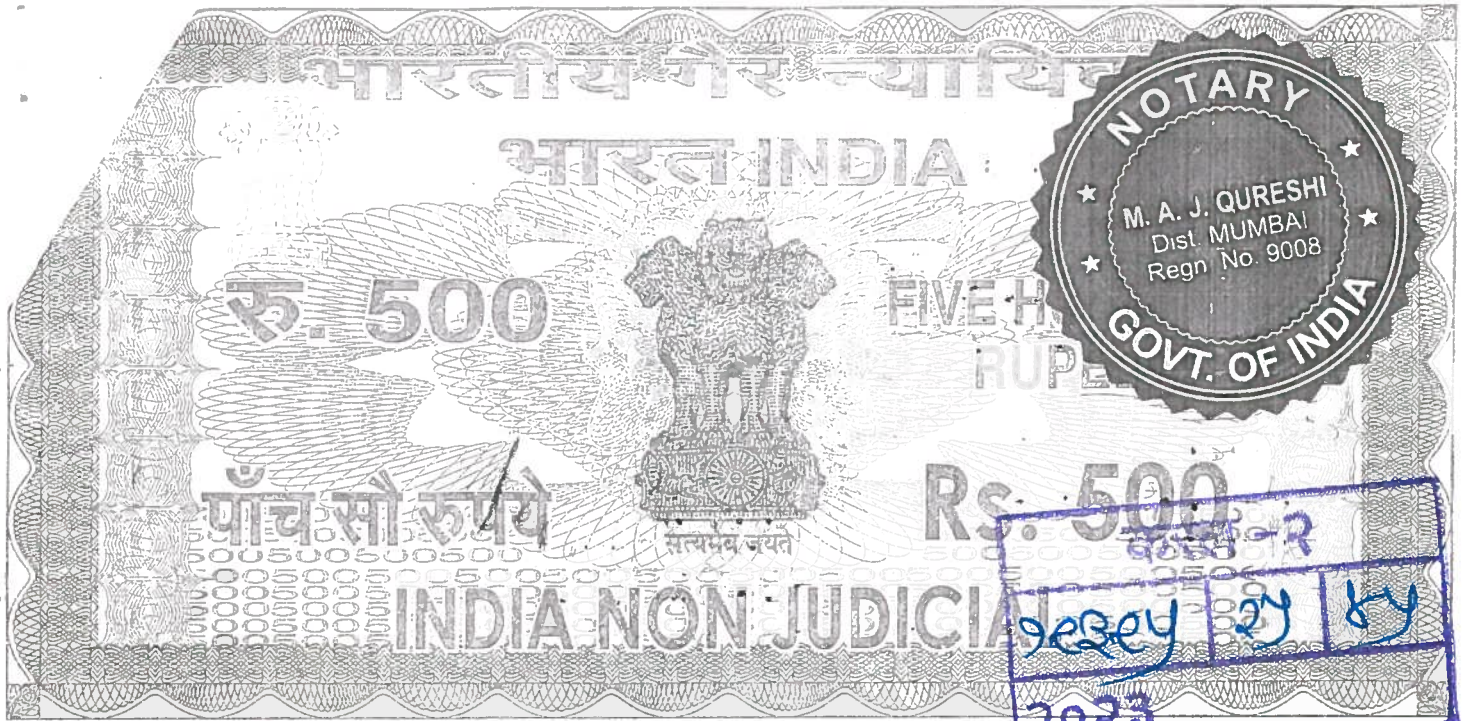
याद्वारे घोषित करतो की, दुय्यम निबंधक ... Kunda ३. यांचे कार्यालयात ... Agreement for Sale ... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Khanjor Biju Mohan व इ. यांनी दि. ०३-०८-२०१८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणोव आहे.

दिनांक : 16-10-2023.



कुलमुखत्यारपत्र धारकाचे नांव

व सही



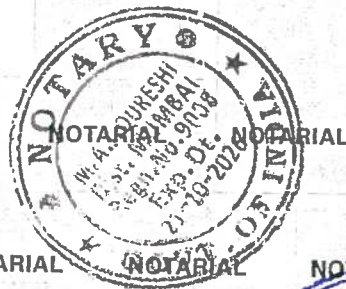
महाराष्ट्र MAHARASHTRA

● 2023 ●

BZ 268782



जिल्हा कोल्हापूर कार्यालय, उर्फ  
22 JUN 2023  
मुद्रांक प्रमुख निरीक्षक / निधीयक



GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME THAT WE [2]  
Mrs. AMRITA DAS & [2] Mr. BIJU MOHAN KHANJOOR, aged about 42 &  
45 years respectively, adults, both residing at Flat No.301,  
Emerald Residence, Al Marsa, Dubai Marina, Dubai, UAE.

*Amin K.*

*Rohan*

=2=

Consulate General of India, Dubai,  
does not accept any responsibility  
for the contents of this document!





करल - २		
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SEND GREETINGS:-

AND WHEREAS on account of our pre-occupations, we are unable to personally attend to all the matters and things pertaining to all the immovable properties purchased and owned by us, jointly or severally and the details of the said Properties are as under:-

[a]. Flat No.A-402, on the Fourth Floor, in the Building known as "GUNDECHA HEIGHTS", situated on L.B.S Marg, Opp.St.Xaviers School, at Kanjurmarg (West), Mumbai-400 078.

[b]. Flat No.2010, on the 20<sup>th</sup> Floor, in "C" Wing, in the Building known as "DEDHIA ELITA-"C", of the Society known as "DEDHIA ELITA CO-OPERATIVE HOUSING SOCIETY LTD", Near Vedanta Hospital, situated on Survey No.89/2A, 2B & 90, at Village Ovale, Ghodbunder Road, Kasarvadavli, Thane (West), Taluka and District Thane

(hereinafter referred to as "the said Properties").

AND WHEREAS we intend to purchase and acquire various residential/ commercial properties in Mumbai and/or anywhere in India in future.

AND WHEREAS we are desirous of appointing, nominating and constituting a fit and proper person to be our true and lawful Attorney to do or perform several acts, deeds, matters and things for us, pertaining to our properties, in our names and on our behalf, in our absence.

*Ami k.*

*Shan*

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करल - २		
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NOW KNOW YE ALL THESE PRESENTS WITNESSETH THAT WE Mrs.AMRITA DAS & [2] Mr.BIJU MOHAN KHANJOOR, do hereby appoint, nominate and constitute Mr.P.K.KRISHNA DAS & Father-in-Law of Executant Nos.1 & 2 respectively, about 74 years, adult, of Navi Mumbai Indian Inhabitant residing at Flat No.1801, Sea Queen Heritage CHS Ltd, No.06, Palm Beach Road, Sector-18, Sanpada, Navi Mumbai-400 705, to be our true and lawful Attorney, to do all or any of the following acts, deeds, matters and things for us, in our names and on our behalf, pertaining to the aforesaid Properties, in our absence, that is to say:-

पंजाब कृषि (F&A)  
 Mr. J. D.  
 Dist. M.  
 Exp. M.  
 21-10

1. To look after, manage, administer and possess the aforesaid Properties.
2. To negotiate/ deal with/ acquire/ purchase/ sell/ transfer/ assign/ mortgage/ hypothecate/ lease/ sub-lease/ rent out/ Gift/ Exchange the aforesaid Premises and/or any other movable or immovable properties acquired/ purchased by us in anywhere in India, in our names, to from any person/s or party or parties and/or Institution or institutions, as mutually agreed by and between us.
3. To sign and execute all Legal Documents, including Agreement for Sale/ Deed of Assignment/ Deed of Conveyance/ Sale Deed/ Transfer Deed/ Deed of Exchange/ Deed of Rectification/ Deed of Declaration/ Deed of Confirmation/ Deed of Mortgage/ Leave and License Agreement/ Lease Agreement, etc., and/or any other Legal Documents, in respect of the aforesaid Properties and to lodge the same before the Sub-Registrar of Assurances, having jurisdiction in the matter, within the prescribed time and to admit execution thereof on our behalf.

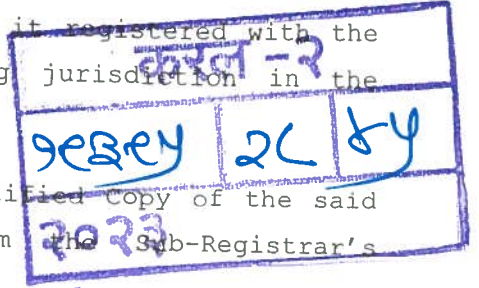


*Amrita*  
*Abhan*

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4. To pay the Stamp Duty & Registration Charges, in respect of such documents/ deeds and to get it registered with the Sub-Registrar of Assurances, having jurisdiction in the matter.



5. To obtain Original Document/ Certified Copy of the said Documents after Registration, from the Sub-Registrar's Office, on our behalf.

6. To receive the Sale Price consideration/ Loan Disbursement Amount/ Security Deposit, Monthly Compensation/ License Fees/ TDS Deduction Receipts and benefits of the aforesaid properties from the prospective Purchaser/s/ tenant/s/ Licensee/s as the case may be, in our names, on our behalf and to pass on valid receipt and effectual discharges thereof.

7. To hand over the vacant and peaceful physical Possession/ Keys of the aforesaid Properties, as the case may be, to the prospective Tenant/s/ Licensee/s, for the temporary period as mentioned in the said Documents.



8. To sign, execute, apply and file the Returns and Assessments and to pay the Bills, Taxes and other Charges, including our Income Tax/ Capital Gains and/or any other Statutory Charges or Taxes as may be necessary, to the Concerned Authorities.

9. To appear and represent us before the Office Bearers of the SOCIETY/ BUILDERS/ DEVELOPERS/ MSEB/ MS&ED CO.LTD/ Police Department/ Tahsildar/ Collector of Stamps/ Revenue Collector/ Municipal Commissioner of Thane Municipal Corporation/ Greater Mumbai Municipal Corporation/ Navi Mumbai Municipal Corporation and/or any other Authorities Concerned including judicial, quasi-judicial Authorities and to apply for No Objection Certificate/ Permission, etc., on our behalf and to submit a copy of the said Document/s and/or any other Legal Documents, with the Authorities Concerned, if required by them, from time to time.

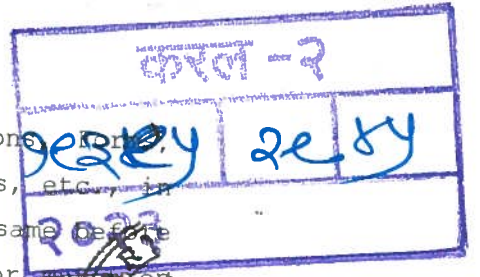
*Anni kr*  
*Bhan*

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does not accept any responsibility  
for the contents of this document.

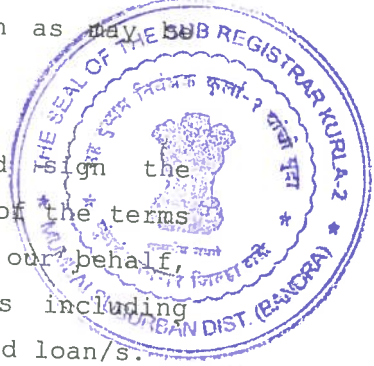




10. To sign & execute all Documents, Applications, Forms, Statements, Complaints, Summons, Claims & Receipts, etc., in respect of the said Properties and to submit the same before the Society and/or any Authorities Concerned, for their record of entries in their records.



11. To apply for a Loan/s and to mortgage the aforesaid Properties, under the various schemes of any Financial Institution as also any further or additional loan/s for such amount as the Attorney may deem fit and for that purpose and to pay the processing fee/s and sign the loan application/s in our name and on our behalf and to furnish all the details and information required by any financial institution and to give any statement, letter, clarification or any other writing required or necessary for availing of the said loan/s from any Financial Institution as may be necessary in relation thereto.



12. To accept the loan offer letter/s and sign the acceptance/s thereof in token of our acceptance of the terms and conditions therein contained and to pay on our behalf, the administrative fees and any other charges including commitment charges leviable in respect of the said loan/s.

13. To request any Financial Institution or agree with Financial Institution for any chance of modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan at any time or from time to time.

14. To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the technical and Legal appraisal of the said Properties.

*Amita*

*Bhan*

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for the contents of this document



15. To deposit on our behalf the documents of title and to state on our behalf to any officer of any Financial Institution that the said documents are being deposited for creating a security on the said Properties by way of equitable mortgage of repayment of the said loan/s.

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करल - २		
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16. He is also authorised to execute any Loan Agreement/s, Irrevocable Power of Attorney, Promissory Notes, Undertaking, Memorandum of Deposit of Title deed, Letter/s of Declaration and Indemnity or such other documents as may be required by any Financial Institution in respect of the said Loan/s.

17. To acknowledge our liability/ debt in respect of the loan/s.

19. To appear and represent us before the SOCIETY/ BUILDERS/ DEVELOPERS/ MSEB/ MSED CO.LTD/ Police Department and/or any other authorities concerned, in respect of aforesaid Properties, in our names.



20. To appoint any Advocate/s or Solicitor/s as may be necessary.

21. To remain present in the meeting to be held by the Society and to vote in the said meeting on our behalf.

22. GENERALLY to act as our true and lawful Attorney in all matters on our behalf and to execute all or any document/ documents and to do all acts, deeds, matters and things as fully and effectually in all respects, as we, ourselves could do if personally present.

23. We hereby for our heirs, executors and administrators and legal representatives ratify and confirm and agree to ratify and confirm whatsoever, our attorney shall do by virtue of these presents.

Amin ka  
Bhan



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does not accept any responsibility  
for the contents of this document.



The Specimen Signature of our said Attorney, Mr. P.K. KRISHNA DAS, (Father & Father-in-Law of Executant Nos.1 & 2 respectively), is as given below:-

*Handwritten signature*

कपल - 2  
2023  
39 84



IN WITNESS WHEREOF WE, [1] Mrs. AMRITA DAS & [2] Mr. BIJU MOHAN KHANJOOR, HAVE HEREUNTO SET OUR HANDS AND SEALS ON THIS 03 DAY OF August, 2023.

SIGNED, SEALED & DELIVERED BY X

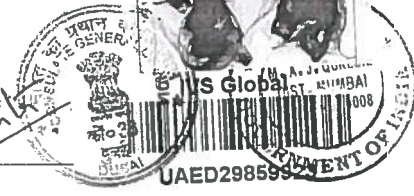
the withinnamed,

Signed in my presence. He / She has been identified by his / her passport no. 89497348 issued at Dubai on 02-08-2018

[1] Mrs. AMRITA DAS

While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

[2] Mr. BIJU MOHAN KHANJOOR, X



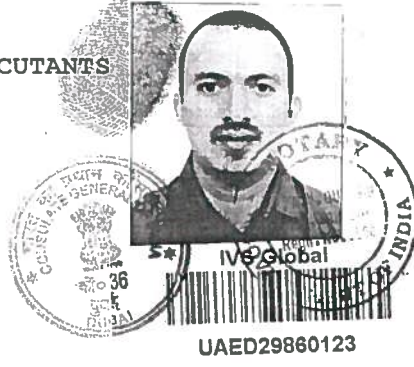
in the presence of

Signed in my presence. He / She has been identified by his / her passport no. 86673058 issued at Dubai on 23-07-2018. While the photographs and Signatures are attested, no responsibility is accepted by this office for the contents of this document.

1.....

उर्मिल आसीवाल  
URMIL ASIWAL  
उप कंसुल  
Vice Consul  
भारत का प्रधान कंसुलघर, दुबई  
Consulate General of India, Dubai

2.....



03 AUG 2023

IDENTIFIED BY ME:



BEFORE ME

M. A. J. QURESHI  
ADV. & NOTARY PUBLIC  
C-214/011, Xerox Galli,  
Sec-2, Vashi, Navi Mumbai



This document has noted and  
Registered at Sr. No. 1313  
Page 174 in Notary 21 AUG 2023  
Reg. No. 16 dated on.....



ea



भारत सरकार  
Government of India



Download Date: 20/02/2021



कृष्ण दास पंगत कुनिईील  
Krishna Das Pangat Kuniyil  
जन्म तारीख/DOB: 23/06/1948  
पुरुष/ MALE

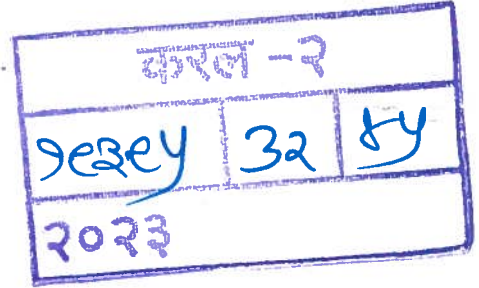
Issue Date: 29/11/2012

2485 9667 3810

VID : 9197 6185 7905 0755

माझे आधार, माझी ओळख

*Handwritten signature*

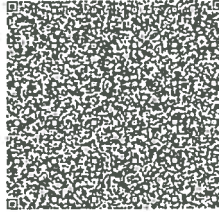


भारतीय प्रतिष्ठित ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
S/O: कुन्हिराम पंगत, फ्लॉट नं 1801 सी व्हीन हेरिटेज  
प्लॉट नं 06, पाम बीच रोड, सेक्टर नं 18 सानपाडा नवी  
मुंबई, सानपाडा, ठाणे,  
महाराष्ट्र - 400705

Address:  
S/O: Kunhiraman Pangat, Flat No 1801 Sea  
Queen Heritage Plot No 06, Palm Beach  
Road, Sector No 18 Sanpada Navi Mumbai,  
Sanpada, Thane,  
Maharashtra - 400705



2485 9667 3810

VID : 9197 6185 7905 0755

1947 | help@uidai.gov.in | www.uidai.gov.in



*Handwritten signature*

OWMA / Seller

करल - २		
जेसेय	33	४५
२०२३		

आयकर विभाग  
 INCOME TAX DEPARTMENT

BIJU MOHAN KHANJOOR

MOHAN SHANKARAN KHANJOOR

15/05/1978  
 Permanent Account Number  
 AHOPK8966G

*Bolan*  
 Signature



भारत सरकार  
 GOVT. OF INDIA

*20102007*



कारल - २  
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2023  
Distributor  
Seller

  
भारत सरकार  
Government of India


  
बिजू मोहन खांजूर  
Biju Mohan Khanjor  
जन्म तारीख / DOB : 15/05/1978  
पुरुष / Male



4294 3381 7859

आधार - सामान्य माणसाचा अधिकार



  
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India


पत्ता  
वडिलाचे/आईचे नांव: मोहन खांजूर, ए  
- 402 गुंडेचा हाइट्स, एलबीएस मार्ग,  
सेंट झेविअर्स शाळे समोर, कांजूरमार्ग  
वेस्ट, मुंबई, भांडूप वेस्ट, मुंबई,  
महाराष्ट्र, 400078

Address:  
S/O: Mohan Khanjor, A - 402  
Gundecha Heights, LBS Marg,  
Opp St. Xaviers School,  
Kanjurmarg West, Mumbai,  
Bhandup West, Mumbai,  
Maharashtra, 400078

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1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in





भारतीय विशिष्ट ओळख प्राधिकरण  
**भारत सरकार**  
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 Government of India

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नोंदविण्याचा क्रमांक / Enrollment No 1104/20125/03509

To,  
 आकाश ललित अग्रवाल  
 Akash Lalit Agarwal  
 S/O Lalit Agarwal  
 near jain mandir room no 1, 2 floor, agasti bhuvan, jvdaya  
 lane, bhatwadi  
 Ghatkopar West  
 Mumbai  
 Maharashtra 400084  
 9773779617

Ref: 240 / 01C / 423461 / 423641 / P



UE117009050IN



आपला आधार क्रमांक / Your Aadhaar No. :

**7126 2013 5651**

आधार - सामान्य माणसाचा अधिकार

*Handwritten signature*



भारत सरकार  
 GOVERNMENT OF INDIA



आकाश ललित अग्रवाल  
 Akash Lalit Agarwal  
 जन्म वर्ष / Year of Birth : 1989  
 पुरुष / Male



**7126 2013 5651**


आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

AKASH L AGARWAL  
 LALIT DEVKARAN AGARWAL  
 02/04/1989

Permanent Account Number  
**ALGPA7740N**

Signature 



*Handwritten signature*

कपल - २  
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२०२३



भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1544/50005/00660

To,  
निशा आकाश अग्रवाल  
Nisha Akash Agarwal  
W/O Akash Agarwal  
Room No-1 , 2nd Floor , Agasli Bhuvan  
Jivdayalane  
Ghatkopar West  
Mumbai  
Ghatkopar West Kurla Mumbai Suburban  
Maharashtra 400086  
9694742894

01/01/2013



Ref: 59 / 30W / 15335 / 15566 / P



SB526974144FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8229 6239 3853**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



निशा आकाश अग्रवाल  
Nisha Akash Agarwal  
जन्म तिथि / DOB : 14/08/1992  
महिला / Female



*Nisha*

**8229 6239 3853**

मेरा आधार, मेरी पहचान

करल - २  
जेबेय सुट्य  
२०२३

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BOHPG8245K



नाम / Name  
NISHA AKASH AGARWAL

पिता का नाम / Father's Name  
NIRANJAN KUMAR GOYAL

जन्म की तारीख / Date of Birth  
14/08/1992

  
हस्ताक्षर / Signature

Nisha







ADVOCATE

**Bar Council of Maharashtra & Goa**

HIGH COURT, BOMBAY

Name : SALVE SMITA KIRAN  
 Residence : BHANDUP, Dist. MUMBAI  
 Roll No. : MAH/7597/2018  
 Enrolled On : 01-12-2018  
 Date Of Birth : 05-07-1982  
 174940 B0000087900

*Smita Kiran Salve*  
CHAIRMAN

करल - २

१९२९ | ३८ | ४५

२०२३

भारत सरकार  
Government of India





स्मिता किरण साल्वे  
Smita Kiran Salve  
जन्म तारीख/DOB: 05/07/1982  
महिला/ FEMALE

7237 2150 3830  
VID: 9134 5895 2516 7960

*Smita Kiran Salve*



भारतीय विशिष्ट अभिचर प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
302, Neptune Sunrise C.H.S. Ltd, L.B.S  
Road, Bhandup West, Near Mangatram  
Petrol Pump, Mumbai, Mumbai Suburban,  
Maharashtra - 400078

Address:  
302, Neptune Sunrise C.H.S. Ltd, L.B.S  
Road, Bhandup West, Near Mangatram  
Petrol Pump, Mumbai, Mumbai Suburban,  
Maharashtra - 400078

7237 2150 3830  
VID: 9134 5895 2516 7960

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QR Code with Photograph

  
**भारत सरकार**  
**GOVERNMENT OF INDIA**



**मंजु ललित अग्रवाल**  
**Manju Lalit Agarwal**  
**जन्म वर्ष / Year of Birth : 1964**  
**स्त्री / Female**



2631 2803 6605


आधार — सामान्य माणसाचा अधिकार

कारण - २

१९६४	३१/०५
२०२३	


मंजु अग्रवाल





  
**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


**पता W/O ललित अग्रवाल, भटवारी,**  
**घाटकोपर वेस्ट, रूम नं. १, २रा मजला,**  
**अगस्ती भवन, जीवदया लेन, बरवे नगर,**  
**मुंबई, महाराष्ट्र, 400084**

**Address: W/O Lalit Agarwal,**  
**Bhatwadi, Ghatkopar West, Room**  
**No.1, 2nd Floor, Agasti Bhavan,**  
**Jivdaya Lane, Barve Nagar, Barve**  
**Nagar, Mumbai( Sub Urban ),**  
**Maharashtra, 400084**

  
**1947**  
**1800 180 1947**

  
**help@uidai.gov.in**

  
**www**  
**www.uidai.gov.in**

  
**P.O. Box No. 1947,**  
**Bengaluru-560 081**

CHALLAN  
MTR Form Number-6



GRN	MH009169468202324M	BARCODE		Date	08/10/2023-21:32:03	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)	ALGPA7740N				
Location	MUMBAI	Full Name	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL				
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 402 4TH FLOOR A WING GUNDECHA HEIGHTS BUILDING GUNDECHA HEIGHTS				

Account Head Details	Amount In Rs.	CHSL						
0030045501 Stamp Duty	750000.00	Road/Street	OPP XAVIERS SCHOOL L B S MARG					
0030063301 Registration Fee	30000.00	Area/Locality	KANJURMARG WEST MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	7	8
		Remarks (If Any)	PAN2=AHOPK8966G~SecondPartyName=MR KHANJOOR BIJU MOHAN THROUGH C A MR P K KRISHNADAS-					
		Amount In	Seven Lakh Eighty Thousand Rupees Only					
Total	7,80,000.00	Words	780000					



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	03006172023100900032	121023M858272		
Cheque/DD No.		Bank Date	RBI Date	12/10/2023-14:31:07	Not Verified with RBI		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Schall No. , Date	1 , 13/10/2023				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
महाराष्ट्र राज्य न्यायिक विभाग कार्यालय नोंदणी कार्यालय, मुंबई उपनगर (बान्द्रा) येथे. महाराष्ट्र राज्य न्यायिक विभाग कार्यालय नोंदणी कार्यालय (बान्द्रा) येथे.



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-370-19395	0004987286202324	16/10/2023-09:12:50	IGR198	30000.00

*Handwritten signature*

*Handwritten signature*



करल - २		
१९३९	४९	४५
२०२३		



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के  
पृष्ठ

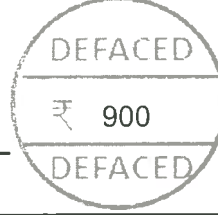


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	1023153606777	Receipt Date	16/10/2023
-----	---------------	--------------	------------

Received from AKASH LALIT AGARWAL, Mobile number 7021180372, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 19395 dated 16/10/2023 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

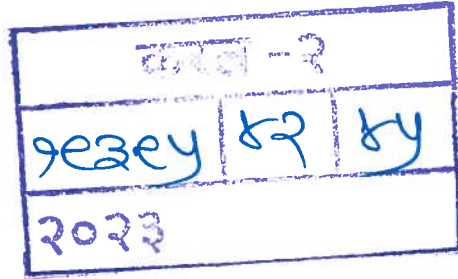


### Payment Details

Bank Name	SBIN	Payment Date	15/10/2023
Bank CIN	10004152023101505773	REF No.	328882119590
Deface No	1023153606777D	Deface Date	16/10/2023

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

*RC*



*RC*

*Wishu*



370/19395

सोमवार, 16 ऑक्टोबर 2023 9:13 म.पू.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 19395/2023

दस्त क्रमांक: करल2 /19395/2023

वाजार मूल्य: रु. 1,24,27,077/-

मोवदला: रु. 1,25,00,000/-

भरलेले मूद्रांक शुल्क: रु.7,50,000/-

द. नि. सद्द. द. नि. करल2 यांचे कार्यालयात

पावती:20858

पावती दिनांक: 16/10/2023

अ. क्र. 19395 वर दि.16-10-2023

मादरकरणाचे नाव: आकाश ललित अगरवाल

गेर्जा 9:11 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 30900.00

दस्त हजर करणाऱ्याची मही:

  
सह-दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

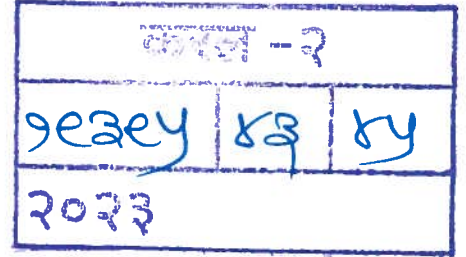
  
सह-दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: अंशीमेंट टू मेल

मूद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 16 / 10 / 2023 09 : 11 : 35 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 16 / 10 / 2023 09 : 12 : 39 AM ची वेळ: (फी)



### प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत कायदेला तरदुतीनुसारच नोंदणीस दाय्यल केलेला आहे. यातील संपूर्ण मजकूर, निष्पादक व्यक्ती सक्षीदार व सोबत जोडलेल्या दस्तऐवजात "दस्ताची सत्यता, वैधता कायदेशीर" असेच नोंदणी दस्त निष्पादक व कबुल धारक हे अर्थाने स्पष्ट केलेले आहेत. तसेच सदर हस्तांतरण दस्त निष्पादक व कबुल धारक यांच्या शासन यांचा कोणताही कायदा, अटी/परिपत्रक वगैरे अडथळ होत नाही."

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

३)







16/10/2023 9 21:54 AM

दस्त गोपवारा भाग-2

करल2

दस्त क्रमांक:19395/2023

दस्त क्रमांक :करल2/19395/2023

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:खांजूर विजू मोहन तर्फे कुलमुखत्यागधारक पी के कृष्णदाम पत्ता:प्लॉट नं: ए/४०२, माळा नं: चौथा, इमारतीचे नाव: गुंडेचा हाईट्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मेट डेवियर शाळेच्या ममोर, एल वी एम मार्ग, , रोड नं: कांजूरमार्ग पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AHOPK8966G	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:आकाश ललित अगरवाल पत्ता:प्लॉट नं: रूम नं १, माळा नं: दुमरा, इमारतीचे नाव: आगस्ति भुवन, ब्लॉक नं: जैन मंदिरा जवळ, जिवदया लेन, रोड नं: घाटकोपर पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ALGPA7740N	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:निशा आकाश अगरवाल पत्ता:प्लॉट नं: रूम नं १, माळा नं: दुमरा, इमारतीचे नाव: आगस्ति भुवन, ब्लॉक नं: जैन मंदिरा जवळ, जिवदया लेन, रोड नं: घाटकोपर पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:BOHPG8245K	लिहून घेणार वय :-30 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.

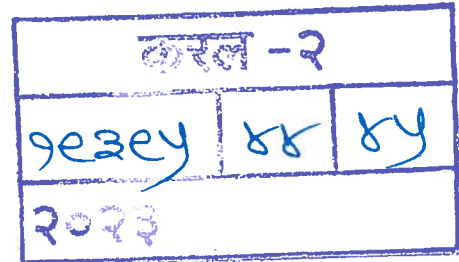
शिक्षा क्र.3 ची वेळ:16 / 10 / 2023 09 : 20 : 57 AM

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	नाव:मंजू ललित अगरवाल वय:59 पत्ता:घाटकोपर पश्चिम,मुंबई पिन कोड:400084	स्वाक्षरी 	
2	नाव:स्मिता किरण साळवे वय:41 पत्ता:प्रताप नगर,भाडूप पश्चिम,मुंबई पिन कोड:400078	स्वाक्षरी 	

शिक्षा क्र.4 ची वेळ:16 / 10 / 2023 09 : 21 : 41 AM

सह सुरक्षित नियंत्रण कक्षा कुर्ला-२  
मुंबई उपनगर जिल्हा.

## Payment Details.

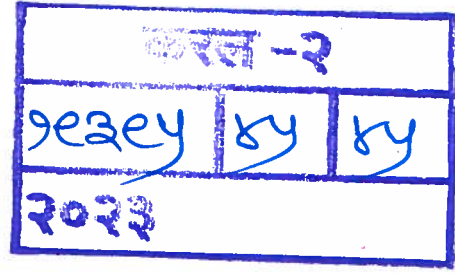
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL	eChallan	03006172023100900032	MH009169468202324M	750000.00	SD	0004987286202324	16/10/2023
2		DHC		1023153606777	900	RF	1023153606777D	16/10/2023
3	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL	eChallan		MH009169468202324M	30000	RF	0004987286202324	16/10/2023

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

19395 /2023

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

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प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण पंचचाळीस (४५) पाने आहेत.  
पुस्तक क्रमांक-१/करल-२/१९३९५/२०२३  
क्रमांकावर नोंदला.

दिनांक: १६/१०/२०२३

*(Signature)*  
सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क.-२



16/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 19395/2023

नोंदणी :

Regn 63m

गावाचे नाव : काजुर

(1) विलेखाचा प्रकार	ऑग्रीमेंट टू सेल
(2) मोबदला	12500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12427077.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं 402,4 था मजला,ए विंग,गुंडेचा हाईट्स,गुंडेचा हाईट्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड,सेंट झेवियर शाळेच्या समोर,एल बी एस मार्ग,कांजूरमार्ग पश्चिम,मुंबई- 400 078.( ( C.T.S. Number : 607/B ; ) )
(5) क्षेत्रफळ	1) 83.42 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:-खांजूर बिजू मोहन तर्फे कुलमुखत्यारधारक पी के कृष्णदास वय:-42; पत्ता:-प्लॉट नं: ए/४०२ , माळा नं: चौथा, इमारतीचे नाव: गुंडेचा हाईट्स कॉ ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: सेंट झेवियर शाळेच्या समोर, एल बी एस मार्ग, , रोड नं: कांजूरमार्ग पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AHOPK8966G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आकाश ललित अगरवाल वय:-34; पत्ता:-प्लॉट नं: रूम नं १ , माळा नं: दुसरा, इमारतीचे नाव: आगस्ति भुवन , ब्लॉक नं: जैन मंदिरा जवळ, जिवदया लेन , रोड नं: घाटकोपर पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400084 पॅन नं:-ALGPA7740N 2): नाव:-निशा आकाश अगरवाल वय:-30; पत्ता:-प्लॉट नं: रूम नं १, माळा नं: दुसरा, इमारतीचे नाव: आगस्ति भुवन , ब्लॉक नं: जैन मंदिरा जवळ, जिवदया लेन, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400084 पॅन नं:-BOHPG8245K
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2023
(11) अनुक्रमांक,खंड व पृष्ठ	19395/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	750000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई 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 16/10/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL	eChallan	03006172023100900032	MH009169468202324M	750000.00	SD	0004987286202324	16/10/2023
2		DHC		1023153606777	900	RF	1023153606777D	16/10/2023
3	MR AKASH LALIT AGARWAL AND MRS NISHA AKASH AGARWAL	eChallan		MH009169468202324M	30000	RF	0004987286202324	16/10/2023

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

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DATED THIS 16<sup>th</sup> DAY OF OCTOBER 2023  
\*\*\*\*\*

BETWEEN

Mr. KHANJOOR BIJU MOHAN

SELLER/TRANSFEROR

AND

Mr. AKASH LALIT AGARWAL & Anr.

PURCHASERS/TRANSFEREES

ZONE :  
DATE OF EXECUTION :  
C.T.S.No. :  
MUNICIPAL WARD :  
REVENUE VILLAGE :  
YEAR OF CONSTRUCTION: :  
NUMBER OF FLOORS :  
BUILT UP AREA :  
AGREEMENT VALUE :  
  
STAMP DUTY PAID :  
MARKET VALUE :  
REGISTRATION FEE :

AGREEMENT FOR SALE

Mr. P.T.GOWDA, B.A.LL.B.,  
Advocate, High Court,  
201, Satyam Apartment,  
Village Road, Datta Mandir Road  
Bhandup(W), Mumbai 400 078.  
Phone No.Off:25783713  
Mobile: 9869007334., 9082349899